

**NEW ISSUE - BOOK ENTRY****RATINGS:** See "RATINGS" herein

*In the opinion of Altheimer & Gray and Charity & Associates, P.C., both of Chicago, Illinois, Co-Bond Counsel, subject to compliance with certain covenants made by the Board to satisfy pertinent requirements of the Internal Revenue Code of 1986, as amended, under present law, interest on the Bonds described herein is excludable from gross income of the owners thereof for Federal income tax purposes. Interest on the Bonds will not be included as an item of tax preference for purposes of the Federal alternative minimum tax imposed on individuals and corporations. However, interest on the Bonds will be taken into account in computing the corporate alternative minimum tax for certain corporations. Interest on the Bonds is not exempt from income taxes currently imposed by the State of Illinois. See the caption "TAX MATTERS" herein regarding a description of other tax considerations.*



**\$75,890,000**  
**BOARD OF EDUCATION OF THE**  
**CITY OF CHICAGO**  
**Unlimited Tax General Obligation Bonds**  
**(Dedicated Revenues), Series 2003A**

**Dated:** Date of Issuance**Due:** December 1 as set forth on the inside cover

The Bonds will be issued as fully registered bonds and will be registered in the name of Cede & Co., the nominee of The Depository Trust Company, New York, New York ("DTC"). DTC will act as securities depository for the Bonds. The Bonds will be issued in denominations of \$5,000 or any integral multiple thereof. Purchases of Bonds will be made in book-entry form through DTC participants only in authorized denominations. No physical delivery of Bonds will be made to purchasers. See "THE BONDS--Book-Entry Only System."

Interest on the Bonds will be payable on each June 1 and December 1, commencing June 1, 2003. Principal of, redemption premium, if any, and interest on the Bonds will be paid by BNY Midwest Trust Company, Chicago, Illinois, as trustee, bond registrar and paying agent for the Bonds, to DTC, which in turn will remit such payments to its participants for subsequent distribution to the beneficial owners of the Bonds.

The Bonds will be subject to optional redemption prior to maturity as described in this Official Statement.

The proceeds from the sale of the Bonds will be used to (i) provide funds for the continued implementation of the Board's Capital Improvement Program (as described herein) and (ii) pay costs of issuance of the Bonds, including the premium for the bond insurance policy described below. See "BOARD OF EDUCATION OF THE CITY OF CHICAGO--Capital Improvement Program" and "THE BONDS--Estimated Sources and Uses of Funds."

The Bonds will be payable from Pledged State Aid Revenues (as described herein) and Pledged Taxes (as described herein). To the extent that the Pledged State Aid Revenues are insufficient to pay the debt service on the Bonds, the Bonds will be payable from *ad valorem* taxes levied by the Board, without limitation as to rate or amount, against all of the taxable property in the School District governed by the Board, the boundaries of which are coterminous with the boundaries of the City of Chicago. The Bonds are also payable from all Funds, Accounts and Sub-Accounts established pursuant to the Indenture as security for the Bonds. The Bonds will be a general obligation of the Board to the payment of which the Board will pledge its full faith and credit. See "SECURITY FOR THE BONDS."

The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under an insurance policy to be issued concurrently with the delivery of the Bonds by MBIA Insurance Corporation. See "BOND INSURANCE."



**The maturities, amounts, interest rates and prices or yields of the Bonds are set forth on the inside cover.**

The Bonds are being offered when, as and if issued and received by the Underwriters, subject to the delivery of the approving legal opinions of Altheimer & Gray and Charity & Associates, P.C, both of Chicago, Illinois, Co-Bond Counsel. Certain legal matters will be passed upon for the Board by its General Counsel, Marilyn F. Johnson, and by Katten Muchin Zavis Rosenman, Chicago, Illinois; and for the Underwriters by their Co-Counsel, Ungaretti & Harris and McGaugh & Associates, LLC, both of Chicago, Illinois. Delivery of the Bonds is expected to be made through the facilities of DTC in New York, New York, on or about February 13, 2003.

**Morgan Stanley**

**Loop Capital Markets, LLC****Mesirow Financial, Inc.****A.G. Edwards & Sons, Inc.**

**Apex Pryor Securities,**  
A Division of Rice Financial Products Company

**Banc of America Securities LLC****Podesta & Co.****William Blair & Company**

**MATURITIES, AMOUNTS, INTEREST RATES AND PRICES OR YIELDS**

<u>Maturity</u> <u>December 1</u>	<u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Price or</u> <u>Yield</u>	<u>Maturity</u> <u>December 1</u>	<u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Price or</u> <u>Yield</u>
2004	\$4,725,000	4.50%	1.30%	2010	\$5,900,000	5.00%	3.53%
2005	2,000,000	2.50	1.61	2011	5,195,000	4.00	3.78
2005	2,935,000	4.00	1.61	2011	1,000,000	5.25	3.78
2006	2,105,000	3.00	2.00	2012	6,455,000	5.25	3.95
2007	5,165,000	4.00	2.42	2013	6,795,000	5.25	109.929*
2008	5,375,000	5.00	2.85	2014	7,150,000	5.25	108.874*
2009	1,500,000	3.50	3.23	2015	7,525,000	5.25	108.525*
2009	4,140,000	5.00	3.23	2016	7,925,000	5.25	107.745*

\* Priced to the June 1, 2013 call date.

**BOARD OF EDUCATION OF  
THE CITY OF CHICAGO**

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**MEMBERS**

**Michael W. Scott**

*President*

**Avis LaVelle**

*Vice President*

**Norman R. Bobins**

**Dr. Tariq Butt**

**Alberto A. Carrero, Jr.**

**Clare Munana**

**Gene R. Saffold**

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**MANAGEMENT**

**Arne Duncan**

*Chief Executive Officer*

**Barbara Eason-Watkins**

*Chief Education Officer*

**Kenneth C. Gotsch**

*Chief Fiscal Officer*

**Sean P. Murphy**

*Chief Purchasing Officer*

**Marilyn F. Johnson**

*General Counsel*

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**Alzheimer & Gray**

**Charity & Associates, P.C.**

*Co-Bond Counsel*

**Kirkpatrick Pettis**

**FPT & W, Ltd.**

**A.C. Advisory, Inc.**

*Financial Advisors*

## **REGARDING USE OF THIS OFFICIAL STATEMENT**

No dealer, broker, salesperson or other person has been authorized by the Board or the Underwriters to give any information or to make any representation with respect to the Bonds, other than those contained in this Official Statement, and, if given or made, such other information or representation must not be relied upon as having been authorized by any of the foregoing. This Official Statement is neither an offer to sell nor the solicitation of an offer to buy, nor shall there be any sale of the Bonds offered hereby, by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information and expressions of opinion set forth herein have been furnished by the Board and include information from other sources that the Board believes to be reliable. Such information is not guaranteed as to accuracy or completeness, and is not to be construed as a representation by the Underwriters. Such information and expressions of opinion are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall under any circumstances create any implication that there has been no change since the date hereof. Neither this Official Statement nor any statement that may have been made verbally or in writing is to be construed as a contract with the registered or beneficial owners of the Bonds.

This Official Statement should be considered in its entirety. All references herein to laws, agreements and documents are qualified in their entirety by reference to the definitive forms thereof, and all references to the Bonds are further qualified by reference to the information with respect thereto contained in the Indenture. Copies of the Indenture are available for inspection at the offices of the Board and the Trustee. The Underwriters have reviewed the information in this Official Statement in accordance with, and as part of, their responsibilities to investors under the Federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriters do not guarantee the accuracy or completeness of such information. The information contained herein is provided as of the date hereof and is subject to change.

These securities have not been recommended by any Federal or state securities commission or regulatory authority. Furthermore, the foregoing authorities have not confirmed the accuracy or determined the adequacy of this document. Any representation to the contrary is a criminal offense.

IN CONNECTION WITH THE OFFERING OF THE BONDS, THE UNDERWRITERS MAY OVER-ALLOT OR EFFECT TRANSACTIONS THAT STABILIZE OR MAINTAIN THE MARKET PRICES OF THE BONDS OFFERED HEREBY AT LEVELS ABOVE THOSE THAT MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME. THE UNDERWRITERS MAY OFFER AND SELL THE BONDS TO CERTAIN DEALERS AND DEALER BANKS AND BANKS ACTING AS AGENTS AT PRICES LOWER THAN THE PUBLIC OFFERING PRICES STATED ON THE INSIDE COVER PAGE HEREOF AND SAID PUBLIC OFFERING PRICES MAY BE CHANGED FROM TIME TO TIME BY THE UNDERWRITERS.

Certain capitalized terms used in this Official Statement and in the Indenture are defined in APPENDIX B and unless otherwise indicated shall have the respective meanings set forth herein.

Other than with respect to the information concerning MBIA Insurance Corporation (the "Bond Insurer") contained under the caption "BOND INSURANCE" and "APPENDIX D -- Specimen Municipal Bond Insurance Policy" herein, none of the information in this Official Statement has been supplied or verified by the Bond Insurer and the Bond Insurer makes no representation or warranty, express or implied, as to (i) the accuracy or completeness of such information; (ii) the validity of the Bonds; or (iii) the tax exempt status of the interest on the Bonds.

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APPENDIX C – Form of Opinions of Co-Bond Counsel

APPENDIX D – Specimen Municipal Bond New Issue Insurance Policy

**\$75,890,000**  
**BOARD OF EDUCATION OF THE**  
**CITY OF CHICAGO**  
**Unlimited Tax General Obligation Bonds**  
**(Dedicated Revenues), Series 2003A**

**INTRODUCTION**

**General**

The purpose of this Official Statement, including the cover page and the Appendices hereto, is to set forth information in connection with the offering and sale by the Board of Education of the City of Chicago (the "Board") of its \$75,890,000 Unlimited Tax General Obligation Bonds (Dedicated Revenues), Series 2003A (the "Bonds").

The Bonds will be a general obligation of the Board to the payment of which the Board will pledge its full faith and credit. The Bonds will be issued by the Board pursuant to the provisions of the School Code of the State of Illinois, as amended (the "School Code"), the Local Government Debt Reform Act of the State of Illinois, as amended (the "Debt Reform Act"), a resolution adopted by the Board on September 26, 2001 (the "2001 Authorization") authorizing the issuance of alternate bonds, being general obligation bonds payable from any revenue source as provided by the Debt Reform Act ("Alternate Bonds"), in an amount not to exceed \$500,000,000 and resolutions adopted by the Board on November 28, 2001 and December 18, 2002 (collectively the "Bond Resolution" and, together with the 2001 Authorization, the "Resolutions"), and a Trust Indenture, dated as of January 1, 2003 (the "Indenture"), by and between the Board and BNY Midwest Trust Company, Chicago, Illinois, as trustee (the "Trustee"). The Bonds will be secured by and are payable (i) together with the Series 2001C Bonds (as defined below) heretofore issued and outstanding on a parity basis with the Bonds and the Series 2003B Bonds (as defined below) expected to be issued simultaneously and on a parity basis with the Bonds, from the Pledged State Aid Revenues (as defined below), (ii) to the extent that the Pledged State Aid Revenues are insufficient to pay the debt service on the Bonds, from the *ad valorem* taxes levied by the Board, pursuant to the Bond Resolution, against all of the taxable property in the School District (as defined herein), without limitation as to rate or amount, and pledged under the Indenture as security for the Bonds (the "Pledged Taxes") and (iii) from all Funds, Accounts and Sub-Accounts established pursuant to the Indenture.

The Pledged State Aid Revenues consist of a specified annual amount of unrestricted General State Aid payments to be made to the Board in any year pursuant to Article 18 of the School Code. The Bonds are being issued on a parity with and share ratably and equally in the Pledged State Aid Revenues with the Board's Unlimited Tax General Obligation Bonds (Dedicated Revenues), Series 2001C (the "Series 2001C Bonds") and with the Board's Unlimited Tax General Obligation Bonds (Dedicated Revenues), Series 2003B (the "Series 2003B Bonds"). The Series 2003B Bonds are variable rate obligations expected to be issued simultaneously with the Bonds in the principal amount of \$183,775,000. For additional information, see "SECURITY FOR THE BONDS -- General" and "-- General State Aid" below. For a discussion of other obligations of the Board payable from the Board's annual receipt of

General State Aid payments see "-- Prior Alternate Bonds" and "-- Other State Aid Obligations" below.

The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under an insurance policy (the "Policy") to be issued concurrently with the delivery of the Bonds by MBIA Insurance Corporation. For additional information, see "BOND INSURANCE."

The Board is issuing the Bonds to provide funds for the continued implementation of its Capital Improvement Program. For additional information, see "BOARD OF EDUCATION OF THE CITY OF CHICAGO -- Capital Improvement Program."

### **Prior Alternate Bonds**

The Board has previously issued its Alternate Bonds in the aggregate principal amount of approximately \$3.3 billion to finance its Capital Improvement Program (the "Prior Alternate Bonds") and, other than the Series 2001C Bonds and the Series 2003B Bonds, the Prior Alternate Bonds are payable from sources other than the Pledged State Aid Revenues. In the event such other sources are insufficient or not available for payment of the Prior Alternate Bonds, the Prior Alternate Bonds are payable from *ad valorem* taxes levied by the Board. For additional information, see "BOARD OF EDUCATION OF THE CITY OF CHICAGO -- Outstanding Debt Obligations." Certain of the Prior Alternate Bonds were issued as "qualified zone academy bonds" pursuant to the Internal Revenue Code of 1986, as amended (the "Code"). For additional information, see "BOARD OF EDUCATION OF THE CITY OF CHICAGO -- Capital Improvement Program."

### **Other State Aid Obligations**

Certain of the Prior Alternate Bonds were issued, and additional obligations of the Board may be issued in the future, to finance the Board's Capital Improvement Program pursuant to a prior authorization of the Board, secured by (i) a pledge of up to \$100,000,000 of the General State Aid payments to be received by the Board in any year (the "1997 Authorization Revenues") pursuant to a resolution adopted by the Board on October 7, 1997 (the "1997 Authorization") and (ii) a pledge of up to \$175,000,000 of the General State Aid payments to be received by the Board in any year (the "1998 Authorization Revenues") pursuant to a resolution adopted by the Board on August 26, 1998 (the "1998 Authorization"). The Pledged State Aid Revenues, the 1997 Authorization Revenues and the 1998 Authorization Revenues are each derived from the collections of General State Aid payments by the Board in each year. Neither the obligations secured by the 1997 Authorization Revenues nor the obligations secured by the 1998 Authorization Revenues have a claim on that portion of the General State Aid payments received in each year by the Board constituting the Pledged State Aid Revenues, and the Bonds are not secured by that portion of the General State Aid payments received in each year by the Board constituting the 1997 Authorization Revenues or the 1998 Authorization Revenues. See "SECURITY FOR THE BONDS -- General" and "-- General State Aid" and "BOARD OF EDUCATION OF THE CITY OF CHICAGO -- Capital Improvement Program -- Future Financings."



## THE BONDS

### General

The Bonds will be dated the date of original issuance thereof and will mature (subject to the right of optional redemption) on December 1 of the years and in the amounts shown on the inside cover page hereof. The Bonds will be issued only as fully registered bonds in denominations of \$5,000 or integral multiples thereof ("Authorized Denominations"). Each Bond will bear interest from the interest payment date to which interest has been paid as of the date on which it is authenticated or if it is authenticated prior to the first date on which interest is to be paid, from the date of original issuance thereof, which interest shall be payable on June 1 and December 1 of each year, commencing June 1, 2003. Interest on the Bonds will be computed on the basis of a 360-day year consisting of twelve 30-day months. Interest on each Bond will be payable on each interest payment date to the person in whose name the Bond is registered at the close of business on the fifteenth day of the calendar month next preceding each interest payment date. See "APPENDIX B -- Summary of Certain Provisions of the Indenture."

The Bonds initially are registered through a book-entry only system operated by The Depository Trust Company, New York, New York ("DTC"). Details of payments of the Bonds and the book-entry only system are described below under the subcaption "-- Book-Entry Only System." Except as described under the subcaption "-- Book-Entry Only System" below, beneficial owners of the Bonds will not receive or have the right to receive physical delivery of Bonds, and will not be or be considered to be the registered owners thereof. Accordingly, beneficial owners must rely upon (i) the procedures of DTC and, if such beneficial owner is not a DTC "Participant" (as defined below), the Participant who will act on behalf of such beneficial owner to receive notices and payments of principal, premium, if any, and interest on the Bonds, and to exercise voting rights and (ii) the records of DTC and, if such beneficial owner is not a Participant, such beneficial owner's Participant, to evidence its beneficial ownership of the Bonds. So long as DTC or its nominee is the registered owner of the Bonds, references herein to Bondholders or registered owners of such Bonds mean DTC or its nominee and do not mean the beneficial owners of such Bonds.

### Redemption

**Optional Redemption.** The Bonds maturing on or after December 1, 2013 are subject to redemption prior to maturity, at the option of the Board, on any date on and after June 1, 2013 in whole or in part, and if in part, in any order of maturity designated by the Board, and if less than an entire maturity, in Authorized Denominations, selected by lot by the Trustee as hereinafter provided, at the redemption price of par plus accrued interest to the date fixed for redemption.

**General Redemption Terms.** The Board will, at least 60 days prior to any optional redemption date (unless a shorter time period shall be satisfactory to the Trustee), notify the Trustee of such redemption date and of the principal amount and maturity or maturities to be redeemed. If less than all of the Bonds of like maturity are called for optional redemption, the particular Bonds or portions thereof to be redeemed will be selected at random by the Trustee in

such manner as the Trustee in its discretion may deem fair and appropriate; provided that (i) the portion of any such Bond of a denomination of more than \$5,000 to be redeemed will be in a principal amount of an Authorized Denomination, and (ii) in selecting portions of such Bonds for redemption, the Trustee will treat each such Bond as representing that number of Bonds of \$5,000 denomination that is obtained by dividing the principal amount of such Bond to be redeemed in part by \$5,000. So long as DTC or its nominee is the registered owner of the Bonds, the particular Bonds or portions thereof to be redeemed will be selected by DTC in such manner as DTC may determine.

When the Trustee receives notice from the Board of its election or direction to optionally redeem Bonds, the Trustee will give notice, in the name of the Board, of the redemption of such Bonds, which notice will specify the maturities of the Bonds to be redeemed, the date fixed for redemption and the place or places where amounts due upon such date fixed for redemption will be payable and, if less than all of the Bonds of any like maturity are to be redeemed, the letters and numbers or other distinguishing marks of such Bonds so to be redeemed, and, in the case of Bonds to be redeemed in part only, such notice will also specify the respective portions of the principal amount thereof to be redeemed. Such notice will further state that on such date there will become due and payable the redemption price of each Bond to be redeemed, or the redemption price of the specified portions of the principal thereof in the case of Bonds to be redeemed in part only, together, with interest accrued to the date fixed for redemption, and that from and after such date, interest thereon will cease to accrue and be payable. The Trustee will mail copies of such notice by first-class mail, postage prepaid, not less than 30 days and not more than 60 days before the date fixed for redemption, to the registered owners of the Bonds to be redeemed at their addresses as shown on the registration books of the Board maintained by the Trustee, as bond registrar; provided that if all Bonds are held in book-entry only form, such notice may be given pursuant to the then-existing agreement with the securities depository for the Bonds. The failure of the Trustee to give notice to a registered owner of any Bond or any defect in such notice will not affect the validity of the redemption of any other Bonds to be redeemed as to which proper notice was given.

Notice having been given in the manner described above, the Bonds or portions thereof so called for redemption will become due and payable on the date fixed for redemption at the applicable redemption price (plus interest accrued and unpaid to such date) and, upon presentation and surrender thereof at the place specified in such notice, such Bonds, or portions thereof, will be paid at the redemption price (plus interest accrued and unpaid to such date). If there shall be called for redemption less than all of a Bond, the Board shall execute and the Trustee shall authenticate and deliver, upon the surrender of such Bond, without charge to the Owner thereof, for the unredeemed balance of the principal amount of the Bond so surrendered, fully registered Bonds of like maturity in any Authorized Denominations; provided, that such exchange need not be made with respect to any Bonds in book-entry only form held by the Trustee pursuant to an agreement with the securities depository for the Bonds. If, on the date fixed for redemption, moneys for the redemption of all the Bonds or portions thereof of any like maturity to be redeemed (together with interest to such date) are held by the Trustee so as to be available therefor on said date and if notice of redemption has been given as described above, then, from and after the date fixed for redemption, interest will cease to accrue and become payable. If said moneys are not so available on the date fixed for redemption, interest will

continue to accrue until paid at the same rate as if such Bonds had not been called for redemption.

### **Bond Registration and Transfers**

For a description of the procedure to transfer ownership of a Bond while in the book-entry only system, see "-- Book-Entry Only System" below. Subject to the limitations described below, the Bonds are transferable upon surrender thereof at the principal corporate trust office of the Trustee, duly endorsed by, or accompanied by a written instrument or instruments of transfer in form satisfactory to, the Trustee and duly executed by the Bondholder or such Bondholder's attorney duly authorized in writing. Subject to the limitations described below, any Bond may be exchanged at the principal corporate trust office of the Trustee upon surrender thereof, together with an assignment duly executed by the registered owner thereof or such registered owner's attorney in such form and with guarantee of signature as shall be satisfactory to the Trustee for an equal aggregate principal amount of Bonds of like date and tenor of any Authorized Denomination as the Bonds surrendered for exchange bearing numbers not contemporaneously outstanding. The Trustee and the Board may charge a fee sufficient to cover any tax, fee or other governmental charge in connection with any exchange or transfer of any Bond (except in connection with any partial redemption thereof). The Trustee shall not be required to exchange or register the transfer of any Bonds after the mailing of notice calling such Bond for redemption has been made as provided in the Indenture.

### **Book-Entry Only System**

**General.** The following information concerning DTC has been furnished by DTC for use in this Official Statement. Neither the Board nor the Underwriters are responsible for its accuracy or completeness.

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee). One fully registered Bond certificate will be issued for each maturity of Bonds of the same interest rate, and will be deposited with DTC.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, as amended. DTC holds and provides assets servicing for over 2 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 85 countries that DTC participants ("*Direct Participants*") deposit with DTC. DTC also facilitates the post-trade settlement among Participants of sales and other securities transactions in deposited securities through electronic computerized book-entry transfers and pledges between Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned

subsidiary of The Depository Trust & Clearing Corporation ("*DTCC*"). DTCC, in turn, is owned by a number of Direct Participants of DTC and Members of the National Securities Clearing Corporation ("*NSCC*"), Government Securities Clearing Corporation ("*GSCC*"), MBS Clearing Corporation ("*MBSCC*") and Emerging Markets Clearing Corporation ("*EMCC*") (NSCC, GSCC, MBSCC and EMCC are also subsidiaries of DTCC), as well as the New York Stock Exchange, Inc., the American Stock Exchange, LLC and the National Association of Securities Dealers, Inc. Access to the DTC system is also available to others such as securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("*Indirect Participants*"). Direct Participants and Indirect Participants are collectively referred to as "*Participants*". DTC has Standard & Poor's highest rating: AAA. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("*beneficial owner*") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial owners will not receive written confirmation from DTC of their purchase, but beneficial owners are expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the beneficial owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Participants acting on behalf of beneficial owners. Beneficial owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co. The deposit of Bonds with DTC and their registration in the name of Cede & Co. effect no change in beneficial ownership. DTC has no knowledge of the actual beneficial owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the beneficial owners. The Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to beneficial owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to Cede & Co. If less than all of the Bonds of a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Beneficial owners of the Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, defaults and proposed amendments to the Bond documents. Beneficial owners of

Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to beneficial owners, or, in the alternative, beneficial owners may wish to provide their names and addresses to the Trustee and request that copies of notices be provided directly to them.

Neither DTC nor Cede & Co. will consent or vote with respect to the Bonds. Under its usual procedures, DTC mails an Omnibus Proxy to the Trustee as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Bonds will be made to DTC. DTC's practice is to credit Direct Participants' accounts on the payment date in accordance with their respective holdings shown on DTC's records unless DTC has reason to believe that it will not receive payment on the payment date. Payments by Participants to beneficial owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Board or the Trustee, as applicable, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest to DTC is the responsibility of the Board or the Trustee, disbursement of such payments to Direct Participants is the responsibility of DTC, and disbursement of such payments to the beneficial owners is the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Bonds at any time by giving reasonable notice to the Board and the Trustee. Under such circumstances, if a successor securities depository is not obtained, certificates for the Bonds are required to be printed and delivered.

The Board may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, certificates for the Bonds will be printed and delivered.

For every transfer and exchange of the Bonds, the Trustee and DTC and the DTC Participants will charge the beneficial owner a sum sufficient to cover any tax, fee or other governmental charge that may be imposed in relation thereto.

NEITHER THE BOARD NOR THE TRUSTEE HAS ANY RESPONSIBILITY OR OBLIGATION TO THE PARTICIPANTS OR THE BENEFICIAL OWNERS WITH RESPECT TO THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC, CEDE & CO. OR ANY PARTICIPANT; THE PAYMENT BY DTC OR ANY PARTICIPANT OF ANY AMOUNT WITH RESPECT TO THE PRINCIPAL OR PURCHASE PRICE OF, PREMIUM, IF ANY, OR INTEREST ON THE BONDS; ANY NOTICE WHICH IS PERMITTED OR REQUIRED TO BE GIVEN TO BENEFICIAL OWNERS UNDER THE INDENTURE; THE SELECTION BY DTC OR ANY PARTICIPANT OF ANY PERSON TO RECEIVE PAYMENT IN THE EVENT OF A PARTIAL REDEMPTION OF THE BONDS; OR ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC.

## Estimated Sources and Uses of Funds

The following table shows the estimated sources and uses of funds in connection with the issuance of the Bonds:

### Sources:

Bond Proceeds:	
Par Amount	\$75,890,000.00
Net Premium	6,054,588.30
Board Deposit	<u>2,892,360.00</u>
 Total Sources of Funds	 <u>\$84,836,948.30</u>

### Uses:

Deposit to the Project Fund for the Capital Improvement Program	\$80,983,466.87
Deposit to Pledged State Aid Revenues Account <sup>(1)</sup>	2,892,360.00
Cost of Issuance <sup>(2)</sup>	<u>961,121.43</u>
 Total Uses of Funds	 <u>\$84,836,948.30</u>

(1) To pay interest to and including December 1, 2003.

(2) Includes bond insurance premium, Underwriters' discount and other costs of issuance.

## SECURITY FOR THE BONDS

### General

The Bonds will be issued pursuant to the School Code, the Debt Reform Act, the Resolutions and the Indenture. The Bonds will be general obligations of the Board to the payment of which the Board will pledge its full faith and credit, and will be payable, both as to principal and interest, from any moneys, revenues, receipts, income, assets or funds of the Board legally available for such purpose.

The Bonds will be payable from and secured by a pledge of (i) that amount of the General State Aid payments to be made to the Board in any year pursuant to Article 18 of the School Code, or such successor or replacement fund or act as may be enacted in the future, not in excess of \$75,000,000 in any year, as shall provide for the payment of the Bonds, the Series 2001C Bonds and the Series 2003B Bonds, and the provision of not less than an additional .25 times debt service on the Bonds, the Series 2001C Bonds and the Series 2003B Bonds in such year (the "Pledged State Aid Revenues"), (ii) the *ad valorem* taxes levied against all of the taxable property in the School District without limitation as to rate or amount, and pledged under the Indenture as security for the Bonds (the "Pledged Taxes"), (iii) all Funds, Accounts and Sub-

Accounts established pursuant to the Indenture and (iv) any and all other moneys, securities and property furnished from time to time to the Trustee, by the Board or on behalf of the Board or by any other persons, to be held by the Trustee under the Indenture. As to the lien on the Pledged State Aid Revenues, the Bonds will be payable on a parity basis with the Series 2001C Bonds, the Series 2003B Bonds and any Additional Bonds. As described herein, the Pledged Taxes will be collected only as and to the extent that the Pledged State Aid Revenues are not available in sufficient amounts to pay the debt service on the Bonds.

As described above under "INTRODUCTION -- Other State Aid Obligations," the Board has also authorized the issuance of certain obligations payable from the 1997 Authorization Revenues and the 1998 Authorization Revenues, which obligations do not have a claim on the Pledged State Aid Revenues. The Bonds are not secured by the 1997 Authorization Revenues or the 1998 Authorization Revenues.

The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under the Policy to be issued concurrently with the issuance of the Bonds by Bond Insurer. For additional information, see "BOND INSURANCE."

## **General State Aid**

General State Aid ("GSA") represents the major portion of state support for Illinois public elementary and secondary schools. GSA is not targeted or categorical in nature, but may generally be expended at the discretion of the local school districts. However, the School Code requires the Board to dedicate a minimum of \$261.0 million from its GSA revenue to supplemental programs in the Supplemental General State Aid Fund (formerly known as State Chapter One Fund) for children from low-income families.

GSA consists of a regular foundation formula claim, as explained below, and a low-income student grant. The calculation of the regular foundation claim depends primarily upon a district's best three months' average daily attendance and local resources, such as equalized assessed valuation of property and corporate personal property replacement tax revenues within the school district. The low-income student grant provides additional resources for school districts that have a high concentration of low-income pupils. The low-income eligible pupil count comes from the most recently available Federal census.

The GSA formula used through fiscal year 1998 provided for different methods of allocation, depending primarily upon the equalized assessed valuation of property within a school district's boundaries. The amount of GSA distributed to school districts was determined by the annual State appropriation.

The GSA formula was significantly amended in 1997 (the "1997 Amendments"). As a result, the minimum or "foundation level" of GSA per pupil was increased from \$3,132 in fiscal year 1998 to \$4,225 in fiscal year 1999, \$4,325 in fiscal year 2000, \$4,425 in fiscal year 2001, \$4,560 in fiscal year 2002, and remained at \$4,560 in fiscal year 2003. In subsequent years, this "foundation level" will be set by the General Assembly, with advice from a funding advisory board.

Legislation adopted in 1999 by the General Assembly increases GSA funding for school districts that would otherwise experience a decrease in this funding because of increases in equalized assessed valuation of real property. In addition, the General Assembly increased the per pupil amount of the low-income student grant for low-income students, which is based on the low-income student concentration level of a school. As a result, the per pupil amount of the low-income student grant that applies to the Board was \$1,243 for fiscal year 2000, \$1,273 for fiscal year 2001, \$1,333 for fiscal year 2002 and \$1,362 for fiscal year 2003.

The following chart sets forth the total GSA allocated to the Board for each of the fiscal years 1994 through 2003, the required contributions for Supplemental General State Aid allocations to individual schools, and the net amount available for deposit into the General Fund.

**GENERAL STATE AID**  
Fiscal Years 1994 - 2003  
(Dollars in Millions)

<b><u>Fiscal Year</u></b>	<b><u>Total GSA Claim</u></b> <sup>(1)</sup>	<b><u>Supplemental General State Allocation</u></b>	<b><u>Unrestricted GSA General Fund Deposit</u></b> <sup>(2)</sup>
1994	453.6	248.9	204.4
1995	485.6	260.5	224.5
1996	501.7	261.6	240.1
1997	503.3	261.2	242.1
1998	567.7	261.2	306.5
1999	706.2	261.3	444.9
2000	711.1	261.0	450.1
2001	730.4	261.0	469.4
2002	801.8	261.0	540.8
2003 (estimated)	768.1	261.0	507.1

(1) Source: Illinois State Board of Education. Net of Illinois State Board of Education audit adjustments.

(2) Reflects moneys available to fund Pledged State Aid Revenues, the 1997 Authorization Revenues and the 1998 Authorization Revenues. Of such amount, a maximum of \$75,000,000 is pledged pursuant to the 2001 Authorization, a maximum of \$175,000,000 is pledged pursuant to the 1998 Authorization and a maximum of \$100,000,000 is pledged pursuant to the 1997 Authorization.

In calculating GSA, the State employs a formula consisting of a variety of variables, including one referred to as "available local resources." One factor used in determining a school district's available local resources is the amount of revenue that it derives from local property taxes. Consequently, the level of GSA in future years may be impacted by a number of factors, including increases in the aggregate real estate tax revenues that the Board may potentially derive from (i) changes in the equalized assessed valuation of property within the School District and (ii) the addition of new property to the School District's tax base, as well as the determination of the School District's operating tax rate in any given year.



Illinois law further specifies that whenever new property is added to a school district's tax base, adjustments are to be made to that school district's GSA. As of today, as a general matter, under the law, the Board will experience a \$3 decrease in GSA for every \$100 of adjusted equalized assessed valuation resulting from the addition of new property to its tax base (the "New AEAV"). However, given the Board's current operating tax rate, the Board could offset this decrease and receive approximately \$4 in additional real estate taxes for every \$100 of New AEAV, provided that the Board elects to apply its full, current operating tax rate to the New AEAV in the year in which it becomes available.

