



SPECIAL SERVICE AREA #16

(a taxing district authorized by the City of Chicago)

FINANCIAL STATEMENTS

DECEMBER 31, 2022 AND 2021

(TOGETHER WITH INDEPENDENT AUDITOR'S REPORT)

DRAFT 2



THE A.C.T. GROUP LLC
ODONI PARTNERS COMPANY



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INDEPENDENT AUDITOR'S REPORT

To The Board of Directors of West Central Association
Commissioners of Special Service Area #16
Chicago, Illinois

Opinion

We have audited the accompanying financial statements of Special Service Area #16 (a taxing district authorized by the City of Chicago), which comprise the statement of net position and governmental fund balance sheets as of December 31, 2022 and 2021, and the related statements of activities and governmental fund, revenues, expenditures and changes in fund balance, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the statement net position and governmental fund balance sheets of Special Service Area #16 as of December 31, 2022 and 2021, and the related statements of activities and governmental fund, revenues, expenditures and changes in fund balance and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Special Service Area #16 and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Special Service Area #16's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Special Service Area #16's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Special Service Area #16's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

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.

Restricted Use Relating to the Other Matter

The communication related to compliance with the aforementioned Agreements described in the Required Supplementary Information paragraph is intended solely for the information and use of the West Central Association, SSA #16 and the City of Chicago and is not intended to be and should not be used by anyone other than these specified parties.

Report on Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the combining and combined financial statements as a whole. The supplementary information included on page 11 is presented for purposes of additional analysis and is not a required part of the combining and combined financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the combining and combined financial statements. The information, except for the budget information included on page 11 which is unaudited, has been subjected to the auditing procedures applied in the audits of the combining and combined financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the combining and combined financial statements or to the combining and combined financial statements themselves and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the combining and combined financial statements as a whole. The unaudited information referred to above has not been subjected to the auditing procedures applied in the audits of the combining and combined financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Emphasis of a Matter

As discussed in Note 9 to the consolidated financial statements, in January 2021, the World Health Organization has declared COVID-19 to constitute a "Public Health Emergency of International Concern." Given the uncertainty of the situation, the duration of any business disruption and related financial impact cannot be reasonably estimated at this time. Our opinion is not modified with respect to this matter.

The A.C.T. Group, LLC
Certified Public Accountants
May 1, 2023

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SPECIAL SERVICE AREA #16
(a taxing district authorized by the City of Chicago)
Managed by West Central Association
Statements of Net Position and Governmental Fund Balance Sheets
December 31, 2022 and 2021

	2022			2021		
	Governmental Funds	Adjustments	Statement of Net Position	Governmental Funds	Adjustments	Statement of Net Position
ASSETS						
Cash	\$ 801,722	\$ -	\$ 801,722	\$ 887,275	\$ -	\$ 887,275
Property Tax Receivable, net of allowance for uncollectable taxes of \$29,941 and \$33,644	785,279	-	785,279	807,467	-	807,467
Other Receivables	1,526	-	1,526	1,526	-	1,526
Prepaid Expenses	2,321	-	2,321	1,796	-	1,796
TOTAL ASSETS	\$ 1,590,848	\$ -	\$ 1,590,848	\$ 1,698,064	\$ -	\$ 1,698,064
LIABILITIES						
Accounts Payable accrued expenses Due to West Central Association (SP)	\$ 78,832 9,899	\$ - -	\$ 78,832 9,899	\$ 231,968 7,941	\$ - -	\$ 231,968 7,941
TOTAL LIABILITIES	88,731	-	88,731	239,909	-	239,909
DEFERRED INFLOWS						
Deferred Property Tax Revenue	718,592	(718,592)	-	807,467	(807,467)	-
TOTAL DEFERRED INFLOWS	718,592	(718,592)	-	807,467	(807,467)	-
FUND BALANCES / NET POSITION						
Unassigned	783,525	(783,525)	-	650,688	(650,688)	-
TOTAL FUND BALANCE	783,525	(783,525)	-	650,688	(650,688)	-
TOTAL LIABILITIES, DEFERRED INFLOWS AND FUND BALANCE	\$ 1,590,848			\$ 1,698,064		
<u>Net Position</u> Unrestricted		\$ (1,502,117)	\$ 1,502,117		\$ (1,458,155)	\$ 1,458,155

