SPECIAL SERVICE AREA #4

(a taxing district authorized by the City of Chicago)

FINANCIAL STATEMENTS

DECEMBER 31, 2023 AND 2022

(TOGETHER WITH INDEPENDENT AUDITOR'S REPORT)

DONI PARTNERS LLC
CERTIFIED PUBLIC ACCOUNTANTS

SPECIAL SERVICE AREA #4
DECEMBER 31, 2023 AND 2022

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INDEPENDENT AUDITOR'S REPORT

Commissioners of Special Service Area #4
Chicago, Illinois

Opinion

We have audited the accompanying financial statements of Special Service Area #4 (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, 2023 and 2022and 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 #4 as of December 31, 2023 and 2022, 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 #4 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 #4'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 #4'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 #4's ability to continue as a going concern for a reasonable period of time.

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 Greater Ravenswood Chamber of Commerce, SSA #4 and the City of Chicago and is not intended to be and should not be used by anyone other than these specified parties.

eport 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 10 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 10 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.

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.

Odoni Partners, LLC

Chicago, Illinois
May 12. 2025

SPECIAL SERVICE AREA #4 - 95th Street Business Association
(a taxing district authorized by the City of Chicago)
Statements of Net Position and Governmental Funds Balance Sheets
December 31, 2023 and 2022

	2023			2022		
	Governmental Funds	Adjustments	Statement of Net Position	Governmental Funds	Adjustments	Statement of Net Position
ASSETS						
Current Assets						
Cash and Cash Equivalents	$ 16,817		16,817	6,688	$ -	$ 6,688
Property Tax Receivable, net of allowance for uncollectable taxes of $3,647 and $3,315	87,531	-	87,531	91,618	-	91,618
Accounts Receivable	15,836		15,836	-	-	-
TOTAL ASSETS	$ 120,183	$ -	$ 120,183	98,306	$ -	$ 98,306
LIABILITIES						
Current Liabilities						
Accounts Payable and Accrued Expenses	$ 1,057	$ -	$ 1,057	37,247	$ -	$ 37,247
TOTAL LIABILITIES	1,057	-	1,057	37,247	-	37,247
DEFERRED INFLOWS						
Deferred Property Tax Revenue	87,531	(87,531)	-	79,569	(79,569)	-
TOTAL DEFERRED INFLOWS	87,531	(87,531)	-	79,569	(79,569)	-
FUND BALANCES / NET POSITION						
Unassigned	31,595	(31,595)	-	(18,509)	18,509	-
TOTAL FUND BALANCE	31,595	(31,595)	-	(18,509)	18,509	-
TOTAL LIABILITIES, DEFERRED INFLOWS AND FUND BALANCE	$ 120,183			98,306		
Net Position						
Unrestricted		$ (119,127)	$ 119,127		$ (61,061)	$ 61,061

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

Total fund balance - governmental funds	$ 31,595	$ (18,509)
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.	87,531	79,569
Total net position - governmental activities	$ 119,127	$ 61,061

See notes to the financial statements.

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SPECIAL SERVICE AREA #4 -95th Street Business Association
(a taxing district authorized by the City of Chicago)
Statements of Activities and Governmental Funds, Revenues,
Expenditures and Changes in Fund Balances
For the Years Ended December 31, 2023 and 2022

	2023			2022		
	Governmental Funds	Adjustments	Statement of Activities	Governmental Funds	Adjustments	Statement of Activities
REVENUES:						
Property Taxes	$ 74,400	7,962	82,362	80,493	$ (10,295)	$ 70,198
Interest Income	7	-	7	42	-	42
Other Income	-	-	-	-	-	-
Beverly Speaker Series	-	-	-	-	-	-
Grant Income - TABG	55,337	-	55,337	52,677	-	52,677
TOTAL REVENUE	129,744	7,962	137,706	133,212	(10,295)	122,917
EXPENDITURES:						
Services:						
Customer Attraction	13,643	-	13,643	37,655	-	37,655
Public Way Aesthetics	34,372	-	34,372	40,930	-	40,930
Safety Programs	3,780	-	3,780	18,900	-	18,900
Total Services Expenditures	51,795	-	51,795	97,485	-	97,485
Administration:						
Personnel	13,887	-	13,887	13,887	-	13,887
Admin - nonpersonnel	13,958	-	13,958	15,571	-	15,571
Total Administration Expenditures	27,845	-	27,845	29,458	-	29,458
TOTAL EXPENDITURES	79,640	-	79,640	126,943	-	126,943
Excess of revenues over (under) expenditures	50,104	7,962	58,066	6,268	(10,295)	(4,027)
Change in Net Position	50,104	7,962	58,066	6,268	(10,295)	(4,027)
FUND BALANCE/NET POSITION						
Beginning of the Year	(18,509)	79,570	61,061	(24,777)	89,865	65,088
End of the Year	$ 31,595	$ 87,532	$ 119,127	(18,509)	$ 79,570	$ 61,061

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

Net change in Fund balance - governmental funds	$ 50,104	$ 6,268
Property tax revenue is recognized in the year it is levied rather than when it is available for governmental funds	7,962	(10,295)
Change in net position	$ 58,066	$ (4,027)

See notes to the financial statements.

SPECIAL SERVICE AREA #4
(a taxing district authorized by the City of Chicago)
Managed by Beverly Hills Business Association
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2023 and 2022

1. Summary of Significant Accounting Policies

(a) Nature of Reporting Entity: Special Service Area #4 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 Beverly Hills Business Association 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 #4 is governed by a Commission whose members are appointed by the Mayor of Chicago. The City of Chicago contracted with Beverly Hills Business Association to perform administrative duties as the service provider for this SSA during the reporting period. Beverly Hills Business Association is an Illinois not-for-profit corporation that is exempt from federal income taxes under Section 501(c)(6) 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.

