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: **Lakeview East SSA8** **2023 AUDIT**

SSA Provider Name: **Lakeview East Chamber of Commerce**

Submission Date: **May 17, 2024**

Starting **PDF Page** Number	**Audit Report Package Components**
	Comparative Financial Statements
7	1. Statement of Net Position and Governmental Fund Balance Sheet – Current Year
7	2. Statement of Net Position and Governmental Fund Balance Sheet – Prior Year
8	3. Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balance – Current Year
8	4. Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balance – Prior Year
15-16	5. Schedules of Revenues and Expenditures – Budget and Actual
4-6	Auditor's Opinion on Financial Statements
17	Schedule of Findings – Current and Prior Year, if applicable
17	Corrective Action Plan – Current and Prior Year, if applicable (if findings)*
18	Audit Firm CPA License
19	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.

**required if findings exist*

Special Service Area 8
(a taxing district authorized by the City of Chicago)
Managed by Lakeview East Chamber of Commerce

Financial Statements
December 31, 2023 and 2022

Special Service Area 8
Managed by Lakeview East Chamber of Commerce
Financial Statements

Table of Contents

ALMANZA & COOMBES
CPAS PLLC

Independent Auditor's Report

To the Commissioners of
Special Service Area 8
Managed by Lakeview East Chamber of Commerce

Opinion

We have audited the accompanying financial statements of Special Service Area 8, (SSA 8) (a taxing district authorized by the City of Chicago) which comprise the SSA 8 basic financial statements as listed in the table of contents as of and for the years ended December 31, 2023 and 2022, and the related notes to the financial statements. In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of SSA 8 as of December 31, 2023 and 2022, and the changes in its fund balance/net position for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis of 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 SSA 8 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 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. 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 SSA 8'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 SSA 8'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 SSA 8'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.

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 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.

Almanza & Coombes CPAs PLLC

Almanza & Coombes, CPAs PLLC

Chicago, Illinois
April 18, 2024

Special Service Area 8
Managed by Lakeview East Chamber of Commerce
Statements of Net Position and
Governmental Fund Balance Sheets
December 31, 2023 and 2022

	2023			2022		
	Governmental Fund	Adjustments	Statement of Net Position	Governmental Fund	Adjustments	Statement of Net Position
ASSETS						
Cash and cash equivalents	$ 183,779	$ -	$ 183,779	$ 226,717	$ -	$ 226,717
Property tax receivable, net of allowance	949,519	-	949,519	1,154,287	-	1,154,287
Total Assets	$ 1,133,298	$ -	$ 1,133,298	$ 1,381,004	$ -	$ 1,381,004
LIABILITIES						
Accounts payable and accrued expenses	1,401	-	1,401	1,870	-	1,870
Due to Lakeview East Chamber	-	-	-	183,304	-	183,304
Total Liabilities	1,401	-	1,401	185,174	-	185,174
DEFERRED INFLOWS						
Deferred property tax revenue	949,519	(949,519)	-	940,234	(940,234)	-
Total Deferred Inflows	949,519	(949,519)	-	940,234	(940,234)	-
FUND BALANCE / NET POSITION						
Unassigned	182,378	(182,378)	-	255,596	(255,596)	-
Total Fund Balance	182,378	(182,378)	-	255,596	(255,596)	-
Total Liabilities, Deferred Inflows and Fund Balance	$ 1,133,298			$ 1,381,004		
Net Position - Unrestricted		$ (1,131,897)	$ 1,131,897		$ (1,195,830)	$ 1,195,830

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

	2023	2022
Total fund balance - governmental funds	$ 182,378	$ 255,596
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.	949,519	940,234
	$ 1,131,897	$ 1,195,830

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

Special Service Area 8
Managed by Lakeview East Chamber of Commerce
Statements of Activities and Governmental Fund, Revenues, Expenditures and Changes in Fund Balances
For the Years Ended December 31, 2023 and 2022

	2023			2022		
	Governmental Fund	Adjustments	Statement of Activities	Governmental Fund	Adjustments	Statement of Activities
REVENUES						
Property taxes - net of allowance	$ 1,025,825	$ 9,285	$ 1,035,110	$ 990,442	$ 15,190	$ 1,005,632
Interest	-	-	-	9	-	9
Total Revenues	1,025,825	9,285	1,035,110	990,451	15,190	1,005,641
EXPENDITURES						
Customer attraction	267,390	-	267,390	229,480	-	229,480
Public way aesthetics	429,463	-	429,463	389,673	-	389,673
Sustainability and public places	11,464	-	11,464	10,182	-	10,182
Economic / business development	29,923	-	29,923	6,878	-	6,878
Public health and safety programs	88,807	-	88,807	94,998	-	94,998
SSA Management	85,293	-	85,293	81,828	-	81,828
Personnel	186,703	-	186,703	182,426	-	182,426
Total Expenditures	1,099,043	-	1,099,043	995,465	-	995,465
Excess over/(under) of revenues over expenditures	(73,218)	9,285	(63,933)	(5,014)	15,190	10,176
Change in Net Position	(73,218)	9,285	(63,933)	(5,014)	15,190	10,176
Fund Balance/Net Position						
Beginning of the Year	255,596	940,234	1,195,830	260,610	925,044	1,185,654
End of the Year	$ 182,378	$ 949,519	$ 1,131,897	$ 255,596	$ 940,234	$ 1,195,830

