

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

**FINANCIAL STATEMENTS  
December 31, 2011**

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

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

Independent Auditors' Report

We have audited the accompanying Statements of Assets, Liabilities and Net Assets of Belmont-Central Parking Commission Inc. - Special Service Area #2 as of December 31, 2011 and the related Statement of Revenues, Expenditures and Changes in Net Assets, Statement of Cash Flows and Summary Schedule of Audit Findings for the year then ended. These financial statements are the responsibility of Belmont-Central Parking Commission Inc. - Special Service Area #2 management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatements. 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 provided a reasonable basis for our opinion.

In our opinion, the financial statements referred to in the first paragraph above present fairly, in all material respects, the financial position of Belmont-Central Parking Commission Inc. - Special Service Area #2 as of December 31, 2011, and its revenues, expenditures, changes in net assets, cash flows and summary schedule of audit findings for the year then ended in conformity with accounting principles generally accepted in the United States of America.

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



EILTS & ASSOCIATES, INC.  
March 29, 2012

**Barton Eilts, C.P.A.**

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

**STATEMENT OF ASSETS, LIABILITIES AND NET ASSETS  
December 31, 2011**

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ASSETS	
CURRENT ASSETS	
Cash and cash equivalents	\$ 521,786
Due from City of Chicago (note 2)	<u>8,866</u>
Total current assets	<u>530,652</u>
LONG TERM ASSETS	
Property and equipment, net	-
Security deposit	<u>1,100</u>
Total long term assets	<u>1,100</u>
 TOTAL ASSETS	 <u><u>\$ 531,752</u></u>
 LIABILITIES AND NET ASSETS	
CURRENT LIABILITIES	
Accrued expenses	<u>\$ 4,140</u>
Total current liabilities	<u>4,140</u>
TOTAL LIABILITIES	4,140
NET ASSETS	
Unrestricted net assets	<u>527,612</u>
Total net assets	<u>527,612</u>
 TOTAL LIABILITIES AND NET ASSETS	 <u><u>\$ 531,752</u></u>

