

**DEKALB COUNTY PUBLIC BUILDING COMMISSION**  
**SYCAMORE, ILLINOIS**  
(A Component Unit of DeKalb County, Illinois)

ANNUAL FINANCIAL REPORT

For the Year Ended  
December 31, 2013



**DEKALB COUNTY PUBLIC BUILDING COMMISSION**  
**SYCAMORE, ILLINOIS**  
**TABLE OF CONTENTS**

---

	<u>Page(s)</u>
INDEPENDENT AUDITOR’S REPORT .....	1-3
GENERAL PURPOSE EXTERNAL FINANCIAL STATEMENTS	
Basic Financial Statements	
Government-Wide Financial Statements	
Statement of Net Position .....	4
Statement of Activities .....	5-6
Fund Financial Statements	
Governmental Funds	
Balance Sheet.....	7
Reconciliation of Fund Balances of Governmental Funds to the Governmental Activities in the Statement of Net Position .....	8
Statement of Revenues, Expenditures and Changes in Fund Balances .....	9
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Governmental Activities in the Statement of Activities .....	10
Proprietary Fund	
Statement of Net Position .....	11
Statement of Revenues, Expenses and Changes in Fund Net Position.....	12
Statement of Cash Flows .....	13
Notes to Financial Statements .....	14-26

**DEKALB COUNTY PUBLIC BUILDING COMMISSION**  
**SYCAMORE, ILLINOIS**  
TABLE OF CONTENTS (Continued)

---

	<u>Page(s)</u>
GENERAL PURPOSE EXTERNAL FINANCIAL STATEMENTS (Continued)	
Required Supplementary Information	
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual General Fund .....	27
Notes to Required Supplementary Information.....	28
SUPPLEMENTARY FINANCIAL INFORMATION	
MAJOR GOVERNMENTAL FUNDS	
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual Capital Improvement Reserve Fund .....	29
Renewal and Replacement Sycamore Campus Fund .....	30
Renewal and Replacement Community Outreach Building Fund.....	31
Renewal and Replacement Health Fund.....	32
Renewal and Replacement Public Safety Fund .....	33
CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS	
Schedule of Changes by Function and Activity.....	34

## **INDEPENDENT AUDITOR'S REPORT**

The Honorable Chairman  
Members of the Board of Commissioners  
DeKalb County Public Building Commission  
Sycamore, Illinois

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund of the DeKalb County Public Building Commission (the PBC), Sycamore, Illinois, a component unit of DeKalb County, Illinois, as of and for the year ended December 31, 2013, and the related notes to financial statements, which collectively comprise the PBC's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the PBC's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the PBC's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the basic financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities and each major fund of the DeKalb County Public Building Commission, Sycamore, Illinois, as of December 31, 2013, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## **Emphasis of Matter**

As discussed in Note 1, the financial statements present only the PBC and does not purport to, and does not, present fairly the financial position of DeKalb County, Illinois as of December 31, 2013 and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

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 financial statements in an appropriate operational, economic or historical context. Our opinion on the basic financial statements is not affected by this missing information.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the required supplementary information listed in the table of contents be presented to supplement the basic financial statements. Such 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the PBC's basic financial statements. The supplementary financial information is presented for purposes of additional analysis and is not a required part of the financial statements. The supplementary financial information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the financial statements.

The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the 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 financial statements as a whole.

Naperville, Illinois  
April 21, 2014

A handwritten signature in black ink, appearing to be 'MJP', is located to the right of the date.

**GENERAL PURPOSE EXTERNAL  
FINANCIAL STATEMENTS**

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

STATEMENT OF NET POSITION

December 31, 2013

	<b>Primary Government</b>		
	<b>Governmental Activities</b>	<b>Business-Type Activities</b>	<b>Total</b>
<b>ASSETS</b>			
Cash and investments	\$ 4,990,290	\$ 321,531	\$ 5,311,821
Receivables, net of allowance, where applicable			
Leases	-	2,665,000	2,665,000
Advance to DeKalb County	363,512	-	363,512
Capital assets not being depreciated	493,284	-	493,284
Capital assets being depreciated (net of accumulated depreciation)	17,786,239	-	17,786,239
<b>Total assets</b>	<b>23,633,325</b>	<b>2,986,531</b>	<b>26,619,856</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred charge on refunding	-	10,000	10,000
<b>Total deferred outflows of resources</b>	<b>-</b>	<b>10,000</b>	<b>10,000</b>
<b>Total assets and deferred outflows of resources</b>	<b>23,633,325</b>	<b>2,996,531</b>	<b>26,629,856</b>
<b>LIABILITIES</b>			
Accounts payable	2,952	-	2,952
Accrued interest payable	-	9,075	9,075
Unearned revenue	-	70,380	70,380
Noncurrent liabilities			
Due within one year	-	855,000	855,000
Due in more than one year	-	1,863,235	1,863,235
<b>Total liabilities</b>	<b>2,952</b>	<b>2,797,690</b>	<b>2,800,642</b>
<b>NET POSITION</b>			
Investment in capital assets	18,279,523	-	18,279,523
Unrestricted	5,350,850	198,841	5,549,691
<b>TOTAL NET POSITION</b>	<b>\$ 23,630,373</b>	<b>\$ 198,841</b>	<b>\$ 23,829,214</b>

See accompanying notes to financial statements.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2013

