

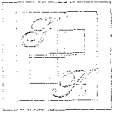
**Nobel Neighbors**  
**"Community Development,**  
**City of Chicago Housing Resource Center,**  
**and a HUD Housing Counseling Agency"**  
**Audited Financial Statements**  
**(Accrual Basis)**  
**December 31, 2010**

**NOBEL NEIGHBORS**  
"Community Development,  
Housing Resource Center, and  
HUD Housing Counseling Agency"

**ACCRUAL BASIS FINANCIAL STATEMENTS**  
**For the Year Ended December 31, 2010**

**TABLE OF CONTENTS**

	<u>PAGE(S)</u>
INDEPENDENT AUDITOR'S REPORT	1
Statement of Financial Position	2
Statement of Activities and Changes in Net Assets	3
Statement of Functional Expenses	4
Statement of Cash Flows	5
Notes to the Financial Statements	6-10



**FORTINEAUX & ASSOCIATES L.L.C.**  
*CERTIFIED PUBLIC ACCOUNTANTS*

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MEMBER OF THE ILLINOIS SOCIETY OF CERTIFIED PUBLIC ACCOUNTANTS

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of  
**Nobel Neighbors**  
Chicago, Illinois

We have audited the accompanying statement of financial position of **Nobel Neighbors (an Illinois nonprofit organization)** as of **December 31, 2010**, and the related statements of activities and changes in net assets, functional expenses, and cash flows for the year then ended. The prior year, December 31, 2008, financial data is presented for comparison purposes. These financial statements are the responsibility of the Organization's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of **Nobel Neighbors** as of **December 31, 2010**, and its statement of activities and changes in net assets and its cash flows for the year then ended in conformity with generally accepted accounting principles.

Fortineaux & Associates, LLC  
Evergreen Park, Illinois  
August 11, 2011

**Nobel Neighbors**  
**"Community Development, Housing Resource Center, and**  
**HUD Housing Counseling Agency"**  
Statement of Financial Position  
(Accrual Basis)  
As of December 31, 2010 and 2009

	<u>2010</u>	<u>2009</u>
<b>ASSETS</b>		
Current Assets		
Cash checking account (overdraft)	\$274	\$26,497
Contracts and grants receivable	<u>42,591</u>	<u>13,220</u>
Total Current Assets	42,865	39,717
Longterm Assets		
Security deposits office space	0	0
Property and Equipment		
Office equipment and furniture	5,725	5,725
Less: accumulated depreciation	<u>(5,725)</u>	<u>(5,725)</u>
Total Net Property and Equipment	0	0
<b>Total Assets</b>	<b><u>\$42,865</u></b>	<b><u>\$39,717</u></b>
 <b>LIABILITIES AND NET ASSETS</b>		
Current Liabilities		
Accounts payable	\$17,454	\$2,934
Accrued payroll expenses payable	<u>13,661</u>	<u>13,741</u>
Total Current Liabilities	31,115	16,675
Net Assets - Unrestricted funds	<b><u>11,750</u></b>	<b><u>23,042</u></b>
<b>Total Liabilities and Net Assets</b>	<b><u>\$42,865</u></b>	<b><u>\$39,717</u></b>

See Auditor's Report and notes to the financial statements.

**Nobel Neighbors**  
**"Community Development, Housing Resource Center, and**  
**HUD Housing Counseling Agency"**  
Statement of Activities and Changes in Net Assets  
(Accrual Basis)  
For Year Ending December 31, 2010 and 2009

	<u>2010</u>	<u>2009</u>
<b>Operating Revenue</b>		
Public Support Revenue		
Individuals, Corporations, and Foundations	\$83,170	\$118,792
Government Contracts and Grants	<u>138,345</u>	<u>103,144</u>
Total Public Support	221,515	221,936
Other Revenue		
Membership Dues	0	0
Sale of Affordable Housing	0	0
Miscellaneous Income	<u>4,304</u>	<u>675</u>
Total Other Revenue	4,304	675
<b>Total Public Support and Revenue</b>	<u>225,819</u>	<u>222,611</u>
<b>Operating Expenses</b>		
<b>Program Services</b>		
Affordable Housing Community Outreach	37,549	13,292
Predatory Lending Data Base Program (PLD)	61,334	25,000
Homeownership Housing Counseling	34,962	25,000
Housing Resource Center Technical Assistance Community	37,025	47,894
Home Foreclosure Prevention Counseling ARRA	<u>58,551</u>	<u>80,250</u>
Total Program Services	229,421	191,436
<b>Supporting Services</b>		
Management and General	<u>7,690</u>	<u>3,470</u>
<b>Total Operating Expenses</b>	<u>237,111</u>	<u>194,906</u>
Increase in Unrestricted Net Assets	<b>(11,292)</b>	27,705
Prior period adjustment - accrued liabilities	0	0
Net Assets at Beginning of Year	<u>23,042</u>	<u>(4,663)</u>
<b>Net Assets at End of Year</b>	<u><b>\$11,750</b></u>	<u><b>\$23,042</b></u>

See Auditor's Report and notes to the financial statements.