In particular, a number of tax increment financing areas (the "TIFs") established by the City of Chicago (the "City") in prior years are expected to begin to terminate, commencing in 2007. As these TIFs terminate, the New AEAV resulting from their termination will become part of the School District's tax base with respect to which the Board will be entitled to levy its then current operating tax rate. As described above, the addition of the New AEAV from an expiring TIF to the School District's tax base will cause a reduction in GSA, but this reduction can be offset by increased real estate tax revenues.

The Board does not anticipate that any future reductions in GSA resulting from New AEAV will impact the Board's ability to collect the Pledged State Aid Revenues in amounts sufficient to meet its debt service obligations and debt service coverage covenants with respect to the Bonds.

### **Pledged Taxes**

The Board has levied the Pledged Taxes to satisfy the debt service on the Bonds if pledged revenues are insufficient. The Pledged Taxes are *ad valorem* taxes levied against all of the taxable property in the School District, without limitation as to rate or amount. However, based on projected receipts of Pledged State Aid Revenues, the Board anticipates that all Pledged Taxes will be abated. To the extent that the Pledged State Aid Revenues are not available in sufficient amounts, the debt service on the Bonds is payable from the Pledged Taxes. In the event the Pledged Taxes are extended for collection, the Board will direct the County Collectors to segregate from each distribution of property taxes to be paid to the Board that percentage attributable to the levy of the Pledged Taxes for the payment of the debt service on the Bonds, and that amount will be paid directly to the Trustee for application in accordance with the provisions of the Indenture. For additional information concerning the levy and collection of the Pledged Taxes, see "THE REAL PROPERTY TAX SYSTEM -- Tax Levy -- Collection."

### **Application of Pledged State Aid Revenues; Abatement of Pledged Taxes**

The Indenture establishes the Debt Service Fund (as defined herein) as a separate fund pledged to the payment of debt service on the Bonds. The Indenture also establishes three separate accounts in the Debt Service Fund, known as the "Pledged State Aid Revenues Account," the "Pledged Taxes Account" and the "Bond Payment Account." The Bond Payment Account consists of the Interest Sub-Account and the Principal Sub-Account.

On or before February 15 of each year, or such earlier date as may be necessary to permit the Board to lawfully make the abatement of the Pledged Taxes described below (each such date being referred to as a "Deposit Date"), the Board shall deposit to the credit of the Pledged State Aid Revenues Account such amounts derived from Pledged State Aid Revenues as shall be necessary to cause the amount on deposit in said Account to equal the aggregate amount of interest on and principal of the Bonds to become due and payable on the June 1 and December 1 next succeeding such Deposit Date (the "Pledged State Aid Revenues Account Requirement").

Once such deposit has been made satisfying the then-applicable Pledged State Aid Revenues Account Requirement, the Board shall, pursuant to the Indenture, take such actions as are necessary to abate in full the Pledged Taxes levied to otherwise provide funds for the payment of the debt service on the Bonds in amounts equal to such Pledged State Aid Revenues Account Requirement.

In the event that on any Deposit Date there has been deposited to the credit of the Pledged State Aid Revenues Account an insufficient amount to satisfy the then-applicable Pledged State Aid Revenues Account Requirement, the Board shall, pursuant to the Indenture, take such actions as are necessary to cause the extension of the Pledged Taxes levied for the calendar year next preceding the calendar year of such Deposit Date in an amount sufficient, when added to the amount then on deposit in the Pledged State Aid Revenues Account, to provide the funds necessary to satisfy such Pledged State Aid Revenues Account Requirement.

### **Payment of Debt Service on the Bonds**

The Trustee shall transfer first from moneys on deposit in the Pledged Taxes Account and second from the Pledged State Aid Revenues Account (i) to the Interest Sub-Account of the Bond Payment Account on or before each interest payment date for any of the Outstanding Bonds, the amount required for the interest payable on such date, less the amount then on deposit in the Interest Sub-Account and available for such payment and (ii) to the Principal Sub-Account of the Bond Payment Account on or before each December 1, an amount equal to the principal amount of the Outstanding Bonds, if any, which mature on such date.

All amounts on deposit in the Pledged State Aid Revenues Account on December 2 of each year, following the transfers required to be made to the Interest Sub-Account and the Principal Sub-Account, as described above, shall be withdrawn from said Account and paid to the Board free and clear of the lien of the Indenture.

### **Indenture -- Funds, Accounts and Sub-Accounts**

In addition to the Pledged State Aid Revenues and the Pledged Taxes, all Funds, Accounts and Sub-Accounts established pursuant to the Indenture are pledged to the payment of the Bonds. See "APPENDIX B -- Summary of Certain Provisions of the Indenture."

## **Additional Obligations Payable From Pledged State Aid Revenues**

The Board may issue Additional Bonds from time to time payable from all or any portion of the Pledged State Aid Revenues or Pledged Taxes or any other source of payment which may be pledged under the Debt Reform Act; provided, however, that no Additional Bonds may be issued except in accordance with the provisions of the Debt Reform Act as in existence on the date of issuance of the Additional Bonds. Subject only to compliance with such provisions of the Debt Reform Act, there is no limit on the aggregate principal amount of Additional Bonds, which may be issued by the Board. The Bonds are issued on a parity basis with the Series 2001C Bonds and the Series 2003B Bonds. For additional information, see "CAPITAL IMPROVEMENT PROGRAM -- Future Financings."

The Board reserves the right to issue bonds or other evidences of indebtedness payable from the Pledged State Aid Revenues and/or from the Pledged Taxes, which are subordinate to the Bonds, the Series 2001C Bonds and the Series 2003B Bonds. Such subordinate obligations will be paid from such Pledged State Aid Revenues and/or Pledged Taxes available to the Board in each year in excess of those required to be deposited in the Funds and Accounts established under the Indenture.

## **Bonds Are Obligations of the Board**

The Bonds are the direct and general obligations of the Board to the payment of which the Board has pledged its full faith and credit and taxing power. The Bonds are not the obligations of the City, the State or any other political subdivision of the State (other than the Board). Neither the full faith and credit nor the taxing power of the City, the State or any other political subdivision of the State (other than the Board) is pledged to the payment of the Bonds.

## **BOND INSURANCE**

### **General**

The following information has been furnished by MBIA Insurance Corporation (the "Bond Insurer") for use in this Official Statement. Reference is made to APPENDIX D for a specimen of the Bond Insurer's policy.

The Bond Insurer's policy unconditionally and irrevocably guarantees the full and complete payment required to be made by or on behalf of the Board to the Trustee or its successor of an amount equal to (i) the principal of and interest on the Bonds as such payments shall become due but shall not be so paid (except that in the event of any acceleration of the due date of such principal by reason of optional redemption or acceleration resulting from default or otherwise, the payments guaranteed by the Bond Insurer's policy shall be made in such amounts and at such times as such payments of principal would have been due had there not been any such acceleration); and (ii) the reimbursement of any such payment which is subsequently recovered from any owner of the Bonds pursuant to a final judgment by a court of competent jurisdiction that such payment constitutes an avoidable preference to such owner within the meaning of any applicable bankruptcy law (a "Preference").

The Bond Insurer's policy does not insure against loss of any prepayment premium which may at any time be payable with respect to any Bond. The Bond Insurer's policy does not, under any circumstance, insure against loss relating to: (i) optional redemptions; (ii) any payments to be made on an accelerated basis; (iii) payments of the purchase price of Bonds upon tender by an owner thereof; or (iv) any Preference relating to (i) through (iii) above. The Bond Insurer's policy also does not insure against nonpayment of principal of or interest on the Bonds resulting from the insolvency, negligence or any other act or omission of the Trustee or any other payment agent for the Bonds.

Upon receipt of telephonic or telegraphic notice, such notice subsequently confirmed in writing by registered or certified mail, or upon receipt of written notice by registered or certified mail, by the Bond Insurer from the Trustee or any owner of a Bond the payment of an insured amount for which is then due, that such required payment has not been made, the Bond Insurer on the date of such payment or within one business day after receipt of notice of such nonpayment, whichever is later, will make a deposit of funds, in an account with State Street Bank and Trust Company, N.A., in New York, New York, or its successor, sufficient for the payment of any such insured amounts which are then due. Upon presentment and surrender of such Bonds or presentment of such other proof of ownership of the Bonds, together with any appropriate instruments of assignment to evidence the assignment of the insured amounts due on the Bonds as are paid by the Bond Insurer, and appropriate instruments to effect the appointment of the Bond Insurer as agent for such owners of the Bonds in any legal proceeding related to payment of insured amounts on the Bonds, such instruments being in a form satisfactory to State Street Bank and Trust Company, N.A., State Street and Trust Company, N.A. shall disburse to such owners or the Trustee payment of the insured amounts due on such Bonds less any amount held by the Trustee for the payment of such insured amounts and legally available therefor.

The Bond Insurer is the principal operating subsidiary of MBIA Inc., a New York Stock Exchange listed company (the "Company"). The Company is not obligated to pay the debts of or claims against the Bond Insurer. The Bond Insurer is domiciled in the State of New York and licensed to do business in and subject to regulation under the laws of all 50 states, the District of Columbia, the Commonwealth of Puerto Rico, the Commonwealth of the Northern Mariana Islands, the Virgin Islands of the United States and the Territory of Guam. The Bond Insurer has three branches, one in the Republic of France, one in the Republic of Singapore and one in the Kingdom of Spain. New York has laws prescribing minimum capital requirements, limiting classes and concentrations of investments and requiring the approval of policy rates and forms. State laws also regulate the amount of both the aggregate and individual risks that may be insured, the payment of dividends by the Bond Insurer, changes in control and transactions among affiliates. Additionally, the Bond Insurer is required to maintain contingency reserves on its liabilities in certain amounts and for certain periods of time.

The Bond Insurer does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding the policy and the Bond Insurer set forth under the heading "Bond Insurance". Additionally, the Bond Insurer makes no representation regarding the Bonds or the advisability of investing in the Bonds.

The Financial Guarantee Insurance Policies are not covered by the Property/Casualty Insurance Security Fund specified in Article 76 of the New York Insurance Law.

The following documents filed by the Company with the Securities and Exchange Commission (the "SEC") are incorporated herein by reference.

- (1) The Company's Annual Report on Form 10-K for the year ended December 31, 2001; and
- (2) The Company's Quarterly Report on Form 10-Q for the quarter ended September 30, 2002.

Any documents filed by the Company pursuant to Sections 13(a), 13(c), 14 or 15(d) of the Exchange Act of 1934, as amended after the date of this Official Statement and prior to the termination of the offering of the Bonds offered hereby shall be deemed to be incorporated by reference in this Official Statement and to be a part hereof. Any statement contained in a document incorporated or deemed to be incorporated by reference herein, or contained in this Official Statement shall be deemed to be modified or superseded for purposes of this Official Statement to the extent a statement contained herein or in any other subsequently filed document which also is or is deemed to be incorporated by reference herein modifies or supersedes such statement. Any such statement so modified or superseded shall not be deemed, except as so modified or superseded, to constitute a part of this Official Statement.

The Company files annual, quarterly and special reports, information statements and other information with the SEC under File No. 1-9583. Copies of the SEC filings (including (1) the Company's Annual Report on Form 10-K for the year ended December 31, 2001, and (2) the Company's Quarterly Report on Form 10-Q for the quarter ended September 30, 2002), are available (i) over the Internet at the SEC's web site at <http://www.sec.gov>; (ii) at the SEC's public reference room in Washington D.C.; (iii) over the Internet at the Company's web site at <http://www.mbia.com>; and (iv) at no cost, upon request to MBIA Insurance Corporation, 113 King Street, Armonk, New York 10504. The telephone number of MBIA is (914) 273-4545.

As of December 31, 2001, the Bond Insurer had admitted assets of \$8.5 billion (audited), total liabilities of \$5.6 billion (audited), and total capital and surplus of \$2.9 billion (audited) determined in accordance with statutory accounting practices prescribed or permitted by insurance regulatory authorities. As of September 30, 2002, the Bond Insurer had admitted assets of \$9.0 billion (unaudited), total liabilities of \$5.9 billion (unaudited), and total capital and surplus of \$3.1 billion (unaudited) determined in accordance with statutory accounting practices prescribed or permitted by insurance regulatory authorities.

Moody's Investors Service, Inc. rates the financial strength of the Bond Insurer "Aaa".

Standard & Poor's Rating Services, a division of The McGraw-Hill Companies, Inc., rates the financial strength of the Bond Insurer "AAA".

Fitch, Inc. rates the financial strength of the Bond Insurer "AAA".

Each rating of the Bond Insurer should be evaluated independently. The ratings reflect the respective rating agency's current assessment of the creditworthiness of the Bond Insurer and its ability to pay claims on its policies of insurance. Any further explanation as to the significance of the above ratings may be obtained only from the applicable rating agency.

The above ratings are not recommendations to buy, sell or hold the Bonds, and such ratings may be subject to revision or withdrawal at any time by the rating agencies. Any downward revision or withdrawal of any of the above ratings may have an adverse effect on the market price of the Bonds. The Bond Insurer does not guaranty the market price of the Bonds nor does it guaranty that the ratings on the Bonds will not be revised or withdrawn.

### **Bond Insurer Consent for Amendments to Indenture**

So long as the Bond Insurance Policy is in full force and effect and the Bond Insurer has not failed to perform any of its obligations thereunder, the Bond Insurer shall be deemed the owner of Bonds insured under the Bond Insurance Policy for purposes of consenting to any supplements or amendments to the Indenture as may be required under the Indenture.

## **BOARD OF EDUCATION OF THE CITY OF CHICAGO**

### **General**

The Board is a body politic and corporate and a school district of the State (the "School District"), having boundaries coterminous with the boundaries of the City. The Board is established under and governed by the School Code. The Board is not a home rule unit of government.

The Board maintains the system of public schools within the City primarily for grades kindergarten through 12. Responsibility for the governance of the Board and policy-making for the public school system is currently vested in the seven-member Chicago Board of Education (the "School Board"). In addition, elected local school councils, composed of parents, teachers, principals and community representatives, exercise certain powers relating to the operation of individual schools in the public school system, including selection of principals.

### **Governing Body**

Pursuant to the provisions of Public Act 89-15, approved and effective May 30, 1995 (the "1995 Amendatory Act"), the then-existing 15-member Chicago Board of Education (the "Prior Board") was replaced with the Chicago School Reform Board of Trustees of the Board of Education of the City of Chicago, Illinois (the "Reform Board of Trustees"). Under the 1995 Amendatory Act, the Reform Board of Trustees served as the governing board of the School District until June 30, 1999. On July 1, 1999, by operation of the 1995 Amendatory Act, the Reform Board of Trustees became the School Board. The members of the School Board were appointed by the Mayor of the City (the "Mayor") and are listed below. The appointments to the School Board did not require approval of the City Council.

Under the School Code, the School Board is responsible for approving the annual budget, approving contracts (including collective bargaining agreements), levying real property taxes and establishing general policies of the Board. The current members of the School Board are as follows:

**Michael W. Scott** is President of the School Board. Mr. Scott is Vice President of Local Government Affairs for AT&T Broadband. He was formerly the Executive Director of the Lawndale People's Planning and Action Conference, then Director of Community Development and ultimately, Vice President of Pyramidwest Development Corporation. He also has served under the late Mayor Harold Washington as Special Assistant to the Mayor, Director for the Mayor's Office of Special Events, and Chief Cable Administrator for the City of Chicago's Office of Communication. He is a former member of the Board and has chaired its committee on real estate. Mr. Scott currently serves on the board of directors for a number of civic and charitable organizations, including, among others, Mount Sinai Hospital; Adler Planetarium; Better Boys Foundation; Chicago Historical Society; Community Bank of Lawndale; and the Art Institute of Chicago.

**Avis LaVelle** is Vice President of the School Board. Ms. LaVelle is Senior Partner for Business Development at the Foster Group. She was formerly Vice President of Government and Public Affairs for the University of Chicago Hospitals and prior to that, Vice President of Communications for Waste Management, Inc. and Assistant Secretary for Public Affairs in the United States Department of Health and Human Services. She also served as press secretary to the Mayor of the City of Chicago. Prior to her local and national government experience, Ms. LaVelle was the senior political correspondent at WGN Radio. A graduate of the Chicago Public Schools, she is currently serving on the Chicago State University Foundation Board and is active in other civic organizations.

**Norman R. Bobins** is Chairman, President and Chief Executive Officer of LaSalle National Bank. He has also served as a Trustee of the Public School Teachers' Pension and Retirement Fund of Chicago and is also a member of the Public Building Commission of Chicago. He received a Bachelor of Arts degree from the University of Wisconsin and a Master of Business Administration from the University of Chicago. He is a graduate of the Chicago Public Schools. Mr. Bobins is active in several civic organizations, including Chicago United.

**Dr. Tariq Butt** is Director of the Access Community Health Network. As part of his medical practice, Dr. Butt provides a range of medical services to patients on the west side of the City, regardless of their ability to pay. Dr. Butt is a native of Pakistan, where he received his medical training. He has also served as Chairman of the Mayor's Advisory Council on Asian-American Affairs, a position from which he resigned to serve on the School Board. Dr. Butt is currently serving as a member of the Board of Directors for the Illinois Association of School Boards.

**Clare Munana** is a public sector management and international consultant with over 15 years of domestic and international business experience. She was formerly a researcher at the Brookings Institute where she performed risk analysis of foreign markets. Ms. Munana is a

graduate of Boston College, where she received her Bachelor of Arts degree in Political Science and Spanish Literature. She earned a Masters in International Economics and Politics from the School of Advanced International Studies of John Hopkins University and a Masters of Management from the Kellogg Graduate School of Management at Northwestern University. Ms. Munana recently completed a certification program at the Sorbonne-University of Paris in French Civilization and Language.

**Gene R. Saffold** is Managing Director and Head of Public Finance for Banc One Capital Markets, Inc. He also serves as a Trustee of the Public School Teachers' Pension and Retirement Fund of Chicago. He has previously held positions at Salomon Smith Barney, The First National Bank of Chicago and LS Financial Group. Mr. Saffold received a Bachelor of Arts degree from Carleton College in Minnesota and a Master of Business Administration degree from the University of Chicago Graduate School of Business. He is a graduate of the Chicago Public Schools. Mr. Saffold is active in several civic organizations, including the Civic Federation of Chicago.

**Alberto A. Carrero, Jr.** is Senior Vice President and Public Banking Manager of Banco Popular North America ("Banco Popular"), the country's largest Hispanic-owned bank. In addition to his regional duties, Mr. Carrero is also a member of Banco Popular's national team currently in charge of expanding the bank's services in government and public agencies at city, state and national levels. Prior to joining Banco Popular, Mr. Carrero worked for the Federal Deposit Insurance Company (FDIC) in the New York Region. He graduated from the University of Puerto Rico with a degree in Business Administration and Finance. Mr. Carrero is member of the Board of Trustees of the City Colleges of Chicago and has been the recipient of numerous awards from Illinois and New York City and State agencies for excellence in business.

The members of the School Board have been appointed to serve terms ending as follows:

<u>Member</u>	<u>Term Expires</u>
Michael W. Scott, President	June 30, 2003
Avis LaVelle, Vice President	June 30, 2003
Norman R. Bobins	June 30, 2006
Dr. Tariq Butt	June 30, 2003
Clare Munana	June 30, 2006
Gene R. Saffold	June 30, 2003
Alberto A. Carrero, Jr.	June 30, 2006

At the expiration of the term of each member, the Mayor shall appoint a successor for a four-year term from July 1 of the year in which the term commences. Any vacancy shall be filled by appointment of the Mayor for the unexpired term.

The School Board elects annually from its members a president and vice-president in such manner as the School Board determines.



## Central Administration

As authorized under the School Code, the Board has established the following offices and appointed the following individuals to serve in the capacities indicated.

Chief Executive Officer	Arne Duncan
Chief Education Officer	Barbara Eason-Watkins
Chief Operating Officer	Vacant
Chief Fiscal Officer	Kenneth C. Gotsch
Chief Purchasing Officer	Sean P. Murphy
General Counsel	Marilyn F. Johnson

**Arne Duncan** is the Chief Executive Officer of the Board. Mr. Duncan was formerly Deputy Chief of Staff for the previous Chief Executive Officer of the Board and, prior to that, directed the Ariel Education Initiative. He received a Bachelor of Arts degree in Sociology from Harvard University. Mr. Duncan serves on the boards of directors for the Ariel Education Initiative, The Children's Center, City Year, the Illinois Council Against Handgun Violence and the South Side YMCA, and serves on the Visiting Committee for the University of Chicago's School of Social Service Administration.

**Barbara Eason-Watkins** is the Chief Education Officer of the Board. Ms. Eason-Watkins is a nationally recognized school principal from Chicago's Woodlawn community who has spent her entire 29-year professional career in the schools, working with students, teachers and parents. Since 1988, Ms. Eason-Watkins has been principal of McCosh Elementary School in Chicago. A native of Detroit, Michigan, she received a Bachelor's degree in elementary education from the University of Michigan, a Masters degree in educational administration and supervision from Chicago State University, and a doctorate in education, with a specialty in curriculum and instruction, from Loyola University, Chicago.

**Timothy W. Martin** resigned as the Chief Operating Officer of the Board to become Secretary of the Illinois Department of Transportation, such resignation effective as of January 31, 2003. The Board anticipates appointing a replacement in the very near future.

**Kenneth C. Gotsch** is the Chief Fiscal Officer of the Board. Prior to his current appointment, he served both as the Deputy Director for the City's Department of Revenue's Tax Administration Division and as Manager of Information Services for the Department of Revenue. Prior to his service with the City, Mr. Gotsch served with the Illinois Economic and Fiscal Commission and as an accountant with Price Waterhouse. Mr. Gotsch received a Master of Arts degree in Public Finance from the University of Chicago's Irving B. Harris Graduate School of Public Policy Studies and a Bachelor of Science degree in Business Administration and Finance from Marquette University.

**Sean P. Murphy** is the Chief Purchasing Officer of the Board. Prior to his current appointment, he served as Deputy Commissioner for the City's Department of Aviation, acting as the Business Director for the O'Hare Modernization Program. Mr. Murphy also served as Deputy Procurement Officer for the City's Department of Procurement Services. Prior to his service with the City, Mr. Murphy served for over 10 years with Raytheon Engineers and

Constructors, Inc. and RR Donnelley in various procurement roles, up to and including Project Procurement Manager, executing design-build projects and strategic sourcing initiatives. Mr. Murphy received a Bachelor of Science degree in Mathematics from Colorado State University and a Masters of Business Administration from DePaul University.

**Marilyn F. Johnson** is General Counsel to the Board. Prior to her current appointment, Ms. Johnson served as General Counsel for the Chicago Housing Authority and as Deputy Corporation Counsel and Chief Assistant Corporation Counsel for the City's Department of Law. Ms. Johnson received her law degree from the University of Illinois at Urbana and her undergraduate degree from the University of Chicago.

### **School System**

The Chicago Public School system consists of 600 attendance centers consisting of 492 elementary schools, 93 high schools and 15 charter schools serving 437,618 children.

The following table presents the fall enrollment in the school system for the last five school years.

<b>School Year</b>	<b>Elementary School</b>	<b>High School</b>	<b>Combined</b>
2001/2002	338,445	99,173	437,618
2000/2001	339,281	96,189	435,470
1999/2000	336,631	95,119	431,750
1998/1999	335,539	95,546	431,085
1997/1998	329,574	98,610	428,184

### **Capital Improvement Program**

The Board is currently implementing one of the largest school construction and rehabilitation programs in the nation. Initially adopted by the Board in 1996, the Capital Improvement Program is an ongoing plan of work to be completed over the next five-year period, based on current projections of funding availability and project priorities. The Capital Improvement Program is organized around three basic and critical objectives: (a) reducing student density to no more than 80 percent of each elementary school's design capacity to relieve severe overcrowding; (b) achieving a minimum level of physical condition and operating efficiency for each facility; and (c) improving the overall quality of the learning environment at each individual school. To achieve these objectives, the Capital Improvement Program is organized into three general program areas:

1. New construction, including new schools, additions, annexes and modular units;
2. Building renovation, including new windows, new roofs, masonry, science labs, gymnasiums, Americans with Disabilities Act improvements, energy efficiencies and information technology, including wiring and equipment to connect all Chicago Public Schools facilities to a wide area network; and
3. Educational enhancements, including new campus parks and playlots.

*Program Management.* The Board utilizes a broad-based priority system for structuring the Capital Improvement Program, including architectural assessments that categorize capital projects by need. To date, the Capital Improvement Program has addressed primarily the highest priority exterior envelope projects such as windows, roofs and masonry work. With many of these projects completed or underway, the next phase will be addressing high priority, interior projects such as electrical and heating/air ventilation systems.

Coupled with the broad-based priority system, the Capital Improvement Program is re-evaluated annually to ensure that changing needs are incorporated into the program. For example, the Board annually updates space utilization reports to gauge current student overcrowding. To assess long-term classroom demand, the Board utilizes University of Illinois demographic forecasts. The Board also employs an aggressive preventative maintenance and evaluation program to (1) ensure that capital improvements are sustained through preventative measures and (2) provide an on-going capital needs assessment system-wide.

The Board uses third-party firms to provide program management services for the Capital Improvement Program to ensure appropriate oversight and cost control. In September 1998, the Board engaged Chicago School Associates, a joint venture of design, engineering, and construction firms, as program manager.

*Summary of Work Performed and Expenditures.* Since the program's inception, over 1,300 new permanent classrooms have been constructed, with more underway, increasing capacity to accommodate approximately 38,000 additional students. These new classrooms are distributed throughout 17 new schools, 4 replacement schools, 30 additions and 27 annexes. Additionally, 2,024 renovations have been completed to date including new roofs at 331 schools, new windows for 343 schools, and masonry work for 321 schools. Over 490 schools have their local area networks in place. The Board anticipates undertaking a similar number of renovation projects and installing local area networks in its remaining schools in the coming years. Finally, approximately 287 play lots and 15 athletic fields have been renovated to provide students with safe facilities for play and sports.

To finance the Capital Improvement Program, the Board has issued \$3.1 billion in aggregate principal amount of Alternate Bonds (excluding refunding bonds). As of December 1, 2002, approximately \$3.0 billion of proceeds have been spent, and substantially all of the net proceeds remaining have been "encumbered" (i.e., obligated for future expenditure on identified projects).

*Projects Financed by the Bonds.* The proceeds of the Bonds will be used to finance additional components of the Capital Improvement Program. The acquisition, construction, repair, renovation, rehabilitation and equipping of school facilities and sites financed with the proceeds of the Bonds will be implemented by the Board.

*Future Financings.* In addition to the Bonds, during fiscal year 2003, the Board may issue additional bonds to continue implementation of the Capital Improvement Program. Further, consistent with applicable provisions of State law, the Board has the authority to adopt additional authorizing resolution(s) under which some of these bonds may be issued.

Further, the Board anticipates that, subject to market conditions and other factors, it may issue one or more series of Alternate Bonds in addition to those described above to refund, at or prior to maturity, a portion of the debt service on the outstanding Alternate Bonds. Other types of debt obligations may also be used to provide the Board with funds for future implementation of certain components of the Capital Improvement Program.

## **Educational Reform Initiatives**

Under Mayor Richard M. Daley's leadership, the Chicago Public School system ("CPS") has become a national model for urban education. School districts across the country, as well as foreign nations, are turning to Chicago for lessons in making public education effective once again. In July 2001, Mayor Daley appointed a new management team consisting of experienced managers who have guided CPS over the past six years as well as new talent from the corporate, university, and nonprofit sectors. This team remains committed to enhancing the fundamental services efficiently and effectively provided to students and to bringing new vitality to CPS' educational programs.

*Focus on Educational Goals.* CPS has developed strategies that enhance educational opportunities and improve the academic skills of all CPS students. Working together with parents, community-based organizations, teachers, educators, and the elected officials of the Chicago Teachers Union, CPS' focus encompasses three areas: reading, teacher excellence, and community schools.

*Reading Enhancement Action Plan.* This top priority program focuses on teaching every student in every school to read. The program establishes a uniform instructional framework structured to provide continuity citywide at all grade levels. The program requires a minimum of two hours a day be devoted exclusively to reading and writing in every elementary school. At the high school level, double periods of reading and writing are required for students not at grade level. In addition, CPS is training an elite corps of reading specialists, recruited both locally and nationally, to ensure that teachers are trained to use books and materials appropriately.

*Teacher Excellence.* Rising student enrollments, an increasing number of teachers reaching retirement age, and a decreasing number of college students choosing a teaching career have led CPS to new initiatives to recruit and retain teachers. Teacher quality, one of the best predictors of student achievement, is being addressed through an initiative to ensure that all teachers are qualified and have appropriate certifications in all classrooms. Creating strong, nurturing environments that support teacher needs will further improve teacher classroom skills and drive student achievement.

*Community Schools.* Several CPS schools operate year-round and are open long hours to provide for the needs of the students before, during and after traditional school days. CPS' vision encompasses a comprehensive, coordinated and collaborative delivery of services jointly created and operated by the school, community organizations and parents as equal partners based on each school's needs. Programs currently offered include tutoring, art, sports and other enrichment activities designed to build on skills, talents and interests developed as part of the regular curriculum. By collaborating with community-based organizations already funded to

provide social and health services to our students, schools can directly address the needs of children by providing services onsite.

*Educational Results.* There continue to be many positive educational trends at CPS. The 2002 results from the Iowa Test of Basic Skills show that 43.2 percent of elementary school students are reading at or above national norms, while 46.9 percent are performing at or above national norms in math. Overall, reading scores are up 16.7 percentage points and math 15.9 percentage points since 1996, the first full school year Mayor Daley assumed responsibility for the schools. Additionally, in high schools, the dropout rate declined, the graduation rate continued to grow, average ACT scores increased, and more students are taking advanced placement classes than ever before.

### **Chicago Teachers' Union and Other Employee Groups**

For its 2003 fiscal year, the Board employed approximately 47,000 persons. Approximately 89% of the Board's employees are represented by six unions that engage in collective bargaining with the Board. As of January 1, 2003 approximately 75% of the Board's employees were represented by the Chicago Teacher's Union (the "CTU") and approximately 14% were represented by five other unions.

The Board's current four-year agreement with the CTU expires June 30, 2003. The contract provided for base salary increases for most teachers of 2% for fiscal year 2003. These amounts were subject to increase if the Board receives additional funding from certain sources. Teachers and educational support staff who were frozen at the top of the salary schedule are guaranteed a minimum 3% increase.

The remaining five labor unions also hold four-year contracts with the Board. All of these agreements expire on June 30, 2003 as well. Employees represented by these unions experienced a base salary increase of 3% each year.

The Board has sought certain methods of alternative dispute resolution to reduce the number of union grievances and overall labor litigation. A voluntary grievance mediation program and a labor management committee designated to resolve class size complaints successfully divert numerous matters away from litigation each year.

Other issues addressed in all collective bargaining agreements with the Board include various working conditions, grievance procedure and employee benefits. For a discussion of pension and retirement benefits for eligible employees, see "Employee Pension Obligations" below under this caption.

### **Recent Financial Information Concerning the Board**

For fiscal years 1996 through 2002, the Board adopted and achieved a balanced budget. On June 26, 2002, the Board also adopted a balanced budget for fiscal year 2003 totaling approximately \$3.7 billion.

In December 2002 and January 2003 the Board amended the Fiscal Year 2003 Budget to designate \$75,000,000 of unreserved Fund Balance in the Educational Fund, \$25,000,000 for the purpose of paying extraordinary legal judgments, and \$50,000,000 for the purpose of paying for a new student information system and other technology projects.

The most recent audited financial statements are for the fiscal year ended June 30, 2002 and are included as APPENDIX A, including the unqualified report of independent public accountants dated November 22, 2002.

**GASB No. 34.** In June of 1999, GASB issued Statement No. 34, *Basic Financial Statements - and Management's Discussion and Analysis – for State and Local Governments* ("GASB No. 34"). The GASB No. 34 financial reporting model is mandatory for all state and local governments and dramatically changes the presentation and content of governments' external financial statements. GASB No. 34 required that the CPS implement the new reporting model no later than fiscal year 2002. The CPS implemented GASB No. 34 earlier than required for fiscal year 2001 reporting purposes.

**General Operating Fund Balances.** As of June 30, 2002, the Board had a fund balance of \$365.1 million, of which \$155.3 million has been reserved for encumbrances and other specific purposes. The remaining unreserved balance was \$209.9 million, of which \$201.5 million was designated to provide operating capital. The approved Fiscal Year 2003 Budget re-appropriated an estimated \$43.7 million of ending fiscal year 2002 fund balance as reserved for specific purposes. The amounts shown in the following table have been adjusted to reflect the actual fiscal year end amount reserved for such purposes of \$36.5 million.