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

	2023	2022
Net change in Fund balance - governmental funds	$ (73,218)	$ (5,014)
Property tax is recognized in the year it is levied rather than when it is available for governmental funds	9,285	15,190
Change in Net Position	$ (63,933)	$ 10,176

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

NOTE 1 – Organization and Nature

Nature of Activities and Reporting Entity

Special Service Area 8 is a taxing district authorized by City of Chicago located in Chicago, Illinois. Its scope of services is to fund various activities to improve and enhance the Lakeview East commercial district. The SSA is funded by property tax 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 8 is governed by a Commission whose members are appointed by the Mayor of Chicago. The City of Chicago contracted with Lakeview Chamber of Commerce to perform administrative duties as the service provider for this SSA during the reporting period. Lakeview East Chamber of Commerce (the Chamber) is an Illinois not-for-profit corporation, exempt from federal taxes under Section 501c(6) of the Internal Revenue Code.

NOTE 2 – Summary of Significant Accounting Policies

a. Governmental-Wide and Fund Financial Statements

The financial statements of the SSA have been prepared in conformity with 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 establishing governmental accounting and financial reporting principles is GASB (the Governmental Accounting Standards Board). Government-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.

b. 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 related cash flows. Property taxes are recognized as revenues in the year in which they are levied.

b. Measurement focus, basis of accounting and financial statement presentation – (continued)

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 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 presentation of financial statements is 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.

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 investments with original maturities of three months or less from the date of acquisition. The SSA maintains its cash account in what it believes is a high-quality bank. Nevertheless, there is exposure when the balance exceeds the federally insured limits. The SSA does not believe that it is exposed to any significant credit risk related to its cash balance.

Receivables

All property tax receivables are shown net of allowance. As of December 31, 2023 and 2022, the allowance is estimated between 1/2% - 1% or approximately $5,000 and 1% or approximately $11,000, of the outstanding property taxes, respectively.

Fund Equity/Net Position

Governmental fund equity is classified as fund balance. Fund balance is further classified as non-spendable, restricted, committed, assigned, or unassigned. Non-spendable fund balance cannot be spent because of its form. Restricted fund balance

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

b. Measurement focus, basis of accounting and financial statement presentation – (continued)

Assets, Liabilities and Net Position – (continued)

Fund Equity/Net Position – (continued)

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 balances 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 used 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 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 compromised 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.

Subsequent Events

Subsequent events have been evaluated through April 18, 2024, which is the date the financial statements were available to be issued.

NOTE 3 – Cash and Cash Equivalents

SSA 8 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 may have exceeded the insurance level from time to time during the year ending December 31, 2023 and 2022.

NOTE 4 – Deferred Inflows of Revenue

A deferred inflow of 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 revenue until that future time.

NOTE 5 – 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.

NOTE 6 – Accounts Payable

Accounts payable balance at December 31, 2023 and 2022, is $1,401 and $1,870, respectively. These balances consist of expenses and services received during the respective year paid in the subsequent year.

NOTE 7 – 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 8 between the City of Chicago and Lakeview East Chamber of Commerce. As of December 31, 2023 and 2022, the SSA had carryover fund balances of $182,378 and $255,596, respectively. These funds will be utilized in this special service area during future years.

NOTE 8 – Related Party Transactions and Due to Lakeview East Chamber

SSA 8 is affiliated with Lakeview East Chamber of Commerce as its service provider. Special Service Area 8 shares office space, equipment, and employees through this affiliation. Special Service Area 8 has no employees of their own but reimburses Lakeview East Chamber of Commerce for payroll and related costs of the individuals working on the SSA programs. It also reimburses Lakeview East Chamber of Commerce for a portion of its operating expenses, rent and utilities. At December 31, 2023 and 2022, due to Lakeview East Chamber is $0 and $183,304, respectively.

NOTE 9 – Subsequent Events

SSA 8 received its second installment of 2022 tax deposits late, a majority of the second installment was received in December 2022, and January 2023 and February 2023. The 2022 tax deposits received in January and February 2023 were included in Property tax receivables and in Property tax revenue at December 31, 2022. The amount of 2022 tax late deposits reported in Property tax receivable at December 31, 2022, was $214,053. Total Property tax receivable $1,154,287, includes gross 2022 levy of $951,234, less allowance for uncollectible of $11,000, plus late collections of 2021 levy received in 2023 of $214,053.