**Nobel Neighbors**  
**"Community Development, Housing Resource Center, and**  
**HUD Housing Counseling Agency"**  
 Statement of Functional Expenses  
 (Accrual Basis)  
 For Year Ending December 31, 2010 and 2009

	<b>Program Services</b>	<b>Supporting Services</b>		
	Homeownership Counseling Housing Resources Foreclosure Prevention Community Organizing	Management and General	<b>2010 Total</b>	2009 Total
<b>Salaries and Related Expenses</b>				
Salaries and wages	\$167,000	\$6,000	\$173,000	\$132,942
Employee fringe benefits	1,950	0	1,950	375
Payroll taxes	<u>12,704</u>	940	<u>13,644</u>	<u>10,477</u>
<b>Total Salaries and Related Expenses</b>	<b>181,654</b>	<b>6,940</b>	<b>188,594</b>	<b>143,794</b>
 <b>Other Expenses</b>				
Professional services fees	6,757		6,757	5,691
Community affairs, meetings, and conferences	12,416	750	13,166	15,287
Occupancy rent	9,610		9,610	9,600
Insurance	4,724		4,724	4,844
Office expenses and supplies	10,794		10,794	11,568
Postage and shipping	245		245	553
Telephone	2,238		2,238	2,274
Training and seminars	650		650	520
Printing and publications	180		180	715
License, fees, and permits	<u>153</u>		<u>153</u>	<u>60</u>
<b>Total Other Expenses</b>	<b>47,767</b>	<b>750</b>	<b>48,517</b>	<b>51,112</b>
<b>Total Expenses</b>	<b><u>\$229,421</u></b>	<b><u>\$7,690</u></b>	<b><u>\$237,111</u></b>	<b><u>\$194,906</u></b>

See Auditor's Report and notes to the financial statements.

**Nobel Neighbors**  
**"Community Development, Housing Resource Center, and**  
**HUD Housing Counseling Agency"**  
Statement of Cash Flows  
For Year Ended December 31, 2010 and 2009

	<u>2010</u>	<u>2009</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
<b>Increase (Decrease) in Net Assets</b>	<b>(\$11,292)</b>	<b>\$27,705</b>
Adjustments to Reconcile Net Assets to Net Cash Provided by Operating Activities:		
Depreciation	none	none
Decrease (Increase) in Contracts and Grants Receivable	(29,371)	(6,086)
(Increase) in Security Deposits	0	0
(Decrease) Increase in Accounts Payable	14,520	(1,503)
(Decrease) Increase in Accrued Payroll Payable	(80)	(8,044)
Total Adjustments	(14,931)	(15,633)
<b>NET CASH (USED IN) OPERATING ACTIVITIES</b>	<u>(26,223)</u>	<u>12,072</u>
<b>INVESTING ACTIVITIES:</b>		
Sale of affordable housing	0	0
Purchase of equipment	<u>none</u>	<u>none</u>
<b>NET CASH (USED IN) INVESTING ACTIVITIES</b>	0	0
<b>FINANCING ACTIVITIES:</b>		
Payoff mortgages note payable	0	0
Loans from banks and funding sources	<u>none</u>	<u>none</u>
<b>NET CASH PROVIDED BY FINANCING ACTIVITIES</b>	0	0
<b>NET INCREASE IN CASH</b>	<u>(26,223)</u>	<u>12,072</u>
Cash Surplus (Overdraft), Beginning of Year	26,497	14,425
<b>CASH Surplus (Overdraft), END OF YEAR</b>	<u><b>\$274</b></u>	<u><b>\$26,497</b></u>

See Auditor's Report and notes to the financial statements.

**Nobel Neighbors**  
**Notes to the Financial Statements**  
**December 31, 2010**

Note 1 - Description of Organization

**Nobel Neighbors** is a non-profit multi-issue grassroots community based organization created to improve the quality of life in West Humboldt Park and Near Westside communities of Chicago. It provides program activities to better the economic and social environment for the residents of the neighborhood. The organization focuses its efforts on building better communities. It is dedicated to developing grassroots leadership to enable community members to work together to improve their own community.

The organization was incorporated September 26, 1989 under the Illinois General Not-For-Profit Corporation Act. The organization is exempt from income tax under Section 501(c)(3) of U.S. Internal Revenue Code and Illinois Attorney General State Law. Contributions to Nobel Neighbors are tax deductible within the limitations prescribed by the Internal Revenue Code.

Nobel Neighbors held conferences on housing, predatory lending, preventing foreclosures, held public meetings with neighborhood groups, improved city services to the poor, created drug and gang prevention partnerships with the Police Districts, initiated activities to rehab old homes, developed home loan program, started community gardens, and worked towards efforts to demolish dangerous buildings in the community.

Nobel Neighbors is dedicated to developing grassroots leadership to enable community members to work together to improve their community.

Note 2 - Basis of Accounting

The organization's policy is to prepare its financial statements on the accrual basis of accounting. Revenue and related assets are recognized when earned, and expenses and related liabilities are recognized when the obligation is incurred.