Amounts reported for governmental activities in the statements of net position are different because:

Total fund balance - governmental funds	\$ 783,525	\$ 650,688
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 governmental funds.	718,592	807,467
Total net position - governmental activities	\$ 1,502,117	\$ 1,458,155

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SPECIAL SERVICE AREA #16
(a taxing district authorized by the City of Chicago)
Managed by West Central Association
Statements of Activities and Governmental Fund/
Revenues, Expenditures and Changes in Fund Balance
For the Years Ended December 31, 2022 and 2021

	2022			2021		
	Governmental Funds	Adjustments	Statement of Activities	Governmental Funds	Adjustments	Statement of Activities
REVENUES:						
Property taxes	\$ 810,702	\$ (88,875)	\$ 721,827	\$ 666,832	\$ 36,867	\$ 703,699
TIF rebates	85,681	-	85,681	85,682	-	85,682
Interest income	11	-	11	9	-	9
TOTAL REVENUES	896,394	(88,875)	807,519	752,523	36,867	789,390
EXPENDITURES:						
Services:						
Customer attraction	200,086	-	200,086	214,238	-	214,238
Public way aesthetics	190,357	-	190,357	372,510	-	372,510
Economic business development	-	-	-	-	-	-
Safety programs	210,446	-	210,446	153,464	-	153,464
Total Services Expenditures	600,889	-	600,889	740,212	-	740,212
Administration:						
Personnel	104,454	-	104,454	83,586	-	83,586
Admin - nonpersonnel	58,215	-	58,215	64,458	-	64,458
Total Administration Expenditures	162,669	-	162,669	148,044	-	148,044
TOTAL EXPENDITURES	763,558	-	763,558	888,256	-	888,256
Excess of revenues over expenditures	132,836	(88,875)	43,961	(135,733)	36,867	(98,866)
Change in Net Position	132,836	(88,875)	43,961	(135,733)	36,867	(98,866)
FUND BALANCE/NET POSITION						
Beginning of the Year	650,689	807,467	1,458,156	786,422	770,600	1,557,022
End of the Year	\$ 783,525	\$ 718,592	\$ 1,502,117	\$ 650,689	\$ 807,467	\$ 1,458,156

Amounts reported for governmental activities in the statements of activities are different because:

Net change in Fund balance - governmental funds	\$ 132,836	\$ (135,733)
Property tax revenue is recognized in the year it is levied rather than when it is available for governmental funds	(88,875)	36,867
Prior year's adjustment	-	-
Change in net position	\$ 43,961	\$ (98,866)

SPECIAL SERVICE AREA #16
(a taxing district authorized by the City of Chicago)
Managed by West Central Association
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2022 and 2021

1. **Summary of Significant Accounting Policies**

(a) Nature of Reporting Entity: Special Service Area #16 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 Greek Town – Halsted Street district 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 #16 is governed by a Commission whose members are appointed by the Mayor of Chicago. The City of Chicago contracted with West Central Association (WCA) to perform administrative duties as the service provider for this SSA during the reporting period. WCA is an Illinois not-for-profit corporation that is exempt from federal income taxes under Section 501(c)(4) of the Internal Revenue Code.

(b) Basis of Presentation: The government-wide financial statements report information on all the activities of the Special Service Area. Governmental activities include those items funded by the tax levies. While separate governmental activities incorporate data from the governmental funds. The fund financial statements are on major governmental funds. The commission reports one major governmental fund, the 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 the related cash flows. Property taxes are recognized as revenues in the year 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, i.e. 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 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 accounting principles generally 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 reporting period. Accordingly, actual results could differ from those estimates.

SPECIAL SERVICE AREA #16
(a taxing district authorized by the City of Chicago)
Managed by West Central Association
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2022 and 2021

1. **Summary of Significant Accounting Policies (continued)**

(d) Government-Wide and Fund Financial Statements: The financial statements of the SSA have been prepared in conformity with the accounting principles generally accepted in the United States of America as applied to governmental units, hereinafter referred to as GAAP (generally accepted accounting principles). The accepted standard-setting body for the 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.