Supplementary Information

Special Service Area 8
Managed by Lakeview East Chamber of Commerce
Schedule of Revenues and Expenditures - Budget and Actual
December 31, 2023

	Budget	Actual	Variance
REVENUE			
Property revenues and interest - current year	$ 975,735	$ 1,025,825	$ (50,090)
Total revenues	975,735	1,025,825	(50,090)
EXPENDITURES			
Customer attraction	269,140	267,390	1,750
Public way aesthetics	429,504	429,463	41
Sustainability and public places	13,500	11,464	2,036
Economic / business development	34,485	29,923	4,562
Public health and safety programs	92,500	88,807	3,693
SSA Management	86,450	85,293	1,157
Personnel	186,706	186,703	3
Total expenditures	1,112,285	1,099,043	13,242
Excess (deficit) of revenues over expenditures	$ (136,550)	$ (73,218)	$ (63,332)
CARRYOVER	136,550	-	136,550
Net revenues in excess of expenses	$ -	$ (73,218)	$ 73,218

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

Special Service Area 8
Managed by Lakeview East Chamber of Commerce
Schedule of Revenues and
Expenditures - Budget and Actual
December 31, 2022

	Budget	Actual	Variance
REVENUE			
Property revenues and interest - current year	$ 951,344	$ 990,451	$ (39,107)
Total revenues	951,344	990,451	(39,107)
EXPENDITURES			
Customer attraction	247,303	229,480	17,823
Public way aesthetics	404,012	389,673	14,339
Sustainability and public places	11,200	10,182	1,018
Economic / business development	29,800	6,878	22,922
Public health and safety programs	85,500	94,998	(9,498)
SSA Management	84,200	81,828	2,372
Personnel	184,329	182,426	1,903
Total expenditures	1,046,344	995,465	50,879
Excess (deficit) of revenues over expenditures	$ (95,000)	$ (5,014)	$ (89,986)
CARRYOVER	95,000	-	95,000
Net revenues in excess of expenses	$ -	$ (5,014)	$ 5,014

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

Special Service Area 8
(a taxing district authorized by the City of Chicago)
Managed by Lakeview East Chamber of Commerce
Summary Schedule of Findings
For the Year Ended December 31, 2023

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 8, between City of Chicago and Lakeview East Chamber of Commerce. The auditor's report expresses an unmodified opinion on the financial statements of Lakeview East Chamber of Commerce Special Service Area 8, for the year ended December 31, 2023. No significant deficiencies or material weaknesses were disclosed during the audit of the financial statements.

CURRENT YEAR FINDING

No findings

MANAGEMENT RESPONSE:

Response not needed.

PRIOR YEAR FINDINGS

No findings

Special Service Area 8
(a taxing district authorized by the City of Chicago)
Managed by Lakeview East Chamber of Commerce
State of Illinois Professional CPA License of Audit Firm
For the Year Ended December 31, 2023

State of Illinois

Department of Financial and Professional Regulation

Division of Professional Regulation

LICENSE NO.
066.005509
065.037998

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

ALMANZA & COOMBES CPAS PLLC
1841 W CUYLER AVE
CHICAGO, IL 60613-2401

MARIO TRETO, JR.
SECRETARY

SARAH SNOW
ACTING DIRECTOR

The official status of this license can be verified at IDFPR.illinois.gov

18309377

Special Service Area 8
Managed by Lakeview East Chamber of Commerce
Budget
December 31, 2023

	Special Service Area #	8
SSA Name:	LAKEVIEW EAST (GREATER LAKEVIEW) SSA#8	

2023 BUDGET SUMMARY

Budget and Services Period: January 1, 2023 through December 31, 2023

CATEGORY (Funded Categories Comprise Scope of Services)		2022 Levy Collectable Levy	2022 Levy Estimated Loss Collection	Carryover Funds	TIF Rebate Fund #	Estimated Late Collections and Interest	Total All Sources
1.00 Customer Attraction		$211,841	$4,000	$43,800	$0	$9,500	$269,141
2.00 Public Way Aesthetics		$358,754	$2,000	$58,750	$0	$10,000	$429,504
3.00 Sustainability and Public Places		$11,500	$0	$2,000	$0	$0	$13,500
4.00 Economic/ Business Development		$17,485	$0	$12,000	$0	$5,000	$34,485
5.00 Public Health and Safety Programs		$67,500	$5,000	$20,000	$0	$0	$92,500
6.00 SSA Management		$86,450	$0	$0	$0	$0	$86,450
7.00 Personnel		$186,706	$0		$0	$0	$186,706
	Sub-total	$940,235	$11,000				
GRAND TOTALS	**Levy Total**	**$951,235**		**$136,550**	**$0**	**$24,500**	**$1,112,285**

LEVY ANALYSIS	
Estimated 2022 EAV:	**$232,008,638**
Authorized Tax Rate Cap:	**0.410%**
Maximum Potential Levy limited by Rate Cap:	**$951,235**
Requested 2022 Levy Amount:	**$951,235**
Estimated Tax Rate to Generate 2021 Levy:	**0.4100%**

LEVY CHANGE FROM PREVIOUS YEAR	
2021 Levy Total (in 2022 budget)	$937,044
2022 Levy Total (in 2023 budget)	$951,235
Percentage Change	1.51%
Community meeting required if levy amount increases greater than 5% from previous levy.	

CARRYOVER CALCULATION	
2022 Budget Total	**$1,046,344**
Carryover request for 2023	**$136,550**
Percentage	**13.050%**
Must be less than 25%	