<b>FUNCTIONS/PROGRAMS</b>	<b>Program Revenues</b>			
	<b>Expenses</b>	<b>Charges for Services</b>	<b>Operating Grants and Contributions</b>	<b>Capital Grants and Contributions</b>
<b>PRIMARY GOVERNMENT</b>				
Governmental Activities				
Administration	\$ 795,414	\$ -	\$ -	\$ -
Total governmental activities	795,414	-	-	-
Business-Type Activities				
Sinking Fund	125,166	180,379	-	-
Total business-type activities	125,166	180,379	-	-
<b>TOTAL PRIMARY GOVERNMENT</b>	<b>\$ 920,580</b>	<b>\$ 180,379</b>	<b>\$ -</b>	<b>\$ -</b>

	<b>Net (Expense) Revenue and Change in Net Position</b>		
	<b>Primary Government</b>		
	<b>Governmental Business-Type</b>		
	<b>Activities</b>	<b>Activities</b>	<b>Total</b>
	\$ (795,414)	\$ -	\$ (795,414)
	(795,414)	-	(795,414)
	-	55,213	55,213
	-	55,213	55,213
	(795,414)	55,213	(740,201)
General Revenues			
Investment income	28,420	232	28,652
Contributions from DeKalb County	550,000	-	550,000
Miscellaneous	7,877	-	7,877
Transfers in (out)	25,000	(25,000)	-
Total	611,297	(24,768)	586,529
CHANGE IN NET POSITION	(184,117)	30,445	(153,672)
NET POSITION, JANUARY 1, 2013	23,814,490	168,396	23,982,886
<b>NET POSITION, DECEMBER 31, 2013</b>	<b>\$ 23,630,373</b>	<b>\$ 198,841</b>	<b>\$ 23,829,214</b>

See accompanying notes to financial statements.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

BALANCE SHEET  
GOVERNMENTAL FUNDS

December 31, 2013

	General	Capital Improvement Reserve	Renewal and Replacement Sycamore Campus	Renewal and Replacement Community Outreach Building	Renewal and Replacement Health	Renewal and Replacement Public Safety	Total
<b>ASSETS</b>							
Cash and investments	\$ 10,156	\$ 1,139,704	\$ 1,085,744	\$ 240,715	\$ 2,308,180	\$ 205,791	\$ 4,990,290
Advance to DeKalb County	-	363,512	-	-	-	-	363,512
<b>TOTAL ASSETS</b>	<b>\$ 10,156</b>	<b>\$ 1,503,216</b>	<b>\$ 1,085,744</b>	<b>\$ 240,715</b>	<b>\$ 2,308,180</b>	<b>\$ 205,791</b>	<b>\$ 5,353,802</b>
<b>LIABILITIES AND FUND BALANCES</b>							
<b>LIABILITIES</b>							
Accounts payable	\$ 2,369	\$ -	\$ 583	\$ -	\$ -	\$ -	\$ 2,952
Total liabilities	2,369	-	583	-	-	-	2,952
<b>FUND BALANCES</b>							
Nonspendable - long-term receivable	-	363,512	-	-	-	-	363,512
Unrestricted							
Assigned for capital purposes	-	1,139,704	1,085,161	240,715	2,308,180	205,791	4,979,551
Unassigned	7,787	-	-	-	-	-	7,787
Total fund balances	7,787	1,503,216	1,085,161	240,715	2,308,180	205,791	5,350,850
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 10,156</b>	<b>\$ 1,503,216</b>	<b>\$ 1,085,744</b>	<b>\$ 240,715</b>	<b>\$ 2,308,180</b>	<b>\$ 205,791</b>	<b>\$ 5,353,802</b>

See accompanying notes to financial statements.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

RECONCILIATION OF FUND BALANCES OF GOVERNMENTAL FUNDS TO THE  
GOVERNMENTAL ACTIVITIES IN THE STATEMENT OF NET POSITION

December 31, 2013

---

<b>FUND BALANCES OF GOVERNMENTAL FUNDS</b>	\$ 5,350,850
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds	<u>18,279,523</u>
<b>NET POSITION OF GOVERNMENTAL ACTIVITIES</b>	<u><u>\$ 23,630,373</u></u>

See accompanying notes to financial statements.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS

For the Year Ended December 31, 2013

	General	Capital Improvement Reserve	Renewal and Replacement Sycamore Campus	Renewal and Replacement Community Outreach Building	Renewal and Replacement Health	Renewal and Replacement Public Safety	Total
<b>REVENUES</b>							
Investment income	\$ -	\$ 25,643	\$ 1,251	\$ 144	\$ 1,257	\$ 125	\$ 28,420
Contributions from DeKalb County	-	-	175,000	50,000	325,000	-	550,000
Miscellaneous	7,877	-	-	-	-	-	7,877
Total revenues	7,877	25,643	176,251	50,144	326,257	125	586,297
<b>EXPENDITURES</b>							
Current							
Administration	35,844	-	-	-	-	-	35,844
Capital outlay	-	-	120,117	9,876	-	-	129,993
Total expenditures	35,844	-	120,117	9,876	-	-	165,837
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(27,967)	25,643	56,134	40,268	326,257	125	420,460
<b>OTHER FINANCING SOURCES (USES)</b>							
Transfers in	35,000	-	25,643	-	-	-	60,643
Transfers (out)	-	(25,643)	(10,000)	-	-	-	(35,643)
Total other financing sources (uses)	35,000	(25,643)	15,643	-	-	-	25,000
NET CHANGE IN FUND BALANCES	7,033	-	71,777	40,268	326,257	125	445,460
FUND BALANCES, JANUARY 1, 2013	754	1,503,216	1,013,384	200,447	1,981,923	205,666	4,905,390
<b>FUND BALANCES, DECEMBER 31, 2013</b>	<b>\$ 7,787</b>	<b>\$ 1,503,216</b>	<b>\$ 1,085,161</b>	<b>\$ 240,715</b>	<b>\$ 2,308,180</b>	<b>\$ 205,791</b>	<b>\$ 5,350,850</b>