**General Operating Fund Revenues, Expenditures, Other  
Financing Sources and Changes in Fund Balances for the Board<sup>(1)</sup>**  
(Amounts in Thousands)

	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>FY 2003 Budget<sup>(5)</sup></u>
<b>Revenues</b>						
Property Taxes	\$1,269,819	\$1,314,362	\$1,352,374	\$1,379,010	\$1,429,307	\$1,488,500
Replacement Taxes	75,743 <sup>(2)</sup>	84,513	89,142	71,230	57,193	69,892
State Aid	994,160	1,190,289	1,247,174	1,275,707	1,336,586	1,272,991
Federal Aid	415,081	460,343	497,673	552,311	539,573	691,021
Investment Income	31,326	28,006	36,347	42,501	16,505	27,014
Other	<u>89,716</u>	<u>71,113</u>	<u>65,515</u>	<u>78,107</u>	<u>66,917</u>	<u>73,700</u>
Total Revenues	<u>\$2,875,845</u>	<u>\$3,148,626</u>	<u>\$3,288,225</u>	<u>\$3,398,866</u>	<u>\$3,446,081</u>	<u>\$3,623,118</u>
<b>Expenditures</b>						
Instruction	\$1,727,782	\$1,816,130	\$1,888,879	\$1,995,423	\$2,152,958	\$2,185,778
Pupil Services	263,347	271,876	301,714	303,071	311,628	331,983
Support Services	656,080	683,539	684,365	730,187	750,111	799,844
Food Services	129,843	154,581	161,614	166,365	160,063	182,236
Community Services	63,459	65,465	73,792	73,718	47,523	80,750
Capital Outlay	1,851	2,302	0	394	0	432
Teachers' Pension	65,045	65,045	65,045	65,045	65,045	65,045
Other	<u>7,260</u>	<u>1,790</u>	<u>9,093</u>	<u>18,916</u>	<u>6,558</u>	<u>13,575</u>
Total Expenditures	<u>\$2,914,667</u>	<u>\$3,060,728</u>	<u>\$3,184,502</u>	<u>\$3,353,119</u>	<u>\$3,493,886</u>	<u>\$3,659,643</u>
<b>Revenues in Excess of (Less than)</b>						
Expenditures	\$(38,822)	\$87,898	\$103,723	\$45,747	\$(47,805)	\$(36,525)
Other Financing Sources (Uses)	<u>(12,015)</u>	-	<u>11,436</u>	<u>(46,767)<sup>(3)</sup></u>	<u>1,527</u>	-
<b>Change in Fund Balance Revenues And Other Financing Sources In Excess of (Less than)</b>						
Expenditures	\$(50,837)	\$87,898	\$115,159	\$(1,050)	\$(46,278)	\$(36,525)
Fund Balance, Beginning of Period	504,111	361,895	449,793	564,952	411,412	365,134
<b>Residual Equity Transfer<sup>(2)</sup></b>						
Residual Equity Transfer <sup>(2)</sup>	(91,379)	-	-	-	-	-
<b>Impact of Adopting GASB No. 33<sup>(4)</sup></b>						
Impact of Adopting GASB No. 33 <sup>(4)</sup>	-	-	-	<u>(152,490)</u>	-	-
Fund Balance, End of Period	<u>\$361,895</u>	<u>\$449,793</u>	<u>\$564,952</u>	<u>\$411,412</u>	<u>\$365,134</u>	<u>\$328,609</u>
<b>Composition of Ending Fund Balance, End of Period</b>						
<b>Reserved for:</b>						
Encumbrances	\$80,130	\$107,951	\$102,623	\$149,675	\$118,726	\$118,726
Specific Purposes	<u>59,768</u>	<u>53,587</u>	<u>69,272</u>	<u>60,217</u>	<u>36,525</u>	-
Total Reserved Fund Balance	<u>\$139,898</u>	<u>\$161,538</u>	<u>\$171,895</u>	<u>\$209,892</u>	<u>\$155,251</u>	<u>\$118,726</u>
<b>Unreserved:</b>						
<b>Designated to Provide</b>						
Operating Capital	\$196,300	\$231,300	\$295,900	-	\$201,500	\$201,500 <sup>(6)</sup>
Undesignated	<u>25,697</u>	<u>56,955</u>	<u>97,157</u>	<u>\$201,520</u>	<u>8,383</u>	<u>8,383</u>
Total Fund Balance	<u>\$361,895</u>	<u>\$449,793</u>	<u>\$564,952</u>	<u>\$411,412</u>	<u>\$365,134</u>	<u>\$328,609</u>

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- (1) The Board reports its financial activities through the use of fund accounting and follows the modified accrual basis of accounting for its Governmental Funds. See "APPENDIX A -- Audited Financial Statements For Fiscal Year 2002 -- Note (1)."
  - (2) Beginning in fiscal year 1998, the Board began accounting in the Debt Service Fund for debt service expenditures and funding sources (including personal property replacement tax revenues) relating to the Alternate Bonds. For fiscal year 1998, \$54,212,000 of personal property replacement taxes have been recorded in the Debt Service Fund. Cash and investments in escrow of \$91,379,000 for the Alternate Bonds were transferred from the General Operating Fund to the Debt Service Fund.
  - (3) Net Operating Transfer in fiscal year 2001 included \$48.8 million transferred to the Debt Service Funds to fund future debt service payments other than for the Bonds.
  - (4) GASB No. 33 established new accounting rules which affect the timing of recognition of certain revenues. The impact of adoption resulted in a one-time restatement of opening fund balance and a deferral of revenue.
  - (5) The approved Fiscal Year 2003 Budget re-appropriated an estimated \$43.7 million of ending fiscal year 2002 fund balance as reserved for specific purposes. The amounts shown in the table have been adjusted to reflect the actual fiscal year end amount reserved for such purposes of \$36.5 million.
  - (6) In December 2002 and January 2003 the Board amended the Fiscal Year 2003 Budget to designate \$75,000,000 of unreserved Fund Balance in the Educational Fund.

## **Outstanding Debt Obligations**

**Long-Term Debt Obligations.** In addition to the Prior Alternate Bonds and the Bonds, the Board's outstanding long-term debt consists of approximately \$516 million aggregate principal amount of leases with The Public Building Commission of Chicago (the "PBC Leases"). The lease rentals due under the PBC Leases are supported by separate unlimited property tax levies of the Board. For additional information on the Public Building Commission, see "OTHER LOCAL GOVERNMENT UNITS -- Other Public Bodies -- The Public Building Commission of Chicago." To provide for payment of the lease rentals under the PBC Leases, the Board has established lease payment debt service fund accounts with a lease payment trustee. Under the School Code and resolutions of the Board establishing those trust accounts, the Board has levied a separate tax unlimited as to rate or amount on real property within the School District to pay the lease rentals under the PBC Leases. Tax receipts of the Board attributable to the Board's PBC Leases are required to be paid by the County Collector directly to the lease payment trustee and deposited in a fund account to be used for the payment of the applicable lease rentals under the PBC Leases when due. Investment income on deposits in the fund accounts established to make lease rentals under the PBC Leases is paid to the Board to the extent not needed to meet the lease obligations for which the particular fund account is established.



## Board's Debt Service Schedule

Calendar Year	Prior Alternate Bonds			The Bonds <sup>(4)</sup>	The Series 2003B Bonds <sup>(4)(5)</sup>	Total Annual Debt Service
	Bonds <sup>(1)(2)(3)</sup>	Commission Obligations <sup>(1)</sup>	PBC Leases <sup>(2)</sup>			
2003	\$124,469,315	\$81,777,388	\$51,834,588	\$2,892,360	\$3,822,704	\$264,796,354
2004	125,628,878	82,272,438	51,863,450	8,340,450	6,950,371	275,055,586
2005	127,403,478	116,578,250	51,572,450	8,337,825	6,950,371	310,842,373
2006	127,401,025	-	51,990,050	5,340,425	6,950,371	191,681,871
2007	129,171,255	-	52,037,000	8,337,275	6,950,371	196,495,901
2008	131,423,880	-	52,096,838	8,340,675	6,950,371	198,811,763
2009	206,491,455	-	52,103,825	8,336,925	6,950,371	273,882,576
2010	210,001,524	-	52,163,338	8,337,425	6,950,371	277,452,657
2011	223,058,346	-	52,232,025	8,337,425	6,950,371	290,578,167
2012	203,473,721	-	52,318,625	8,337,125	6,950,371	271,079,842
2013	225,298,084	-	52,359,513	8,338,238	6,950,371	292,946,204
2014	212,532,756	-	52,430,550	8,336,500	6,950,371	280,250,177
2015	222,128,661	-	52,467,613	8,336,125	6,950,371	289,882,769
2016	213,195,235	-	52,519,550	8,341,063	6,950,371	281,006,218
2017	213,638,428	-	52,600,125	-	6,950,371	273,188,923
2018	213,652,179	-	52,664,600	-	15,093,418	281,410,196
2019	237,415,756	-	30,635,500	-	15,122,893	283,174,149
2020	268,070,100	-	-	-	15,139,132	283,209,232
2021	268,166,975	-	-	-	15,166,660	283,333,635
2022	268,112,075	-	-	-	15,204,534	283,316,609
2023	263,189,838	-	-	-	15,227,279	278,417,117
2024	263,124,350	-	-	-	15,259,424	278,383,774
2025	263,105,575	-	-	-	15,300,023	278,405,598
2026	263,030,325	-	-	-	15,348,129	278,378,454
2027	262,992,150	-	-	-	15,378,272	278,370,422
2028	262,971,038	-	-	-	15,414,977	278,386,014
2029	262,876,413	-	-	-	15,457,299	278,333,711
2030	262,818,788	-	-	-	15,504,293	278,323,080
2031	262,771,575	-	-	-	15,555,013	278,326,588
2032	23,836,000	-	-	-	15,583,987	39,419,987
2033	-	-	-	-	15,640,269	15,640,269
	<u>\$6,341,449,175</u>	<u>\$280,628,075</u>	<u>\$865,889,638</u>	<u>\$108,289,835</u>	<u>\$346,523,490</u>	<u>\$7,942,780,212</u>

- (1) At June 30, 2002, the Board held on deposit \$319,378,543 for Prior Alternate Bond debt service, of which \$194,045,451 is for the Commission Obligations from Calendar Year 2003-2005.
- (2) Debt service payments include principal and interest due to and including the following January 1.
- (3) Interest on \$303,000,000 of variable rate Bonds Series 2000B, C, D is calculated at an assumed rate of 6% per annum.
- (4) Anticipated debt service on the Bonds and the Series 2003B Bonds is expected to be approximately \$16 million per year.
- (5) Calculated at an assumed swap rate of 3.782% based on a 360 day year consisting of twelve 30-day months. In a 35 day Auction Rate Mode, there may be 11 or 12 interest payment dates in a given year.

**Board's Overlapping Debt Schedule<sup>(1)</sup>**  
**As of January 2, 2003**  
(Dollars in Thousands)

Direct Debt	<u>Amount</u>
The Bonds	\$75,890
Series 2003B Bonds	183,775
Total Prior Bonds	2,730,188
Commission Obligations (principal component)	251,660
PBC Leases (principal component)	<u>515,799</u>

Total Direct Debt \$3,757,312

Overlapping Debt <sup>(2)</sup>	<u>Amount</u>	Percent	<u>Amount</u>
			<u>Applicable</u>
City	\$4,488,593	100.00%	\$ 4,488,593
School Finance Authority	458,180	100.00	458,180
Community College District	118,545	100.00	118,545
Chicago Park District <sup>(3)</sup>	881,075	100.00	881,075
Water Reclamation District	1,485,285	45.15	670,606
Cook County	2,618,405	44.19	1,157,072
Forest Preserve District	41,587	44.19	<u>18,377</u>

Total Overlapping Debt \$ 7,792,449

Total Direct and Overlapping Debt \$ 11,549,761

**Selected Debt Statistics**

Population (2000)	2,896,016 <sup>(5)</sup>
Equalized Assessed Valuation (2001) <sup>(4)</sup>	\$41,981,912 <sup>(6)</sup>
Estimated Fair Market Value (2001)	\$164,572,708 <sup>(7)</sup>

	<u>Per Capita<sup>(8)</sup></u>	<u>EAV</u>	<u>FMV</u>
Direct Debt	\$1,297.41	8.95%	2.28%
Total Direct and Overlapping Debt	\$3,988.15	27.51%	7.02%

- (1) As of the date of this Official Statement, the Series 2003B Bonds have not been sold. The table assumes the sale of the Series 2003B Bonds in an aggregate principal amount of \$183,775,000 and the simultaneous delivery of the Bonds and the Series 2003B Bonds on February 13, 2003.
- (2) Excludes outstanding tax anticipation notes and warrants; includes the principal amount of PBC bonds secured by leases with the following units of government:
- |                            |               |
|----------------------------|---------------|
| Community College District | \$118,545,000 |
| Chicago Park District      | \$28,295,000  |
- (3) Includes \$379,405,000 of outstanding general obligation bonds issued as "alternate bonds" under the Debt Reform Act for which the alternate revenue source is personal property replacement tax revenues and parking revenues.
- (4) Cook County only.
- (5) Source: United States Census Bureau.
- (6) Source: Cook County Clerk's Office. Total Equalized Assessed Value is net of exemptions and includes assessment of pollution control facilities.
- (7) Source: The Civic Federation.
- (8) Per Capita amounts are not expressed as dollars in thousands.

**Equalized Assessed Valuation and Statutory Debt Margin of the Board**  
(Dollars in Thousands)

	<u>FY 1998</u>	<u>FY 1999</u>	<u>FY 2000</u>	<u>FY 2001</u>	<u>FY 2002</u>
Equalized Assessed Valuation <sup>(1)</sup>	<u>\$33,357,600</u>	<u>\$33,947,364</u>	<u>\$35,361,964</u>	<u>\$40,487,129</u>	<u>\$41,988,859</u>
Statutory Debt Limit, 13.8% of	<u>\$ 4,603,349</u>	<u>\$ 4,684,736</u>	<u>\$ 4,879,951</u>	<u>\$ 5,587,224</u>	<u>\$ 5,794,463</u>
Equalized assessed valuation					
Principal amount of bonds outstanding <sup>(2)</sup>	-0-	-0-	-0-	-0-	-0-
Principal amount of certificates of Participation	23,500	12,000	-0-	-0-	-0-
Aggregate future rentals on leases with Public Building Commission	1,116,489	1,065,144	1,013,799	962,483	911,166
Less – Cash and investments on hand Applicable to reduction of above Debt	<u>(50,347)</u>	<u>(49,942)</u>	<u>(37,921)</u>	<u>(38,379)</u>	<u>(37,965)</u>
Net funded debt	<u>\$1,089,642</u>	<u>\$1,027,202</u>	<u>\$ 975,878</u>	<u>\$ 924,104</u>	<u>\$ 873,201</u>
Unfunded Debt:					
Contracts, leases, purchase orders and Outstanding judgments	108,719	138,372	136,682	185,554	146,367
Asbestos abatement loans	<u>18,399</u>	<u>16,919</u>	<u>15,438</u>	<u>13,253</u>	<u>11,833</u>
Net Unfunded Debt	127,118	155,291	152,120	198,807	158,200
Total debt	<u>\$1,216,760</u>	<u>\$1,182,493</u>	<u>\$1,127,998</u>	<u>\$1,122,911</u>	<u>\$1,031,401</u>
Statutory Debt Margin <sup>(2)</sup>	<u>\$3,386,589</u>	<u>\$3,502,243</u>	<u>\$3,751,953</u>	<u>\$4,464,313</u>	<u>\$4,763,062</u>

(1) Represents latest known equalized assessed valuation for year indicated.

(2) Pursuant to Section 15 of the Debt Reform Act, this table does not reflect the Prior Alternate Bonds, which do not count against the debt limit unless the tax levy supporting them is extended for collection.

## **Employee Pension Obligations**

**Funding of Pension Obligations.** Pension benefits for eligible teachers and administrators of the Board are provided under a defined benefit plan administered by the Public School Teachers' Pension and Retirement Fund of Chicago, a separate legal entity (the "Pension Fund"). See "APPENDIX A -- Fiscal Year 2002 Audited Financial Statements -- Note (11)." The 1995 Amendatory Act provided that by fiscal year 1999 the Pension Fund would be funded using the same actuarial funding method as the Illinois Teachers' Retirement Fund. Applicable provisions of the Illinois Pension Code provide that this method will cause the ratio of the actuarially determined value of the assets of the Pension Fund to its actuarially determined accrued liabilities (or "Funded Ratio") to equal 90% by fiscal year 2045. As of June 30, 2002, the end of the last fiscal year of the Pension Fund for which audited financial information is available, the Funded Ratio for the Pension Fund, based on a four year "smoothed" (effectively, an average) market value method of valuing assets, was 96.5% and based on current market value was 84.7%. The Fund has had a significant decrease in its investment portfolio due to declining market conditions as a result of a softening economy. During the period from July 1, 2002 through September 30, 2002 the fair value of the Fund's investments decreased approximately \$907.2 million or 9.6%, to \$8,527.4 million (unaudited).

The 1995 Amendatory Act and various additional amendments made to the School Code in 1996, 1997 and 1998: (i) eliminated the Board's obligation to make any local employer pension contribution unless the Funded Ratio of the Pension Fund would otherwise fall below 90%; and (ii) made additional changes to the Board's obligation to fund pension benefits. Based on the current Funded Ratio for the Pension Fund, the Board is not required to provide any contributions to the Pension Fund from local resources in its fiscal year 2003 budget. Contributions to the Pension Fund that are funded by state categorical revenues for teacher pension and by Federal categorical programs will continue as before.

**Pension Funding Litigation.** The Board is involved in litigation with respect to its calculations of certain Pension Fund obligations. See "LITIGATION AND ADMINISTRATIVE MATTERS -- Pension Funding Litigation."

## **Debt Management Policy**

To help ensure the Board's creditworthiness, the Board adopted a Debt Management Policy (the "Debt Policy") on October 23, 1996. The purpose of the Debt Policy is to provide a functional tool for debt management and capital planning and to enhance the Board's ability to manage its debt in a conservative and prudent manner. In issuing the Bonds and any future debt, the Board will consider a number of factors, including the duration of the debt in relation to the economic life of the improvement or asset that the issue is financing, negotiated and competitive methods of sale, conditions in both domestic and international markets, credit enhancement agreements, the potential impact of debt service on the operating budget, statutory debt limitations, and credit implications. The Board also believes it should avoid financing general operating costs from debt having maturities greater than one year. A copy of the Debt Policy is available from the Board upon request to the Treasurer of the Board at (773) 553-2790. The

Debt Policy may be subsequently amended or modified by the Board, without notice to or consent of the owners of the Bonds.

### **Investment Policy**

The Board has adopted an Investment Policy (the "Investment Policy"). The objectives of the Investment Policy are to invest public funds in a manner which is consistent with all state and local statutes governing the investment of public funds and which will provide for the safety of principal, diversification and maximization of the rate of return. The Investment Policy specifically prohibits any purchase of financial futures, any leveraged investment lending securities and any collateralized mortgage obligations. The Investment Policy may be subsequently amended or modified by the Board, without notice to or consent of the Owners of the Bonds subject, in all respects, to the provisions of the Public Funds Investment Act of the State of Illinois, as amended. A copy of the Investment Policy is available from the Board upon request to the Treasurer of the Board at (773) 553-2790. All investments of the moneys on deposit in the Funds and Accounts established under the Indenture are subject to the provisions of the Investment Policy as in effect.

## **OTHER LOCAL GOVERNMENTAL UNITS**

### **Overlapping Entities**

There are eight major units of local government located in whole or in part within the boundaries of the school district governed by the Board, each of which (i) is separately incorporated under the laws of the State, (ii) has an independent tax levy, (iii) derives its power and authority under the laws of the State, (iv) maintains its own financial records and accounts and (v) is authorized to issue debt obligations. These units are: the City; the Board; the Chicago School Finance Authority; the Chicago Park District; Community College District Number 508; Cook County; the Forest Preserve District of Cook County; and the Metropolitan Water Reclamation District of Greater Chicago. Each of the foregoing governmental units levies taxes upon property located in the City, and, in some cases, in other parts of Cook County as well. For additional information about the Board, see "BOARD OF EDUCATION OF THE CITY OF CHICAGO." Information about these other units of local government is set forth below.

### **Major Units of Government**

**The City of Chicago** is a home rule unit of government under the Illinois Constitution, and was incorporated in 1837. The City is governed by the Mayor, who is elected at-large for a four-year term, and a City Council (the "City Council"). The City Council consists of 50 aldermen each representing one of the City's 50 wards, elected for four-year terms.

**The Chicago Park District** (the "Park District") has boundaries coterminous with the City and is responsible for the maintenance and operation of parks, boulevards, marinas and certain other public property within the City. The Park District is governed by a seven-member board, appointed by the Mayor with the approval of the City Council.

**Community College District Number 508** (the "Community College District") is responsible for maintaining and operating a system of community colleges within the City. The governing body is a board of seven trustees appointed by the Mayor with the approval of the City Council.

**The County of Cook** (the "County") is a home rule unit of government under the Illinois Constitution, and includes virtually all of the City, plus numerous surrounding suburbs and unincorporated areas. The County is governed by a board of 17 Commissioners, each elected for four-year terms from one of 17 districts. The President of the County Board of Commissioners is elected by the voters of the entire County. The voters of the entire County also elect a number of other County Officials, including the County Sheriff, the County Assessor, the County Clerk, the State's Attorney and the County Treasurer. The County is primarily responsible for the operation of the criminal justice system, the provision of health care services and numerous functions relating to property tax administration.

**The Forest Preserve District of Cook County** (the "Forest Preserve District") has boundaries coterminous with the County and is responsible for establishing, maintaining and operating forest preserves within the County. The governing body is composed of the members of the County Board of Commissioners, chaired by the President of the County Board of Commissioners.

**The Metropolitan Water Reclamation District of Greater Chicago** (the "Water Reclamation District"), formerly known as the Metropolitan Sanitary District of Greater Chicago, includes virtually all of the City and most of the County. The Water Reclamation District constructs, maintains and operates sewage treatment plants and certain sanitary sewers. In addition, the Water Reclamation District constructs and maintains drainage outlets. The Water Reclamation District is governed by a nine-member board elected at-large by the voters of the Water Reclamation District.

### **Interrelationships of These Bodies**

The overlapping governmental taxing bodies described above and the Chicago School Finance Authority, described below, share in varying degrees a common property tax base with the Board. See "BOARD OF EDUCATION OF THE CITY OF CHICAGO -- Direct And Overlapping Debt." However each such public body is a separate and distinct governmental unit. The financial condition of any such body does not imply the same condition for the Board.

### **Other Public Bodies**

Other governmental bodies in the Board's geographical boundaries are described below. These governmental bodies are authorized to issue debt obligations, but are not authorized to levy real property taxes.

**The Public Building Commission of Chicago** (the "PBC") is a municipal corporation authorized to acquire, construct and improve public buildings and facilities for use by one or more of the local governmental units. The PBC issues bonds to finance its various projects and then leases its facilities to certain governmental units. At present, the Board leases substantially

all school buildings and facilities from the PBC. Several other of the major governmental units described above also lease facilities from the PBC. See "BOARD OF EDUCATION OF THE CITY OF CHICAGO -- Direct And Overlapping Debt."

The Mayor, also one of the members of the PBC, appoints six of the 10 additional members of the PBC. Currently, a member of the School Board is one of these members. The presiding officers of the Park District and the Water Reclamation District each appoint one member while the County appoints two members. The PBC is not authorized to levy real property or other taxes, but the public bodies which lease facilities from the PBC, including the Board, levy real property taxes to make the required lease rental payments.

**The Chicago Transit Authority** (the "CTA") is a municipal corporation empowered to acquire, construct, own, operate and maintain a transportation system in the City and portions of the County. The CTA is governed by a seven-member board. Four members are appointed by the Mayor with the approval of the City Council, and three members are appointed by the Governor with the approval of the State Senate. The CTA board elects a Chairman from its members who serves for a term of three years.

**The Regional Transportation Authority** (the "RTA") is a municipal corporation authorized to provide planning, funding, coordination and fiscal oversight of three separately governed operating entities which provide public mass transportation services in a six-county area of northeastern Illinois, including Cook County. These include the CTA, METRA, the suburban rail division, and PACE, the suburban bus division. The RTA is governed by a 13-member board, consisting of City and suburban members appointed by elected officials in the six-county RTA region. The RTA is primarily funded by taxes imposed by the RTA on retail sales in the six-county area, and an amount from the State equal to one-fourth of the sales taxes collected in the region by the State. The RTA is also authorized to impose, but does not presently impose, taxes on automobile rentals, motor fuel and off-street parking facilities. By law, motor fuel and off-street parking taxes may not be imposed concurrently with sales taxes.

**The Metropolitan Pier and Exposition Authority** (the "MPEA") is a municipal corporation which owns and operates the McCormick Place convention and exposition facilities and Navy Pier. MPEA has previously issued revenue bonds to finance its projects. MPEA is governed by a 13-member board, six of whom are appointed by the Governor, with the approval of the State Senate, and six of whom are appointed by the Mayor. The Mayor also appoints, with the approval of the Governor, one additional member who also serves as Chairman of MPEA. The Chief Executive Officer is appointed by the Governor, with the approval of the Mayor. MPEA receives revenue from the operation of its facilities and from the imposition of sales and other consumption-related taxes.

Various authorities have been created under Illinois law to facilitate the financing of educational facilities, health facilities, highways, housing, industrial development, sports facilities, port facilities and other activities. These authorities are not authorized to levy real property taxes.

## **Chicago School Finance Authority**

The Chicago School Finance Authority has outstanding debt issued for the benefit of the School District and is discussed below.

**Establishment.** In 1979 and early 1980, the Board experienced severe financial difficulties. In January 1980, as part of a plan to address these financial difficulties, the Illinois General Assembly established the Chicago School Finance Authority (the "Authority"). The Authority is governed by a five-member board of directors: two directors are appointed by the Mayor with the approval of the Governor; two directors are appointed by the Governor with the approval of the Mayor; the Chairman is appointed jointly by the Governor and the Mayor. The Authority will remain in existence until one year after all bonds and notes issued by it have been discharged. The final payment of principal and interest on the outstanding bonds issued by the Authority is scheduled to occur in calendar year 2009.

**Financial Oversight and Control Powers.** Prior to the adoption of the 1995 Amendatory Act, the Authority was authorized to exercise certain financial oversight and control powers with respect to the Board. Effective with the passage of the 1995 Amendatory Act, the Authority's financial oversight and control powers were suspended until July 1, 1999. Pursuant to Public Act 90-757, which became effective August 14, 1998, the suspension of these oversight and control powers has been extended until July 1, 2004.

**Debt Obligations.** Since 1980, the Authority has issued \$1,236,450,000 of its general obligation bonds to provide the Board with moneys for operating purposes, school rehabilitation and school construction purposes, working cash purposes and to refinance short-term debt obligations and to refund outstanding bonds of the Authority. See "APPENDIX A -- Fiscal Year 2002 Audited Financial Statements - Note (12)", for a more complete description of the uses of the proceeds of the various series of bonds issued by the Authority. As of the date of this Official Statement, \$458,180,000 of the Authority's bonds are outstanding, net of bonds defeased. As of the date of this Official Statement, the Authority has no authority to issue bonds other than to refund outstanding bonds. The Authority's bonds are general obligations of the Authority, payable from a separate real estate tax levied on all real property in the School District without limit as to rate or amount. The Authority's bonds are not a direct or contingent obligation of the Board. The Authority's levy is a separate levy in addition to all taxes which the Board or the City are authorized to levy. For additional information, see "BOARD OF EDUCATION OF THE CITY OF CHICAGO -- Direct and Overlapping Debt."

## **THE REAL PROPERTY TAX SYSTEM**

### **Real Property Assessment, Tax Levy and Collection Procedures**

**General.** As described under "SECURITY FOR THE BONDS -- Pledged Taxes," the Pledged Taxes, to the extent they are levied and collected, will be derived from the proceeds of *ad valorem* taxes levied by the Board on all taxable property within the School District.

Substantially all (approximately 99.98%) of the "Equalized Assessed Valuation" (described below) of taxable real property in the School District is located in Cook County (the



"County"). The remainder is located in DuPage County. Accordingly, unless otherwise indicated, the information set forth under this caption, and elsewhere in this Official Statement with respect to taxable property of the School District, does not reflect the portion situated in DuPage County. The Illinois laws relating to real property are contained in the Illinois Property Tax Code (the "Property Tax Code").

**Assessment.** The Cook County Assessor (the "Assessor") is responsible for the assessment of all taxable real property within the County, except for certain railroad property and pollution control equipment assessed directly by the State. One-third of the real property in the County is reassessed each year on a repeating triennial schedule established by the Assessor. The suburbs in the western and southern portions of the County are being reassessed in tax year 2002; the City will be reassessed in 2003 and the suburbs in the northern and northwestern portions of the County will be reassessed in 2004.

Pursuant to the Cook County Classification Ordinance, real property in the County is separated into nine classifications for assessment purposes. After the Assessor establishes the fair cash value of a parcel of land, that value is multiplied by one of the classification percentages to arrive at the assessed valuation (the "Assessed Valuation") for the parcel. The current classification percentages range from 16 percent for certain residential, commercial and industrial properties to 36 percent and 38 percent, respectively, for other industrial and commercial property.

The Assessor has established procedures enabling taxpayers to contest their tentative Assessed Valuations. Once the Assessor certifies final Assessed Valuations, a taxpayer can seek review of its assessment by filing a complaint with the Cook County Board of Review (the "Board of Review"), composed of three members elected at large by the voters of the County, which is empowered to review and adjust Assessed Valuations set by the Assessor.

Beginning with assessments for the year 1996, owners of residential property having six or fewer units have been able to appeal decisions of the Board of Review to the Illinois Property Tax Appeal Board (the "PTAB"), a statewide administrative body. Owners of real estate other than residential property with six or fewer units have been able to appeal Assessed Valuations to the PTAB since 1997. The PTAB has the power to determine the Assessed Valuation of real property based on equity and the weight of the evidence. Taxpayers may appeal decisions of the PTAB to either the Circuit Court of Cook County or the Illinois Appellate Court under the Illinois Administrative Review Law.

In March 2000 and August 2001, the PTAB rendered two series of decisions in which it granted reduced assessed valuations to the owners of certain real property by employing lower levels of assessment. In the March 2000 decisions, the PTAB elected to utilize the median levels of assessment derived from the Illinois Department of Revenue's sales-ratio studies (the "Sales-Ratio Studies") as the mechanism for determining correct assessment levels, instead of those set forth in the Cook County Real Property Assessment Classification Ordinance (the "Classification Ordinance"). Use of the Sales-Ratio Studies resulted in a lower assessment level than required by the Classification Ordinance. In its August 2001 decisions, after examining the Sales Ratio Studies, the PTAB held that the Cook County Assessor's assessment practices violated a

provision of the State Constitution, which limits the level of assessment of the highest class of property, in a county that classifies property, to two and one-half times the level of assessment of the lowest class of property in that county. As a result, the PTAB established a maximum assessment level that is significantly below the assessment levels for commercial and industrial property currently set forth in the Classification Ordinance. Consistent with these opinions, the PTAB has continued to apply a lower level of assessment to certain commercial and industrial properties that have come before it on appeal and has awarded reduced assessments to such property owners. After all appeals are exhausted, such reduced assessments may result in property tax refunds from the Board.

The Board of Review, through the Cook County State's Attorney, appealed the March 2000 decisions to the Illinois Appellate Court First District (the "Appellate Court"). The Board filed an amicus brief in these cases in support of the Board of Review's appeal. Oral arguments were heard in March 2002. On August 20, 2002, the Appellate Court released its ruling reversing eight PTAB assessment findings that applied a median level of assessment lower than that set out in the Classification Ordinance. The Appellate Court remanded those cases to PTAB with directions to apply the level of assessment mandated by the Classification Ordinance. The PTAB filed a Petition for Rehearing asking the Appellate Court to reconsider portions of its August 20, 2002 decision. The Appellate Court has not yet decided the Petition for Rehearing. The Board cannot predict whether PTAB or any other party will appeal to the Illinois Supreme Court or the outcome of such an appeal.

In September 2001, the Board of Review petitioned the Appellate Court to review the August 2001 decisions of the PTAB. The Board, in conjunction with the City of Chicago and several other taxing districts, filed an amicus brief in support of the Board of Review. The Appellate Court heard oral arguments on November 12, 2002. The Appellate Court has not yet issued its decision in these appeals.

If either of the PTAB decisions were affirmed in a final judicial decision, the lower levels of assessments would be applied to all property tax appeals then pending before either the PTAB or before a court, resulting in corresponding property tax refunds that the Board would be obligated to pay. At present, however, the Board is unable to predict the amount of any such refunds, all of which would be funded from the Board's general revenues and current collections.