The accompanying notes are an integral part of the financial statements

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

**STATEMENTS OF REVENUES AND EXPENDITURES - BUDGET vs. ACTUAL  
For the Years Ended December 31, 2011 and 2010**

	2011			2010		
	Budget	Actual	Actual Over/ (Under) Budget	Budget	Actual	Actual Over/ (Under) Budget
<b>REVENUE</b>						
Contract - SSA	\$ 613,850	\$ 492,319	\$ (121,531)	\$ 595,498	\$ 314,959	\$ (280,539)
Interest income	-	1,803	1,803	-	1,581	1,581
Miscellaneous income	-	-	-	-	439	439
Loss Collection Expense	(25,000)	(728)	24,272	(20,492)	-	20,492
Total revenue	588,850	493,394	(95,456)	575,006	316,979	(258,027)
<b>EXPENDITURES</b>						
1.03 Printed Materials	500	-	(500)	-	-	-
1.05 Special Events	500	-	(500)	-	-	-
1.06 Website Technology	3,000	-	(3,000)	-	-	-
1.07 Service Provider Direct Services	10,000	-	(10,000)	5,500	1,942	(3,558)
Total Advertising & Promotion	14,000	-	(14,000)	5,500	1,942	(3,558)
2.00 Public Way Maintenance	10,000	-	(10,000)	-	-	-
2.02 Gate/Fence Maintenance	500	-	(500)	-	-	-
2.03 Graffiti Removal	200	-	(200)	-	-	-
2.04 Liability / Property Insurance	3,000	-	(3,000)	-	-	-
2.05 Sidewalk Cleaning	250	-	(250)	-	-	-
2.06 Sidewalk Power Washing	250	-	(250)	-	-	-
2.07 Sidewalk Snow Plowing	2,000	22,350	20,350	-	-	-
2.08 Staff Wages and Fringe Benefits	32,000	14,067	(17,913)	-	-	-
2.10 Supplies	1,500	2,448	948	-	-	-
2.11 Trash Removal Service	1,500	1,152	(348)	-	-	-
2.14 Service Provider Direct Services	5,000	-	(5,000)	49,489	33,000	(16,489)
Total Public Way Maintenance	56,200	40,037	(16,163)	49,489	33,000	(16,489)
3.01 Decorative Banner Purch./Installation/Maint.	500	-	(500)	-	-	-
3.02 Holiday Decorations	2,000	-	(2,000)	-	-	-
3.03 Landscaping	4,000	884	(3,116)	-	-	-
3.04 Property Insurance	9,000	-	(9,000)	-	-	-
3.05 Streetscape Elements Purch/Install/Maint	1,000	-	(1,000)	-	-	-
3.06 Wayfinding/Signage	1,000	-	(1,000)	-	-	-
3.07 Service Provider Direct Services	5,000	-	(5,000)	9,000	4,437	(4,563)
Total Public Way Aesthetics	22,500	884	(21,616)	9,000	4,437	(4,563)
4.06 Service Provider Direct Services	5,000	-	(5,000)	5,000	-	(5,000)
Total Tenant Retention/Attraction	5,000	-	(5,000)	5,000	-	(5,000)
5.04 Service Provider Direct Service	1,000	-	(1,000)	-	-	-
Total Façade Improvements	1,000	-	(1,000)	-	-	-
6.00 Parking/Transit Accessibility						
6.01 Bicycle Advocacy	1,000	-	(1,000)	-	-	-
6.03 Parking Facility Enhancement Program	15,000	1,956	(13,044)	-	-	-
6.04 Parking Facility Insurance	4,000	12,470	8,470	-	-	-
6.05 Parking Facility Maintenance Reserves	280,000	-	(280,000)	-	-	-
6.07 Parking Facility Staff and Fringe Benefits	110,850	144,525	33,675	-	-	-
6.09 Parking Wayfinding/Signage	1,000	-	(1,000)	-	-	-
6.12 ADA (American w/ Disabilities Act)	500	-	(500)	-	-	-
6.13 Service Provider Direct Services	20,000	-	(20,000)	-	-	-
6.14 Other: Utilities/Telephone	14,000	13,947	(53)	-	-	-
6.15 Other: Car Maintenance	6,000	456	(5,544)	441,379	255,908	(185,471)
Total Parking/Transit/Accessibility	432,350	173,354	(258,996)	441,379	255,908	(185,471)

The accompanying notes are an integral part of the financial statements

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

**STATEMENTS OF REVENUES AND EXPENDITURES - BUDGET vs. ACTUAL  
For the Years Ended December 31, 2011 and 2010**

	2011			2010		
	Budget	Actual	Actual Over/ (Under) Budget	Budget	Actual	Actual Over/ (Under) Budget
7.00 Safety Programs						
7.06 Safety Seminars	1,000	-	(1,000)	-	-	-
7.06 Juvenile/Adult Court and CAPS	2,500	-	(2,500)	-	-	-
7.09 Service Provider Direct Services	5,000	-	(5,000)	-	4,346	4,346
Total Safety Programs	8,500	-	(8,500)	-	4,346	4,346
8.00 District Planning						
8.07 Service Provider Direct Services	10,000	-	(10,000)	17,500	-	(17,500)
Total District Planning	10,000	-	(10,000)	17,500	-	(17,500)
10.00 Operational & Admin Support						
10.01 SSA Audit	5,000	6,638	1,638	3,500	9,986	6,486
10.02 Bookkeeping/Payroll	1,500	2,239	739	2,400	-	(2,400)
10.03 Meeting Expense	100	-	(100)	100	1,038	938
10.04 Office Equipment Lease/Maintenance	250	375	125	500	1,494	994
10.05 Office Rent	9,000	12,600	3,600	13,360	12,090	(1,270)
10.06 Office Supplies	1,200	608	(592)	1,000	493	(507)
10.07 Office Utilities/Telephone	2,000	3,260	1,260	5,000	4,296	(704)
10.08 Postage	500	82	(418)	300	423	123
10.09 Office Printing	1,000	-	(1,000)	1,000	-	(1,000)
10.10 Service Provider Administrative Support	15,000	35,403	20,403	10,478	19,677	9,199
10.11 Subscriptions/dues	750	-	(750)	500	395	(105)
10.12 Other: Training	1,000	-	(1,000)	-	-	-
10.13 Other: Accounting Services	2,000	-	(2,000)	-	-	-
10.14 Other: insurance & bank charges	-	1,305	1,305	9,000	528	(8,472)
10.15 Other: Depreciation	-	1,591	1,591	-	-	-
Total Operational & Administrative Support	39,300	64,101	24,801	47,138	50,420	3,282
Total Program Expenses	588,850	278,376	(310,474)	575,006	350,053	(224,953)
INCREASE/(DECREASE) IN NET ASSETS	\$ -	\$ 215,018	\$ 215,018	\$ -	\$ (33,074)	\$ (33,074)
BEGINNING OF YEAR - NET ASSETS		\$ 312,594			\$ 345,668	
END OF YEAR - NET ASSETS		\$ 527,612			\$ 312,594	