See accompanying notes to financial statements.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES TO THE  
GOVERNMENTAL ACTIVITIES IN THE STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2013

---

<b>NET CHANGE IN FUND BALANCES -</b>	
<b>TOTAL GOVERNMENTAL FUNDS</b>	\$ 445,460
Amounts reported for governmental activities in the statement of activities are different because:	
Some expenses in the statement of activities (e.g., depreciation) do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds	<u>(629,577)</u>
<b>CHANGES IN NET POSITION OF GOVERNMENTAL ACTIVITIES</b>	<u><u>\$ (184,117)</u></u>

See accompanying notes to financial statements.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

STATEMENT OF NET POSITION  
PROPRIETARY FUND

December 31, 2013

---

	<b>Business- Type Activities <u>Sinking Fund</u></b>
<b>CURRENT ASSETS</b>	
Cash and cash equivalents	\$ 321,531
Lease receivable	<u>855,000</u>
Total current assets	<u>1,176,531</u>
<b>NONCURRENT ASSETS</b>	
Receivables	
Lease	<u>1,810,000</u>
Total noncurrent assets	<u>1,810,000</u>
Total assets	<u>2,986,531</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on refunding	<u>10,000</u>
Total deferred outflows of resources	<u>10,000</u>
Total assets and deferred outflows of resources	<u>2,996,531</u>
<b>CURRENT LIABILITIES</b>	
Accrued interest payable	9,075
Unearned revenue	70,380
Revenue bonds payable	<u>855,000</u>
Total current liabilities	<u>934,455</u>
<b>NONCURRENT LIABILITIES</b>	
Revenue bonds payable	<u>1,863,235</u>
Total noncurrent liabilities	<u>1,863,235</u>
Total liabilities	<u>2,797,690</u>
<b>NET POSITION</b>	
Unrestricted	<u>198,841</u>
<b>TOTAL NET POSITION</b>	<u><u>\$ 198,841</u></u>

See accompanying notes to financial statements.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

STATEMENT OF REVENUES, EXPENSES AND  
CHANGES IN FUND NET POSITION  
PROPRIETARY FUND

For the Year Ended December 31, 2013

	<u><b>Business- Type Activities Sinking Fund</b></u>
<b>OPERATING REVENUES</b>	
Rental from DeKalb County	<u>\$ 180,379</u>
<b>OPERATING EXPENSES</b>	
Administration	
Commercial services	<u>600</u>
Total operating expenses	<u>600</u>
OPERATING INCOME	<u>179,779</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>	
Investment income	232
Interest expense	<u>(124,566)</u>
Total non-operating revenues (expenses)	<u>(124,334)</u>
INCOME BEFORE TRANSFERS	55,445
<b>TRANSFER (OUT)</b>	<u>(25,000)</u>
CHANGE IN NET POSITION	30,445
NET POSITION, JANUARY 1, 2013	<u>168,396</u>
<b>NET POSITION, DECEMBER 31, 2013</b>	<u><u>\$ 198,841</u></u>

See accompanying notes to financial statements.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

STATEMENT OF CASH FLOWS  
PROPRIETARY FUND

For the Year Ended December 31, 2013

	<u>Business- Type Activities</u> <u>Sinking Fund</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Rental receipts from DeKalb County	\$ 986,712
Payments to suppliers	<u>(600)</u>
Net cash from operating activities	<u>986,112</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>	
Transfer (out)	<u>(25,000)</u>
Net cash from noncapital financing activities	<u>(25,000)</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Principal paid on revenue bonds	(820,000)
Interest paid on revenue bonds	<u>(141,712)</u>
Net cash from capital and related financing activities	<u>(961,712)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Interest on investments	<u>232</u>
Net cash from investing activities	<u>232</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(368)
CASH AND CASH EQUIVALENTS, JANUARY 1, 2013	<u>321,899</u>
<b>CASH AND CASH EQUIVALENTS, DECEMBER 31, 2013</b>	<u><u>\$ 321,531</u></u>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Operating income	\$ 179,779
Adjustments to reconcile operating income to net cash from operating activities	
Changes in assets and liabilities	
Leases receivable	820,000
Unearned revenue	<u>(13,667)</u>
<b>NET CASH FROM OPERATING ACTIVITIES</b>	<u><u>\$ 986,112</u></u>

See accompanying notes to financial statements.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

NOTES TO FINANCIAL STATEMENTS

December 31, 2013

---

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The DeKalb County Public Building Commission (the PBC) is a quasi-governmental unit created by the DeKalb County Board in May 1978 under the authority of Chapter 50, Act 20 of the Illinois Compiled Statutes.