Various bills have been introduced in the Illinois General Assembly that aim to offset any material adverse effects to the Board and all other taxing units in Cook County, resulting from the above-described PTAB decisions. The Board, however, cannot predict whether any such proposed legislation or any similar legislation that may be introduced in the future will or will not become law.

Despite any potential short-term impact on the Board's general revenues, the long-term impact to the Board of the PTAB decisions is anticipated to be negligible as none of these decisions question the Board's ability to levy or collect real property taxes or the amount of the Board's real property tax levy.

As an alternative to seeking review of Assessed Valuations by the PTAB, taxpayers who have first exhausted their remedies before the Board of Review may file an Objection in the

Circuit Court of Cook County. In addition, in cases where the Assessor agrees that an assessment error has been made after tax bills have been issued, the Assessor can correct the Assessed Value, and thus reduce the amount of taxes due, by issuing a Certificate of Error.

All reviews of assessments, whether before the Board of Review, the PTAB or the courts are decided on a case-by-case basis.

**Equalization.** After the Assessed Valuation for each parcel of real estate in a county has been determined for a given year (including any revisions made by the Board of Review), the Illinois Department of Revenue reviews the assessments and determines an equalization factor (the "Equalization Factor"), commonly called the "multiplier," for each county. The purpose of equalization is to bring the aggregate assessed value of all real estate in each county to the statutory requirement of 33-1/3 percent of estimated fair cash value. Adjustments in Assessed Valuation made by the PTAB or the courts are not reflected in the Equalization Factor. The Assessed Valuation of each parcel of real estate in the County is multiplied by the County's Equalization Factor to determine the parcel's equalized assessed valuation (the "Equalized Assessed Valuation").

The Equalized Assessed Valuation for each parcel is the final property valuation used for determination of tax liability. The aggregate Equalized Assessed Valuation for all parcels in any taxing body's jurisdiction, after reduction for all applicable exemptions, plus the valuation of property assessed directly by the State, constitutes the total real estate tax base for the taxing body and is the figure used to calculate tax rates (the "Assessment Base"). The Equalization Factor for a given year is used in computing the taxes extended for collection in the following year. The Equalized Assessed Valuation used to determine any applicable tax limits is the one for the immediately preceding year and not the current year. See "Property Tax Extension Limitation Law; Issuance of Alternate Bonds" below. For a listing of the Equalization Factors for the ten years ended December 31, 2000, see "Property Tax Information -- ASSESSED, EQUALIZED ASSESSED AND ESTIMATED VALUE OF ALL TAXABLE PROPERTY 1991-2000".

**Exemptions.** The annual homestead exemption provides for the reduction of the Equalized Assessed Valuation of certain property owned and used exclusively for residential purposes by the amount of any increase over the 1977 Equalized Assessed Valuation, up to a maximum reduction of \$4,500. Additional exemptions exist for (i) senior citizens, with the Assessor authorized to reduce the Equalized Assessed Valuation on a senior citizen's home by \$2,500, and (ii) disabled veterans, with the Assessor authorized annually to exempt up to \$58,000 of the Assessed Valuation of certain property owned and used exclusively by such veterans or their spouses for residential purposes. A homestead improvement exemption allows owners of single-family residences to make certain home improvements without increasing the Assessed Valuation of their property for at least four years. Through December 31, 1997, the amount of this exemption was limited to \$30,000. Effective January 1, 1998, the amount of this exemption was increased to \$45,000. For rehabilitation of certain historic property, the Equalized Assessed Valuation is limited for eight years to the value when the rehabilitation work began. The Senior Citizens Tax Freeze Homestead Exemption freezes property tax assessments

for homeowners who are 65 and older and have annual incomes of \$40,000 or less. Certain property is also exempt from taxation on the basis of ownership and/or use.

Additionally, since 1996 counties have been authorized to create special property tax exemptions in long-established residential areas or in areas of deteriorated, vacant or abandoned homes and properties. Under such an exemption, longtime, residential owner-occupants in eligible areas would be entitled to a deferral or exemption from that portion of property taxes resulting from an increase in market value because of refurbishment or renovation of other residences or construction of new residences in the area. The County has not established such a property tax exemption. However, if the County were in the future to provide for such a property tax exemption, the Board would be required to participate in the program.

**Tax Levy.** There are over 800 units of local government (the "Units") located in whole or in part in the County that have taxing power. The major Units having taxing power over property within the County are the Board, the City, the Park District, the Authority, the Community College District, the Water Reclamation District, the County and the Forest Preserve District.

As part of the annual budgetary process of the Units, each year in which the determination is made to levy real estate taxes, proceedings are adopted by the governing body of each Unit. The tax levy proceedings impose the Units' respective real estate taxes in terms of a dollar amount. Each Unit certifies its real estate tax levy, as established by the proceedings, to the County Clerk's Office. The remaining administration and collection of the real estate taxes is statutorily assigned to the County Clerk and the County Treasurer, who is also the County Collector.

After the Units file their annual tax levies, the County Clerk computes the annual tax rate for each Unit by dividing the levy of each Unit by the Assessment Base of the respective Unit. If any tax rate thus calculated or any component of such a tax rate (such as a levy for a particular fund) exceeds any applicable statutory rate limit, the County Clerk disregards the excessive rate and applies the maximum rate permitted by law.

The County Clerk then computes the total tax rate applicable to each parcel of real property by aggregating the tax rates of all the Units having jurisdiction over the particular parcel. The County Clerk enters in the books prepared for the County Collector (the "Warrant Books") the tax (determined by multiplying that total tax rate by the Equalized Assessed Valuation of that parcel), along with the tax rates, the Assessed Valuation and the Equalized Assessed Valuation. The Warrant Books are the County Collector's authority for the collection of taxes and are used by the County Collector as the basis for issuing tax bills to all property owners.

**Collection.** Property taxes are collected by the County Collector, who remits to each Unit its share of the collections. Taxes levied in one year become payable during the following year in two installments, the first always due on March 1 and the second due on the later of August 1 or 30 days after the mailing of the tax bills. The first installment is an estimated bill equal to one-half of the prior year's tax bill. The second installment is for the balance of the

current year's tax bill, and is based on the current levy, assessed value and Equalization Factor and applicable tax rates, and reflects any changes from the prior year in those factors. Taxes on railroad real property used for transportation purposes are payable in one lump sum on the same date as the second installment. Over the last 10 years, the second installment "penalty date" (that is, the date after which interest is due on unpaid amounts) has not been later than November 3. It is possible that delays in the assessment process or changes to the assessment appeal process described above will cause delays in the preparation and mailing of second installment tax bills in future years.

The County may provide for tax bills to be payable in four installments instead of two. The County has not determined to require payment of tax bills in four installments. During the periods of peak collections, tax receipts are forwarded to each Unit weekly.

At the end of each collection year, the County Collector presents the Warrant Books to the Circuit Court and applies for a judgment for all unpaid taxes. The court order resulting from the application for judgment provides for an annual sale of all unpaid taxes shown on the year's Warrant Books (the "Annual Tax Sale"). The Annual Tax Sale is a public sale, at which time successful tax buyers pay the unpaid taxes plus penalties. Unpaid taxes accrue penalties at the rate of 1.5 percent per month from their due date until the date of sale. Taxpayers can redeem their property by paying the amount paid at the sale, plus a maximum of 18 percent for each six-month period after the sale. If no redemption is made within the applicable redemption period (ranging from six months to two and one-half years depending on the type and occupancy of the property) and the tax buyer files a petition in Circuit Court, notifying the necessary parties in accordance with applicable law, the tax buyer receives a deed to the property. In addition, there are miscellaneous statutory provisions for foreclosure of tax liens.

If there is no sale of the tax lien on a parcel of property at the Annual Tax Sale, the taxes are forfeited and are eligible to be purchased at any time thereafter at an amount equal to all delinquent taxes and interest to the date of purchase. Redemption periods and procedures are the same as applicable to the Annual Tax Sale.

A scavenger sale (the "Scavenger Sale"), like the Annual Tax Sale, is a sale of unpaid taxes. The Scavenger Sale is scheduled to be held every two years on all property on which two or more years' taxes are delinquent. The sale price of the unpaid taxes is the amount bid at the Scavenger Sale, which may be less than the amount of the delinquent taxes. Redemption periods vary from six months to two and one-half years depending upon the type and occupancy of the property.

### **Property Tax Extension Limitation Law; Issuance of Alternate Bonds**

On February 12, 1995, Public Act 89-1 extended the provisions of the Illinois Property Tax Extension Limitation Law (the "Limitation Law"), previously applicable only to non-home rule taxing districts located in DuPage, Kane, Lake, McHenry and Will Counties, to non-home rule taxing districts in Cook County, including the Board. The effects of the Limitation Law are to limit or retard the growth in the amount of property taxes that can be extended for a non-home

rule taxing body and to impose direct referendum requirements upon the issuance of certain types of general obligation bonds by such non-home rule taxing bodies.

The Limitation Law specifically limits the annual growth in property tax extensions for the Board to the lesser of 5% or the percentage increase in the Consumer Price Index for All Urban Consumers during the calendar year preceding the relevant levy year. Generally, extensions can be increased beyond this limitation only due to increases in the equalized assessed value attributable to new construction and referendum approval of tax or limitation rate increases.

Although the extension limitations contained in the Limitation Law upon its original enactment in 1991 did not apply to the Board, the Limitation Law as originally enacted requires the Cook County Clerk, in extending taxes for taxing districts in Cook County, including the Board, to use the Equalized Assessed Valuation of all property within the taxing district for the levy year prior to the levy year for which taxes are then being extended. Public Act 89-1 retains this requirement.

In 1995, the provisions of the Limitation Law were amended to (i) authorize the issuance of "limited bonds" payable from non-home rule taxing districts' "debt service extension base"; and (ii) to exclude certain types of general obligation bonds, known as "alternate bonds" issued pursuant to Section 15 of the Debt Reform Act, from the direct referendum requirements of the Limitation Law. Pursuant to the provisions of this amendatory legislation and the Debt Reform Act, the Bonds are being issued as alternate bonds as were the Prior Alternate Bonds. For additional information, see "INTRODUCTION -- Prior Alternate Bonds." The extension and collection of the Pledged Taxes, to the extent received, for the payment of debt service on the Bonds are not limited or restricted in any way by the provisions of the Limitation Law, as amended.

**Cook County Truth in Taxation Law.** The Cook County Truth in Taxation Law, contained within the Property Tax Code, imposes procedural limitations on the taxing powers of a Unit located within the County and requires that notice, in prescribed form, be published of the Unit's annual levy, exclusive of levies for debt service, levies made for the purpose of paying amounts due under public building commission leases and election costs. (This means that the Pledged Taxes will not be included in the Board's aggregate annual levy and will not be subject to the notice and hearing provision of the Cook County Truth in Taxation Law.) A public hearing must also be held on the adoption of the Unit's annual levy. By law, the Board conducts its public hearing on the first Tuesday in December of every year. No amount in excess of the preceding year's aggregate levy may be used as the basis for issuing tax bills to property owners unless the levy is accompanied by certification of compliance with the foregoing procedures of the Cook County Truth in Taxation Law.

### **Bond Issue Notification Act**

The Bond Issue Notification Act of the State of Illinois (the "Bond Issue Notification Act") requires a public hearing to be held by any governmental unit proposing to sell non-referendum general obligation bonds or limited bonds subject to backdoor referendum. The

public hearing is intended to require the governing body approving the bond issue to explain the reasons for the proposed issuance and allow persons desiring to be heard an opportunity to present written or oral testimony. On October 24, 2001, pursuant to properly published notice, the Board held the hearing required by the Bond Issue Notification Act with respect to all bonds issued under the 2001 Authorization, including the Bonds.

### **Property Tax Information**

The tables on the following pages provide statistical data regarding the property tax base of the Board and the City, the tax rates, tax levies and tax collections for the Board; and the tax levies and property tax supported debt for overlapping units of government in Cook County.

**ASSESSED, EQUALIZED ASSESSED AND ESTIMATED VALUE OF ALL TAXABLE PROPERTY 1992-2001**  
**(Dollars in Thousands)**

Tax Year <u>Levy</u>	<u>Assessed Values<sup>(1)</sup></u>					State Equalization Factor <sup>(2)</sup>	Total Equalized Assessed Value <sup>(3)</sup>	Total Estimated Fair Cash Value <sup>(4)</sup>	Total Equalized Assessed Value as a Percentage of Total Estimated Fair Cash Value
	<u>Class 2<sup>(5)</sup></u>	<u>Class 3<sup>(6)</sup></u>	<u>Class 5<sup>(7)</sup></u>	<u>Other<sup>(8)</sup></u>	<u>Total</u>				
2001	\$8,973,796	\$1,923,257	\$8,757,366	\$354,036	\$20,008,455	2.3098	\$41,981,912	\$164,572,708	25.51%
2000	8,758,682	1,966,921	8,807,444	342,942	19,875,989	2.2235	40,480,077	165,520,130	24.46
1999	6,777,400	2,021,411	7,910,838	282,255	16,991,904	2.2505	35,354,802	124,544,158	28.39
1998	6,646,198	2,047,577	7,848,335	267,006	16,809,116	2.1799	33,940,146	112,606,894	30.14
1997	6,554,717	2,077,044	7,809,486	262,032	16,703,279	2.1489	33,349,557	106,282,207	31.38
1996	5,843,068	1,930,178	7,338,644	255,507	15,367,397	2.1517	30,765,001	100,460,113	30.62
1995	5,769,559	1,979,007	7,374,840	241,356	15,364,762	2.1243	30,381,480	97,291,356	31.23
1994	5,701,638	2,016,367	7,357,659	244,451	15,320,115	2.1135	30,090,355	94,181,737	31.95
1993	5,095,776	1,878,201	7,135,798	250,349	14,360,124	2.1407	26,661,954	94,219,759	28.30
1992	5,073,399	1,896,807	7,121,862	355,820	14,447,888	2.0897	27,964,128	94,361,550	29.64

(1) Source: Cook County Assessor's Office.

(2) Source: Illinois Department of Revenue.

(3) Source: Cook County Clerk's Office. Calculations are net of exemptions and include assessment of pollution control facilities. Excludes DuPage County Valuation.

(4) Source: The Civic Federation. Excludes railroad property.

(5) Residential, six units and under.

(6) Residential, seven units and over and mixed-use.

(7) Industrial/Commercial.

(8) Vacant, not-for-profit and industrial/commercial incentive classes.



**Board's Property Tax Extensions and Collections**  
(Dollars in Thousands)

<u>Levy Year</u> <sup>(2)</sup>	<u>Extension</u>	<u>First Year Collections</u>		<u>Cumulative Collections</u> <sup>(1)</sup>	
		<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
2001	\$1,571,962	\$1,497,449	95.3%	\$1,497,449	95.3%
2000	1,503,488	1,446,847	96.2	1,490,754	99.2
1999	1,451,206	1,408,124	97.0	1,433,360	98.8
1998	1,416,346	1,317,872	93.0	1,394,152	98.4
1997	1,362,211	1,304,701	95.8	1,339,599	98.3
1996	1,331,437	1,293,278	97.1	1,293,950	97.2
1995	1,291,784	1,240,528	96.0	1,249,805	96.8
1994	1,253,800	1,189,147	94.8	1,207,896	96.3
1993	1,239,344	1,193,613	96.3	1,201,355	96.9
1992	1,193,352	1,145,125	96.0	1,156,699	96.9

(1) Reflects collections through December 2, 2002.

(2) Year of extension is the year after the year of levy.

Source: Board of Education of the City of Chicago

**Real Property Tax Rates<sup>(1)</sup>**  
(per \$100 equalized assessed valuation)

<b><u>Tax Rates by Board Fund:</u></b> <sup>(2)</sup>	<b><u>1992</u></b>	<b><u>1993</u></b>	<b><u>1994</u></b>	<b><u>1995</u></b>	<b><u>1996</u></b>	<b><u>1997</u></b>	<b><u>1998</u></b>	<b><u>1999</u></b>	<b><u>2000</u></b>	<b><u>2001</u></b>
Educational	\$2.405	\$2.444	\$2.262	\$3.196	\$3.202	\$2.998	\$3.059	\$3.000	\$2.756	\$2.712
Special Education	0.039	0.039	0.038	0.000	0.000	0.000	0.000	0.000	0.000	0.000
School District Medicare	0.027	0.028	0.030	0.034	0.023	0.022	0.044	0.048	0.047	0.031
Agricultural Science	0.011	0.003	0.008	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Building	0.441	0.439	0.429	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Playground and Recreational	0.078	0.078	0.076	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Textbook	0.108	0.107	0.105	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Workers' and Unemployment Compensation Tort Immunity	0.197	0.207	0.229	0.254	0.222	0.246	0.192	0.206	0.141	0.191
Teachers' Pension	0.255	0.254	0.248	0.000	0.000	0.000	0.000	0.000	0.000	0.000
PBC Operation and Maintenance	0.516	0.538	0.565	0.594	0.709	0.719	0.722	0.701	0.640	0.685
Bond Redemption & Interest	0.039	0.013	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
PBC Lease Rentals	<u>0.151</u>	<u>0.173</u>	<u>0.177</u>	<u>0.173</u>	<u>0.171</u>	<u>0.099</u>	<u>0.155</u>	<u>0.149</u>	<u>0.130</u>	<u>0.125</u>
Board Subtotal	<u>\$4.267</u>	<u>\$4.323</u>	<u>\$4.167</u>	<u>\$4.251</u>	<u>\$4.327</u>	<u>\$4.084</u>	<u>\$4.172</u>	<u>\$4.104</u>	<u>\$3.714</u>	<u>\$3.744</u>
<b><u>Other Major Government Units:</u></b>										
City of Chicago	2.210	2.228	2.158	2.131	2.182	2.024	1.998	1.860	1.660	1.637
Community College District	0.390	0.381	0.372	0.376	0.377	0.356	0.354	0.347	0.311	0.307
School Finance Authority	0.190	0.150	0.265	0.296	0.291	0.270	0.268	0.255	0.223	0.223
Chicago Park District	0.735	0.778	0.741	0.730	0.721	0.665	0.653	0.627	0.572	0.567
Water Reclamation District	0.470	0.471	0.495	0.495	0.492	0.451	0.444	0.419	0.415	0.401
Cook County	1.176	0.971	0.993	0.994	0.989	0.919	0.911	0.854	0.824	0.746
Cook County Forest Preserve	<u>0.063</u>	<u>0.072</u>	<u>0.073</u>	<u>0.072</u>	<u>0.074</u>	<u>0.074</u>	<u>0.072</u>	<u>0.070</u>	<u>0.069</u>	<u>0.067</u>
Other Unit Subtotal	<u>\$5.234</u>	<u>\$5.051</u>	<u>\$5.097</u>	<u>\$5.094</u>	<u>\$5.126</u>	<u>\$4.759</u>	<u>\$4.700</u>	<u>\$4.432</u>	<u>\$4.074</u>	<u>\$3.948</u>
<b>TOTAL</b>	<b><u>\$9.501</u></b>	<b><u>\$9.374</u></b>	<b><u>\$9.264</u></b>	<b><u>\$9.345</u></b>	<b><u>\$9.453</u></b>	<b><u>\$8.843</u></b>	<b><u>\$8.872</u></b>	<b><u>\$8.536</u></b>	<b><u>\$7.788</u></b>	<b><u>\$7.692</u></b>

(1) Source: Cook County Clerk's Office – tax rates by levy year.

(2) The 1995 Amending Act changed the tax rate limitations by consolidating the funds for special education, agricultural science, building, playground and recreational, textbook and teachers pension into the educational fund. Subsequent School Code amendments made this consolidation permanent.

## TAX MATTERS

### General

The Internal Revenue Code of 1986, as amended (the "Code"), contains a number of requirements and restrictions that apply to the Bonds from and after the date of issuance of the Bonds, including investment restrictions, periodic payments of arbitrage profits to the United States, requirements regarding the proper use of Bond proceeds and the facilities financed or refinanced therewith, and certain other matters. The Board has covenanted to comply with all requirements of the Code that must be satisfied in order for interest on the Bonds to be excludable from gross income. Failure to comply with certain of such requirements could cause interest on the Bonds to become includable in gross income retroactive to the date of issuance of the Bonds.

Subject to the condition that the Board comply with the above-referenced covenants, under present law, in the opinion of Co-Bond Counsel, the Bonds are not "private activity bonds" under the Code, and interest on the Bonds is excludable from gross income of the owners thereof for Federal income tax purposes. Interest on the Bonds will not be included as an item of tax preference for purposes of the Federal alternative minimum tax imposed on individuals and corporations. However, interest on the Bonds will be included in "adjusted current earnings" of certain corporations for purposes of computing the alternative minimum tax for such corporations.

In rendering their opinions, Co-Bond Counsel will rely upon certifications of the Board and certain other parties with respect to certain material facts solely within their knowledge relating to the facilities to be financed or refinanced with the Bonds, the application of the proceeds of the Bonds and certain other matters pertinent to the tax exemption of the Bonds.

Ownership of the Bonds may result in collateral Federal income tax consequences to certain taxpayers, including, without limitation, (i) corporations subject to the branch profits tax, (ii) financial institutions, (iii) certain insurance companies, (iv) certain Subchapter S corporations, (v) individual recipients of Social Security or Railroad Retirement benefits, (vi) taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations, and (vii) individuals otherwise eligible for the earned income tax credit. Prospective purchasers of the Bonds should consult their tax advisors as to the applicability of any such collateral consequences.

If a Bond is purchased at any time for a price that is less than the Bond's stated redemption price at maturity, the purchaser may be treated as having purchased a Bond with market discount subject to the market discount rules of the Code (unless a statutory de minimis rule applies). Accrued market discount is treated as taxable ordinary income and is recognized when a Bond is disposed of (to the extent such accrued discount does not exceed gain realized) or, at the purchaser's election, as it accrues. The applicability of the market discount rules may adversely affect the liquidity or secondary market price of such Bond. Purchasers should consult their own tax advisors regarding the potential implications of market discount with respect to the Bonds.

Interest on the Bonds is not exempt from income taxes imposed by the State of Illinois.

Co-Bond Counsel have not undertaken to advise in the future whether any events after the date of issuance of the Bonds may affect the tax status of interest on the Bonds. No assurance can be given that future legislation, or amendments to the Code, if enacted into law, will not contain provisions that could directly or indirectly reduce the benefit of the exclusion of the interest on the Bonds from gross income for Federal income tax purposes.

### **Bond Premium**

An amount equal to the excess of the purchase price of a Bond over the principal amount payable at maturity of such Bond constitutes amortizable bond premium that may not be deducted for Federal income tax purposes. For purposes of determining gain or loss on the sale or other disposition of such Bond, the basis of each Bond is decreased by the amount of the bond premium that has been amortized. Bond premium is amortized by offsetting the interest on the Bond allocable to an accrual period with the bond premium allocable to the accrual period. The bond premium allocable to an accrual period is the excess of the interest on the Bond allocable to the accrual period over the product of the owner's adjusted acquisition price at the beginning of the accrual period and the owner's yield (determined on the basis of a constant yield over the term of the Bond). If the bond premium allocable to an accrual period exceeds the interest on the Bond allocable to the accrual period, the excess is a nondeductible loss for Federal income tax purposes that reduces the owner's basis in such Bond.

Purchasers of any Bonds at a premium, whether at the time of initial issuance or subsequent thereto, should consult with their own tax advisors with respect to the Federal, state and local tax consequences of owning such Bonds.

### **RATINGS**

Standard & Poor's, a Division of The McGraw-Hill Companies, Inc. ("Standard & Poor's") has assigned ratings of "A+" and "AAA" to the Bonds. Fitch, Inc. ("Fitch") has assigned ratings of "A+" and "AAA" to the Bonds. Moody's Investors Services ("Moody's") has assigned ratings of "A2" and "Aaa" to the Bonds. For each rating agency, the first rating described above refers to the underlying rating of the Bonds, without bond insurance or other credit enhancement, and the second rating is based on the Policy of municipal bond insurance to be issued by MBIA Insurance Corporation.

A rating reflects only the view of the rating agency giving such rating. Any explanation of the significance of such ratings may be obtained only from the respective rating agency. There is no assurance that any such rating will be maintained for any given period of time or that any such rating may not be raised, lowered or withdrawn entirely by the respective rating agency if in its judgment circumstances so warrant. Any change in or withdrawal of any such rating may have an effect on the price at which the Bonds may be resold.

## **FINANCIAL STATEMENTS**

The financial statements of the Board as of and for the fiscal year ended June 30, 2002, included in APPENDIX A to this Official Statement, have been audited by Deloitte & Touche LLP, independent auditors as indicated in their report included in APPENDIX A.

## **FINANCIAL ADVISORS**

The Board has engaged Kirkpatrick Pettis, FPT & W, Ltd. and A.C. Advisory, Inc. as Financial Advisors in connection with the authorization, issuance and sale of the Bonds. The Financial Advisors have provided advice on the plan of financing and structure of the Bonds and have reviewed certain legal documents, including this Official Statement, with respect to financial matters. Unless indicated to the contrary, the Financial Advisors have not independently verified the factual information contained in this Official Statement, but have relied on the information supplied by the Board and other sources.

## **UNDERWRITING**

Morgan Stanley & Co. Incorporated, as Representative of the Underwriters identified on the cover page of this Official Statement, has agreed to purchase the Bonds at an aggregate purchase price of \$81,524,466.87 (which represents par, less an Underwriters' discount of \$420,121.43 plus a net original issue premium of \$6,054,588.30). The Bonds will be offered to the public initially at the offering prices or yields set forth on the inside cover page of this Official Statement. The Underwriters reserve the right to join with dealers and other Underwriters in offering the Bonds to the public.

The obligation of the Underwriters to accept delivery of and pay for the Bonds is subject to various conditions set forth in the Contract of Purchase relating to the Bonds, including, among others, the delivery of specified opinions of counsel and a certificate of the Board that there has been no material adverse change in its conditions (financial or otherwise) from that set forth in this Official Statement.

The Underwriters may offer and sell the Bonds to certain dealers, including dealer banks and dealers depositing tax-exempt obligations into investment trusts, and others at prices lower or yields higher than the public offering prices or yields stated on the inside cover page of this Official Statement. The initial public offering prices or yields may be changed from time to time by the Underwriters.

## **CERTAIN LEGAL MATTERS**

Issuance of the Bonds is subject to the issuance of the approving legal opinions of Altheimer & Gray and Charity & Associates, P.C., both of Chicago, Illinois, as Co-Bond Counsel. The proposed form of such opinion is included herein as APPENDIX C. Certain legal matters will be passed upon for the Board by Marilyn F. Johnson, General Counsel, and by Katten Muchin Zavis Rosenman, Chicago, Illinois; and for the Underwriters by their Co-Counsel, Ungaretti & Harris and McGaugh & Associates, LLC, both of Chicago, Illinois.

## LITIGATION

### General

The Board is involved in numerous lawsuits that arise out of the ordinary course of operating the school system, including, but not limited to, the lawsuits described in this Official Statement. Some of the cases pending against the Board involve claims for substantial monies. As is true with any complex litigation, neither the Board nor its counsel is able to predict either the eventual outcome of such litigation or its impact on the Board's finances. The Board has available to it a tort liability tax levy to pay tort judgments and settlements. This tort liability tax levy is unlimited as to rate, but subject to the limitations on the annual growth in property tax extensions of the Board imposed by the Property Tax Extension Limitation Law of the State, as amended. See "THE REAL PROPERTY TAX SYSTEM -- Property Tax Extension Limitation Law; Issuance of Alternate Bonds."

Upon delivery of the Bonds, the Board will furnish a certificate to the effect that, among other things, there is no litigation pending in any court seeking to restrain or enjoin the issuance or delivery of the Bonds, or in any way contesting the validity or enforceability of the Bonds.

### Pension Funding Litigation

In 1993, the Public School Teachers' Pension and Retirement Fund ("Fund") filed a lawsuit claiming that the Board failed to make certain statutorily required contributions to the Fund in the fiscal years ending August 31 of 1992, 1993 and 1994. The Fund's complaint alleges three basic claims: First, that the amounts paid to the Fund by the Board with respect to teachers working in Federal programs for which it receives Federal funds, do not count as employer contributions under the Pension Code, notwithstanding that employee contributions for such teachers do count. The amounts of money implicated in the fiscal years 1991, 1992, and 1993 were \$7,972,439, \$8,473,930 and \$10,158,343 respectively. The Fund's second claim involves employer contributions made by the Board for teachers electing early retirement. The Board contributed \$22,208,683.59 in August 1993 on behalf of those employees who elected early retirement that month. This contribution was paid under the lump sum plan for a number of retirees and under the installment plan (i.e., quarterly payments over a five-year period) for the remaining retirees. The Fund claims that this payment did not count as an employer contribution for purposes of the Pension Code even though the teacher contributions are deemed employee contributions. Based on this assertion, the Fund would have the Board make a "double" payment of the employer contribution. The Fund's third claim concerns the Pension Code provision which allows retired teachers to purchase constructive service credit for time spent in military service (either before becoming a teacher or after leaving the Board). The Pension Code requires retired teachers to pay all costs to the Fund for such added credit that is "an amount equal to the employer's normal cost of benefits accrued from such service plus interest." The Fund, however, contends that the payments for military service credits including the employer's normal cost of benefits are employee contributions, totaling \$1,633,476 and \$17,122 in fiscal years 1992 and 1993.

In December, 1996, the Board sought partial summary judgment determinative that the payments made to the Fund as employer contributions for teachers taking early retirement and that its payments to the Fund for teachers in Federally-assisted programs are employer contributions for purposes of the deficiency provision of the Pension Code. Further, the motion sought a determination that retired teachers' payments for military service credit should not be treated as employee contributions requiring an employer match.

On February 28, 1997, the Circuit Court of Cook County granted the Board's partial Motion for Summary Judgment in all material aspects. The court reserved for later resolution the question whether the Board would owe interest on certain employee contributions for employees retiring early for alleged late payment. No final judgment has been rendered by the court in this case as of the date hereof. The Board has undertaken settlement discussions with the Fund in order to resolve this matter.

### **Teacher Tenure Litigation**

Maurice Land, et al. v. Board of Education of the City of Chicago, et al., is a lawsuit filed in 1999 against the Board in which the plaintiffs are teachers laid-off pursuant to the Board's policy on reassignment and layoff of regularly appointed and certified teachers. Some of the plaintiffs were those who lost their assignments during the 1997 reconstitution of seven high schools. The complaint is for mandamus, declaratory and injunctive relief. The complaint asserts violation of the School Code provision relating to tenure. The trial court granted the Board's motion for summary judgment and the Chicago Teachers Union ("CTU") sought review in the Illinois Appellate Court.

On August 27, 2001, the Appellate Court issued an opinion affirming in part and reversing in part the Circuit Court's decision. The Appellate Court concluded, among other things, that (i) the Board has the statutory power to layoff tenured teachers, including the Plaintiffs here, (ii) the Board complied with the Policy in laying off the Plaintiffs, and (iii) the layoffs did not violate Plaintiffs' due process rights. With respect to each of these issues (and others), the Appellate Court affirmed the Circuit Court's grant of summary judgment in favor of the Board. However, the Appellate Court also held that although "the Board may establish a layoff policy . . . , [the Board] may not through that policy delegate its absolute layoff power to school administrators." The Court remanded the case for further proceedings related to the delegation issue and related to the factual issues relating to the employment record of one of the Plaintiffs.

On September 17, 2001, the Board filed a Petition for Rehearing challenging the Appellate Court's ruling on the delegation issue, which was denied on October 20, 2001. Thereafter, on February 6, 2002, the Illinois Supreme Court granted the Board's petition seeking appeal of the Appellate Court's decision, and the parties have submitted briefs supporting their respective positions.

Should the CTU ultimately prevail, the Court could order reinstatement and back wages for all of the Plaintiffs. The total amount of exposure may be significant, depending on the length of time that passes from the date of the layoff to the date of an ordered reinstatement.

Given the current status of these matters, it is impossible to determine whether an ultimate finding of liability against the Board is probable or the exact cost associated with any such finding.

### **Principal Tenure Litigation**

Michael Jacobson, Alvin Miller, et al. v. Board of Education is a class action brought on behalf of formerly tenured school principals who lost their positions pursuant to the provisions of Public Act 85-1418. The class was certified on September 15, 1997.

Public Act 85-1418, which became effective May 1, 1990, provided that the newly created Local School Councils ("LSC") had the power to select the principals of their schools; pursuant to this authority, they could choose to replace formerly tenured principals who had been assigned to their schools prior to the enactment of the statute giving LSC this authority. On November 30, 1990, the Illinois Supreme Court held that Public Act 85-1418 was unconstitutional in its entirety for reasons unrelated to principal selection. The legislature replaced the unconstitutional act with Public Act 86-1477, effective January 11, 1991; the new act contained substantially the same language as the old regarding principal selection.