(e) Assets, Liabilities, and Net Position:

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

Receivables: All property tax receivables are shown net of allowances. As of December 31, 2022 and 2021, the allowance is estimated to be 4% and \$29,941 and \$33,644 of the outstanding property taxes, respectively.

Prepaid items: Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements.

Fund Equity/Net Position: Government 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 enabling legislation or an outside party. Committed fund balance is a limitation 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 a net resource 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 statement, 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.

SPECIAL SERVICE AREA #16
(a taxing district authorized by the City of Chicago)
Managed by West Central Association
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2022 and 2021

2. Summary of Significant Accounting Policies (continued)

(f) Use of estimates: The preparation of financial statements in conformity with GAAP 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.

2. Cash, Cash Equivalents, and Investments

A highly liquid investments with an initial maturity of three months or less, excluding amounts contained in investment portfolios, are considered to be cash equivalents. The SSA maintains its cash in a bank deposit account, which, at times, may exceed federally insured limits. The Organization had not experienced any losses in such accounts. The Organization believes it is not exposed to any significant credit risk in cash.

3. Receivables

As of December 31, 2022 and 2021, receivables included TIF rebates of \$785,279 and \$807,467 respectively.

4. Deferred Inflows of Revenue

As deferred inflow of resource/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.

5. Fund Equity / Net Position

The SSA is required to present information regarding its financial position and activities according to the between the SSA and the City of Chicago. As of December 31, 2022 and 2021, the SSA total fund balances of \$783,525 and \$650,688, respectively. These funds will be utilized in this special area during future years as well as act as a reserve for any emergencies.

6. Property Taxes

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 in March. The second installment is due on August 1, 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 #16
(a taxing district authorized by the City of Chicago)
Managed by West Central Association
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2022 and 2021

7. Related Party Transactions

The SSA is affiliated with the West Central Association, which provides certain administrative services for the SSA. As of December 31, 2022 and 2021, \$9,899 and \$7,941 was included in the payables for services provided, respectively. The balance 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.

8. Prior Year Reclassifications

For comparability, the prior year's financial statements reflect reclassifications where appropriate to conform to the financial statement presentation used this year.

9. Subsequent Events

The SSA has evaluated the May 1, 2023, financial statements for subsequent events through the April 30, 2023, the date the financial statements were available to be issued. The SSA is not aware of any additional subsequent events that would require recognition or disclosure in the accompanying financial statements.

In January 2021, the World Health Organization has declared the outbreak of a novel coronavirus (COVID-19) as a "Public Health Emergency of International Concern," which continues to spread throughout the world and has adversely impacted global commercial activity and contributed to significant declines and volatility in financial markets. The coronavirus outbreak and government responses are creating disruption in global supply chains and adversely impacting many industries. The outbreak could have a continued material adverse impact on economic and market conditions and trigger a period of global economic slowdown. The rapid development and fluidity of this situation precludes any prediction as to the ultimate material adverse impact of the coronavirus outbreak. Nevertheless, the outbreak presents uncertainty and risk with respect to the Company, its performance, and its financial results.

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SUPPLEMENTARY INFORMATION

SPECIAL SERVICE AREA #16
(a taxing district authorized by the City of Chicago)
Managed by West Central Association
Schedule of Revenues and Expenditures - Budget and Actual
For the Years Ended December 31, 2022 and 2021