The financial statements of the PBC have been prepared in conformity with accounting principles generally accepted in the United States of America, as applied to government units (hereinafter referred to as generally accepted accounting principles (GAAP)). The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the PBC's accounting policies are described below.

a. Reporting Entity

The PBC is governed by a five-member board appointed to staggered five-year terms by the DeKalb County Board. The PBC is responsible for the construction, refurbishing and/or maintenance of county buildings for which lease agreements are executed with DeKalb County (the County). As required by generally accepted accounting principles, these financial statements present all funds of the PBC. A component unit is a legally separate organization for which a primary government is financially accountable. There are no component units included. However, the PBC is considered to be a component unit of the County since its sole purpose is to finance, construct and maintain certain of the County's public buildings.

b. Basis of Presentation

The accounts of the PBC are organized and operated on the basis of funds. Funds are independent fiscal and accounting entities with self-balancing sets of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance related legal and contractual provisions. A minimum number of funds are maintained for this purpose.

The following fund categories (further defined by fund type) are used by the PBC:

Governmental Funds are used to account for the PBC's general activities. The General Fund is the primary operating fund, accounting for all financial resources not accounted for in another fund. Capital Projects Funds account for funds restricted, committed or assigned for the acquisition of capital assets or construction of major capital projects not financed by another fund.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION**  
**SYCAMORE, ILLINOIS**  
NOTES TO FINANCIAL STATEMENTS (Continued)

---

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

b. Basis of Presentation (Continued)

Enterprise Funds are used to account for activities similar to those found in the private sector, where the determination of net income is necessary or useful to sound financial administration. Goods or services from such activities are provided to outside parties (enterprise funds).

c. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the PBC. The effect of material interfund activity has been eliminated from these statements. Governmental activities, which normally are supported by taxes or intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function, segment or program are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include (1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual proprietary funds are reported as separate columns in the fund financial statements.

The PBC reports the following major governmental funds:

The General (Corporate) Fund is the PBC's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

The following capital projects funds are also major governmental funds:

The Capital Improvement Reserve Fund is used to account for funds assigned for future improvements to the County's facilities.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION**  
**SYCAMORE, ILLINOIS**  
NOTES TO FINANCIAL STATEMENTS (Continued)

---

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

c. Government-Wide and Fund Financial Statements (Continued)

The Renewal and Replacement Sycamore Campus Fund is used to account for operation and maintenance funds paid by the County to the PBC and assigned for capital replacement.

The Renewal and Replacement Community Outreach Building Fund is used to account for operation and maintenance funds paid by the County and assigned for the Community Outreach Building to the PBC. This fund did not meet the criteria for presentation as a major fund; however, the PBC has elected to report it as such.

The Renewal and Replacement Health Fund is used to account for operation and maintenance funds paid by the Health Facility to the PBC assigned for capital outlay.

The Renewal and Replacement Public Safety Fund is used to account for operation and maintenance funds paid by Public Safety to the PBC. This fund did not meet the criteria for presentation as a major fund; however, the PBC has elected to report it as such.

The PBC also reports the following major proprietary fund:

The Sinking Fund is used to account for the lease payment from the County and the related payments on the 2005 lease revenue refunding bonds.

d. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. Operating revenues/expenses in the proprietary fund are directly attributable to its operation of the funds.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. A one-year availability period is used for revenue recognition for all governmental fund revenues. Expenditures generally are recorded when a fund liability is incurred.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION**  
**SYCAMORE, ILLINOIS**  
NOTES TO FINANCIAL STATEMENTS (Continued)

---

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

d. Measurement Focus, Basis of Accounting and Financial Statement Presentation  
(Continued)

The PBC reports unearned revenue on its financial statements. Unearned revenues arise when a potential revenue does not meet both the measurable and available criteria for recognition in the current period, under the modified accrual basis of accounting, or is measurable but not earned under the accrual basis of accounting. Unearned revenues also arise when resources are received by the PBC before it has a legal claim to them or prior to the provision of services, as when grant monies are received prior to the incurrence of qualifying expenditures. In subsequent periods, when both revenue recognition criteria are met, or when the PBC has a legal claim to the resources, the liability for unearned revenue is removed and revenue is recognized.

e. Cash and Investments

Cash and Cash Equivalents

For purposes of the statement of cash flows, the PBC's proprietary fund considers all highly liquid investments with an original maturity of three months or less when purchased to be cash equivalents.

Investments

Investments with a maturity greater than one year at time of purchase, if any, are stated at fair value. Nonnegotiable certificates of deposit and all other investments are reported at cost.

f. Interfund Transactions

Interfund service transactions are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed.

All other interfund transactions, except interfund service transactions and reimbursements, are reported as transfers.

g. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the noncurrent portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds."

**DEKALB COUNTY PUBLIC BUILDING COMMISSION**  
**SYCAMORE, ILLINOIS**  
NOTES TO FINANCIAL STATEMENTS (Continued)

---

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

g. Receivables and Payables (Continued)

Advances between funds, if any, reported in the fund financial statements are offset by a fund balance nonspendable account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

h. Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, bridges and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the PBC as assets with an initial, individual cost of more than \$10,000 and an estimated useful life in excess of one year, except for land improvements, where the cost must be greater than \$50,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Buildings, building improvements and land improvements are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings	40
Building improvements	10
Land improvements	8-20

i. Long-Term Obligations

In the government-wide financial statements and proprietary fund in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities or proprietary fund financial statements. Bond premiums and discounts, as well the gain (loss) on refundings, are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. The gain (loss) on refunding is reported as a deferred outflow and is amortized over the term of the related debt.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION**  
**SYCAMORE, ILLINOIS**  
NOTES TO FINANCIAL STATEMENTS (Continued)

