



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

ANNUAL FINANCIAL REPORT

For the Year Ended December 31, 2019



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SYCAMORE, ILLINOIS
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SYCAMORE, ILLINOIS
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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 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, 2019, 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 and each major fund of the DeKalb County Public Building Commission, Sycamore, Illinois, as of December 31, 2019, and the respective changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

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

Sibich LLP

Naperville, Illinois
July 22, 2020

**GENERAL PURPOSE EXTERNAL
FINANCIAL STATEMENTS**

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

STATEMENT OF NET POSITION

December 31, 2019

	<u>Governmental Activities</u>
ASSETS	
Cash and investments	\$ 3,549,172
Accrued interest receivable	36,850
Advance to County	<u>3,100,000</u>
Total assets	<u>6,686,022</u>
LIABILITIES	
Accounts payable	<u>86,642</u>
Total liabilities	<u>86,642</u>
NET POSITION	
Unrestricted	<u>6,599,380</u>
TOTAL NET POSITION	<u><u>\$ 6,599,380</u></u>

See accompanying notes to financial statements.

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

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2019

FUNCTIONS/PROGRAMS	Program Revenues			Net (Expense) Revenue and Change in Net Position Primary Government	
PRIMARY GOVERNMENT	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental Activities					
Administration	\$ 608,782	\$ -	\$ -	\$ -	\$ (608,782)
Total governmental activities	608,782	-	-	-	(608,782)
TOTAL PRIMARY GOVERNMENT	\$ 608,782	\$ -	\$ -	\$ -	(608,782)
			General Revenues		
			Investment income		180,818
			Contributions from DeKalb County		160,000
			Total		340,818
			CHANGE IN NET POSITION		(267,964)
			NET POSITION, JANUARY 1, 2019		6,867,344
			NET POSITION, DECEMBER 31, 2019		\$ 6,599,380

See accompanying notes to financial statements.

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

BALANCE SHEET
GOVERNMENTAL FUNDS

December 31, 2018

	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
ASSETS							
Cash and investments	\$ 298,062	\$ 45,704	\$ 1,297,788	\$ 355,413	\$ 1,432,055	\$ 120,150	\$ 3,549,172
Accrued interest receivable	2,729	355	10,390	2,612	19,807	957	36,850
Advance to County	-	1,500,000	-	-	1,600,000	-	3,100,000
TOTAL ASSETS	\$ 300,791	\$ 1,546,059	\$ 1,308,178	\$ 358,025	\$ 3,051,862	\$ 121,107	\$ 6,686,022
LIABILITIES AND FUND BALANCES							
LIABILITIES							
Accounts payable	\$ 942	\$ -	\$ -	\$ -	\$ 23,340	\$ 62,360	\$ 86,642
Total liabilities	942	-	-	-	23,340	62,360	86,642
FUND BALANCES							
Assigned for capital purposes	-	1,546,059	1,308,178	358,025	3,028,522	58,747	6,299,531
Unassigned	299,849	-	-	-	-	-	299,849
Total fund balances	299,849	1,546,059	1,308,178	358,025	3,028,522	58,747	6,599,380
TOTAL LIABILITIES AND FUND BALANCES	\$ 300,791	\$ 1,546,059	\$ 1,308,178	\$ 358,025	\$ 3,051,862	\$ 121,107	\$ 6,686,022

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, 2019

FUND BALANCES OF GOVERNMENTAL FUNDS	\$ 6,599,380
No reconciling items	<u>-</u>
NET POSITION OF GOVERNMENTAL ACTIVITIES	<u><u>\$ 6,599,380</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, 2019