In Jacobson, the plaintiffs alleged that all tenured principals who lost their positions between April 15, 1990 and January 11, 1991 were injured in violation of certain contractual rights and were, therefore, entitled to back salary and compensation for lost benefits from the date they were terminated through January 11, 1991. On October 14, 1999, the Circuit Court granted summary judgment in favor of the Board, agreeing with the Board's argument that plaintiffs had no contract with the Board, and thus no basis for their breach of contract claim against the Board.

The plaintiffs appealed, and the appellate court found that plaintiffs had pled "an employment relationship" that was "inherently" contractual. Based upon this conclusion, the appellate court entered judgment as to liability in favor of the plaintiffs.

The Board then petitioned for review in the Illinois Supreme Court, but the Court denied the petition. The case has been remanded to the trial court for a determination of the amount of damages owed to the plaintiffs. The Board is finalizing its analysis of the number of plaintiffs who legitimately are entitled to compensation pursuant to the appellate court's decision. The Board's preliminary examination indicates that approximately fifty former principals may be entitled to damages for up to six months of salary and related pension contributions.

### **Potential Liability Relating to Loans Received for Asbestos Abatement**

In April, 1993, the United States Environmental Protection Agency ("EPA") approved a \$16,242,562 zero-interest, 18-year loan to the Board under the Federal Asbestos School Hazard Abatement Act. The Board drew down approximately \$14 million of the proceeds and used them to perform asbestos abatement work in twenty Chicago Public Schools between mid-1993 and mid-1995. Less than \$9 million remains outstanding on the loan at this time.



In March of 2000, the Office of the Inspector General of the EPA initiated an audit of the costs claimed under the loan agreement. In March of 2001, the Inspector General's office issued a report that questioned a substantial amount of the abatement expenditures due to a lack of documentation indicating whether the expenditure was for an eligible cost. Shortly after the report was issued, the Inspector General's auditors met with Board attorneys to discuss the findings of the report. Thus far, the Board has not heard whether the Inspector General will elect to take any action in light of the report's findings.

The EPA Inspector General could decide to take no action against the Board in connection with this matter, or the EPA Inspector General would elect to impose a fine, demand immediate repayment of the entire outstanding loan balance or a portion thereof, impose an accelerated repayment schedule and/or require the Board to pay interest on the loan.

### **Sarkissian v. Board of Education**

On July 3, 2002, the Illinois Supreme Court (the "Court") issued a decision in Sarkissian v. Chicago Board of Education, holding that a 1988 lawsuit was properly served on the Board of Education when a deputy sheriff delivered the summons and complaint to a receptionist in the Board's law department in February 1988. As a result, the Court ruled that a \$10 million default judgment, entered against the Board in April 1990 and kept secret by the plaintiff until August 1997, was not void for lack of jurisdiction. With interest accruing at the rate of 6% per year since the judgment was entered in 1990, the judgment's value now slightly exceeds \$17 million.

In its original decision, issued January 29, 2001, the Court had held that the plaintiff had not properly served the Board, relying on longstanding Illinois case law requiring strict compliance with the statute governing the service of process. The applicable Illinois statute requires a plaintiff to serve "the president or clerk or other officer corresponding thereto . . ." and the Court initially found that service on a law department receptionist did not satisfy the statute's requirements. The Court held that a plaintiff must either serve the Board's president, or its secretary — an officer whose position corresponds to a clerk.

On rehearing, the Court approached the case differently. First, the Court examined whether the statutorily-designated officer — *i.e.*, the president — had the authority to delegate the responsibility of accepting service of process to another person. The Court concluded the president had that authority. Next, the Court examined whether the president exercised that authority. Citing evidence that outside counsel retained by the Board in 1988 routinely filed appearances on behalf of the Board in cases where service was effected by delivering process to the law department's receptionist, the Court ruled that the president had, in fact, delegated the authority of accepting service to that receptionist.

On July 24, 2002, the Board filed a petition for rehearing, requesting that the Court again reconsider its decision in this case. On August 29, 2002, the Court denied the Board's petition for rehearing.

The case will now return to the Circuit Court of Cook County (the "Circuit Court"), where the 1990 judgment will be revived. The amount owed on the judgment will exceed \$17.3

million, including the interest that has accrued at 6% per year since the judgment's entry. The Tort Immunity Act permits the Board to ask the Circuit Court for an order allowing it to pay the judgment and interest in installments over ten years. At its meeting on September 25, 2002, the Board adopted the resolution that is a necessary precursor to such a request before the Circuit Court. Except for a determination regarding the length of the period during which payment of the judgment will occur, this litigation is now essentially concluded.

### **CONTINUING DISCLOSURE UNDERTAKING**

The Board will enter into a Continuing Disclosure Undertaking (the "Undertaking") for the benefit of the Beneficial Owners of the Bonds to send certain information annually and to provide notice of certain events to certain information repositories pursuant to the requirements of Section (b)(5) of Rule 15c2-12 (the "Rule") adopted by the Securities and Exchange Commission (the "Commission") under the Securities Exchange Act of 1934.

The Board is in compliance with undertakings previously entered into by it pursuant to the Rule. A failure by the Board to comply with the Undertaking will not constitute an event of default under the Resolutions or the Indenture, and Beneficial Owners of the Bonds are limited to the remedies described in the Undertaking. See "Consequences of Failure of the Board to Provide Information."

The following is a brief summary of certain provisions of the Undertaking and does not purport to be complete. The statements made under this caption are subject to the detailed provisions of the Undertaking, copies of which are available upon request from the Board.

#### **Annual Financial Information Disclosure**

The Board covenants that it will disseminate its Annual Financial Information and its Audited Financial Statements, if any (as described below) to each Nationally Recognized Municipal Securities Information Repository (each, a "NRMSIR") then recognized by the Commission for purposes of the Rule and to any public or private repository designated by the State as the state depository (the "SID") and recognized as such by the Commission for purposes of the Rule. The Board is required to deliver such information so that such entities receive the information by the dates specified in the Undertaking.

"Annual Financial Information" means historical information generally consistent with information of the type set forth in this Official Statement under the following headings:

#### **BOARD OF EDUCATION OF THE CITY OF CHICAGO:**

School System

General Operating Fund Revenues, Expenditures, Other Financing Sources and Changes in Fund Balances for the Board

Board's Debt Service Schedule

The Annual Financial Information, excluding the Audited Financial Statements, will be provided to each NRMSIR and to the SID, if any, 210 days after the last day of the Board's fiscal year.

"Audited Financial Statements" means the general purpose financial statements of the Board which are in conformity with generally accepted accounting principles and audited by independent public accountants. The Audited Financial Statements will be provided to each NRMSIR and to the SID, if any, within 30 days after availability to the Board.

### **Events Notification; Material Events Disclosure**

The Board covenants that it will disseminate to each NRMSIR or to the Municipal Securities Rulemaking Board (the "MSRB") and to the SID, if any, in a timely manner the disclosure of the occurrence of an Event (as described below) that is material, as materiality is interpreted under the Securities Exchange Act of 1934, as amended. The "Events" are (i) debt service payment delinquencies; (ii) non-payment related defaults; (iii) unscheduled draws on debt service reserves reflecting financial difficulties; (iv) unscheduled draws on credit enhancements reflecting financial difficulties; (v) substitution of credit or liquidity providers, or their failure to perform; (vi) adverse tax opinions or events affecting the tax-exempt status of the Bonds; (vii) modifications to the rights of Bondholders; (viii) bond calls; (ix) defeasances; (x) release, substitution or sale of property securing repayment of the Bonds; and (xi) rating changes.

### **Consequences of Failure to Provide Information**

The Board shall give notice in a timely manner to each NRMSIR or to the MSRB and to the SID, if any, of any failure to provide disclosure of the Annual Financial Information and Audited Financial Statements when the same are due under the Undertaking.

A default under the Undertaking shall not be deemed an event of default under the Resolutions or the Indenture, and the sole remedy in the event of any failure of the Board to comply with the Undertaking shall be an action to compel performance. A failure by the Board to comply with the Undertaking must be reported in accordance with the Rule and must be considered by any broker, dealer or municipal securities dealer before recommending the purchase or sale of the Bonds in the secondary market. Consequently, such failure may adversely affect the transferability and liquidity of the Bonds and their market price.

### **Amendment; Waiver**

Notwithstanding any other provision of the Undertaking, the Board may amend the Undertaking, and any provision thereof may be waived, if:

- (a) (i) The amendment or the waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law,

or change in the identity, nature, or status of the Board, or type of business conducted;

(ii) The Undertaking, as amended, or the provision, as waived, would have complied with the requirements of the Rule at the time of the primary offering, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(iii) The amendment or waiver does not materially impair the interests of the Beneficial Owners of the Bonds, as determined by parties unaffiliated with the Board, (such as the Trustee or Bond Counsel), or by the approving vote of the owners of the Bonds pursuant to the terms of the Indenture at the time of the amendment; or

(b) The amendment or waiver is otherwise permitted by the Rule.

### **Termination of Undertaking**

The Undertaking shall be terminated if the Board shall no longer have any legal liability for any obligation on or relating to repayment of the Bonds under the Indenture. If this provision is applicable, the Board shall each give notice in a timely manner to each NRMSIR or to the MSRB and to the SID, if any.

### **Dissemination Agent**

The Board may, from time to time, appoint or engage a dissemination agent to assist it in carrying out its obligations under the Undertaking, and may discharge any such agent, with or without appointing a successor dissemination agent.

**AUTHORIZATION AND MISCELLANEOUS**

The Board has authorized the distribution of this Official Statement. This Official Statement has been duly executed and delivered on behalf of the Board.

BOARD OF EDUCATION OF THE CITY  
OF CHICAGO

By: /s/ Kenneth C. Gotsch  
Chief Fiscal Officer

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**APPENDIX A**

**Audited Financial Statements For Fiscal Year 2002**

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## **INDEPENDENT AUDITORS' REPORT**

The Board of Education of the City of Chicago:

We have audited the accompanying financial statements of the governmental activities and each major fund of the Chicago Public Schools (the Board of Education of the City of Chicago, the "CPS", a body politic and corporate of the State of Illinois) as of and for the year ended June 30, 2002, which collectively comprise the CPS' basic financial statements. These financial statements are the responsibility of the CPS' management. Our responsibility is to express an opinion on the respective 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 respective financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the respective 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 respective 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 Chicago Public Schools as of June 30, 2002, and the respective changes in financial position thereof and the respective budgetary comparison for the General Operating Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Management's Discussion and Analysis is not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion on it.

*Deloitte & Touche LLP*

November 22, 2002

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**CHICAGO PUBLIC SCHOOLS**  
**Management's Discussion and Analysis (MD&A)**  
**June 30, 2002**

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**INTRODUCTION**

Our discussion and analysis of Chicago Public Schools' (CPS) financial performance provides an overview of the school district's financial activities for the fiscal year ended June 30, 2002. The intent of this management discussion and analysis is to look at CPS' financial performance as a whole; readers should also review the transmittal letter, financial statements and notes to the financial statements to enhance their understanding of CPS' financial performance.

This is the second year CPS has prepared its annual financial report using the new financial reporting model. The reporting model is a combination of both government-wide financial statements and fund financial statements. The basic financial statements contain three components:

- 1) Government-wide financial statements including the Statement Of Net Assets and the Statement Of Activities which provide a broad, long-term overview of CPS' finances,
- 2) Fund financial statements including the balance sheets that provide a greater level of detail of revenues and expenditures and focus on how well CPS has performed in the short term in the most significant funds, and
- 3) Notes to the financial statements.

This report presents the financial highlights for last year and contains other supplementary information.

**OVERALL ANALYSIS**

Chicago Public Schools is the third largest school district in the United States, serving over 438,000 students with an operating budget of almost \$3.57 billion and a capital budget of \$569 million. In general, the financial operations of CPS have performed well during uncertain financial times with varying financial indicators and results. In those revenue areas that are directly linked to the economy, CPS received lower revenues, but did not experience any major disruptions. On the expenditure side, CPS' monitoring of the budget resulted in a mid-year correction with administrative staff reductions and budget cuts which served to reduce overall expenditures. At the end of fiscal year 2002, CPS had a strong cash position. In September 2002, a bond ratings upgrade was received from Fitch Ratings.

In summary, CPS' overall financial position remains strong, stable and consistent. It should be noted that the positive financial performance was achieved even as the CPS implemented new educational programs to improve academic achievement.

**FINANCIAL HIGHLIGHTS**

Key financial highlights for 2002 are as follows:

- On the government-wide financial statements:
  - Total net assets of the CPS decreased from \$1.36 billion in fiscal year 2001 to \$1.16 billion in fiscal year 2002, a decrease of approximately \$200 million, or 14.7%.
  - Total revenues decreased \$31 million from \$3.86 billion in fiscal year 2001 to \$3.82 billion in fiscal year 2002, or 0.8%.

- Total expenses increased \$172 million from \$3.85 billion in fiscal year 2001 to \$4.02 billion in fiscal year 2002, or 4.5%.
- On the fund financial statements:
  - Ending fund balance of CPS decreased from \$1.35 billion in fiscal year 2001 to \$1.26 billion in fiscal year 2002, a decrease of \$86 million, or 6.4%.
  - However, in the General Operating Fund, unreserved funds increased from \$201 million in fiscal year 2001 to \$210 million in 2002, an increase of \$9 million, or 4.5%.
  - Total General Operating Fund budgeted resources and final appropriations exceeded actual revenues and expenditures by \$7.9 million primarily due to revenue shortfalls and the liquidation of prior period purchase orders.

## OVERVIEW OF GOVERNMENT-WIDE FINANCIAL STATEMENTS

The government-wide financial statements are designed to provide readers with a broad overview of the school district's finances in a manner similar to a private sector business. The Statement of Net Assets and the Statement of Activities provide information about the activities of the school district as a whole, presenting both an aggregate and long-term view of the finances. These statements include all assets and liabilities using the accrual basis of accounting. This basis of accounting includes all of the current year's revenues and expenses regardless of when cash is received or paid.

The *Statement of Net Assets* presents information on all of CPS' assets and liabilities, with the difference between the two reported as *net assets*. Increases or decreases in net assets may serve as a useful indicator of whether the financial position is improving or deteriorating.

The *Statement of Activities* presents information showing how net assets changed during the fiscal year. All changes in the net assets are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of the related cash flows*. Thus, revenues and expenses are reported in the statement for some items that will result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but not used vacation leave).

Both of the government-wide financial statements distinguish functions of the CPS that are principally supported by taxes and intergovernmental revenues (*governmental activities*).

### Financial Analysis of CPS as a Whole

All of CPS' services are reported in the government-wide financial statements, including instruction, pupil support services, instructional support services, administrative support services, facility support services, and food services. Property taxes, replacement taxes, state aid, and interest and investment earnings finance most of these activities. Additionally, all capital and debt financing activities are reported here.

**Statement of Net Assets**  
(millions of dollars)

	Governmental Activities			
	2002	2001	Difference	% Change
Current assets . . . . .	\$ 2,877	\$ 2,879	\$ (2)	0.0%
Capital assets, net . . . . .	3,596	3,367	229	6.8
Total Assets . . . . .	<u>\$ 6,473</u>	<u>\$ 6,246</u>	<u>\$ 227</u>	3.6
Current liabilities . . . . .	\$ 765	\$ 701	\$ 64	9.1
Long-term liabilities . . . . .	4,548	4,189	359	8.6
Total Liabilities . . . . .	<u>\$ 5,313</u>	<u>\$ 4,890</u>	<u>\$ 423</u>	8.7
Net Assets:				
Invested in capital assets				
Net of related debt . . . . .	\$ 401	\$ 445	\$ (44)	(9.9)
Debt service . . . . .	480	410	70	17.1
Specific purposes . . . . .	103	127	(24)	(18.9)
Unrestricted . . . . .	176	374	(198)	(52.9)
Total Net Assets . . . . .	<u>\$ 1,160</u>	<u>\$ 1,356</u>	<u>\$ (196)</u>	(14.5)

- **Total assets** increased due to new school construction and other improvement projects as part of the CPS' Capital Improvement Program.
- **Capital assets, net of depreciation** increased \$229 million or 6.8% over the prior year. This net increase represents \$410 million of additions, \$184 million of retirements and a \$2 million reduction of accumulated depreciation, net of \$138 million of current year depreciation. Capital assets, net of depreciation, for fiscal year 2001 totaled \$3.37 billion and \$3.6 billion in fiscal year 2002. The increase is due to the continued progress of the Capital Improvement Program.
- **Long-term liabilities** comprise three components:
  - **Long-term debt** increased \$254 million, or 9.9%. Total debt outstanding and capitalized in lease was \$3.44 billion in fiscal year 2001 and \$3.63 billion in fiscal year 2002. In fiscal year 2002, CPS issued \$217 million in Unlimited Tax Obligation Bonds (Series 2001C) and \$9 million in Qualified Zone Academy Bonds (Series 2001B) for continuation of the Capital Improvement Program.
  - **Accrued pension** increased to \$749.67 million in fiscal year 2002 from \$626.87 million in fiscal year 2001, an increase of \$122.8 million, or 19.6%.
  - **Other long-term liabilities** increased \$71 million, or 35.8%, due to a \$17 million legal judgment, and changes in CPS' policy for vacation and sick pay accrual and the procedures to estimate the liabilities.

**Statement of Activities**  
(millions of dollars)

	Governmental Activities			
	2002	2001	Difference	% Change
Revenues:				
Program Revenues:				
Charges for services . . . . .	\$ 11	\$ 11	\$ —	0.0%
Operating grants and contributions . . . . .	688	702	(14)	(2.0)
Capital grants and contributions . . . . .	160	251	(91)	(36.3)
Total Program Revenues . . . . .	<u>\$ 859</u>	<u>\$ 964</u>	<u>\$ (105)</u>	(10.9)
General Revenues:				
Property taxes . . . . .	\$ 1,533	\$ 1,460	\$ 73	5.0
Replacement taxes . . . . .	114	138	(24)	(17.4)
State aid . . . . .	1,227	1,160	67	(5.8)
Interest and investment earnings . . . . .	68	104	(36)	(34.6)
Miscellaneous . . . . .	23	29	(6)	(20.7)
Total General Revenues . . . . .	<u>\$ 2,965</u>	<u>\$ 2,891</u>	<u>\$ 74</u>	2.6
Total Revenues . . . . .	<u>\$ 3,824</u>	<u>\$ 3,855</u>	<u>\$ (31)</u>	(0.8)
Expenses:				
Instruction . . . . .	\$ 2,438	\$ 2,244	\$ 194	8.6
Support services				
Pupil support . . . . .	329	316	13	4.1
Administrative support . . . . .	157	131	26	19.8
Facility support . . . . .	335	396	(61)	(15.4)
Instructional support . . . . .	340	324	16	4.9
Food services . . . . .	169	173	(4)	(2.3)
Community services . . . . .	48	74	(26)	(35.1)
Interest expense . . . . .	183	172	11	6.4
Other . . . . .	21	17	4	23.5
Total Expenses . . . . .	<u>\$ 4,020</u>	<u>\$ 3,847</u>	<u>\$ 173</u>	4.5
Change in Net Assets . . . . .	<u>\$ (196)</u>	<u>\$ 8</u>	<u>\$ (204)</u>	

**Total revenues** decreased \$31 million primarily due to the \$91 million decrease for Capital Grants and Contributions. In addition, replacement taxes and investment income decreased by \$23.4 million and \$35.5 million, respectively, due to the weakening economy. These decreases were offset by increases in property taxes and state aid totaling \$72.7 million and \$66.7 million, respectively.

**Total expenses** increased primarily due to the increases in salaries of \$94 million and \$31 million in hospitalization benefits costs. This increase was offset by lower interest expense on CPS' variable rate bonds which was originally budgeted at \$18.2 million but actual debt service was \$5.6 million, a savings of \$12.6 million.

**Capital Assets**

At June 30, 2002, the CPS had \$3.6 billion invested in a broad range of capital assets, including land, buildings and improvements, and equipment. This amount represents a net increase (including additions, deductions and depreciation) of \$228.3 million, or 6.8%, from last year (\$000's).

	Governmental Activities					
	2001	Additions	Retirements and Transfers to In-Service	2002	Difference	% Change
Land . . . . .	\$ 155,480	\$ 20,974	\$ (27)	\$ 176,427	\$ 20,947	13.5%
Buildings . . . . .	4,752,286	311,381	(140,544)	4,923,123	170,837	3.6
Work in process	42,000	73,357	(42,000)	73,357	31,357	74.7
Equipment . . . . .	<u>50,751</u>	<u>4,660</u>	<u>(1,852)</u>	<u>53,559</u>	<u>2,808</u>	5.5
Total Capital						
Assets . . . . .	\$ 5,000,517	\$ 410,372	\$ (184,423)	\$ 5,226,466	\$ 225,949	4.5
Less:						
Accumulated depreciation . . .	<u>(1,633,080)</u>	<u>(138,265)</u>	<u>140,594</u>	<u>(1,630,751)</u>	<u>2,329</u>	0.1
Total Capital						
Assets, net . . . .	<u>\$ 3,367,437</u>	<u>\$ 272,107</u>	<u>\$ (43,829)</u>	<u>\$ 3,595,715</u>	<u>\$ 228,278</u>	6.8

**Capital assets** increased due to the purchases of land and the continued progress of the Capital Improvement Program.

Completion of new school construction as of June 30, 2002 included the following schools: William H. Byford School, Jenner Academy of the Arts, Sullivan Specialty School, Dawes New Area School, Wright Lab School, Northside College Preparatory School, and Chicago Military Academy-Bronzeville.

***Long-term Debt and Capitalized Lease Obligations***

As of June 30, 2002, the CPS had \$3.63 billion in total debt, including accreted interest, and capitalized lease obligations outstanding versus \$3.44 billion last year, an increase of 5.6%. A summary of the long-term debt and capitalized lease obligations are listed in the following table:

	Governmental Activities (Millions of Dollars)				
	2001	Issuances	Retirements	Accreted Interest	2002
Unlimited Tax General Obligation Bonds . . . .	\$ 2,529	\$ 217	\$ (10)	\$ 39	\$ 2,775
Qualified Zone Academy Bonds . . . . .	39	9	—	—	48
State Technology Revolving Loan . . . . .	6	6	(2)	—	10
Asbestos Abatement Loans . . . . .	<u>13</u>	<u>—</u>	<u>(1)</u>	<u>—</u>	<u>12</u>
Total . . . . .	\$ 2,587	\$ 232	\$ (13)	\$ 39	\$ 2,845
Capitalized Lease Obligations . . . . .	<u>855</u>	<u>—</u>	<u>(66)</u>	<u>—</u>	<u>789</u>
Total Debt . . . . .	<u>\$ 3,442</u>	<u>\$ 232</u>	<u>\$ (79)</u>	<u>\$ 39</u>	<u>\$ 3,634</u>
Less: Current Year Portion and Premiums and Discounts . . . . .					<u>(105)</u>
Total Long-Term Debt, Net . . . . .					<u>\$ 3,529</u>

In December 2001, CPS issued \$217,260,000 in Unlimited Tax General Obligation Bonds Series 2001C. The proceeds from these bonds are being used as part of the CPS' Capital Improvement Program. As a result of the issuance, CPS recorded net proceeds of \$215,003,012 in the Capital Improvement Fund less the cost of issuance of \$2,256,988.

In October 2001, CPS issued \$9,440,000 in Qualified Zone Academy General Obligation Bonds (Series 2001B). The bonds were issued as "qualified zone academy bonds" within the meaning of Section 1397E of the Internal Revenue Code of 1986, as amended. CPS does not pay interest on the bonds, however, for federal income tax purposes, "eligible taxpayers", as defined in Section 1397E of the

Internal Revenue Code, who own the Series 2001B bonds will be entitled taxable income. Net proceeds of \$9,198,000 from these bonds are being used to renovate, rehabilitate and equip the qualified academies known as George Henry Corliss High School, John F. Kennedy High School, Wendell Phillips Academy High School, Senn High School, and William H. Wells Community Academy.

Debt issuances in fiscal year 2002 bring the total debt issued by CPS in connection with the Capital Improvement Program to \$4.0 billion.

In fiscal year 2002, the CPS entered into a promissory note for \$6 million with the Illinois State Board of Education as part of the State Technology Revolving Loan Program, the proceeds of which are to go toward the purchase of computers for schools. The term of the note is for three years at an interest rate of 2.5%.

The Chicago School Finance Authority (SFA) was created in January 1980 to exercise oversight and control over the financial affairs of the CPS. The SFA issued debt to fund construction and provide working capital. The principal amount of the SFA bonds outstanding as of June 30, 2002, net of bonds advance refunded or defeased, is \$458 million. The SFA bonds are not a direct or contingent obligation of the CPS and the 1995 Amendatory Act suspended the oversight powers of the SFA through fiscal year 2004.

In September 2002, Fitch Ratings upgraded CPS from an A to an A+, citing successful execution of the \$3.64 billion capital program and a strong local economy as factors. Moody's Investor Service reiterated its A2 rating and Standard and Poor's affirmed its A+ rating.

### ***Pension Funding***

Employees of the CPS participate in either the Public School Teachers' Pension and Retirement Fund of Chicago (the "Pension Fund") or the Municipal Employees Annuity and Benefit Fund of Chicago (the "Annuity Fund").

The CPS' employer-required contribution to the Pension Fund, with the exception of federal funds, is determined by State statutes. As of June 30, 2001, the funded ratio of the Pension Fund is approximately 99.9% and the CPS has recorded an estimated pension liability of \$749.67 million in the accompanying financial statements, as determined under generally accepted accounting principles. Because of the funded ratio, the CPS has no statutory employer-required contributions to the Pension Fund. The first year that CPS is expected to make a contribution to the Pension Fund under the statutory requirements is FY 2005.

All career service employees of the CPS, except CPS employees who are members of the Public School Teachers' Pension and Retirement Fund, participate in the Municipal Employees' Annuity and Benefit Fund of Chicago (the "Annuity Fund"). Covered employees are required by State statute to contribute 8.5% of their salary. In fiscal year 2002, as in previous fiscal years, the CPS agreed to pay a portion, 7%, or \$29.4 million of the required employees' contribution for most employees. No other employer contributions are made to the Annuity Fund by CPS.

## **OVERVIEW OF FUND FINANCIAL STATEMENTS**

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. CPS, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All CPS funds are reported in the governmental funds.

***Governmental Funds.*** Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources, as well as on balances of spendable resources* available at



the end of the fiscal year for spending in future years. Such information may be useful in evaluating a government's near-term financing requirements.

These funds are reported using the modified accrual method of accounting, which measures cash and all other financial assets that can be readily converted to cash. These statements provide a detailed short-term view of the school district's operations and the services it provides.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in the fund balance provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The CPS' fund financial statements provide detailed information about the most significant funds — not the CPS as a whole. The CPS' governmental funds use the following accounting approach. All of the CPS' services are reported in governmental funds. Governmental fund reporting focuses on showing how money flows into and out of funds and the balances left at year-end that are available for spending. They are reported using *modified accrual* accounting, which measures cash and all other *financial* assets that can readily be converted to cash. The governmental fund statements provide a detailed *short-term view* of the CPS' operations and the services it provides.

CPS maintains three significant governmental funds: General Operating, Capital Projects, and Debt Service. The following schedule presents a summary of the general operating fund, capital projects fund and debt service fund revenues, and other financing sources by type for the period ended June 30, 2002 as compared to June 30, 2001. It also depicts the amount and percentage increases and decreases in relation to prior year revenues and other financing resources.

### ***Revenues and Other Financing Sources***

<i>(Millions of dollars)</i>	<u>2002 Amount</u>	<u>2001 Amount</u>	<u>2002 Percent of Total</u>	<u>Increase (Decrease) from 2001</u>	<u>Percent Increase (Decrease) from 2001</u>
Property taxes . . . . .	\$ 1,480	\$ 1,430	36.9%	\$ 50	3.5%
Replacement taxes . . . . .	114	138	2.8	(24)	(17.4)
State aid . . . . .	1,468	1,432	36.6	36	2.5
Federal aid . . . . .	555	634	13.9	(79)	(12.5)
Investment income . . . . .	68	104	1.7	(36)	(34.6)
Other . . . . .	<u>90</u>	<u>82</u>	<u>2.3</u>	<u>8</u>	9.8
Subtotal . . . . .	\$ 3,775	\$ 3,820	94.2%	\$ (45)	(1.2)
Other financing sources . . . . .	<u>233</u>	<u>472</u>	<u>5.8</u>	<u>(239)</u>	(50.6)
Total . . . . .	<u>\$ 4,008</u>	<u>\$ 4,292</u>	<u>100.0%</u>	<u>\$ (284)</u>	(6.6)

- **Property taxes** increased by \$50 million from fiscal year 2001 due to a growing tax base and increases in tax levies which are subject to state legislated caps.
- **Personal property replacement taxes** decreased \$24 million from fiscal year 2001, due to the downturn in the economy.
- **State aid** revenues increased due to increases in the foundation level and increased Capital Development Board grants. The unrestricted portion of general state aid has increased 50% since 1998.

- **Federal aid** decreased by \$79 million due to reductions in E-Rate revenue and grant funding and subsidies of \$43 million and \$36 million, respectively.
- **Investment income** decreased by \$36 million due to lower interest rates.

The following schedule represents a summary of the General Operating Fund, Capital Projects Fund, and Debt Service Fund expenditures for the fiscal year ended June 30, 2002 and 2001, and the percentage increase and decrease in relation to prior year amounts.

**Expenditures**

<u>(Millions of dollars)</u>	<u>2002 Amount</u>	<u>2001 Amount</u>	<u>2002 Percent of Total</u>	<u>Increase (Decrease) from 2001</u>	<u>Percent Increase (Decrease) from 2001</u>
Instruction . . . . .	\$ 2,153	\$ 1,995	52.6%	\$ 158	7.9%
Pupil support services . . . . .	312	303	7.6	9	3.0
General support services . . . . .	750	732	18.3	18	2.5
Food services . . . . .	160	166	3.9	(6)	(3.6)
Community services . . . . .	47	74	1.2	(27)	(36.5)
Teachers' pension . . . . .	65	65	1.6	—	0.0
Capital outlay . . . . .	381	528	9.3	(147)	27.8
Debt service . . . . .	220	195	5.4	25	12.8
Other . . . . .	5	17	0.1	(12)	(70.6)
Total . . . . .	<u>\$ 4,093</u>	<u>\$ 4,075</u>	<u>100.0%</u>	<u>\$ 18</u>	0.4

- **Instruction** increased primarily due to:
  - Salaries which increased \$51 million due to teacher salary step increases, cost of living adjustments and the hiring of additional teachers;
  - Employee medical and hospitalization costs which increased \$31 million due to higher provider costs and more employees, and;
  - Textbook spending which increased \$4 million to support the new system-wide reading initiative by providing library books in every classroom from kindergarten through third grade.
- **Community services** decreased as amounts were reappropriated to other school based programs.
- **Capital outlay** decreased by \$147 million. The decrease in capital outlay of almost 28% is due to the near completion of many capital projects.
- **Debt service** expenditures have increased in response to the higher level of debt that the CPS has incurred to fund capital improvements.
- **Total expenditures** increased \$18 million from \$4.075 billion in fiscal year 2001 to \$4.093 billion in fiscal year 2002, or an increase of 0.4%.

**Notes to Financial Statements**

The Notes to Financial Statements follow the statements in the report and complement the financial statements by describing qualifying factors and changes throughout the fiscal year.

## **BUDGETARY HIGHLIGHTS**

Annual budgets are prepared on a basis consistent with accounting principles generally accepted in the United States for the General Operating, Capital Project and Debt Service funds. All annual unencumbered appropriations lapse at fiscal year-end.

The appropriated budget is prepared by fund, account, and unit. Certain funding allocations (primarily Federal and State programs, including Supplementary General State Aid) are made to schools but are not budgeted by account by the schools at the time the budget is adopted. These allocations are included in Other Fixed Charges for budget purposes. During the fiscal year, upon receiving the appropriate approvals from regional offices and the Office of Management and Budget, transfers are made to the appropriate accounts. Actual expenditures are reflected in the appropriate accounts.

- In June 2001, the Board adopted a balanced budget for fiscal year 2002 that reflected total resources, including \$39.9 million of available fund balances, and appropriations of \$3.58 billion for the General Operating Fund.
- Actual General Operating Fund revenues for fiscal year 2002 were \$3.45 billion and actual general operating fund expenditures were \$3.49 billion. Actual revenues were less than budgeted revenues primarily due to revenue shortfalls from certain federal grants. These unspent grant amounts typically rollover to the next grant year.
- In June 2002, the Board adopted a balanced budget for fiscal year 2003 that reflected total resources, including \$43.7 million of available fund balances, and appropriations of \$3.67 billion for the General Operating Fund.