---

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

i. Long-Term Obligations (Continued)

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

j. Fund Balances/Net Position

In the fund financial statements, governmental funds report nonspendable fund balance for amounts that are either not in spendable form or legally or contractually required to be maintained intact. Restrictions of fund balance are reported for amounts constrained by legal restrictions from outside parties for use for a specific purpose, or externally imposed by outside entities or from enabling legislation adopted by the PBC. Committed fund balance is constrained by formal actions of the PBC's Board, which is considered the PBC's highest level of decision making authority. Formal actions include ordinances approved by the Board. Assigned fund balance represents amounts constrained by the PBC's intent to use them for a specific purpose. The authority to assign fund balance has been delegated to the PBC's treasurer. Any residual fund balance in the General Fund, including fund balance targets and any deficit fund balance of any other governmental fund is reported as unassigned.

The PBC's flow of funds assumption prescribes that the funds with the highest level of constraint are expended first. If restricted or unrestricted funds are available for spending, the restricted funds are spent first. Additionally, if different levels of unrestricted funds are available for spending the PBC considers committed funds to be expended first followed by assigned funds and then unassigned funds.

In the government-wide financial statements, restricted net positions are legally restricted by outside parties for a specific purpose or from enabling legislation. Net investment in capital assets represents the book value of capital assets less any long-term debt issued to acquire or construct the capital assets.

None of the restricted net positions or restricted fund balance results from enabling legislation adopted by the PBC.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION**  
**SYCAMORE, ILLINOIS**  
NOTES TO FINANCIAL STATEMENTS (Continued)

---

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

k. Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time.

l. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows, liabilities and deferred inflows 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. Actual results could differ from those estimates.

**2. DEPOSITS AND INVESTMENTS**

The PBC maintains a cash and investment pool that is available for use by all funds. Each fund's portion of this pool is displayed on the financial statements as "cash and investments." In addition, investments are separately held by several of the PBC's funds. The PBC operates under an investment policy that limits the PBC to make deposits/investments in insured commercial banks, savings and loan institutions, obligations of the U.S. Treasury and U.S. agencies, investment grade obligations of state and local governments, money market mutual funds with portfolios of securities issued or guaranteed by the United States or agreement to repurchase these same obligations, repurchase agreements, Illinois Funds and local government investment pools.

It is the policy of the PBC to invest its funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the PBC and conforming to all state and local statutes governing the investment of public funds, using the "prudent person" standard for managing the overall portfolio. The primary objective of the policy is legality, safety (preservation of capital and protection of investment principal), liquidity and yield.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION**  
**SYCAMORE, ILLINOIS**  
NOTES TO FINANCIAL STATEMENTS (Continued)

---

**2. DEPOSITS AND INVESTMENTS (Continued)**

a. Deposits with Financial Institutions (Continued)

Custodial credit risk for deposits with financial institutions is the risk that in the event of bank failure, the PBC's deposits may not be returned to it. The PBC's investment policy requires pledging of collateral for all bank balances in excess of federal depository insurance with the collateral held by an independent third party acting as the PBC's agent. All of the PBC's deposits were covered by either FDIC or collateral held by an independent third party acting as the PBC's agent at December 31, 2013.

b. Investments

In accordance with its investment policy, the PBC limits its exposure to interest rate risk by structuring the portfolio to provide liquidity for operating funds and maximizing yields for funds not needed within a short-term (annual) period. The investment policy limits the maximum maturity length of investments to five years. In addition, the policy does require the PBC to structure the investment portfolio so that securities mature to meet cash requirements for ongoing operations and prohibits the selling of securities prior to maturity except in limited circumstances.

The PBC limits its exposure to credit risk, the risk that the issuer of a debt security will not pay its par value upon maturity, by primarily investing in obligations guaranteed by the United States Government (U.S. Treasury obligations and U.S. agency obligations).

Custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to the investment, the PBC will not be able to recover the value of its investments that are in possession of an outside party. To limit its exposure, the PBC's investment policy requires all security transactions that are exposed to custodial credit risk to be processed on a delivery versus payment (DVP) basis with the underlying investments held by a third party acting as the PBC's agent separate from where the investment was purchased.

Concentration of credit risk - The PBC's investment requires diversification of the portfolio and does not permit greater than 67% of the portfolio to be invested in any one institution or investment vehicle, other than U.S. Treasury obligations.

In addition, the PBC's investment policy prohibits the investment in any type of derivative.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION**  
**SYCAMORE, ILLINOIS**  
NOTES TO FINANCIAL STATEMENTS (Continued)

**3. CAPITAL ASSETS**

Capital asset activity for the year ended December 31, 2013 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<b>GOVERNMENTAL ACTIVITIES</b>				
Capital assets not being depreciated				
Land	\$ 493,284	\$ -	\$ -	\$ 493,284
Total capital assets not being depreciated	493,284	-	-	493,284
Capital assets being depreciated				
Land improvements	153,826	-	-	153,826
Buildings	23,973,728	-	-	23,973,728
Building improvements	334,624	-	-	334,624
Total capital assets being depreciated	24,462,178	-	-	24,462,178
Less accumulated depreciation for				
Land improvements	4,734	13,805	-	18,539
Buildings and improvements	6,041,628	615,772	-	6,657,400
Total accumulated depreciation	6,046,362	629,577	-	6,675,939
Total capital assets being depreciated, net	18,415,816	(629,577)	-	17,786,239
<b>GOVERNMENTAL ACTIVITIES</b>				
<b>CAPITAL ASSETS, NET</b>	<u>\$ 18,909,100</u>	<u>\$ (629,577)</u>	<u>\$ -</u>	<u>\$ 18,279,523</u>