The accompanying notes are an integral part of the financial statements

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

**STATEMENT OF CASH FLOWS  
For the Year Ended December 31, 2011**

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Cash Flows from Operating Activities:	
Net income/(loss)	\$ 215,018
Adjustments to reconcile net income to net cash provided by operations:	
(Increase)/Decrease in:	
Due from Chamber	25,835
Due from City of Chicago - levy	(8,866)
Security deposits	3,175
Depreciation	1,591
Increase/(Decrease) in:	
Accounts payable	(11,142)
Accrued expenses	4,140
	<hr/>
Net Cash Provided by/(Used by) Operating Activities	229,751
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Net Increase/(Decrease) in Cash	\$ 229,751
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Cash at the beginning of year	\$ 292,035
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Cash at the end of year	<u>\$ 521,786</u>

The accompanying notes are an integral part of the financial statements

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

**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended December 31, 2011**

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**NOTE 1 – NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES**

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

Cash and Cash Equivalents – The Taxing District defines cash and cash equivalents as short term liquid investments such as cash in banks, money markets, and other financial instruments that can be reduced to cash in thirty days or less. The Taxing District maintains its cash in bank deposit accounts which at times, may exceed the federally insured limits. The Taxing District believes it is not exposed to any significant credit risk on cash and cash equivalents.

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

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



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

**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended December 31, 2011**

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

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

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

Estimates – The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reported period. Accordingly, actual results could differ from those estimates.

Subsequent Events – Subsequent events have been evaluated through March 29, 2012, which is the date the financial statements were available to be issued.

**NOTE 2 - REAL ESTATE TAX REVENUE**

The Organization's principal source of revenue is from real estate taxes levied on certain property located in the boundaries listed in Note 1. The taxes are assessed and collected by Cook County, and paid to the City of Chicago, which then remits to the Organization. Taxes are levied in one year, but paid in two installments the following year by the property owners. The Organization accrued \$8,866 of real estate tax levies received in January – March 29, 2012, that related to 2006-2010 real estate tax levies.

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

**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended December 31, 2011**

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

The Organization maintains its cash balances in one financial institution located in Chicago, Illinois. The balances are insured by the Federal Deposit Insurance Corporation up to \$250,000. The Organization's cash balance did exceed the insurance level as of December 31, 2011 at this financial institution by \$ 271,786.

**NOTE 4 – PROPERTY AND EQUIPMENT**

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

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

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

Major repairs to the parking structure are expensed as incurred.

**NOTE 5 - RELATED PARTY TRANSACTIONS**

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

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

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

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

**NOTES TO FINANCIAL STATEMENTS**  
**For the Year Ended December 31, 2011**

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**NOTE 6 – OPERATING LEASE COMMITMENT**

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

**NOTE 7 – ACCRUED EXPENSES**

Accrued expenses at December 31, 2011 consist of payroll, payroll taxes and security deposit due. The payroll and payroll taxes accrued relates to the last week in 2011 that were paid out 2012 in the amount of \$4,040. The security deposit due is \$100, which is the increase in rent per the lease agreement.

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

**NOTES TO FINANCIAL STATEMENTS  
For the Year Ended December 31, 2011**

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We have read and understand the requirements contained in the Service Provider Agreement. After conducting the audit, we determined that no exceptions were noted.

The auditor's report expresses an unqualified opinion on the financial statements of Belmont-Central Parking Commission Special Service Area #2. No significant deficiencies or material weaknesses were disclosed during the audit of the financial statements.

**FINDINGS – FINANCIAL STATEMENT AUDIT**

None found

**FINDINGS AND QUESTIONED COSTS**

None found