## **REQUESTS FOR INFORMATION**

This financial report is designed to provide citizens, taxpayers, parents, students, investors and creditors with a general overview of the CPS' finances and to show the CPS' accountability for the money it receives. Additional details can be requested by mail at the following address:

The Chicago Public Schools  
Office of the Controller  
125 South Clark Street  
14th Floor  
Chicago, Illinois, 60603

Or visit our website at: <http://www.cps.k12.il.us> for a complete copy of this report and other financial information.

**CHICAGO PUBLIC SCHOOLS**  
**Chicago Board of Education**

**STATEMENT OF NET ASSETS**  
**June 30, 2002**  
**(Thousands of Dollars)**

	<u>Governmental Activities</u>
<b>ASSETS:</b>	
Cash and investments . . . . .	\$ 601,591
Cash and investments in escrow . . . . .	969,770
Cash and investments held in school internal accounts . . . . .	32,044
Property taxes receivable, net of allowance . . . . .	823,834
Other receivables:	
Replacement taxes . . . . .	16,948
State aid . . . . .	300,752
Federal aid . . . . .	97,321
Other . . . . .	13,738
Other assets . . . . .	21,074
Capital assets, net of accumulated depreciation . . . . .	<u>3,595,715</u>
Total Assets . . . . .	<u>\$ 6,472,787</u>
<b>LIABILITIES:</b>	
Accounts payable . . . . .	\$ 236,650
Accrued payroll and benefits . . . . .	364,979
Amount held for student activities . . . . .	32,044
Other accrued liabilities . . . . .	8,152
Interest payable . . . . .	20,081
Current portion of long-term debt . . . . .	103,077
Long-term liabilities:	
Debt, net of premiums and discounts . . . . .	2,826,988
Capitalized lease obligations . . . . .	702,026
Pension . . . . .	749,667
Other benefits and claims . . . . .	<u>268,934</u>
Total Liabilities . . . . .	<u>\$ 5,312,598</u>
<b>NET ASSETS:</b>	
Invested in capital assets, net of related debt . . . . .	\$ 400,731
Restricted for:	
Debt service . . . . .	479,774
Specific purposes . . . . .	103,372
Unrestricted . . . . .	<u>176,312</u>
Total Net Assets . . . . .	<u>\$ 1,160,189</u>

The accompanying notes to the financial statements are an integral part of this statement.

**CHICAGO PUBLIC SCHOOLS**  
**Chicago Board of Education**

**STATEMENT OF ACTIVITIES**  
**For the Fiscal Year Ended June 30, 2002**  
**(Thousands of Dollars)**

	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Assets
		Charges For Services	Operating Grants and Contributions	Capital Grants and Contributions	
<b>FUNCTIONS/PROGRAMS</b>					
<i>Governmental activities:</i>					
Instruction . . . . .	\$ 2,438,141	\$ —	\$ 350,444	\$ 102,009	\$ (1,985,688)
Support services:					
Pupil support services	329,041	—	19,447	14,765	(294,829)
Administrative support services . . .	156,583	—	31,328	7,026	(118,229)
Facility support services . . . . .	334,605	—	12,771	14,309	(307,525)
Instructional support services . . . . .	339,521	—	94,146	14,205	(231,170)
Food services . . . . .	169,006	11,170	146,964	6,017	(4,855)
Community services . .	48,321	—	32,837	1,787	(13,697)
Interest expense . . . . .	183,443	—	—	—	(183,443)
Other . . . . .	21,253	—	—	—	(21,253)
Total Governmental Activities . . . . .	<u>\$ 4,019,914</u>	<u>\$ 11,170</u>	<u>\$ 687,937</u>	<u>\$ 160,118</u>	<u>\$ (3,160,689)</u>
 General Revenues:					
Taxes:					
Property taxes . . . . .					\$ 1,532,662
Replacement taxes . . . . .					114,313
State aid . . . . .					1,227,052
Interest and investment income . . . . .					68,050
Miscellaneous . . . . .					22,814
Total General Revenues . . . . .					<u>\$ 2,964,891</u>
Change in net assets . . . . .					\$ (195,798)
Net assets — beginning . . . . .					<u>1,355,987</u>
Net assets — ending . . . . .					<u>\$ 1,160,189</u>

The accompanying notes to the financial statements are an integral part of this statement.

**CHICAGO PUBLIC SCHOOLS**

**Chicago Board of Education**

**BALANCE SHEET — GOVERNMENTAL FUNDS**

**June 30, 2002**

**(Thousands of Dollars)**

	<u>General Operating Fund</u>	<u>Capital Projects Fund</u>	<u>Debt Service Fund</u>	<u>Totals</u>
<b>ASSETS:</b>				
Cash and investments .....	\$ 583,552	\$ 17,729	\$ 310	\$ 601,591
Cash and investments in escrow .....	1,226	574,256	394,288	969,770
Cash and investments held in school internal accounts .....	32,044	—	—	32,044
<b>Receivables:</b>				
Property taxes, net of allowance .....	793,131	—	30,703	823,834
Replacement taxes .....	16,948	—	—	16,948
State aid .....	290,686	—	10,066	300,752
Federal aid .....	97,155	166	—	97,321
Other .....	4,667	3,585	5,486	13,738
Due from other funds .....	53,544	923	49,374	103,841
Other assets .....	4,808	—	—	4,808
Total Assets .....	<u>\$ 1,877,761</u>	<u>\$ 596,659</u>	<u>\$ 490,227</u>	<u>\$ 2,964,647</u>
<b>LIABILITIES AND EQUITY:</b>				
<b>LIABILITIES:</b>				
Accounts payable .....	\$ 182,382	\$ 54,266	\$ —	\$ 236,648
Accrued payroll and benefits .....	345,513	—	—	345,513
Amount held for student activities .....	32,044	—	—	32,044
Due to other funds .....	—	103,841	—	103,841
Other accrued liabilities .....	4,000	4,152	—	8,152
Deferred property tax revenue .....	793,131	—	30,703	823,834
Other deferred revenue .....	155,557	—	—	155,557
Total Liabilities .....	<u>\$ 1,512,627</u>	<u>\$ 162,259</u>	<u>\$ 30,703</u>	<u>\$ 1,705,589</u>
<b>EQUITY:</b>				
<b>Fund Balances:</b>				
<b>Reserved:</b>				
Reserved for encumbrances .....	\$ 118,726	\$ 261,614	\$ —	\$ 380,340
Reserved for restricted donations .....	429	—	—	429
Reserved for specific purposes .....	36,096	—	—	36,096
Reserved for debt service .....	—	—	459,524	459,524
<b>Unreserved:</b>				
Designated to provide operating capital .....	201,500	—	—	201,500
Undesignated .....	8,383	172,786	—	181,169
Total Equity .....	<u>\$ 365,134</u>	<u>\$ 434,400</u>	<u>\$ 459,524</u>	<u>\$ 1,259,058</u>
Total Liabilities and Equity .....	<u>\$ 1,877,761</u>	<u>\$ 596,659</u>	<u>\$ 490,227</u>	<u>\$ 2,964,647</u>

The accompanying notes to the financial statements are an integral part of this statement.

**CHICAGO PUBLIC SCHOOLS**  
**Chicago Board of Education**

**RECONCILIATION OF THE GOVERNMENTAL FUNDS**  
**BALANCE SHEET TO THE STATEMENT OF NET ASSETS**  
**June 30, 2002**  
**(Thousands of Dollars)**

Total fund balances — governmental funds .....		\$ 1,259,058
Prepaid assets and deferred charges are recorded as expenditures in governmental funds. The Statement of Net Assets includes these amounts as other assets.		
Prepaid interest .....		9,628
Deferred charges — bond issuance costs .....		6,638
The cost of capital assets (land, buildings and improvements and equipment) purchased or constructed is reported as an expenditure in the governmental funds. The Statement of Net Assets includes those capital assets among the assets of the CPS as a whole. The cost of those capital assets are allocated over their estimated useful lives (as depreciation expense) to the various programs reported as governmental activities in the Statement of Activities. Because depreciation expense does not affect financial resources, it is not reported in the governmental funds.		
Costs of capital assets .....	\$ 5,226,466	
Accumulated depreciation .....	<u>(1,630,751)</u>	3,595,715
Long-term liabilities applicable to the CPS' governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. Interest payable on debt and other long-term obligations are not recorded in the governmental funds but they are reported in the Statement of Net Assets. All liabilities, both current and long-term, are reported in the Statement of Net Assets.		
Debt, net of premiums and discounts .....	\$ (2,843,121)	
Capitalized lease obligations .....	(788,974)	
Pension .....	(749,667)	
Other benefits and claims .....	<u>(288,398)</u>	
		(4,670,160)
Interest payable .....		(20,081)
Revenues that have been deferred in the governmental funds but are recognized as revenue in the government-wide financial statements.		
Deferred property tax revenue .....		823,834
Other deferred revenue .....		<u>155,557</u>
Net Assets .....		<u>\$ 1,160,189</u>

The accompanying notes to the financial statements are an integral part of this statement.

**CHICAGO PUBLIC SCHOOLS**  
**Chicago Board of Education**

**STATEMENT OF REVENUES, EXPENDITURES, OTHER FINANCING  
SOURCES (USES) AND CHANGES IN FUND BALANCES — GOVERNMENTAL FUNDS**  
**For the Fiscal Year Ended June 30, 2002**  
**With Comparative Amounts for the Fiscal Year Ended June 30, 2001**  
**(Thousands of Dollars)**

	<u>General Operating Fund</u>	<u>Capital Projects Fund</u>	<u>Debt Service Fund</u>	<u>Total Fiscal Year Ended June 30, 2002</u>	<u>Total Fiscal Year Ended June 30, 2001</u>
<b>REVENUES:</b>					
Property taxes .....	\$ 1,429,307	\$ —	\$ 50,661	\$ 1,479,968	\$ 1,429,871
Replacement taxes .....	57,193	—	57,120	114,313	137,744
State aid .....	1,336,586	—	131,328	1,467,914	1,431,777
Federal aid .....	539,573	15,177	—	554,750	634,094
Interest and investment income .....	16,505	33,074	18,471	68,050	103,520
Other .....	66,917	8,101	14,487	89,505	82,411
Total Revenues .....	<u>\$ 3,446,081</u>	<u>\$ 56,352</u>	<u>\$ 272,067</u>	<u>\$ 3,774,500</u>	<u>\$ 3,819,417</u>
<b>EXPENDITURES:</b>					
Current:					
Instruction .....	\$ 2,152,958	\$ —	\$ —	\$ 2,152,958	\$ 1,995,423
Pupil support services .....	311,628	—	—	311,628	303,071
Administration support services .....	148,297	—	—	148,297	125,930
Facilities support services .....	302,007	—	—	302,007	317,411
Instructional support services .....	299,807	—	—	299,807	286,846
Food services .....	160,063	—	—	160,063	166,365
Community services .....	47,523	—	—	47,523	73,718
Teacher's pension .....	65,045	—	—	65,045	65,045
Capital outlay .....	—	381,038	—	381,038	527,902
Debt service .....	1,420	—	218,474	219,894	195,310
Other .....	5,138	—	—	5,138	17,495
Total Expenditures .....	<u>\$ 3,493,886</u>	<u>\$ 381,038</u>	<u>\$ 218,474</u>	<u>\$ 4,093,398</u>	<u>\$ 4,074,516</u>
REVENUES IN EXCESS OF (LESS THAN) EXPENDITURES .....	<u>\$ (47,805)</u>	<u>\$ (324,686)</u>	<u>\$ 53,593</u>	<u>\$ (318,898)</u>	<u>\$ (255,099)</u>
<b>OTHER FINANCING SOURCES (USES)</b>					
Gross amounts from debt issuances .....	\$ —	\$ 232,693	\$ —	\$ 232,693	\$ 474,460
Net premiums/discounts .....	—	(9)	—	(9)	(2,644)
Transfers in/(out) .....	1,527	—	(1,527)	—	—
TOTAL OTHER FINANCING SOURCES (USES) .....	<u>\$ 1,527</u>	<u>\$ 232,684</u>	<u>\$ (1,527)</u>	<u>\$ 232,684</u>	<u>\$ 471,816</u>
<b>REVENUES AND OTHER FINANCING SOURCES (USES) IN EXCESS OF (LESS THAN) EXPENDITURES .....</b>					
	<u>\$ (46,278)</u>	<u>\$ (92,002)</u>	<u>\$ 52,066</u>	<u>\$ (86,214)</u>	<u>\$ 216,717</u>
Fund Balances, beginning of period .....	\$ 411,412	\$ 526,402	\$ 407,458	\$ 1,345,272	\$ 1,128,555
Fund Balances, end of period .....	<u>\$ 365,134</u>	<u>\$ 434,400</u>	<u>\$ 459,524</u>	<u>\$ 1,259,058</u>	<u>\$ 1,345,272</u>

The accompanying notes to the financial statements are an integral part of this statement.



**CHICAGO PUBLIC SCHOOLS**  
**Chicago Board of Education**

**RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES,  
EXPENDITURES, AND CHANGE IN FUND BALANCES WITH THE STATEMENT OF ACTIVITIES**  
**For the Fiscal Year Ended June 30, 2002**  
**(Thousands of Dollars)**

Total net change in fund balances — governmental funds .....	\$ (86,214)
Capital outlays to purchase or build capital assets are reported in governmental funds as expenditures. Governmental activities include these costs in the Statement of Net Assets. These costs are allocated over their estimated useful lives as annual depreciation expenses in the Statement of Activities. This is the amount by which capital outlays exceed the depreciation in the period.	
Capital outlay/equipment .....	\$ 368,371
Depreciation expense .....	<u>(138,265)</u> 230,106
Proceeds from sales of bonds are reported in the governmental funds as a source of financing, whereas they are recorded as long-term liabilities in the Statement of Net Assets .....	(232,700)
Repayment of bond principal is an expenditure in the governmental funds, but it reduces long-term liabilities in the Statement of Net Assets and does not affect the Statement of Activities ..	76,901
Interest on long-term debt in the Statement of Activities differs from the amount reported in the governmental fund because interest is recorded as an expenditure in the governmental funds when it is due, and thus requires the use of current financial resources. In the Statement of Activities, however, interest cost is recognized as the interest accrues, regardless of when it is due .....	(40,447)
Bond discount, bond premium and issuance cost are amortized over the lives of the bonds in the Statement of Activities but are recorded as a reduction from the proceeds from sales of bond in the governmental funds .....	2,499
Since some property taxes and grants will not be collected for several months after the CPS' fiscal year ends, they are not considered as "available" revenues in the governmental funds, and are instead recorded as deferred revenues. They are, however, recorded as revenues in the Statement of Activities.	
Property taxes .....	52,694
Grants .....	(3,045)
In the Statement of Activities, only the gain on the sale of property is reported, whereas in the governmental funds, the entire proceeds from the sale increase financial resources. Thus the change in net assets differs from the change in fund balances by the original cost of the property sold .....	(27)
In the Statement of Activities, legal settlements, sick pay, vacation pay, workers' compensation, and net pension obligations are measured by the amount accrued during the year. In the governmental funds, expenditures for these items are measured by the amount actually paid.	
Tort judgments .....	(17,000)
Sick pay .....	(26,773)
Vacation pay .....	(26,456)
Workers' compensation .....	(2,534)
Net pension obligation .....	<u>(122,802)</u>
Change in Net Assets .....	<u>\$ (195,798)</u>

The accompanying notes to the financial statements are an integral part of this statement.

**CHICAGO PUBLIC SCHOOLS  
Chicago Board of Education**

**STATEMENT OF REVENUES, EXPENDITURES BY OBJECT  
OTHER FINANCING SOURCES (USES) AND CHANGES IN FUND BALANCES  
FINAL APPROPRIATIONS VS ACTUAL — GENERAL OPERATING FUND  
For the Fiscal Year Ended June 30, 2002  
(Thousands of Dollars)**

	<u>Approved Budget</u>	<u>Transfers In/(Out)</u>	<u>Final Appropriations</u>	<u>Fiscal Year Actual</u>	<u>Variance</u>
<b>REVENUES:</b>					
Property taxes .....	\$ 1,421,400	\$ —	\$ 1,421,400	\$ 1,429,307	\$ 7,907
Replacement taxes .....	80,975	—	80,975	57,193	(23,782)
State aid .....	1,312,992	—	1,312,992	1,336,586	23,594
Federal aid .....	616,395	—	616,395	539,573	(76,822)
Interest and investment income .....	29,720	—	29,720	16,505	(13,215)
Other .....	73,800	—	73,800	66,917	(6,883)
Total Revenues .....	<u>\$ 3,535,282</u>	<u>\$ —</u>	<u>3,535,282</u>	<u>\$ 3,446,081</u>	<u>\$ (89,201)</u>
<b>EXPENDITURES:</b>					
Salaries —					
Teachers .....	\$ 1,671,652	\$ 17,351	\$ 1,689,003	\$ 1,690,449	\$ (1,446)
Career services .....	467,791	30,368	498,159	495,123	3,036
Commodities —					
Energy .....	60,234	(4,099)	56,135	53,453	2,682
Food .....	94,185	516	94,701	86,145	8,556
Textbooks .....	41,552	32,366	73,918	77,948	(4,030)
Supplies .....	28,864	17,169	46,033	40,655	5,378
Other .....	1,148	94	1,242	949	293
Services —					
Professional and construction .....	181,140	55,282	236,422	186,398	50,024
Transportation .....	90,883	12,973	103,856	95,502	8,354
Tuition .....	103,177	18,541	121,718	120,123	1,595
Telephone and telecommunications .....	7,606	(56)	7,550	24,880	(17,330)
Other .....	25,072	3,522	28,594	21,425	7,169
Equipment — Educational .....	25,300	26,731	52,031	51,947	84
Building and sites —					
Repairs and replacements .....	44,638	2,561	47,199	58,707	(11,508)
Capital outlay .....	—	106	106	118	(12)
Fixed charges —					
Teachers' pension .....	187,726	2,210	189,936	179,011	10,925
Career service pension .....	71,224	1,853	73,077	70,843	2,234
Hospitalization and dental insurance .....	177,615	16,801	194,416	192,342	2,074
Medicare .....	25,767	(710)	25,057	22,212	2,845
Unemployment compensation .....	2,103	18	2,121	2,336	(215)
Workers compensation .....	13,509	8	13,517	14,690	(1,173)
Rent .....	7,890	595	8,485	8,104	381
Debt service .....	1,500	—	1,500	1,420	80
Other .....	244,607	(234,200)	10,407	(894)	11,301
Total Expenditures .....	<u>\$ 3,575,183</u>	<u>\$ —</u>	<u>3,575,183</u>	<u>\$ 3,493,886</u>	<u>\$ 81,297</u>
REVENUES LESS THAN EXPENDITURES .....	\$ (39,901)	\$ —	\$ (39,901)	\$ (47,805)	\$ (7,904)
<b>OTHER FINANCING SOURCES</b>					
Transfers in .....	1,527	—	1,527	1,527	—
<b>TOTAL OTHER FINANCING SOURCES</b>					
<b>REVENUES AND OTHER FINANCING</b>					
SOURCES LESS THAN EXPENDITURES .....	\$ (38,374)	\$ —	\$ (38,374)	\$ (46,278)	\$ (7,904)
Fund Balances, beginning of period .....	411,412	—	411,412	411,412	—
Fund Balances, end of period .....	<u>\$ 373,038</u>	<u>\$ —</u>	<u>\$ 373,038</u>	<u>\$ 365,134</u>	<u>\$ (7,904)</u>

The accompanying notes to the financial statements are an integral part of this statement.

## CHICAGO PUBLIC SCHOOLS

### Chicago Board of Education

## NOTES TO FINANCIAL STATEMENTS

June 30, 2002

### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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#### Reporting Entity

The Board of Education of the City of Chicago, or the Chicago Public Schools (CPS), is a body politic and corporate, and a school district of the State of Illinois having boundaries coterminous with the boundaries of the City of Chicago. The Board of Education of the City of Chicago (the Board) is established under and governed by the Illinois School Code and maintains a system of schools primarily for kindergarten through twelfth grade.

As a result of legislation passed by the Illinois General Assembly, which became effective on June 30, 1995, the Mayor of the City of Chicago appoints the members of the Board of Education of the City of Chicago. The CPS is excluded from the City's reporting entity because it does not meet the financial accountability criteria for inclusion established by the Governmental Accounting Standards Board Statement No. 14 (GASB No. 14).

The Chicago School Finance Authority, the Public Building Commission of Chicago and the Public School Teachers' Pension and Retirement Fund of Chicago are related but separate entities and are not included as part of the CPS reporting entity. These units are excluded from the CPS reporting entity because they do not meet the criteria for inclusion as established by GASB No. 14.

#### Description of Government-Wide Financial Statements

During fiscal year 2001, CPS adopted GASB Statement No. 34, *Basic Financial Statements — and Management's Discussion and Analysis — for State and Local Governments*, issued June 1999; GASB Statement No. 37, *Basic Financial Statement — and Management's Discussion and Analysis — for State and Local Governments: Omnibus*, an amendment to GASB Statements No. 21 and No. 34, issued in June 2001, and; GASB Statement No. 38, *Certain Financial Statement Note Disclosures*, issued in 2001.

The Statement of Net Assets and the Statement of Activities display information about the government-wide entity as a whole. The Statement of Net Assets and the Statement of Activities were prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets, and liabilities resulting from nonexchange transactions are recognized in accordance with the requirements of GASB Statement No. 33 "*Accounting and Financial Reporting for Nonexchange Transactions.*"

Program revenues included in the Statement of Activities derive directly from the program itself or from parties outside the CPS's taxpayers or citizenry, as a whole; program revenues reduce the cost of the function to be financed from general revenues.

The CPS reports all direct expenses by function in the Statement of Activities. Direct expenses are those that are clearly identifiable with a function. Indirect expenses of other functions are not allocated to those functions but are reported separately in the Statement of Activities. Depreciation expense is specifically identified by function and is included in the direct expense to each function. Interest on general long-term debt is considered an indirect expense and is reported separately on the Statement of Activities.

## **NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

### **Government-Wide and Fund Financial Statements**

The government-wide financial statements report information on all of the activities of the CPS. The effect of interfund activity has been removed from these statements.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment 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 identified as program revenues are reported as general revenues.

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

### **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, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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. Property taxes are considered to be available if collected within 60 days of fiscal year end. For this purpose, the CPS considers revenues, other than property taxes, that are susceptible to accrual to be available if they are collected within 90 days of fiscal year end. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

### **Funds**

CPS reports its financial activities through the use of “fund accounting.” This is a system of accounting wherein transactions are reported in self-balancing sets of accounts to reflect results of activities. 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. The minimum number of funds are maintained, consistent with legal and managerial requirements. A description of the activities of the various funds is provided below.

## **NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

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### **Governmental Funds**

#### *a. General Operating Fund*

The General Operating Fund is established in compliance with the provisions of the Illinois Program Accounting Manual for Local Education Agencies. This Fund is the primary operating fund of CPS and is made up of the following programs:

- Educational Program
- Supplementary General State Aid Program
- School Food Service Program
- Improving America's Schools Act Program
- Education of the Handicapped Program
- Medicare Program
- Workers' and Unemployment Compensation/Tort Immunity Program
- Public Building Commission Operations and Maintenance Program
- Other Government-Funded Programs

#### *b. Capital Projects Fund*

The Capital Projects Fund includes the following programs:

*Capital Asset Program* — This program is for the receipt and expenditure of the proceeds from the sale of certain Board real estate, proceeds from the Chicago School Finance Authority, and other miscellaneous capital projects revenues from various sources as designated by the Board.

*Capital Improvement Program* — This program is for the receipt and expenditure of proceeds from the sale of Unlimited Tax General Obligation Bonds, Public Building Commission Building Revenue Bonds, State of Illinois Construction Grants, Federal E-rate capital subsidies and other revenues for the purpose of building and improving schools as designated by the Board. The bonds are being repaid in the Debt Service Fund from Replacement Tax revenue, from an Intergovernmental Agreement with the City of Chicago, State of Illinois Construction Grants, General State Aid, other revenues as designated by the Board and from a separate tax levy associated with the bonds, if necessary.

#### *c. Debt Service Fund*

The Debt Service Fund includes the following programs:

*Bond Redemption and Interest Program* — This program is for the receipt and expenditure of Replacement Taxes, City of Chicago Intergovernmental Agreement revenue, State of Illinois Construction Grants, General State Aid and other revenues as designated by the Board for the payment of interest and principal on specific bond issues.

*Public Building Commission Leases Program* — Receipts and expenditures of tax levies and State of Illinois Construction Grants for the rental payments due to the Public Building Commission of school buildings are recorded in this program. The title to these properties passes to the City of Chicago, in trust for the use of the CPS, at the end of the lease terms.

### **Assets, Liabilities, and Net Assets or Equity**

#### *Deposits and Investments*

CPS' cash and cash equivalents consists of cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. In addition, state statutes authorize CPS to invest in obligations of the U.S. Treasury, commercial paper, repurchase agreements, and the State Treasurer's Investment Pool. CPS' investments are reported at fair value.

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

*Restricted Assets*

Certain proceeds of the CPS bond issuances, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants.

*Receivables and Payables*

The CPS records its property taxes receivable as levied for each levy net of an allowance for estimated uncollectible amounts. The allowance is recorded at 2.5% of the gross levy.

A calendar year's property tax levies are billed (extended) in two installments in the subsequent calendar year. Calendar year 2001 property taxes were levied for fiscal year 2002 in December 2001, and were billed in fiscal year 2002. In 2002, the installment due dates were March 1 and November 1. Property taxes unpaid after these dates accrue interest at the rate of 1.5% per month. Collections of property tax installments are received by the treasurers of Cook and DuPage counties, who distribute such receipts to the CPS. The CPS' property tax becomes a lien on real property on January 1 of the year for which it is levied. The levy becomes an enforceable lien against the property as of January 1 of the levy year. CPS does not record a receivable nor related deferred revenue until the levy for the current fiscal year is passed by the Board.

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 non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds."

*Capital Assets*

Capital assets, which include land, building, building improvements and equipment are reported in the governmental activities columns in the government-wide financial statements. Land, buildings and building improvements are recorded at historical cost or estimated historical cost if purchased or constructed. The capitalization threshold for equipment is a unit cost of \$25,000 or more. Donated capital assets are recorded at estimated fair market value at date of donation.

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

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of buildings and building improvements of the CPS placed in service subsequent to fiscal year 2001 will be calculated using the straight line method beginning in the year after they are placed in service. Equipment is depreciated using the straight line method and the mid-year convention. The CPS' capital assets have the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and building improvements .....	25-50
Administrative software/systems .....	20
Equipment .....	5

Depreciation of buildings and building improvements placed in service prior to fiscal year 2002 was calculated using a composite rate that CPS estimated to be 32 years.

## **NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

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### *Vacation and Sick Pay*

The CPS provides vacation and sick pay benefits for substantially all of its employees. Accrued sick pay benefits were computed using the termination payment method. In fiscal year 2002, the liability for accrued vacation pay benefits was computed using the employee's actual daily wage instead of average daily wage as used in prior years.

### *Long-term Obligations*

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Assets. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

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 debt service expenditures.

### *Fund Balances and Equity*

In the fund financial statements, governmental funds report reservations of fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose.

The Statement of Net Assets include the following:

*Investment in Capital Assets, net of Related Debt* — the component of net assets that reports the difference between capital assets less both the accumulated depreciation and the outstanding balance of debt, excluding unexpended proceeds, that is directly attributable to the acquisition, construction or improvement of those assets.

*Restricted for Specific Purposes* — the component of net assets that reports the difference between assets and liabilities of the certain programs that consists of assets with constraints placed on their use by either external parties and / or enabling legislation.

*Restricted for Debt Service* — the component of net assets that reports the difference between assets and liabilities of the Debt Service Fund that consists of assets with constraints placed on their use by creditors.

*Unrestricted* — the difference between the assets and liabilities that is not reported as Net Assets Invested in Capital Assets, net of Related Debt, Net Assets Restricted for Specific Purpose, or Net Assets Restricted for Debt Service.

### *Comparative Data*

Comparative total data for the prior year have been presented in the fund financial statements in order to provide an understanding of the changes in the financial position and operations of these funds.

### *Management's Use of Estimates*

The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the reported

## **NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

### **Budgets**

Annual Budgets are prepared on a basis consistent with accounting principles generally accepted in the United States for the General Operating, Capital Projects and Debt Service funds. All annual unencumbered appropriations lapse at fiscal year-end.

Certain funding allocations (primarily Federal and State programs, including Supplementary General State Aid) are made to schools but are not budgeted by account by the schools at the time the budget is adopted. These allocations are included in Other Fixed Charges for budget purposes. During the fiscal year, upon receiving the appropriate approvals from regional offices and the Office of Management and Budget, transfers are made to the appropriate accounts. Actual expenditures are reflected in the appropriate accounts.

The appropriated budget is prepared by fund, account and unit. The legal level of budgetary control is at the account level except for school-based discretionary programs. School-based discretionary program expenditures are governed by specific program policies and procedures. Board approval is required for all funding transfers except those described above. In addition, an amended budget is required for increases in total appropriation.

In June 2001, the Board adopted a balanced budget for the fiscal year 2002 General Operating Fund that reflected total appropriations of \$3.58 billion. In June 2002, the Board adopted a balanced budget for the fiscal year 2003 General Operating Fund that reflected total appropriations of \$3.67 billion.

The Capital Projects Fund is budgeted on a project by project basis. Budgeted amounts in the Capital Projects Fund represent the entire project budget for projects that were expected to commence in fiscal year 2002. Actual expenditures in the Capital Projects Fund include expenditures on projects that were budgeted in the current and prior fiscal years.

## **NOTE 3. PROPERTY TAXES AND STATE AID REVENUE**

*a. Property Taxes* — The CPS levies property taxes using tax levy rates established by statute and an equalized assessed valuation (“EAV”) estimated by the CPS. The maximum billing (extension) of property taxes for the rate-limited Educational Levy in any calendar year is limited to the lesser of the tax rate established by statute multiplied by the EAV known at the time the final calendar year tax bills are calculated by the Cook and DuPage County Clerks or the tax rates established by statute multiplied by the prior year EAV. Property taxes for the levies that are not rate-limited are levied based on the estimated requirements for such funds.

The CPS’ extensions are limited to the prior year EAV multiplied by the current year maximum legal rate limit. In addition, the growth in property tax extensions of the CPS is limited to the lesser of 5% or the percentage increase in the consumer price index for all urban consumers during the calendar year preceding the tax levy year. Extensions can be increased above this limitation due to the following increases: assessed valuation attributable to new construction, referendum approval, or rate limitation.

Amounts collected in excess of the estimated net receivable for each levy year are reported as revenue in the fiscal year that the tax collections are distributed to CPS. Such amounts are reflected as reductions to property tax receivables because current and future year tax distributions are also impacted by refunds paid by the county treasurers that reduce tax collections distributed to CPS.



**NOTE 3. PROPERTY TAXES AND STATE AID REVENUE (continued)**

Legal limitations on tax rates and the rates extended in calendar years 2002 and 2001 are shown below.

	<b>Maximum 2002 Legal Limit</b>	<b>Tax Rates Extended Per \$100 of EAV</b>	
		<b>2002</b>	<b>2001</b>
<b>General Operating Fund:</b>			
Educational .....	(A)	\$ 2.712	\$ 2.755
Medicare .....	(B)	.031	.047
Workers' and Unemployment Compensation/Tort Immunity .....	(B)	.191	.141
Public Building Commission Operation and Maintenance .....	(B)	.685	.640
<b>Public Building Commission Lease Program .....</b>	<b>(B)</b>	<b>.125</b>	<b>.131</b>
		<u>\$ 3.744</u>	<u>\$ 3.714</u>

- A. The 2002 Educational tax rate is limited to the sum of \$3.62 per \$100 of EAV plus the difference (the "difference tax") between \$.50 per \$100 of EAV and the rate of taxes extended for the School Finance Authority.
- B. These tax rates are not limited by law, but are subject to the limits described previously.
  - b. *State Aid* — The components of State Aid as shown on the financial statements are as follows (\$000's):

	<b>Fund Financial Statements</b>	<b>Government Wide Financial Statements</b>
<b>Revenues:</b>		
<b>Revenues:</b>		
General State Aid Unrestricted .....	\$ 545,640	\$ 545,640
Supplementary General State Aid .....	261,000	261,000
State Teachers' Pension Funding .....	65,045	65,045
General Education Block Grant .....	114,696	114,696
Educational Services Block Grant .....	308,760	305,715
Capital Grants .....	109,397	109,397
Other Restricted State Revenue .....	63,376	63,376
Total State Aid .....	<u>\$ 1,467,914</u>	<u>\$ 1,464,869</u>

**NOTE 4. CASH DEPOSITS AND INVESTMENTS**

Cash and investments held in the name of the CPS are controlled and managed by the CPS' Treasury Department; however, custody is maintained by the Treasurer of the City of Chicago, who is the designated ex-officio Treasurer of the CPS under the Illinois School Code. Except for cash and investments in escrow, and the schools' internal accounts, all cash is deposited in bank accounts designated by the City Treasurer for the exclusive use of the CPS.