Depreciation expense was charged to functions/programs of the primary government as follows:

<b>GOVERNMENTAL ACTIVITIES</b>		
Administration		<u>\$ 629,577</u>
<b>TOTAL DEPRECIATION EXPENSE - GOVERNMENTAL ACTIVITIES</b>		<u>\$ 629,577</u>

**DEKALB COUNTY PUBLIC BUILDING COMMISSION**  
**SYCAMORE, ILLINOIS**  
NOTES TO FINANCIAL STATEMENTS (Continued)

---

**4. LEASES RECEIVABLE**

a. Operating Lease

The PBC has entered into an operating lease agreement with the County which requires the following annual rentals due from the County for the years indicated:

<u>Year</u>	
2014	\$ 500,000
2015	525,000
2016	550,000
2017	175,000
2018	175,000
2019	175,000
2020	<u>175,000</u>
 TOTAL	 <u>\$ 2,275,000</u>

The PBC is responsible for maintenance, operation, upkeep and safekeeping of the County Government Complex (the Complex). The County may be responsible for paying costs of operating and maintaining the Complex to the extent that rentals are not sufficient.

If at any time during the term of this lease all of the financial claims upon the PBC shall be paid in full or provision made for such payment, then this lease may, at the option of the County, be terminated by written notice to the PBC.

Revenues received from the County in the form of lease payments are to be credited to funds as follows:

1) Renewal and Replacement Fund

From annual rentals due on and after November 1, 1993, the PBC shall deposit into the Renewal and Replacement Fund the lesser of \$250,000 or the amount required to equal the lesser of \$1,500,000 or an amount to be determined by the County Board in a resolution. Money shall be applied to the payment of nonrecurring major repairs, renewals, replacements or maintenance items and furnishings and equipment. The aggregate amount withdrawn from this fund in any fiscal year may not exceed \$50,000 without the prior approval of the County Board. The required \$1,500,000 has been accumulated in the capital projects governmental fund.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION**  
**SYCAMORE, ILLINOIS**  
NOTES TO FINANCIAL STATEMENTS (Continued)

---

**4. LEASES RECEIVABLE (Continued)**

a. Operating Lease (Continued)

2) Surplus Fund

After allocation of the annual rent to the Operating Fund and the Renewal and Replacement Fund, any remaining amount of the annual rent would be deposited here.

b. Financing Lease

During 1997, the PBC entered into a new financing lease with the County for construction of a new County Nursing Home/Health Department facilities, which were constructed with the proceeds of the 1997 Lease Revenue Bonds. During fiscal year 2005, the PBC issued the Series 2005 Lease Revenue Refunding Bonds to advance refund, through a crossover refunding, the 1997 Lease Revenue Bonds maturing after December 1, 2007. As part of the refunding, a new financing lease was entered into with the County.

The PBC is responsible for maintenance, operation, upkeep and safekeeping of the County Nursing Home/Health Department. The County may be responsible for paying costs of operating and maintaining the Nursing Home/Health Department to the extent that rentals are not sufficient.

If at any time during the term of this lease all of the financial claims upon the PBC shall be paid in full or provision made for such payment, then this lease may, at the option of the County, be terminated by written notice to the PBC.

Lease rentals receivable from the County are as follows:

<u>Fiscal Year</u>	<u>Lease Payments</u>
2014	\$ 971,813
2015	967,013
2016	<u>969,656</u>
Total lease payments	2,908,482
Less interest and expenses	<u>(243,482)</u>
NET LEASE RECEIVABLE	<u>\$ 2,665,000</u>

**DEKALB COUNTY PUBLIC BUILDING COMMISSION**  
**SYCAMORE, ILLINOIS**  
NOTES TO FINANCIAL STATEMENTS (Continued)

**4. LEASES RECEIVABLE (Continued)**

b. Financing Lease (Continued)

Revenues received from the County in the form of lease payments are to be credited to the lease revenue fund as follows:

Administrative Account - \$25,000 per year to be used to pay the administrative expenses of the commission.

Sinking Fund Account - sufficient amounts to pay the principal and interest on the next due date(s).

Surplus Account - any residual amounts to be used to cure deficiencies in the sinking fund account, administrative account, pay rebates, if any, fund the needs of the project and pay any other costs of the PBC.

**5. LONG-TERM DEBT**

	Balances January 1, 2013		Additions	Reductions	Balances December 31, 2013		Current Portion
<b>BUSINESS-TYPE ACTIVITIES</b>							
Public Building Commission Lease Revenue Refunding Bonds, Series 2005	\$ 3,485,000	\$ -	\$ 820,000	\$ 2,665,000	\$ 855,000		
Unamortized bond premium	70,980	-	17,745	53,235	-		
<b>TOTAL BUSINESS-TYPE ACTIVITIES</b>	<b>\$ 3,555,980</b>	<b>\$ -</b>	<b>\$ 837,745</b>	<b>\$ 2,718,235</b>	<b>\$ 855,000</b>		

On June 1, 2005, the PBC issued \$7,155,000 Lease Revenue Refunding Bonds, dated June 1, 2005 to advance refund, through a crossover refunding, the 2008-2016 principal maturities of the 1997 Lease Revenue Bonds on December 1, 2007 (the crossover date) and to pay the interest on the 2005 Lease Revenue Refunding Bonds through December 1, 2007. The 2005 bonds are due serially from December 1, 2008 through December 1, 2016 in amounts ranging from \$685,000 - \$925,000. Interest is payable semiannually each June 1 and December 1 at amounts ranging from 3.50% - 4.25%.