Note 3 - Use of Estimates

The preparation of financial statements in accordance with the accrual basis of accounting requires management to make estimates and assumptions that affect financial statement amounts and disclosures. Actual results could differ from those estimates and assumptions.



**Nobel Neighbors**  
**Notes to the Financial Statements**  
**December 31, 2010**

Note 4 - Cash Equivalents

The organization considers all highly liquid debt instruments with a maturity of three months or less to be cash equivalents. Nobel Neighbors checking account is at North Community Bank.

Note 5 - Property and Equipment

Expenditures for property and equipment are stated at cost and consist office furniture, office equipment, and computers. Donated property and equipment is recorded at its estimated fair market value at the date of donation. The cost is expensed and corresponding accumulated cost is recorded as accumulated depreciation.

Note 6 - Office Lease

Nobel Neighbors leases its office spaces from Mission of Christ Evangelical Lutheran Church. Rent is payable monthly at \$800 per month on a month by month basis; and, there is no written lease agreement.

Note 7 - Recognition of Restrictions on Public Support and Revenue

Support that is restricted by the donor is reported as an increase in unrestricted net assets if the restriction expires in the reporting period in which the support is recognized. All other donor restricted support is reported as an increase in temporarily or permanently restricted net assets depending on the nature of the restriction. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets. Public support and revenue are recorded when received.

**Nobel Neighbors  
Notes to the Financial Statements  
December 31, 2010**

Note 8 - Support from Government Contracts and Grants

Nobel Neighbors received funding from the following governmental agencies:

**City of Chicago ARRA Grant**

Contracts Awards Amount	<u>\$55,000</u>
Amount Received	\$32,083
Grant Contracts Receivable	<u>18,333</u>
Total	<u>\$50,416</u>

**City of Chicago CDBG Grant**

Contracts Awards Amount	<u>\$50,000</u>
Amount Received	\$31,250
Grant Contracts Receivable	<u>20,833</u>
Total	<u>\$52,083</u>

**Total City of Chicago Support \$102,499**

Programs Expenditures:

Homeownership Counseling Services(HCS)	CFDA 14.218	\$25,000
Technical Assistance Community(TACOM)	CFDA 14.218	\$25,000
Foreclosure Prevention Homebuyer Counseling(FPHC)	CFDA 14.253	\$55,000
Total Federal Expenditures		\$105,000

Total Actual Expenditures \$130,538

**Illinois Housing Development Authority**

Contract Award Amount	<u>\$50,000</u>
Amount Received	\$32,721
Grant Contract Receivable	<u>3,125</u>
Total	<u>\$35,846</u>

Program Expenditures:

Predatory Lending Data Base Program	
Foreclosure Mitigation Counseling	\$61,334

**Total Government Support \$138,345**

**Nobel Neighbors**  
**Notes to the Financial Statements**  
**December 31, 2010**

Note 9 - Support from Individuals, Corporations, and Foundations

Nobel Neighbors received funding from the following:

Housing Action of Illinois	\$450
Wells Fargo Bank	1,500
Paul Hawkinson	2,000
James Ludeen	4,000
Sulzer Family Foundation	4,000
U.S. Bank	5,000
PNC Bank	15,000
Bank of America	25,000
Chicago Community Trust	25,000
Others	<u>1,220</u>
Total Support	<u>\$ 83,170</u>

Note 10 - Contributed Services

Many individuals volunteer their time to help the organization with its community activities. During the year ended December 31, 2010, the organization received over 7,130 volunteer hours that were not recorded on the books.

Note 11 - Deferred Services Provided

The prior year 12/31/2009, the organization received \$50,000 from Citi-Financial to render mortgage hardship and loan modification counseling services for the period January 11, 2010 through July 11, 2010 to at least 101 participants. The organization provided these services to low and moderate income participants during current year ending 12/31/2010.

**Nobel Neighbors**  
**Notes to the Financial Statements**  
**December 31, 2010**

Note 12 - Affordable Housing Program

Affordable Housing Program develops and supports low income housing in the community. Its mission is to retain residents who no longer can afford to live in the community due to increase in the cost of housing. The community is actively involved in the program with security, demolition, maintenance, rehab, and the search of a family in need of affordable housing. Nobel Neighbors completed two affordable housing projects the first in year 2003, 4103 W. Potomac, and second in year 2004, 1025 N. Keystone, both sold to low-income family from West Humboldt Park Community.

Nobel Neighbor counsel low-income families in search of rental housing or affordable housing to purchase, work with landlords to provide livable rental units, and advocate with banks and mortgage companies to invest in the community.

Note 13 - Personnel and Management

Management personnel time is devoted to development and coordination of program services. And, at times both the delivery and management of program activities are performed by management. This is due to the size of organization and the lack of funds to retain additional full-time staff. The organization depends heavily on volunteer workers.

Note 14 - Functional Expenses

The costs of providing the various programs and activities have been summarized on a functional basis in the statement of functional expenses. Functional expenses are allocated to programs and supporting services based on specific identification. Expenses that relate to more than one program or support activity are allocated based on salary expenditure.