The cash and investments in escrow in the Debt Service Fund represent the amount available for debt service payments on the Unlimited Tax General Obligation Bonds and PBC Leases. The cash and investments in escrow in the Capital Projects Fund represent the unspent proceeds from the Unlimited Tax General Obligation Bonds, Public Building Commission Building Revenue Bonds, State Technology

#### **NOTE 4. CASH AND INVESTMENTS (continued)**

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Revolving Loan Fund and other revenues. All cash and investments in escrow are deposited in trust accounts maintained by independent trustees.

The CPS Investment Policy and the Municipal Code of Chicago require collateral with an aggregate market value of not less than 110% of the original acquisition price, including principal and accrued interest, on all depository account balances and certificates of deposit. Repurchase agreement collateral shall not be less than 102%. Collateral shall be only those securities authorized as allowable investments. Collateral for the CPS' bank accounts are held by the Treasurer of the City of Chicago in the name of the Chicago Public Schools.

#### **Cash**

With the exception of school internal accounts as designated by the Board, the Municipal Code of Chicago requires that cash be deposited only in chartered banks or savings and loan associations that are on the City of Chicago's approved depository listing. The ordinances allow only regularly organized State or national banks insured by the Federal Deposit Insurance Corporation, and Federal and State savings and loan associations insured by the Savings Association Insurance Fund of the Federal Deposit Insurance Corporation located within the City of Chicago, to be designated depositories.

As of June 30, 2002, the book amount of the CPS' deposit accounts was \$2.33 million. The bank balance as of June 30, 2002, was \$33.29 million. The difference between the book and bank balances primarily represents checks that have been issued but have not yet cleared as of June 30, 2002. The bank balance was covered by Federal depository insurance and by collateral held by the CPS' agent.

Cash and Investments Held in School Internal Accounts, and the corresponding liability, Amounts Held for Student Activities, represent the individual schools bank balance for checking and investments.

#### **Investments**

Illinois Compiled Statutes authorize the CPS to invest in obligations guaranteed by the full faith and credit of the U.S. Government, certificates of deposit constituting direct obligations of banks, commercial paper rated within the three highest classifications established by at least two standard rating services, money market mutual funds that invest within the parameters of the CPS Investment Policy, repurchase agreements that mature within 330 days, certain U.S. Government agency securities and certain State and municipal securities, the payment of which is protected by the power to levy taxes. During the fiscal year ended June 30, 2002, deposits and repurchase agreements were supported by collateral with an aggregate market value equal to at least 110% and 102% respectively, of amounts deposited.

Investments as of June 30, 2002, are categorized to give an indication of custodial risk assumed by CPS.

**NOTE 4. CASH AND INVESTMENTS (continued)**

(\$000's)	Category			Carrying Amount
	<u>1</u>	<u>2</u>	<u>3</u>	
Repurchase Agreements .....	\$ 580,803	\$ —	\$ —	\$ 580,803
U.S. Government Agency Securities .....	514,716	—	—	514,716
Commercial Paper .....	60,251	—	—	60,251
Total .....	<u>\$ 1,155,770</u>	<u>\$ —</u>	<u>\$ —</u>	\$ 1,155,770
Money Market Mutual Funds .....				445,301
Total Investments .....				\$ 1,601,071
Cash .....				2,334
Total Cash and Investments .....				<u>\$ 1,603,405</u>

Investments are categorized into these three categories of credit risk:

- (1) Insured or registered, or securities held by the CPS or its agent in the CPS' name.
- (2) Uninsured and unregistered, with securities held by the counterparty's trust department or agent in the CPS' name
- (3) Uninsured and unregistered, with securities held by the counterparty, or by its trust department or agent, but not in the CPS' name

The following table provides a summary of CPS' total cash and investments at June 30, 2002 (\$000's):

<u>Fund:</u>	<u>Amount</u>
General Operating Fund .....	\$ 616,822
Capital Projects Fund .....	591,985
Debt Service Fund .....	394,598
Total Cash and Investments .....	<u>\$ 1,603,405</u>

**NOTE 5. RECEIVABLES**

Receivables as of June 30, 2002 for the CPS, net of the applicable allowance for uncollectible accounts, are as follows (\$000's):

	<u>Fund Financial Statements</u>	<u>Government Wide Financial Statements</u>
Property taxes .....	\$ 863,133	\$ 863,133
Replacement taxes .....	16,948	16,948
State aid .....	300,752	300,752
Federal aid .....	97,321	97,321
Other .....	13,738	13,738
Total Receivables .....	\$ 1,291,892	\$ 1,291,892
Less: Allowance for uncollectibles .....	(39,299)	(39,299)
Total Receivables, net .....	<u>\$ 1,252,593</u>	<u>\$ 1,252,593</u>

**NOTE 5. RECEIVABLES (continued)**

Governmental funds report deferred revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. At June 30, 2002, the various components of deferred revenue reported in the fund financial statements are as follows (\$000's):

Deferred property taxes .....	\$ 823,834
Educational services block grant .....	<u>155,557</u>
Total Deferred Revenue .....	<u>\$ 979,391</u>

**NOTE 6. CAPITAL ASSETS**

Capital asset activity for the year ended June 30, 2002 was as follows (\$000's):

<u>Government-wide activities:</u>	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases and Transfers to In-service</u>	<u>Ending Balance</u>
Capital assets, not being depreciated:				
Land .....	\$ 155,480	\$ 20,974	\$ (27)	\$ 176,427
Construction in progress .....	<u>42,000</u>	<u>73,357</u>	<u>(42,000)</u>	<u>73,357</u>
Total capital assets not being depreciated .....	<u>\$ 197,480</u>	<u>\$ 94,331</u>	<u>\$ (42,027)</u>	<u>\$ 249,784</u>
Capital assets being depreciated:				
Buildings and improvements .....	\$ 4,752,286	\$ 311,381	\$ (140,544)	\$ 4,923,123
Equipment and administrative software ..	<u>50,751</u>	<u>4,660</u>	<u>(1,852)</u>	<u>53,559</u>
Total capital assets being depreciated ...	<u>\$ 4,803,037</u>	<u>\$ 316,041</u>	<u>\$ (142,396)</u>	<u>\$ 4,976,682</u>
Total Capital Assets .....	<u>\$ 5,000,517</u>	<u>\$ 410,372</u>	<u>\$ (184,423)</u>	<u>\$ 5,226,466</u>
Less accumulated depreciation for:				
Buildings and improvements .....	\$ (1,611,656)	\$ (131,832)	\$ 140,544	\$ (1,602,944)
Equipment and administrative software ..	<u>(21,424)</u>	<u>(6,433)</u>	<u>50</u>	<u>(27,807)</u>
Total accumulated depreciation .....	<u>\$ (1,633,080)</u>	<u>\$ (138,265)</u>	<u>\$ 140,594</u>	<u>\$ (1,630,751)</u>
Capital Assets, net of depreciation .....	<u>\$ 3,367,437</u>	<u>\$ 272,107</u>	<u>\$ (43,829)</u>	<u>\$ 3,595,715</u>

Depreciation expense was charged to functions/programs of the CPS as follows (\$000's):

Governmental activities:	
Instruction .....	\$ 88,149
Pupil support services .....	12,759
Administrative support services .....	6,072
Facility support services .....	12,366
Instructional support services .....	12,276
Food services .....	6,554
Community services .....	89
Total Depreciation .....	<u>\$ 138,265</u>

**Construction Commitments**

The CPS has active construction projects as of June 30, 2002. These projects include new construction and renovations of schools. At year end, the CPS had approximately \$261.61 million in outstanding construction encumbrances.

**NOTE 7. INTERFUND TRANSFERS AND BALANCES**

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**Interfund Transfers**

Interfund transfers are defined as the flow of assets, such as cash or goods, without equivalent flows of assets in return. Interfund borrowings are reflected as “Due from/to Other Funds” on the accompanying governmental fund financial statements. All other interfund transfers are reported as operating transfers.

The following represent interfund balances among all funds at June 30, 2002 (\$000’s):

General Operating Fund:	
Due from Capital Improvement Program .....	\$ 103,841
Due to Capital Asset Program .....	(923)
Due to Bond Redemption and Interest Program .....	(49,988)
Due from Public Building Commission Leases Program .....	614
Total — Due from other Funds .....	<u>\$ 53,544</u>
Capital Projects Fund:	
Capital Assets Program — Due from General Operating Fund .....	\$ 923
Capital Improvement Program — Due to General Operating Fund .....	(103,841)
Total — Due to other Funds .....	<u>\$ (102,918)</u>
Debt Service Fund:	
Bond Redemption and Interest Program — Due from General Operating Fund .....	\$ (49,988)
Public Building Commission Leases Program — Due to General Operating Fund .....	614
Total — Due from other Funds .....	<u>\$ 49,374</u>

These balances result from operating transactions between funds and are repaid during the fiscal year within the normal course of business.

**Transfers**

Effective June 30, 2002, CPS made operating transfers of \$2.1 million from the General Operating Fund to the Bond Redemption and Interest Program in order to fund principal payments related to outstanding State Technology Revolving Loans, and; transfer \$3.6 million of interest earnings from the Bond Redemption and Interest Program to the General Operating Fund.

**NOTE 8. LONG-TERM DEBT**

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*a. General Obligation Bonds*

The CPS had the following bond issuances in fiscal year 2002:

Unlimited Tax General Obligation Bonds (Series 2001C)

In December 2001, CPS issued \$217,260,000 in Unlimited Tax General Obligation Bonds Series 2001C. The proceeds from these bonds are being used as part of the CPS’ Capital Improvement Program. As a result of the issuance, CPS recorded net proceeds of \$215,003,012 in the Capital Projects Fund.

Qualified Zone Academy Bonds (Series 2001B)

In October 2001, CPS issued \$9,440,000 in Qualified Zone Academy General Obligation Bonds (Series 2001B). The bonds were issued as “qualified zone academy bonds” within the meaning of Sec-

**NOTE 8. LONG-TERM DEBT (continued)**

tion 1397E of the Internal Revenue Code of 1986, as amended. CPS does not pay interest on the bonds, however, for Federal income tax purposes, “eligible taxpayers,” as defined in Section 1397E of the Internal Revenue Code, who own the Series 2001B bonds will be entitled to a credit against taxable income. Net proceeds of \$9,198,000 from these bonds are being used to renovate, rehabilitate and equip the qualified zone academies known as George Henry Corliss High School, John F. Kennedy High School, Wendell Phillips Academy High School, Senn High School, and William H. Wells Community Academy.

*b. Other Long-term Debt*

State Technology Revolving Loan (STRL)

In fiscal year 2002, the CPS entered into a promissory note for \$6,000,000 with the Illinois State Board of Education, the proceeds of which are to go toward the purchase of computers for schools. The term of the note is for three years at an interest rate of 2.5%.

The following is a summary of changes in Long-term Debt outstanding (\$'000's):

<u>Series</u>	<u>Principal Outstanding</u>		<u>Retirements</u>	<u>Principal Outstanding</u>		<u>Accreted Interest</u>	<u>Principal and Accreted Interest June 30, 2002</u>
	<u>June 30, 2001</u>	<u>Issuances</u>		<u>June 30, 2002</u>	<u>Accreted Interest</u>		
2001C .....	\$ —	\$ 217,260	\$ —	\$ 217,260	\$ —	\$ 217,260	
2001B .....	—	9,440	—	9,440	—	9,440	
2001A .....	45,110	—	—	45,110	—	45,110	
2000E .....	13,390	—	—	13,390	—	13,390	
2000B,C,D .....	303,000	—	—	303,000	—	303,000	
2000A .....	106,960	—	—	106,960	—	106,960	
IDFA 1999A .....	12,000	—	—	12,000	—	12,000	
1999A .....	532,554	—	—	532,554	54,425	586,979	
1998B-1 .....	328,714	—	—	328,714	66,895	395,609	
1998 .....	14,000	—	—	14,000	—	14,000	
1997A .....	499,995	—	—	499,995	10,531	510,526	
1997 .....	491,945	—	(7,250)	484,695	—	484,695	
1996 .....	127,225	—	(2,360)	124,865	—	124,865	
Total Bonds .....	\$ 2,474,893	\$ 226,700	\$ (9,610)	\$ 2,691,983	\$ 131,851	\$ 2,823,834	
STRL .....	6,000	6,000	(1,933)	10,067	—	10,067	
Asbestos Abatement .....	13,253	—	(1,420)	11,833	—	11,833	
Total Long-term Debt ...	\$ 2,494,146	\$ 232,700	\$ (12,963)	\$ 2,713,883	\$ 131,851	\$ 2,845,734	
Less Current Portion and Net Premium/Discount .....						(18,746)	
Total Long-term Debt, net of Current Portion and Premium/Discount .....						\$ 2,826,988	

**NOTE 8. LONG-TERM DEBT (continued)**

The Unlimited Tax General Obligation Bonds are being repaid in the Debt Service Fund from Replacement Tax revenue, revenue from an Intergovernmental Agreement with the City of Chicago and General State Aid to the extent possible, and then from a separate tax levy associated with the bonds. The future payments are scheduled as follows (\$000's):

<u>Fiscal Year(s)</u>	<u>Maturities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2003 .....	\$ 10,765	\$ 110,040	\$ 120,805
2004 .....	14,695	109,379	124,074
2005 .....	15,475	108,567	124,042
2006 .....	16,335	107,729	124,064
2007 .....	17,170	106,830	124,000
2008-2012 .....	285,540	596,291	881,831
2013-2017 .....	407,366	641,378	1,048,744
2018-2022 .....	558,032	613,514	1,171,546
2023-2027 .....	740,496	563,535	1,304,031
2028-2032 .....	626,109	679,953	1,306,062
<b>Total</b> .....	<u>\$ 2,691,983</u>	<u>\$ 3,637,216</u>	<u>\$ 6,329,199</u>

Interest rates on the bonds range from 4.0% to 6.75%, except that CPS does not pay or accrue interest on the Series 2001B Bonds, the Series 2000E Bonds, the IDFA Series 1999A Bonds and the Series 1998 Bonds. Interest and maturities include accretable interest on the Capital Appreciation Bonds as follows (\$000's):

<u>Series</u>	<u>Accreted Interest June 30, 2001</u>	<u>Increase</u>	<u>Accreted Interest June 30, 2002</u>	<u>Total Accretable Interest</u>	<u>Remaining Accretable Interest</u>
1997A .....	\$ 8,009	\$ 2,522	\$ 10,531	\$ 53,485	\$ 42,954
1998B-1 .....	47,471	19,424	66,895	816,756	749,861
1999A .....	37,288	17,137	54,425	617,287	562,862
	<u>\$ 92,768</u>	<u>\$ 39,083</u>	<u>\$ 131,851</u>	<u>\$ 1,487,528</u>	<u>\$ 1,355,677</u>

The loans with the EPA to fund specific asbestos abatement projects are non-interest bearing and are being repaid over a 20-year period. No specific revenue sources are currently dedicated to provide for asbestos abatement loan retirements.

**NOTE 9. CAPITALIZED LEASE OBLIGATIONS**

Annual rental payments are made pursuant to lease agreements with the Public Building Commission (the "PBC"). The PBC constructs, rehabilitates and equips school buildings and facilities for use by the CPS. The annual lease rentals, funded by a tax levy, are established when the CPS approves such construction.

Annual rentals exceed the PBC's requirements for debt service and other estimated expenses. The PBC can authorize rent surpluses to be used either to reduce future rental payments or to finance construction of other CPS projects.

**NOTE 9. CAPITALIZED LEASE OBLIGATIONS (continued)**

The future PBC and capitalized equipment leases due at June 30, 2002, are as follows (\$000's):

<u>Fiscal Year(s)</u>	<u>PBC Lease Rentals</u>	<u>Equipment Leases</u>	<u>Total</u>
2003 .....	\$ 133,101	\$ 2,377	\$ 135,478
2004 .....	133,598	1,323	134,921
2005 .....	167,906	371	168,277
2006 .....	51,359	53	51,412
2007 .....	51,765	6	51,771
2008-2012 .....	259,268	—	259,268
2013-2017 .....	259,993	—	259,993
2018-2020 .....	<u>134,805</u>	<u>—</u>	<u>134,805</u>
Total rentals .....	\$ 1,191,795	\$ 4,130	\$ 1,195,925
Less — Interest and other costs .....	<u>(405,951)</u>	<u>(1,000)</u>	<u>(406,951)</u>
Principal amount of rentals due .....	<u>\$ 785,844</u>	<u>\$ 3,130</u>	<u>\$ 788,974</u>

Following is a summary of changes in PBC Leases and Capitalized Lease Obligations Outstanding (\$000's):

	<u>Balance June 30, 2001</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance June 30, 2002</u>
PBC Leases .....	\$ 849,784	\$ —	\$ (63,940)	\$ 785,844
Capitalized Lease Obligations .....	<u>4,931</u>	<u>929</u>	<u>(2,730)</u>	<u>3,130</u>
Total .....	<u>\$ 854,715</u>	<u>\$ 929</u>	<u>\$ (66,670)</u>	<u>\$ 788,974</u>
Less: Current Portion .....				<u>(86,948)</u>
Total PBC Leases and Capitalized Lease Obligations Outstanding .....				<u>\$ 702,026</u>

**NOTE 10. OTHER LONG-TERM LIABILITIES**

The following is a summary of changes to other long-term liabilities (\$000's):

	<u>Balance June 30, 2001</u>	<u>Additions</u>	<u>Payments</u>	<u>Balance June 30, 2002</u>
Accrued Sick Pay Benefits .....	\$ 162,832	\$ 55,748	\$ (28,975)	\$ 189,605
Accrued Vacation Pay Benefits .....	19,956	29,545	(3,089)	46,412
Accrued Workers' Compensation				
Claims .....	27,322	18,307	(15,773)	29,856
Tort Liabilities and other claims .....	<u>5,525</u>	<u>88,550</u>	<u>(71,550)</u>	<u>22,525</u>
Total .....	<u>\$ 215,635</u>	<u>\$ 192,150</u>	<u>\$ (119,387)</u>	<u>\$ 288,398</u>
Less: Current Portion .....				<u>(19,464)</u>
Total Other Long-term Liabilities .....				<u>\$ 268,934</u>

Sick Pay Benefits

The CPS provides sick pay benefits for substantially all of its employees. Eligible employees can accumulate a maximum of 305 days in fiscal year 2002. If an employee either reaches age 65; is age 58



**NOTE 10. OTHER LONG-TERM LIABILITIES (continued)**

with between 20 and 33 years of service; has 34 years of service, or; dies, they are entitled to receive, as additional cash compensation, all or a portion of their accumulated sick leave days. The CPS budgets an amount each year in the General Operating Fund for these estimated payments to employees terminated in the current fiscal year.

Vacation Pay Benefits

For vested employees, the maximum number of accumulated unused vacation days permitted is 40 days for eligible employees with up to 10 years of service; 53 days for those with 10 to 20 years of service; and 66 days for those with more than 20 years of service. All employees are entitled to receive 100% of accumulated vacation days at their current salary rate. In fiscal year 2002, the liability for accrued vacation pay benefits was computed using the employee’s actual daily wage instead of average daily wage as used in prior years.

Accrued Workers’ Compensation, Tort Liabilities and Other Claims

The CPS is substantially self-insured and assumes risk of loss as follows:

The CPS maintains commercial excess property insurance for “all risks” of physical loss or damage with limits of \$150,000,000 and Boiler & Machinery Insurance with limits of \$100,000,000 with the following deductibles:

Data Processing Equipment & Media .....	\$ 25,000
Mechanical Breakdown .....	\$ 50,000
All Other Losses .....	\$ 500,000

During fiscal years 2002, 2001 and 2000 no settlements were made in excess of the self-insured amount.

The CPS maintains commercial excess liability insurance with limits of \$100,000,000 in excess of a \$10,000,000 self-insured retention per loss for claims arising from: General Liability; Automotive Liability; Employers Liability; and Wrongful Acts.

As discussed in Note 14, there are pending Workers’ Compensation and tort claims involving the CPS which have arisen out of the ordinary conduct of business. The CPS budgets an amount each year in the Workers’ and Unemployment Compensation/Tort Immunity Fund for the estimated claims and recognizes its expense as soon as the liability is incurred. As further discussed in Note 1, these expenditures are met through an annual tax levy.

The CPS’ estimate of liabilities for tort and workers’ compensation claims is based on reserves established by the respective trial attorneys or the claims administrators. The CPS accrues for the estimated workers’ compensation and tort claims where there is a likelihood that an unfavorable outcome is probable. Expenditures are recognized for these claims as the amount accrued during the fiscal year that would normally be liquidated with expendable available financial resources. The CPS is self-insured for workers’ compensation claims and certain employee health insurance costs (reimbursed to a provider on a cost plus fees basis). A liability of \$50 million has been recorded in the General Operating Fund for estimated medical claims including incurred but not reported as of June 30, 2002. Following is the activity related to medical claims for which the CPS is self-insured (\$000’s):

<u>Balance</u> <u>June 30, 2000</u>	<u>Additions</u>	<u>Payments</u>	<u>Balance</u> <u>June 30, 2001</u>	<u>Additions</u>	<u>Payments</u>	<u>Balance</u> <u>June 30, 2002</u>
<u>\$ 34,994</u>	<u>\$ 130,356</u>	<u>\$ (130,305)</u>	<u>\$ 35,045</u>	<u>\$ 148,300</u>	<u>\$ (133,391)</u>	<u>\$ 49,954</u>

**NOTE 11. PENSION BENEFITS**

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Pension benefits for certified teachers and administrators are provided under a defined benefit single employer plan administered by the Public School Teachers' Pension and Retirement Fund of Chicago (the "Pension Fund"). There are no assets of the CPS included in the Pension Fund. Copies of the Pension Fund Annual Report are available by contacting the Public School Teachers' Pension & Retirement Fund of Chicago, 55 West Wacker Drive, Chicago, Illinois 60601.

The retirement, survivor and disability benefits provided by the Pension Fund are governed by Article 17 of the Illinois Pension Code. Participation in the Pension Fund is mandatory for all members of the teaching force and employees of the Pension Fund. As of June 30, 2001, the most recent report, there were 37,648 active participants in the Pension Fund, substantially all of who were employees of the CPS.

A member of the Pension Fund with at least 20 years of service is entitled to a pension upon attainment of age 55. A member with at least 5 but less than 20 years of service is entitled to a pension upon attainment of age 62. The pension benefit is based upon years of service and salary level.

Participating members contribute 9% of salary, allocated as follows: 7.5% for retirement pension, 0.5% for automatic annual increases and 1.0% for survivor's pension. In fiscal year 2002, as in previous fiscal years, the CPS agreed to pay a portion (7% - \$103,674,000) of the required employees' contribution, which has been recorded as an expenditure in the accompanying financial statements. The funding of the 7% portion is provided by a portion of grant funds from the Federal government and General Operating Fund revenues. The remaining portion (2%) is withheld from teachers' salaries.

The CPS' employer-required contributions, with the exception of contributions from Federal funds, are not actuarially determined. State law requires statutorily determined CPS employer contributions. The CPS' employer-required contributions towards the cost of retirement benefits, and their related sources of funding, are as follows (\$000's):

<b>Retirement benefit contribution:</b>	
An appropriation from the Illinois General Assembly . . . . .	\$ 65,045
A portion of grant funds from the Federal government for teachers paid from certain Federally-funded programs . . . . .	<u>10,292</u>
Total contributions . . . . .	<u>\$ 75,337</u>

For the fiscal year ended June 30, 2002, employee contributions are \$146,528,000 which is 9% of covered payroll. Employer contributions for the year are \$75,337,000 which is approximately 5% of covered payroll.

The CPS recognizes its pension expenditures as the amount accrued during the year that normally would be liquidated with expendable available financial resources (i.e., total CPS contributions).

The government fund financial statements reflect expenditures on both a functional and account basis. Teachers' pension expenditures reflected on an account basis include both the CPS' employer share of pension expenditures of \$75,337,000 and amounts incurred by the CPS for a portion of the required employees' pension contribution of \$103,674,000, which total \$179,011,000. For functional reporting purposes, all teachers' pension expenditures, except that portion funded by the State, are reflected in the same functional classifications as the teachers' salaries.

**NOTE 11. PENSION BENEFITS (continued)**

The CPS' annual pension cost for fiscal years 2002, 2001 and 2000 are as follows (\$000's):

	<u>2002</u>	<u>2001</u>	<u>2000</u>
Annual required contribution .....	\$ 178,855	\$ 188,923	\$ 138,441
Interest on Net Pension Obligation (NPO) .....	50,149	40,148	34,179
Adjustment to annual required contribution .....	<u>(30,865)</u>	<u>(24,710)</u>	<u>(21,036)</u>
Annual Pension Cost (APC) for the fiscal year ended June 30, 2002 .....	\$ 198,139	\$ 204,361	\$ 151,584
Less: Contributions made .....	<u>(75,337)</u>	<u>(79,347)</u>	<u>(76,972)</u>
Increase in NPO .....	\$ 122,802	\$ 125,014	\$ 74,612
Add NPO, beginning of year .....	<u>626,865</u>	<u>501,851</u>	<u>427,239</u>
NPO, end of year .....	<u><u>\$ 749,667</u></u>	<u><u>\$ 626,865</u></u>	<u><u>\$ 501,851</u></u>

Actuarial valuation date .....	June 30, 2001
Actual cost method .....	Projected Unit Credit Actuarial Cost Method
Amortization method .....	Level percent, open
Remaining amortization period .....	40 years
Asset valuation method .....	4 year smoothed market
Actuarial assumptions:	
Investment rate of return .....	8%
Projected salary increases .....	Average of 5.5% per year
Inflation .....	3%

The Statement of Activities reflect pension expense equal to the actuarially determined APC which have been allocated to functions/programs based on salaries and benefits.

No assets of the plan are held for post-retirement health care benefits. Pursuant to state statute, the Fund allocates amounts, which are includable as a component of APC, to fund the current year cost of post-retirement health care benefits. For the fiscal years 2001, 2000 and 1999, the Fund allocated \$40 million, \$40 million and \$25 million, respectively, of the APC for such costs.

At June 30, 2001, June 30, 2000 and June 30, 1999 (the actuarial valuation dates), the Schedule of Funding Progress and other trend information is as follows (\$000's):

	<u>2001</u>	<u>2000</u>	<u>1999</u>
Actuarial value of assets .....	\$ 10,392,705	\$ 9,612,203	\$ 8,620,060
Less: Actuarial Accrued Liability (AAL) .....	<u>(10,387,569)</u>	<u>(9,940,372)</u>	<u>(8,551,880)</u>
AAL unfunded liability (surplus) .....	<u>\$ (5,136)</u>	<u>\$ 328,169</u>	<u>\$ (68,180)</u>
Funded ratio .....	99.9%	96.7%	100.8%
Covered payroll .....	\$ 1,690,264	\$ 1,651,810	\$ 1,521,182
Unfunded AAL as a percentage of covered payroll .....	0.30%	19.87%	(4.48%)
	<u>2002</u>	<u>2001</u>	<u>2000</u>
Annual pension cost .....	\$ 198,139	\$ 204,361	\$ 151,584
Percentage of annual pension cost contributed .....	38%	39%	50%
Net Pension Obligation .....	\$ 749,667	\$ 626,865	\$ 501,851

The Fund had a significant decrease in its investment portfolio during its fiscal year due to declining market conditions as a result of a softening economy. During the period from July 1, 2000 through June 30, 2001 the fair value of the Fund's investments decreased approximately \$493,516,606, or 4.9%, to

**NOTE 11. PENSION BENEFITS (continued)**

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\$9,686,583,551. For the period July 1, 2001 through June 30, 2002 the fair value of the Fund's investments decreased approximately \$398,928,949, or 4.1%, to \$9,287,654,602.

In the opinion of the CPS' legal counsel, the unfunded actuarial liability of the Pension Fund is not a liability to be funded by the CPS; however, the CPS is required to provide funding in addition to amounts provided from Federal and State Sources if the funded ratio drops below 90%. No additional General Operating Fund appropriation was required for the fiscal year ended June 30, 2002.

**OTHER PERSONNEL —**

All career service employees of the CPS, except CPS employees who are members of the Public School Teachers' Pension and Retirement Fund, participate in the Municipal Employees' Annuity and Benefit Fund of Chicago (the "Annuity Fund").

Employees with at least 10 years of service who have attained 55 years of age at the time they withdraw from service must accept an annuity if they are not eligible for a refund of their annuity contribution. Employees under the age of 55 with at least 10 years of service who withdraw from service may accept a refund of their contributions plus interest or let the contributions remain in the Annuity Fund and receive an annuity, beginning upon application for an annuity, after they attain 55 years of age. If an employee withdraws from service with less than 10 years of service, accumulated annuity contributions plus interest are refunded.

Except as described below, the CPS makes no direct contributions to the Annuity Fund, which receives its income from three primary sources: a City of Chicago tax levy; income from investments; and deductions from participating employees' salaries.

Covered employees are required by Article 8, Chapter 40 of the Illinois Compiled Statutes to contribute a percentage of their salary (8.5%). In fiscal year 2002, as in previous fiscal years, the CPS agreed to pay a portion (7% – \$29,443,000) of the required employees' contribution for most employees. The CPS also receives a portion of the cost of providing pension benefits from grants by the Federal government for career service employees paid from certain Federally-funded programs. Such contributions, amounting to \$3,945,000, which are remitted to the Annuity Fund, have been recorded as revenues and expenditures in the General Operating Fund in fiscal year 2002. The amount reflected as career service pension expenditures in the accompanying governmental fund financial statements is \$70,843,000, \$29,443,000 of this amount represents the required employees' contribution paid by the CPS on behalf of its employees, and \$37,455,000 is contributed by the City of Chicago through its specific tax levies for pension plans and the remaining \$3,945,000 is funded under Federally-funded programs. The portion funded by the City of Chicago and Federal Government is also reflected as revenue in the General Operating Fund.

Career service pension expense in the government-wide financial statements is \$70,843,000.

As of December 31, 2001, the date of the latest available report, the Annuity Fund had net assets of approximately \$5,820,766,000 and an unfunded accrued actuarial liability for all covered employees, including CPS employees, of approximately \$467,000,000. The CPS employs approximately 15,000 of the 36,679 active participants in the Annuity Fund. The CPS, in the opinion of its legal counsel, has no duty to contribute any sum to the Annuity Fund.

**NOTE 12. THE CHICAGO SCHOOL FINANCE AUTHORITY**

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In 1979, the CPS was unable to continue normal operations because of a severe cash shortage. As a result, the Chicago School Finance Authority (the "Authority") was created in January 1980 to exercise oversight and control over the financial affairs of the CPS. Additionally, the Authority issued

**NOTE 12. THE CHICAGO SCHOOL FINANCE AUTHORITY (continued)**

\$573,000,000 of bonds and provided the CPS with \$450,431,000 for operating purposes in fiscal years 1980 and 1981.

In 1984, the Authority issued \$114,500,000 principal amount of additional general obligation bonds to provide the CPS with money for school rehabilitation and construction purposes.

In February 1994, the Authority issued \$405,380,000 principal amount of general obligation bonds to provide the CPS with \$175,000,000 and \$203,000,000 for operating purposes for the CPS' fiscal year ending August 31, 1994 and 1995, respectively.

The amount of Authority bonds outstanding at June 30, 2002, net of bonds advance refunded or defeased is \$458,180,000. The Authority's bonds are not a direct or contingent obligation of the CPS.

The principal amount of general obligation bonds of the Authority at June 30, 2002 is shown below (\$000's).

<u>Fiscal Year(s)</u>	<u>Maturities</u>		
	<u>Principal and Sinking Fund Installments</u>	<u>Interest</u>	<u>Total</u>
2003 .....	\$ 66,770	\$ 24,019	\$ 90,789
2004 .....	56,900	20,616	77,516
2005 .....	59,710	17,805	77,515
2006 .....	78,595	14,795	93,390
2007 .....	62,140	10,607	72,747
2008-2009 .....	<u>134,065</u>	<u>10,969</u>	<u>145,034</u>
Total .....	<u>\$ 458,180</u>	<u>\$ 98,811</u>	<u>\$ 556,991</u>

Interest rates on the above Authority bonds range from 4.2% to 7.6%.

The Authority is a separate body politic and corporate and a unit of local government with the power to levy property taxes. The Authority will remain in existence until one year after all bonds and notes issued by it have been discharged. The Authority had various financial oversight powers related to the CPS until June 30, 1995. Public Act 90-757 suspended the powers of the Authority until 2004.

**NOTE 13. FUND BALANCE**

The Fund Balance Reserved for Specific Purposes amount consists of the following (\$000's):

<u>Purpose</u>	<u>Reserved Amount</u>
Workers' Compensation/Tort Immunity .....	\$ 9,204
Medicare .....	147
Supplementary General State Aid .....	19,895
Public Building Commission Operations and Maintenance .....	<u>6,850</u>
Total .....	<u>\$ 36,096</u>

The amount reserved for Supplementary General State Aid represents the unexpended and unencumbered portion of the 2001 Supplementary General State Aid allocation.