**DEKALB COUNTY PUBLIC BUILDING COMMISSION**  
**SYCAMORE, ILLINOIS**  
NOTES TO FINANCIAL STATEMENTS (Continued)

**5. LONG-TERM DEBT (Continued)**

The bonds are secured by a lease with the County (see Note 4b). Debt service to maturity is as follows:

Fiscal Year	Principal	Interest	Total
2014	\$ 855,000	\$ 108,913	\$ 963,913
2015	885,000	74,712	959,712
2016	925,000	39,314	964,314
TOTAL	<u>\$ 2,665,000</u>	<u>\$ 222,939</u>	<u>\$ 2,887,939</u>

**6. RISK MANAGEMENT**

The PBC is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The PBC has purchased commercial insurance for surety bond coverage and is included under the liability insurance fund of the County for all other risks. There are no full-time employees of the PBC and the part-time employees are not eligible for health insurance. Therefore, no health insurance is provided and there is no potential other postemployment benefit to be reported.

**7. INDIVIDUAL FUND DISCLOSURES**

Individual fund transfers between funds at December 31, 2013 are as follows:

Fund	Transfer To	Transfer From
General	\$ 35,000	\$ -
Capital Improvement Reserve	-	25,643
Renewal and Replacement Sycamore Campus	25,643	10,000
Sinking Fund	-	25,000
TOTAL	<u>\$ 60,643</u>	<u>\$ 60,643</u>

The purpose of significant transfers to/from other funds is as follows:

- \$25,000 was transferred to the General Fund from the Sinking Fund for administrative expenses as required by the Bond Indenture (see Note 4b).
- \$25,643 transferred from the Capital Improvements Fund to the Renewal and Replacement Sycamore Campus Fund is to transfer funds to be used for future renewal and replacement projects.

**REQUIRED SUPPLEMENTARY INFORMATION**

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
GENERAL FUND

For the Year Ended December 31, 2013

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>
<b>REVENUES</b>			
Miscellaneous	\$ -	\$ -	\$ 7,877
Total revenues	-	-	7,877
<b>EXPENDITURES</b>			
Current			
Administration			
Salaries	22,000	22,000	24,611
Social security	1,500	1,500	2,185
Illinois municipal retirement	2,200	2,200	-
Unemployment	-	-	100
Workers' compensation	300	300	-
Travel	200	200	-
Maintenance	200	200	-
Telephone	500	500	585
Professional fees	6,500	6,500	7,650
Surety bonds	300	300	275
Supplies	300	300	438
Total expenditures	34,000	34,000	35,844
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(34,000)	(34,000)	(27,967)
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in	35,000	35,000	35,000
NET CHANGE IN FUND BALANCE	\$ 1,000	\$ 1,000	7,033
FUND BALANCE, JANUARY 1, 2013			754
<b>FUND BALANCE, DECEMBER 31, 2013</b>			<b>\$ 7,787</b>

(See independent auditor's report.)

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

December 31, 2013

---

**1. BUDGETS**

Formal budgetary integration is employed as a management control device. Budgets are adopted on a basis consistent with generally accepted accounting principles. The annual budget lapses at fiscal year end.

The PBC prepares an operating budget which summarizes the budget units and recommends the proposed appropriations. The appropriations are approved by the Board of Commissioners and may be amended by the Board of Commissioners. Expenditures may not exceed the budget at the fund level. During the period, no budget amendments were approved.

**2. INDIVIDUAL FUND DISCLOSURES**

The following funds had expenditures in excess of budget:

<u>Fund</u>	<u>Excess</u>
General	\$ 1,844

**SUPPLEMENTARY FINANCIAL INFORMATION**

**MAJOR GOVERNMENTAL FUNDS**

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
CAPITAL IMPROVEMENT RESERVE FUND

For the Year Ended December 31, 2013

	<b>Final Budget</b>	<b>Actual</b>
<b>REVENUES</b>		
Investment income	\$ 40,000	\$ 25,643
Total revenues	40,000	25,643
<b>EXPENDITURES</b>		
None	-	-
Total expenditures	-	-
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>40,000</b>	<b>25,643</b>
<b>OTHER FINANCING SOURCES (USES)</b>		
Transfers (out)	(40,000)	(25,643)
Total other financing sources (uses)	(40,000)	(25,643)
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ -</b>	<b>-</b>
<b>FUND BALANCE, JANUARY 1, 2013</b>		<b>1,503,216</b>
<b>FUND BALANCE, DECEMBER 31, 2013</b>		<b>\$ 1,503,216</b>

(See independent auditor's report.)