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, 2023 and 2022, the allowance is estimated to be 4% and $3,647 and $3,315 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 non-spendable, restricted, committed, assigned, or unassigned. Non-spendable 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.

1. 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, 2023 and 2022, receivables included TIF rebates of $87,531 and $91.618 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 between the SSA and the City of Chicago. As of December 31, 2023 and 2022, the SSA total fund balances of $31,595 and $(18,509), 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.

7. Related Party Transactions

The SSA is affiliated with the Beverly Hills Business Association, which provides certain administrative services for the SSA. As of December 31, 2023 and 2022, $1,057 and $37,247 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 as of December 31, 2023, financial statements for subsequent events through May 12, 2025 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.

SUPPLEMENTARY INFORMATION

SPECIAL SERVICE AREA #4
(a taxing district authorized by the City of Chicago)
Managed by Beverly Hills Business Association
SUMMARY SCHEDULE OF FINDINGS
FOR THE YEAR ENDED DECEMBER 31, 2023 and 2022

SUMMARY 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 Development issued in 2017, we have read the requirements contained in the Agreement for Special Service Area #4 between the City of Chicago and the Beverly Hills Business Association.

Current year findings:

- The SSA exceeded its budget in the public way aesthetics, safety programs and SSA management.
- The SSA owed money to the service provider.

SSA response:

- The SSA will pay closer attention to the budget vs actual
- The SSA will pay closer attention to its financial relationship with the service provider.
-

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.

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:

11/30/2027

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.
SECRETARY

CAMILE LINDSAY
ACTING DIRECTOR

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

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SPECIAL SERVICE AREA #4 - 95th Street Business Association
(a taxing district authorized by the City of Chicago)
Statements of Revenues and Expenditures - Budget and Actual
For the Years Ended December 31, 2023 and 2022

	2023			2022		
	BUDGET	ACTUAL	VARIANCE	BUDGET	ACTUAL	VARIANCE
REVENUES:						
Property Taxes	$ 85,672	$ 74,400	$ 11,272	$ 79,765	$ 80,493	$ (728)
Late Collections and Interest Income Thereon	-	-	-	3,119	-	3,119
Interest Income	-	7	(7)	-	42	(42)
Loss Collection	-	-	-	3,119	-	3,119
Grant Income - TABG	-	55,338	(55,338)	-	52,677	(52,677)
TOTAL REVENUE	$ 85,672	$ 129,745	$ (44,073)	$ 86,003	$ 133,212	$ (47,209)
EXPENSES:						
Customer Attraction	$ 29,200	$ 13,643	$ 15,887	$ 29,531	$ 37,655	$ (8,125)
Public Way Aesthetics	33,374	34,372	(998)	33,374	40,930	(7,556)
Sustainability & Public Places	100	-	100	100	-	100
Economic/Business Development	100	-	100	100	-	100
Safety Programs	100	3,780	(3,680)	100	18,900	(18,800)
SSA Mgt./Admin . Non-Personnel	10,891	13,959	(3,058)	10,891	15,571	(4,680)
Personnel	13,887	13,887	-	13,887	13,887	-
TOTAL EXPENSES	$ 87,652	$ 79,641	$ 8,351	$ 87,983	$ 126,943	$ (38,961)
Excess of Revenue Over (Under) Expenditures	$ (1,980)	$ 50,104	$ (52,425)	(1,980)	$ 6,268	$ (8,248)
CARRYOVER	1,980	-	1,980	1,980	-	1,980
Net expenditures in excess of revenues	$ -	$ 50,104	$ (50,445)	$ -	$ 6,268	$ (6,268)

See notes to the financial statements.

Exhibit A
Budget

	Special Service Area # 4
SSA Name:	95th Street

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	Estimated Loss Collection	Carryover Funds	TIF Rebate Fund #332	Estimated Late Collections and Interest	Total All Sources
1.00 Customer Attraction		$29,200	$0	$0	$0	$0	$29,200
2.00 Public Way Aesthetics		$31,694	$0	$1,680	$0	$0	$33,374
3.00 Sustainability and Public Places		$0	$0	$100	$0	$0	$100
4.00 Economic/ Business Development		$0	$0	$100	$0	$0	$100
5.00 Public Health and Safety Programs		$0	$0	$100	$0	$0	$100
6.00 SSA Management		$10,891	$0	$0	$0	$0	$10,891
7.00 Personnel		$13,887	$0		$0	$0	$13,887
	Sub-total	$85,672	$0				
GRAND TOTALS	**Levy Total**	**$85,672**		**$1,980**	**$0**	**$0**	**$87,652**

LEVY ANALYSIS	
Estimated 2022 EAV:	**$10,678,517**
Authorized Tax Rate Cap:	**2.000%**
Maximum Potential Levy limited by Rate Cap:	**$213,570**
Requested 2021 Levy Amount:	**$85,672**
Estimated Tax Rate to Generate 2021 Levy:	**0.8023%**

LEVY CHANGE FROM PREVIOUS YEAR	
2021 Levy Total (in 2022 budget)	$82,884
2022 Levy Total (in 2023 budget)	$85,672
Percentage Change	3.36%
Community meeting required if levy amount increases greater than 5% from previous levy.	

CARRYOVER CALCULATION	
2022 Budget Total	**$82,884**
Carryover request for 2023	**$1,980**
Percentage	**2.389%**
Must be less than 25%	