	2022			2021		
	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE
REVENUES:						
Property Taxes	\$ 741,636	810,702	\$ (69,066)	\$ 737,026	666,832	\$ 70,194
TIF REBATES	85,681	85,681	-	85,682	85,682	-
Interest Income	-	11	(11)	-	9	(9)
Late collection	6,897	-	6,897	3,226	-	3,226
Loss collection	6,897	-	6,897	-	-	-
TOTAL REVENUES	841,111	896,394	(55,283)	825,934	752,523	73,411
EXPENDITURES:						
Customer attraction	232,000	200,086	31,914	265,452	214,238	51,214
Public way aesthetics	315,000	190,357	124,643	389,182	372,510	16,672
Economic business development	6,000	-	6,000	6,000	-	6,000
Safety programs	215,500	210,446	5,054	157,500	153,464	4,036
SSA Management	67,800	58,215	9,585	76,300	64,458	11,842
Personnel	104,811	104,454	357	86,500	83,586	2,914
TOTAL EXPENDITURES	941,111	763,358	177,553	980,934	888,256	92,678
Excess of revenues over (under) expenditures	\$ (100,000)	\$ 132,836	\$ (232,836)	\$ (155,000)	\$ (135,733)	\$ (19,267)
CARRYOVER	100,000	-	100,000	155,000	-	155,000
Net revenues in excess of expenditures	\$ -	\$ 132,836	\$ (132,836)	\$ -	\$ (135,733)	\$ 135,733

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SPECIAL SERVICE AREA #16
(a taxing district authorized by the City of Chicago)
Managed by West Central Association
SUMMARY SCHEDULE OF FINDINGS
FOR THE YEAR ENDED DECEMBER 31, 2022 and 2021

SUMMARY SCHEDULE OF FINDINGS

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 Planning and Development issued in 2017, we have read and understand the requirements contained in the Agreement for Special Service Area #16 between the City of Chicago and West Central Association.

Current year findings:

Note #1: the SSA had amounts Due to the Service Provider, West Central Association.

Management response:

Note #1: our corrective action plan is for West Central Association to more closely monitor amounts due to and from the Special Service Area.

Update of prior year findings:

We noted the SSA had amounts Due to the Service Provider, West Central Association.

Management response:

Our corrective action plan is for West Central Association to more closely monitor amounts due to and from the Special Service Area.

Based on our understanding of the agreement and the facts surrounding the performance under the agreement, we noted no other exceptions. Many contractual items were included in the agreement which dealt with non-accounting and non-financial matters of which we had no knowledge.

Exhibit A Budget

Special Service Area # 16

SSA Name:	Greektown
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2022 BUDGET SUMMARY

Budget and Services Period: January 1, 2022 through December 31, 2022

CATEGORY <small>(Funded Categories Comprise Scope of Services)</small>	2021 Levy		Carryover Funds	TIF Rebate Fund #	Estimated Late Collections and Interest	Total All Sources
	Collectable Levy	Estimated Loss Collection				
1.00 Customer Attraction	\$118,206	\$6,897	\$100,000	\$0	\$6,897	\$232,000
2.00 Public Way Aesthetics	\$229,319	\$0	\$0	\$85,681	\$0	\$315,000
3.00 Sustainability and Public Places	\$0	\$0	\$0	\$0	\$0	\$0
4.00 Economic/ Business Development	\$6,000	\$0	\$0	\$0	\$0	\$6,000
5.00 Public Health and Safety Programs	\$215,500	\$0	\$0	\$0	\$0	\$215,500
6.00 SSA Management	\$67,800	\$0	\$0	\$0	\$0	\$67,800
7.00 Personnel	\$104,811	\$0	\$0	\$0	\$0	\$104,811
Sub-total	\$741,636	\$6,897	\$0	\$0	\$0	\$748,533
GRAND TOTALS	Levy Total	\$748,533	\$100,000	\$85,681	\$6,897	\$941,111

LEVY ANALYSIS

Estimated 2021 EAV:	\$144,487,200
Authorized Tax Rate Cap:	1.000%
Maximum Potential Levy limited by Rate Cap:	\$1,444,872
Requested 2021 Levy Amount:	\$748,533
Estimated Tax Rate to Generate 2020 Levy:	0.5181%

State of Illinois

Department of Financial and Professional Regulation Division of Professional Regulation

LICENSE NO.
066.004568
065.027755

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:
11/30/2024

PUBLIC ACCOUNTANT FIRM LICENSE



ODONI PARTNERS LLC
DBA THE A.C.T. GROUP LLC
444 W LAKE ST STE 4430
CHICAGO, IL 60606-0010



MARIO TRETO, JR.
ACTING SECRETARY

CECILIA ABUNDIS
ACTING DIRECTOR

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

16305670

Cut on Dotted Line

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 3800734