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
RENEWAL AND REPLACEMENT SYCAMORE CAMPUS FUND

For the Year Ended December 31, 2013

	<b>Final Budget</b>	<b>Actual</b>
<b>REVENUES</b>		
Investment income	\$ 2,000	\$ 1,251
Contributions from DeKalb County		
Sycamore campus	175,000	175,000
Total revenues	177,000	176,251
<b>EXPENDITURES</b>		
Capital outlay		
Sycamore campus		
Building remodeling	33,000	975
Building modification	-	60,817
Parking lot construction	27,000	24,135
Concrete replacement and repair	20,000	15,520
Carpet/tile replacement	45,000	18,670
Capital contingency	3,000	-
Total expenditures	128,000	120,117
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>49,000</b>	<b>56,134</b>
<b>OTHER FINANCING SOURCES (USES)</b>		
Transfers in	40,000	25,643
Transfers (out)	(10,000)	(10,000)
Total other financing sources (uses)	30,000	15,643
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ 79,000</b>	<b>71,777</b>
<b>FUND BALANCE, JANUARY 1, 2013</b>		<b>1,013,384</b>
<b>FUND BALANCE, DECEMBER 31, 2013</b>		<b>\$ 1,085,161</b>

(See independent auditor's report.)

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

**SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
RENEWAL AND REPLACEMENT COMMUNITY OUTREACH BUILDING FUND**

For the Year Ended December 31, 2013

---

	<b>Final Budget</b>	<b>Actual</b>
<b>REVENUES</b>		
Investment income	\$ 1,000	\$ 144
Contributions from DeKalb County Community Outreach Building	<u>50,000</u>	<u>50,000</u>
Total revenues	<u>51,000</u>	<u>50,144</u>
<b>EXPENDITURES</b>		
Capital outlay Community outreach building Landscaping	<u>10,000</u>	<u>9,876</u>
Total expenditures	<u>10,000</u>	<u>9,876</u>
NET CHANGE IN FUND BALANCE	<u><u>\$ 41,000</u></u>	40,268
FUND BALANCE, JANUARY 1, 2013		<u>200,447</u>
<b>FUND BALANCE, DECEMBER 31, 2013</b>		<u><u>\$ 240,715</u></u>

(See independent auditor's report.)

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

**SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
RENEWAL AND REPLACEMENT HEALTH FUND**

For the Year Ended December 31, 2013

---

	<b>Final Budget</b>	<b>Actual</b>
<b>REVENUES</b>		
Investment income	\$ 7,000	\$ 1,257
Contributions from DeKalb County Health facility campus	<u>325,000</u>	<u>325,000</u>
Total revenues	<u>332,000</u>	<u>326,257</u>
<b>EXPENDITURES</b>		
Capital outlay Health facility Concrete replacement and repair	10,000	-
Capital contingency	<u>5,000</u>	<u>-</u>
Total expenditures	<u>15,000</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	<u>\$ 317,000</u>	326,257
FUND BALANCE, JANUARY 1, 2013		<u>1,981,923</u>
<b>FUND BALANCE, DECEMBER 31, 2013</b>		<u><u>\$ 2,308,180</u></u>

(See independent auditor's report.)

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
RENEWAL AND REPLACEMENT PUBLIC SAFETY FUND

For the Year Ended December 31, 2013

---

	<b>Final Budget</b>	<b>Actual</b>
<b>REVENUES</b>		
Investment income	\$ 1,000	\$ 125
Total revenues	<u>1,000</u>	<u>125</u>
<b>EXPENDITURES</b>		
Capital outlay		
Public safety building		
Capital contingency	<u>5,000</u>	-
Total expenditures	<u>5,000</u>	-
NET CHANGE IN FUND BALANCE	<u>\$ (4,000)</u>	125
FUND BALANCE, JANUARY 1, 2013		<u>205,666</u>
<b>FUND BALANCE, DECEMBER 31, 2013</b>		<u><u>\$ 205,791</u></u>

(See independent auditor's report.)

**CAPITAL ASSETS USED IN THE OPERATION  
OF GOVERNMENTAL FUNDS**

**DEKALB COUNTY PUBLIC BUILDING COMMISSION  
SYCAMORE, ILLINOIS**

SCHEDULE OF CHANGES BY FUNCTION AND ACTIVITY  
CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS

For the Year Ended December 31, 2013

	<b>Balances January 1, 2013</b>	<b>Additions and Transfers</b>	<b>Retirements and Transfers</b>	<b>Balances December 31, 2013</b>
<b>HIGHWAY DEPARTMENT</b>				
Land	\$ 684	\$ -	\$ -	\$ 684
Building	2,197,569	-	-	2,197,569
Building improvements	39,247	-	-	39,247
Total highway department	2,237,500	-	-	2,237,500
<b>NURSING AND REHAB CENTER</b>				
Land	3,785	-	-	3,785
Building	11,869,467	-	-	11,869,467
Total nursing and rehab center	11,873,252	-	-	11,873,252
<b>PUBLIC HEALTH DEPARTMENT AND COMMUNITY FACILITY</b>				
Land	488,815	-	-	488,815
Land improvements	153,826	-	-	153,826
Buildings	4,266,887	-	-	4,266,887
Building improvements	25,657	-	-	25,657
Total public health department and community facility	4,935,185	-	-	4,935,185
<b>HEALTH FACILITY STORAGE AND GARAGE</b>				
Building - garage	156,969	-	-	156,969
Building - storage	200,000	-	-	200,000
Total health facility storage and garage	356,969	-	-	356,969
<b>COMMUNITY OUTREACH CENTER</b>				
Building	5,552,556	-	-	5,552,556
Total community outreach center	5,552,556	-	-	5,552,556
<b>TOTAL CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS</b>	<b>\$ 24,955,462</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,955,462</b>

(See independent auditor's report.)