	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
REVENUES							
Investment income	\$ 8,134	\$ 46,059	\$ 30,961	\$ 7,785	\$ 85,027	\$ 2,852	\$ 180,818
Contributions from DeKalb County	-	-	110,000	50,000	-	-	160,000
Total revenues	8,134	46,059	140,961	57,785	85,027	2,852	340,818
EXPENDITURES							
Current							
Administration	26,807	-	200,518	-	319,097	62,360	608,782
Total expenditures	26,807	-	200,518	-	319,097	62,360	608,782
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(18,673)	46,059	(59,557)	57,785	(234,070)	(59,508)	(267,964)
OTHER FINANCING SOURCES (USES)							
Transfers in	-	-	35,011	-	-	-	35,011
Transfers (out)	-	(35,011)	-	-	-	-	(35,011)
Total other financing sources (uses)	-	(35,011)	35,011	-	-	-	-
NET CHANGE IN FUND BALANCES	(18,673)	11,048	(24,546)	57,785	(234,070)	(59,508)	(267,964)
FUND BALANCES, JANUARY 1, 2019	318,522	1,535,011	1,332,724	300,240	3,262,592	118,255	6,867,344
FUND BALANCES, DECEMBER 31, 2019	\$ 299,849	\$ 1,546,059	\$ 1,308,178	\$ 358,025	\$ 3,028,522	\$ 58,747	\$ 6,599,380

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, 2019

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS	\$ (267,964)
Amounts reported for governmental activities in the statement of activities are different because:	
No reconciling items	<u> -</u>
CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES	<u><u> \$ (267,964)</u></u>

See accompanying notes to financial statements.

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

NOTES TO FINANCIAL STATEMENTS

December 31, 2019

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 of Commissioners. 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 GAAP, 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)

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 activities of the PBC. The effect of material interfund activity has been eliminated from these statements.

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.

Major individual governmental 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.

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 to the PBC and assigned for the Community Outreach Building.

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.

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

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. 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.

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.

e. Cash and Investments

Cash and Cash Equivalents

The PBC has no investments required to be reported at fair value.

Investments

Investments with a maturity of less than one year when purchased, non-negotiable certificates of deposit and other nonparticipating investments are stated at cost or amortized cost. Investments with a maturity greater than one year when purchased are stated at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The PBC held no investments to measure at fair value at December 31, 2019.

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

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

f. Interfund Transactions

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

g. 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 of Commissioners, which is considered the PBC's highest level of decision-making authority. Formal actions include ordinances approved by the Board of Commissioners. 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.

h. 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, 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.

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

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 Government or agreement to repurchase these same obligations, repurchase agreements, The 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.

a. Deposits with Financial Institutions

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 (FDIC) 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, 2019.

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).

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

2. DEPOSITS AND INVESTMENTS (Continued)

b. Investments (Continued)

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.

3. 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 year indicated:

Fiscal Year Ending	
2020	\$ 175,000
TOTAL	<u>\$ 175,000</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.

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

3. LEASES RECEIVABLE (Continued)

a. Operating Lease (Continued)

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 of Commissioners 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 of Commissioners. The required \$1,500,000 has been accumulated in the capital projects governmental fund.

2) Surplus Fund

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

4. 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.

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, 2019

	Original Budget	Final Budget	Actual
REVENUES			
Investment income	\$ 3,000	\$ 3,000	\$ 8,134
Total revenues	3,000	3,000	8,134
EXPENDITURES			
Current			
Administration			
Salaries	17,000	17,000	13,535
Administration/financial/legal services	7,200	7,200	7,200
Part-time seasonal	4,200	4,200	-
Social Security	1,600	1,600	699
Unemployment	200	200	-
Travel	200	200	-
Maintenance	200	200	-
Telephone	-	-	720
Professional fees	4,000	4,000	4,500
Surety bonds	200	200	125
Supplies	200	200	28
Total expenditures	35,000	35,000	26,807
NET CHANGE IN FUND BALANCE	\$ (32,000)	\$ (32,000)	(18,673)
FUND BALANCE, JANUARY 1, 2019			318,522
FUND BALANCE, DECEMBER 31, 2019			\$ 299,849

(See independent auditor's report.)

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

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

December 31, 2019

BUDGETS

Formal budgetary integration is employed as a management control device. Budgets are adopted on a basis consistent with GAAP. 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.

The following funds had expenditures greater than the budget for the year ended December 31, 2019.

Fund	Actual Expenditures	Budget
Renewal and Replacement Health Fund	\$ 319,097	\$ 295,000

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, 2019

	Original Budget	Final Budget	Actual
REVENUES			
Investment income	\$ 30,000	\$ 30,000	\$ 46,059
Total revenues	30,000	30,000	46,059
EXPENDITURES			
None	-	-	-
Total expenditures	-	-	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	30,000	30,000	46,059
OTHER FINANCING SOURCES (USES)			
Transfers (out)	(30,000)	(30,000)	(35,011)
Total other financing sources (uses)	(30,000)	(30,000)	(35,011)
NET CHANGE IN FUND BALANCE	\$ -	\$ -	11,048
FUND BALANCE, JANUARY 1, 2019			1,535,011
FUND BALANCE, DECEMBER 31, 2019			\$ 1,546,059

(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, 2019

	Original Budget	Final Budget	Actual
REVENUES			
Investment income	\$ 15,000	\$ 15,000	\$ 30,961
Contributions from DeKalb County			
Sycamore campus	110,000	110,000	110,000
Total revenues	125,000	125,000	140,961
EXPENDITURES			
Current			
Administration			
Sycamore campus - repairs and maintenance			
Courthouse reconfiguration	-	-	13,431
Conference room updates	-	-	20,827
Carpet/tile replacement	20,000	20,000	10,939
HVAC condensor replacement	270,000	270,000	155,321
Energy "Greening" project	10,000	10,000	-
Capital contingency	10,000	10,000	-
Total expenditures	310,000	310,000	200,518
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(185,000)	(185,000)	(59,557)
OTHER FINANCING SOURCES (USES)			
Transfers in	30,000	30,000	35,011
Total other financing sources (uses)	30,000	30,000	35,011
NET CHANGE IN FUND BALANCE	\$ (155,000)	\$ (155,000)	(24,546)
FUND BALANCE, JANUARY 1, 2019			1,332,724
FUND BALANCE, DECEMBER 31, 2019			\$ 1,308,178

(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, 2019

	Original Budget	Final Budget	Actual
REVENUES			
Investment income	\$ 2,000	\$ 2,000	\$ 7,785
Contributions from DeKalb County Community Outreach Building	50,000	50,000	50,000
Total revenues	52,000	52,000	57,785
EXPENDITURES			
Current			
Administration			
Community outreach building - repairs and maintenance			
Landscaping improvements	5,000	5,000	-
Sidewalks/concrete repair	10,000	10,000	-
General painting	10,000	10,000	-
Security upgrades	10,000	10,000	-
Capital contingency	5,000	5,000	-
Total expenditures	40,000	40,000	-
NET CHANGE IN FUND BALANCE	\$ 12,000	\$ 12,000	57,785
FUND BALANCE, JANUARY 1, 2019			300,240
FUND BALANCE, DECEMBER 31, 2019			\$ 358,025

(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, 2019

	Original Budget	Final Budget	Actual
REVENUES			
Investment income	\$ 50,000	\$ 50,000	\$ 85,027
Total revenues	50,000	50,000	85,027
EXPENDITURES			
Current			
Administration			
Health facility campus - repairs and maintenance			
Landscaping improvements	5,000	5,000	3,283
Concrete replacement and repair	5,000	5,000	34,747
General painting	5,000	5,000	8,075
Carpet/tile replacement	-	-	16,609
Support staff areas	5,000	5,000	5,145
HVAC condensor replacement	260,000	260,000	249,916
Security system	5,000	5,000	1,322
Windows	5,000	5,000	-
Capital contingency	5,000	5,000	-
Total expenditures	295,000	295,000	319,097
NET CHANGE IN FUND BALANCE	\$ (245,000)	\$ (245,000)	(234,070)
FUND BALANCE, JANUARY 1, 2019			3,262,592
FUND BALANCE, DECEMBER 31, 2019			\$ 3,028,522

(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, 2019

	Original Budget	Final Budget	Actual
REVENUES			
Investment income	\$ -	\$ -	\$ 2,852
Contributions from DeKalb County Jail Expansion Fund Close Out	40,000	40,000	-
Total revenues	40,000	40,000	2,852
EXPENDITURES			
Current			
Administration			
Public safety building - repairs and maintenance			
Carpet and tile replacement	40,000	40,000	40,664
Jail shower valve replacement	30,000	30,000	21,696
Food pantry	30,000	30,000	-
Total expenditures	100,000	100,000	62,360
NET CHANGE IN FUND BALANCE	\$ (60,000)	\$ (60,000)	(59,508)
FUND BALANCE, JANUARY 1, 2019			118,255
FUND BALANCE, DECEMBER 31, 2019			\$ 58,747

(See independent auditor's report.)