### **NOTE 13. FUND BALANCE (continued)**

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In its fiscal year 2003 budget, CPS appropriated in its General Operating Fund \$43.7 million of fund balances from amounts reserved for specific purposes.

In its fiscal year 2002 budget, CPS designated \$345.8 million to provide working capital. In its fiscal year 2003 budget, CPS has designated \$201.5 million of June 30, 2002 fund balance to provide working capital.

During fiscal year 2002, the Board reserved \$459,524,000 for Debt Service of which \$214,454,000 was allocated to the Bond Redemption and Interest Program and the remaining \$245,070,000 was allocated to the Public Building Commission Leases Program.

### **NOTE 14. LITIGATION AND CONTINGENCIES**

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#### *a. Pension Fund Litigation*

In 1993, the Public School Teachers' Pension and Retirement Fund ("Fund") filed a lawsuit claiming that the Board failed to make certain statutorily required contributions to the Fund in the fiscal years ended August 31 of 1992, 1993 and 1994. The Fund's complaint alleges three basic claims: First, that the amounts paid to the Fund by the Board with respect to teachers working in Federal programs for which it receives Federal funds, do not count as employer contributions under the Pension Code, notwithstanding that employee contributions for such teachers do count. The amounts of money implicated in the fiscal years 1991, 1992, and 1993 were \$7,972,439, \$8,473,930 and \$10,158,343, respectively. The Fund's second claim involves employer contributions made by the Board for teachers electing early retirement. The Board contributed \$22,208,684 in August 1993 on behalf of those employees who elected early retirement that month. This contribution was paid under the lump sum plan for a number of retirees and under the installment plan (i.e., quarterly payments over a five-year period) for the remaining retirees. The Fund claims that this payment did not count as an employer contribution for purposes of the Pension Code even though the teacher contributions are deemed employee contributions. Based on this assertion, the Fund would have the Board make a "double" payment of the employer contribution. The Fund's third claim concerns the Pension Code provision which allows retired teachers to purchase constructive service credit for time spent in military service (either before becoming a teacher or after leaving the Board). The Pension Code requires retired teachers to pay all costs to the Fund for such added credit that is "an amount equal to the employer's normal cost of benefits accrued from such service plus interest." The Fund, however, contends that the payments for military service credits including the employer's normal cost of benefits are employee contributions, totaling \$1,633,476 and \$17,122 in fiscal years 1992 and 1993.

In December, 1996, the Board sought partial summary judgment determinative that the payments made to the Fund as employer contributions for teachers taking early retirement and that its payments to the Fund for teachers in Federally-assisted programs are employer contributions for purposes of the deficiency provision of the Pension Code. Further, the motion sought a determination that retired teachers' payments for military service credit should not be treated as employee contributions requiring an employer match.

On February 28, 1997, the Circuit Court of Cook County granted the Board's partial Motion for Summary Judgment in all material aspects. The court reserved for later resolution the question whether the Board would owe interest on certain employee contributions for employees retiring early for alleged late payment. No final judgment has been rendered by the court in this case as of the date hereof. The Board has undertaken settlement discussions with the Fund in order to resolve this matter.

#### *b. Teacher Tenure*

Maurice Land, et al. v. Board of Education of the City of Chicago, et al., is a lawsuit filed in 1999 against the Board in which the plaintiffs are teachers laid-off pursuant to the Board's policy on reassignment

#### **NOTE 14. LITIGATION AND CONTINGENCIES (continued)**

and layoff of regularly appointed and certified teachers. Some of the plaintiffs were those who lost their assignments during the 1997 reconstitution of seven high schools. The complaint is for mandamus, declaratory and injunctive relief. The complaint asserts violation of the School Code provision relating to tenure. The trial court granted the Board's motion for summary judgment and the Chicago Teachers Union ("CTU") sought review in the Illinois Appellate Court.

On August 27, 2001, the Appellate Court issued an opinion affirming in part and reversing in part the Circuit Court's decision. The Appellate Court concluded, among other things, that (i) the Board has the statutory power to layoff tenured teachers, including the Plaintiffs here, (ii) the Board complied with the Policy in laying off the Plaintiffs, and (iii) the layoffs did not violate Plaintiffs' due process rights. With respect to each of these issues (and others), the Appellate Court affirmed the Circuit Court's grant of summary judgment in favor of the Board. However, the Appellate Court also held that although "the Board may establish a layoff policy . . . , [the Board] may not through that policy delegate its absolute layoff power to school administrators." The Court remanded the case for further proceedings related to the delegation issue and related to the factual issues relating to the employment record of one of the Plaintiffs.

On September 17, 2001, the CPS filed a Petition for Rehearing challenging the Appellate Court's ruling on the delegation issue, which was denied on October 20, 2001. The Board intends to continue to litigate this matter vigorously and will now ask the Illinois Supreme Court to review the delegation issue.

Should the CTU ultimately prevail, the Court could order reinstatement and back wages for all of the Plaintiffs. The total amount of exposure may be significant, depending on the length of time that passes from the date of the layoff to the date of an ordered reinstatement. Given the current status of these matters, it is not possible to determine whether an ultimate finding of liability against the Board is probable or the exact cost associated with any such finding.

#### *c. Property Tax Appeals Board (PTAB) Decisions*

In March 2000 and August 2001, the PTAB rendered two series of decisions in which it granted reduced assessed valuations to the owners of certain real property by employing lower levels of assessment. In the March decisions, the PTAB elected to utilize the median levels of assessment derived from the Illinois Department of Revenue's sales-ratio studies (the "Sales-Ratio Studies") as the mechanism for determining correct assessment levels, instead of those set forth in the Cook County Real Property Assessment Classification Ordinance (the "Classification Ordinance"). Use of the Sales-Ratio Studies resulted in a lower assessment level than required by the Classification Ordinance. In its August 2001 decisions, after examining the Sales Ratio Studies, the PTAB held that the Cook County Assessor's assessment practices violated a provision of the State Constitution, which limits the level of assessment of the highest class of property, in a county that classifies property, to two and one-half times the level of assessment of the lowest class of property in that county. As a result, the PTAB established a maximum assessment level that is significantly below the assessment levels for commercial and industrial property currently set forth in the Classification Ordinance. Consistent with these opinions, the PTAB has continued to apply a lower level of assessment to certain commercial and industrial properties that have come before it on appeal and has awarded property tax refunds to such property owners.

The Board of Review, through the Cook County State's Attorney, appealed the March 2000 decisions to the Illinois Appellate Court. The Board filed an amicus brief in these cases and awaits the ruling of the Appellate Court. In September 2001, the Board of Review petitioned the Appellate Court to review the August 2001 decisions of the PTAB. The Board and other taxing jurisdictions plan to file amicus briefs in these cases.

#### **NOTE 14. LITIGATION AND CONTINGENCIES (continued)**

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If either of the PTAB decisions were affirmed in a final judicial decision, the lower levels of assessments would be applied to all property tax appeals then pending before either the PTAB or before a court, resulting in corresponding property tax refunds that the Board would be obligated to pay. At present, however, the Board is unable to predict the amount of any such refunds, all of which would be funded from the Board's future general revenues.

##### *d. State and Federal Aid Receipts*

State and Federal aid is generally subject to review by the responsible governmental agencies for compliance with the agencies' regulations governing the aid. In the opinion of CPS management and legal counsel, any potential adjustments to the Federal or State aid recorded by CPS through June 30, 2002, resulting from a review by a responsible government agency will not have a material effect on CPS' financial statements at June 30, 2002.

##### *e. Asbestos and Lead Abatement*

Under Federal and State asbestos and lead abatement laws and guidelines, CPS will be required to perform significant amounts of asbestos and lead abatement in school facilities. The cost of the asbestos and lead abatement is estimated to be substantial. These future costs will be recorded as expenditures when the work is performed. Although the amount, funding and timing of the future expenditures required is uncertain, CPS intends to comply with all Federal and State asbestos and lead abatement laws and guidelines.

##### *f. Other Litigation and Claims*

There are numerous other claims and pending legal actions involving CPS, including actions concerned with civil rights of employees, workers' compensation, torts, property tax objections, and other matters, arising out of CPS' ordinary conduct of its business. Certain actions involve alleged damages in substantial amounts. The amounts of liability, if any, on these claims as of June 30, 2002, in excess of related insurance coverage with respect to certain claims, are not determinable at this time. In the opinion of CPS management and legal counsel, the final resolution of these claims and legal actions will not be material to CPS' financial statements as of June 30, 2002.

#### **NOTE 15. SUBSEQUENT EVENTS**

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##### Unlimited Tax General Obligation Bonds (Series 2002A)

In September 2002, CPS issued \$48,970,000 in Unlimited Tax General Obligation Bonds (Series 2002A). The proceeds from these bonds are being used as part of CPS' Capital Improvement Program. As a result of the issuance, CPS recorded net proceeds of \$46,944,403 in the Capital Improvement Fund in fiscal year 2003.

##### Sarkissian v. Board of Education

On July 3, 2002, the Illinois Supreme Court issued a decision in *Sarkissian v. Chicago Board of Education*. The judgment slightly exceeds \$17 million and is recorded in the government-wide financial statements. On July 24, 2002, the Board filed a petition for rehearing, requesting that the Court again reconsider its decision in this case. The Board is awaiting a ruling on this petition.

##### Charter Schools Loans

On July 24, 2002, the CPS entered into a lease agreement with Perspectives Charter Schools whereby the Board has agreed to act as guarantor for up to \$4 million in construction loans.



## APPENDIX B

### Summary of Certain Provisions of the Indenture

The following is a summary of certain provisions of the Indenture not summarized elsewhere in this Official Statement. Reference is made to the Indenture for a complete description thereof. The discussion herein is qualified by such reference.

#### DEFINITIONS OF CERTAIN TERMS

*"Additional Bonds"* means any Alternate Bonds issued in the future in accordance with the provisions of the Debt Reform Act on a parity with and sharing ratably and equally in all or any portion of the Pledged State Aid Revenues with the Bonds, the Series 2001C Bonds and the Series 2003B Bonds as authorized by the Indenture.

*"Alternate Bonds"* means general obligation bonds payable from any revenue source as provided by the Debt Reform Act, particularly Section 15 thereof.

*"Authorized Denominations"* means \$5,000 or any integral multiple thereof.

*"Authorized Officer"* means (i) any Designated Official; (ii) the Controller and Chief Operating Officer of the Board acting together or (iii) any other officer or employee of the Board authorized to perform specific acts or duties hereunder by resolution duly adopted by the Board.

*"Board"* means the Board of Education of the City of Chicago, as governed by the Chicago Board of Education, created and established pursuant to Article 34 of the School Code.

*"Bond Counsel"* means any nationally recognized firm(s) of municipal bond attorneys approved by the Board and acceptable to the Trustee.

*"Bond Insurance Policy"* means the financial guaranty insurance policy issued by the Bond Insurer insuring the payment of the principal of and interest on the Bonds as provided therein.

*"Bond Insurer"* means MBIA Insurance Corporation, the issuer of the Bond Insurance Policy.

*"Bond Payment Account"* means the Bond Payment Account established in the Indenture.

*"Bond Resolution"* means, collectively, Resolution No. 01-1128-RS4, adopted by the Board on the 28<sup>th</sup> day of November, 2001, authorizing the issuance of the Bonds, as supplemented by a resolution adopted by the Board on the 18<sup>th</sup> day of December, 2002.

*"Bond Year"* means each annual period beginning on December 2 of a calendar year to and including December 1 of the next succeeding calendar year.

*"Bonds"* means the \$75,890,000 aggregate principal amount Unlimited Tax General Obligation Bonds (Dedicated Revenues), Series 2003A, of the Board, being issued under the Indenture and any Bonds issued hereunder in substitution or replacement therefor.

*"Business Day"* means any day which is not a Saturday, a Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of any Fiduciary is located are authorized by law or executive order to close (and such Fiduciary is in fact closed).

*"Code and Regulations"* means the Internal Revenue Code of 1986, as amended, and the regulations promulgated or proposed pursuant thereto as the same may be in effect from time to time.

*"Counsel's Opinion" or "Opinion of Counsel"* means an opinion signed by an attorney or firm of attorneys of recognized standing in the area of law to which the opinion relates, who may be counsel to the Board (including the General Counsel to the Board) or Bond Counsel.

*"County Clerks"* means the County Clerks of The Counties of Cook and DuPage, Illinois.

*"County Collectors"* means, collectively, the County Treasurers of The Counties of Cook and DuPage, Illinois, in their respective capacities as county collector, or, respectively, such other officer as may be lawfully appointed in the future to serve as county collector in either of said counties.

*"Current Funds"* means moneys which are immediately available in the hands of the payee at the place of payment.

*"Debt Reform Act"* means the Local Government Debt Reform Act of the State, as amended.

*"Debt Service Fund"* means the Debt Service Fund established in the Indenture.

*"Defeasance Government Obligations"* means Government Obligations which are not subject to redemption other than at the option of the holder thereof.

*"Defeasance Obligations"* means (i) Defeasance Government Obligations and (ii) Pre-refunded Municipal Obligations.

*"Deposit Date"* means February 15 of each year or such earlier date as may be necessary to permit the Board to lawfully make the abatement of taxes pursuant to the Indenture.

*"Designated Official"* means (i) the President of the Board; (ii) the Chief Financial Officer of the Board or (iii) any other officer of the Board authorized to perform specific acts and duties hereunder by resolution duly adopted by the Board.

"DTC" means The Depository Trust Company, New York, New York, as securities depository for the Bonds.

"DTC Participant" shall mean any securities broker or dealer, bank, trust company, clearing corporation or other organization depositing Bonds with DTC pursuant to the book-entry only system described in the Indenture.

"Event of Default" means any event so designated and specified in the Indenture.

"Fiduciary" or "Fiduciaries" means the Trustee, the Registrar and any Paying Agent, or any or all of them, as may be appropriate.

"Forward Supply Contract" means any contract entered into between the Board and a supplier of Investment Securities selected by or pursuant to the direction of the Board (a "Counterparty") pursuant to which the Counterparty agrees to sell to the Board (or to the Trustee on behalf of the Board) and the Board (or the Trustee on behalf of the Board) agrees to purchase specified Investment Securities on specific dates at specific purchase prices, all as established at the time of the execution and delivery of such contract and as set forth in such contract. Any amounts due and owing from the Board to the Counterparty pursuant to any Forward Supply Contract (other than the specified purchase prices of the Investment Securities set forth therein) shall be treated as current operating expenses of the Board subject to annual appropriation, and shall not constitute indebtedness of the Board.

"Government Obligations" means (i) any direct obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by, the United States of America and (ii) certificates of ownership of the principal of or interest on obligations of the type described in clause (i) of this definition, (a) which obligations are held in trust by a commercial bank which is a member of the Federal Reserve System in the capacity of a custodian; (b) the owner of which certificate is the real party in interest and has the right to proceed directly and individually against the obligor of the underlying obligations and (c) for which the underlying obligations are held in safekeeping in a special account, segregated from the custodian's general assets, and are not available to satisfy any claim of the custodian, any person claiming through the custodian, or any person to whom the custodian may be obligated.

"Indenture" means the Trust Indenture, dated as of January 1, 2003, by and between the Board and the Trustee, as from time to time amended and supplemented.

"Insured Bonds" means those Bonds that are insured as to payment of the principal and interest under the Bond Insurance Policy.

"Interest Sub-Account" means the sub-account of that name in the Bond Payment Account established in the Indenture.

"Investment Policy" means the Investment Policy approved by the Board, as currently in effect and as may be amended from time to time.

*"Investment Securities"* means any of the following securities authorized by law and the Investment Policy as permitted investments of Board funds at the time of purchase thereof:

(i) Government Obligations;

(ii) Obligations of any of the following federal agencies which obligations represent the full faith and credit of the United States of America, including:

- Export-Import Bank
- Farm Credit System Financial Assistance Corporation
- Farmers Home Administration
- General Services Administration
- U.S. Maritime Administration
- Small Business Administration
- Government National Mortgage Association (GNMA)
- U.S. Department of Housing & Urban Development (PHA's)
- Federal Housing Administration;

(iii) Senior debt obligations which at the time of purchase are rated "AAA" by Standard & Poor's Ratings Services ("*S&P*") and "Aaa" by Moody's Investors Service, Inc. ("*Moody's*") issued by Fannie Mae or the Federal Home Loan Mortgage Corporation, senior debt obligations of other government agencies;

(iv) U.S. dollar denominated deposit accounts, federal funds and banker's acceptances with domestic commercial banks which have a rating on their short term certificates of deposit on the date of purchase of "A-1" or "A-1+" by S&P and "P-1" by Moody's and maturing no more than 360 days after the date of purchase. (Ratings on holding companies are not considered as the rating of the bank);

(v) Commercial paper which is rated at the time of purchase no less than "A-1" or above by S&P and "P-1" by Moody's and which matures not more than 180 days after the date of purchase;

(vi) Investments in a money market fund which at the time of purchase is rated "AAAm" or "AAAm-G" or better by S&P, including those of the Trustee;

(vii) Repurchase agreements of government securities having the meaning set out in the Government Securities Act of 1986 subject to the provisions of said Act and the Regulations issued thereunder. The government securities that are the subject of such repurchase agreements, unless registered or inscribed in the name of the Board, shall be purchased through banks or trust companies authorized to do business in the State of Illinois; and

(viii) Pre-refunded Municipal Obligations.

*"Outstanding"* means, as of any date, all Bonds theretofore or thereupon being authenticated and delivered under the Indenture except:

(i) Any Bonds canceled by the Trustee at or prior to such date;

(ii) Bonds (or portions of Bonds) for the payment or redemption of which moneys and/or Defeasance Obligations, equal to the principal amount or Redemption Price thereof, as the case may be, with interest to the date of maturity or date fixed for redemption, are held in trust under the Indenture and set aside for such payment or redemption (whether at or prior to the maturity or redemption date), *provided that* if such Bonds (or portions of Bonds) are to be redeemed, notice of such redemption shall have been given as in Article IV provided or provision satisfactory to the Trustee shall have been made for the giving of such notice;

(iii) Bonds in lieu of or in substitution for which other Bonds shall have been authenticated and delivered pursuant to the Indenture; and

(iv) Bonds deemed to have been paid as provided in the Indenture.

*"Owner"* means any person who shall be the registered owner of any Bond or Bonds.

*"Paying Agent"* means the Trustee and any other bank, national banking association or trust company designated by a Designated Official as paying agent for the Bonds, and any successor or successors appointed by a Designated Official under the Indenture.

*"Pledged State Aid Revenues"* means that amount of the State Aid payments to be made to the Board in any year pursuant to Article 18 of the School Code, or such successor or replacement fund or act as may be enacted in the future, not in excess of \$75,000,000 in any year, as shall provide for the payment of the Bonds, the Series 2001C Bonds and the Series 2003B Bonds and the provision of not less than an additional .25 times debt service on the Bonds, the Series 2001C Bonds and the Series 2003B Bonds in such year.

*"Pledged State Aid Revenues Account"* means the account of that name in the Debt Service Fund established in the Indenture.

*"Pledged State Aid Revenues Account Requirement"* means, on each Deposit Date, an amount equal to the aggregate amount of interest on and principal of the Bonds to become due and payable on the June 1 and December 1 next succeeding such Deposit Date.

*"Pledged Taxes"* means the *ad valorem* taxes levied against all of the taxable property in the School District without limitation as to rate or amount and pledged hereunder as security for the Bonds.

*"Pledged Taxes Account"* means the account of that name in the Debt Service Fund established in the Indenture.

*"Pre-refunded Municipal Obligations"* means any bonds or other obligations of any state of the United States of America or of any agency, instrumentality or local governmental unit of any such state which are not callable at the option of the obligor prior to maturity or as to which irrevocable instructions have been given by the obligor to call on the date specified in the notice; and

(A) which are rated, based on an irrevocable escrow account or fund (the *"escrow"*), in the highest rating category of S&P and Moody's or any successors thereto; or

(B) (i) which are fully secured as to principal and interest and redemption premium, if any, by an escrow consisting only of cash or Government Obligations, which escrow may be applied only to the payment of such principal of and interest and redemption premium, if any, on such bonds or other obligations on the maturity date or dates thereof or the specified redemption date or dates pursuant to such irrevocable instructions, as appropriate, and (ii) which escrow is sufficient, as verified by a nationally recognized independent certified public accountant, to pay principal of and interest and redemption premium, if any, on the bonds or other obligations described in this paragraph on the maturity date or dates specified in the irrevocable instructions referred to above, as appropriate.

*"Principal Sub-Account"* means the sub-account of that name in the Bond Payment Account established in the Indenture.

*"Project"* means the construction, acquisition and equipping of school and administrative buildings, site improvements and other real and personal property in and for the School District, all in accordance with the estimates of cost, including the Board's Five-Year Capital Improvement Program, as heretofore approved and from time to time amended by the Board.

*"Project Costs"* means the cost of acquisition, construction and equipping of the Project, including the cost of acquisition of all land, rights of way, property, rights, easements and interests, acquired by the Board for such construction, the cost of demolishing or removing any buildings or structures on land so acquired, including the cost of acquiring any lands to which such buildings or structures may be moved, the cost of all machinery and equipment determined to be necessary and desirable by the Board, the costs of issuance of the Bonds, financing charges, financial advisory fees, consultant fees, required payments of arbitrage rebate pursuant to the Code and Regulations, interest prior to and during construction and for such period after completion of construction as the Board shall determine, the cost of engineering and legal expenses, plans, specifications, estimates of cost and revenues, other expenses necessary or incident to determining the feasibility or practicability of constructing any portion of the Project, administrative expenses and such other costs, expenses and funding as may be necessary or incident to the construction of the Project, the financing of such construction and the placing of the Project in operation.

*"Project Fund"* means the Project Fund established in the Indenture.

*"Rating Services"* means the nationally recognized rating services, or any of them, that shall have assigned ratings to any Bonds Outstanding as requested by or on behalf of the Board, and which ratings are then currently in effect.

*"Record Date,"* with respect to any interest payment date for the Bonds, means the 15<sup>th</sup> day (whether or not a Business Day) of the calendar month next preceding such interest payment date.

*"Redemption Price"* means, with respect to any Bond, the principal amount thereof plus the applicable premium, if any, payable upon the date fixed for redemption.

*"Registrar"* means the Trustee and any other bank, national banking association or trust company appointed by a Designated Official under the Indenture and designated as registrar for the Bonds, and its successor or successors.

*"School District"* means the school district constituted by the City of Chicago, Illinois pursuant to Article 34 of the School Code of the State, as amended, and governed by the Board.

*"Series 2001C Bonds"* means the Unlimited Tax General Obligation Bonds (Dedicated Revenues), Series 2001C, dated December 11, 2001, of the Board.

*"Series 2003B Bonds"* means the Unlimited Tax General Obligation Bonds (Dedicated Revenues), Series 2003B of the Board.

*"SLG's"* means United States Treasury Certificates of Indebtedness, Notes and Bonds - State and Local Government Series.

*"State"* means the State of Illinois.

*"Supplemental Indenture"* means any Supplemental Indenture between the Board and the Trustee authorized pursuant to the Indenture.

*"Tax Agreement"* means the Tax Regulatory Agreement, dated the date of issuance of the Bonds, executed by the Board and the Trustee.

*"Trustee"* means BNY Midwest Trust Company, Chicago, Illinois, and any successor or successors appointed under the Indenture as hereinafter provided.

*"Trust Estate"* means the Pledged State Aid Revenues, the Pledged Taxes and all other property pledged to the Trustee pursuant to the Indenture.

*"Year"* or *"year"* means a calendar year.

## **PLEDGE OF TRUST ESTATE**

In order to secure the payment of the principal of, premium, if any, and interest on all Bonds issued under the Indenture, and the performance and observance of each and every covenant and condition contained in the Indenture and in the Bonds, the Board in the Indenture pledges and grants a lien upon the following Trust Estate to the Trustee, to the extent provided in the Indenture:

- (a) The Pledged State Aid Revenues (subject to the parity claim on the Pledged State Aid Revenues for the payment of the Series 2001C Bonds and the Series 2003B Bonds) and the Pledged Taxes;
- (b) All moneys and securities and earnings thereon in all Funds, Accounts and Sub-Accounts established pursuant to the Indenture; and
- (c) Any and all other moneys, securities and property furnished from time to time to the Trustee by the Board or on behalf of the Board or by any other persons to be held by the Trustee under the terms of the Indenture.

## **THE BONDS ARE GENERAL OBLIGATIONS**

The Bonds are at all times Outstanding the general obligation of the Board, for the payment of which its full faith and credit are pledged, and are payable, in addition to the Pledged State Aid Revenues, from the levy of Pledged Taxes, as described in the Indenture. The Bonds do not represent or constitute a debt of the Board within the meaning of any constitutional or any statutory limitation unless the Pledged Taxes have been extended for collection, in which case the Outstanding Bonds will to the extent required by law be included in the computation of indebtedness of the Board for purposes of all statutory provisions or limitations until such time as an audit of the Board shows that the Bonds have been paid from the Pledged State Aid Revenues for a complete fiscal year of the Board.

## **ADDITIONAL BONDS PAYABLE FROM PLEDGED STATE AID REVENUES**

The Board will not issue any bonds or other evidences of indebtedness other than the Bonds, which are secured by a pledge of or lien on the Pledged State Aid Revenues, the Pledged Taxes or the moneys, securities or funds held or set aside by the Board or by the Trustee under the Indenture except in accordance with the provisions of the Indenture. The Indenture authorizes the issuance of Additional Bonds payable from all or any portion of the Pledged State Aid Revenues or any other source of payment which may be pledged under the Debt Reform Act, and any such Additional Bonds shall share ratably and equally in the Pledged State Aid Revenues with the Bonds, the Series 2001C Bonds and the Series 2003B Bonds; *provided, however,* that no Additional Bonds may be issued except in accordance with the provisions of the Debt Reform Act as in existence on the date of issuance of the Additional Bonds.

The Board reserves the right to issue bonds or other evidences of indebtedness payable from Pledged State Aid Revenues subordinate to the Bonds. Such subordinate obligations will



be paid from Pledged State Aid Revenues available to the Board in each year in excess of those required to be deposited in the Pledged State Aid Revenues Account during such year.

#### **PROVISIONS REGARDING PAYMENT OF BONDS**

The principal and Redemption Price of the Bonds is payable at the designated corporate trust offices of the Trustee, in the City of Chicago, Illinois, as Paying Agent, and at such offices of any co-Paying Agent or successor Paying Agent or Paying Agents appointed for the Bonds pursuant to the Indenture. Interest on the Bonds is payable by check or bank draft mailed or delivered by the Trustee to the Owners as the same appear on the registration books of the Board maintained by the Registrar as of the Record Date or, at the option of any Owner of \$1,000,000 or more in aggregate principal amount of Bonds, by wire transfer of Current Funds to such bank in the continental United States as said Owner shall request in writing to the Registrar. The Bonds are payable, with respect to interest, principal, redemption premium (if any) in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

#### **PROVISIONS REGARDING TRANSFER AND EXCHANGE OF BONDS**

Subject to the operation of the global book-entry only system described in the body of this Official Statement, the following provisions apply to the transfer and exchange of Bonds under the Indenture. Each Bond will be transferable only upon the registration books of the Board, which will be kept for such purpose by the Registrar, by the Owner in person or by its attorney duly authorized in writing, upon surrender thereof with a written instrument of transfer satisfactory to the Registrar, duly executed by the Owner or its duly authorized attorney. Upon the transfer of any such Bond, the Board will issue in the name of the transferee a new Bond or Bonds in Authorized Denominations of the same aggregate principal amount. Upon surrender at the principal office of the Registrar with a written instrument of transfer satisfactory to the Registrar, duly executed by the Owner or its duly authorized attorney, any Bond may, at the option of the Owner and upon payment of any charges sufficient to reimburse the Trustee for any tax, fee or other governmental charge required to be paid, be exchanged for an equal aggregate principal amount of fully registered Bonds of the same maturity and tenor of any other Authorized Denominations. The Registrar and the Trustee will not be required to make any registration, transfer or exchange of any Bond during the period between each Record Date and the next succeeding interest payment date for such Bond, or after such Bond has been called for redemption or, in the case of any proposed redemption of Bonds, during the 15 days next preceding the date of first giving of notice of such redemption.

#### **ESTABLISHMENT AND APPLICATION OF PROJECT FUND**

The Project Fund is established under the Indenture with the Trustee to be held and applied in accordance with the terms and provisions of the Indenture. Moneys on deposit in the Project Fund will be paid out from time to time by the Trustee to or upon the order of the Board in order to provide for the payment or to reimburse the Board for the payment of Project Costs upon receipt by the Trustee of a certificate of an Authorized Officer of the Board describing the Project Costs to be paid or reimbursed with such moneys and stating that:

(i) the costs of an aggregate amount set forth in such certificate are necessary and appropriate Project Costs that (a) have been incurred and paid or (b) are expected to be paid within the next 60 days;

(ii) the amount to be paid or reimbursed to the Board, as set forth in such certificate, is reasonable and represents a part of the amount payable for the Project Costs and that such payment is to be made or, in the case of reimbursement to the Board, was made, in accordance with the terms of any applicable contracts and in accordance with usual and customary practice under existing conditions;

(iii) that no part of the Project Costs that are the subject of such certificate was included in any certificate previously filed with the Trustee under the provisions of the Indenture; and

(iv) the use of the money so withdrawn from the Project Fund and the use of the facilities provided with such moneys will not result in a violation of any covenant, term or provision of the Tax Agreement.

Moneys in the Project Fund will be invested as described below under "INVESTMENT OF FUNDS – INVESTMENT OF CERTAIN MONEYS".

The completion, substantial completion or abandonment of that portion of the Project financed with proceeds of the Bonds is to be evidenced by a certificate of an Authorized Officer, which is to be filed promptly with the Trustee, stating the date of such completion, anticipated completion or abandonment and the amount, if any, required in the opinion of the signer of such certificate for the payment of any remaining part of the Project Cost. Upon the filing of such certificate, the balance in the Project Fund in excess of the amount, if any, stated in such certificate of the Board as necessary to complete such portion of the Project will be deposited into such accounts of the Debt Service Fund as may be directed in such certificate.

## **INVESTMENT OF FUNDS**

### **INVESTMENT OF CERTAIN MONEYS**

Moneys held in the several Accounts and Sub-Accounts of the Debt Service Fund and in the Project Fund will be invested and reinvested by the Trustee at the direction of a Designated Official in Investment Securities within the parameters established in the Indenture and the Investment Policy which mature no later than necessary to provide moneys when needed for payments to be made from such Fund. Such Designated Official may direct the Trustee to make any such investments or reinvestments through the use of a Forward Supply Contract, to the extent permitted by State law and the Investment Policy. The Trustee may make any and all such investments through its trust department or the bond department of any bank (including the Trustee) or trust company under common control with the Trustee. All such investments made under the Indenture must be consistent with the expectations expressed in the Tax Agreement.

## VALUATION AND SALE OF INVESTMENTS

Investment Securities in any Fund, Account or Sub-Account created under the Indenture will be deemed at all times to be part of such Fund, Account or Sub-Account and any profit realized from the liquidation of such investment will be credited to such Fund, Account or Sub-Account and any loss resulting from liquidation of such investment will be charged to such Fund, Account or Sub-Account. Valuations of Investment Securities held in the Funds, Accounts and Sub-Accounts established under the Indenture will be made by the Trustee as often as may be necessary to determine the amounts held therein. In computing the amounts in such Funds, Accounts and Sub-Accounts, Investment Securities therein will be valued as provided in the following paragraph.

The value of Investment Securities will mean the fair market value thereof, *provided, however,* that all SLG's will be valued at par and those obligations which are redeemable at the option of the holder will be valued at the price at which such obligations are then redeemable.

Except as otherwise provided in the Indenture, the Trustee at the written direction of a Designated Official will sell at the best price obtainable, or present for redemption, any Investment Security held in any Fund, Account or Sub-Account held by the Trustee whenever it will be necessary to provide moneys to meet any payment or transfer from such Fund, Account or Sub-Account as the case may be.

## **PARTICULAR COVENANTS AND REPRESENTATIONS OF THE BOARD**

### COVENANTS REGARDING PLEDGED STATE AID REVENUES

Pursuant to Section 15(e) of the Debt Reform Act, the Board covenants under the Indenture, so long as there are any Outstanding Bonds, to provide for, collect and apply the Pledged State Aid Revenues to the payment of the Bonds, the Series 2001C Bonds and the Series 2003B Bonds and the provision of not less than an additional .25 times debt service on the Bonds, the Series 2001C Bonds and the Series 2003B Bonds. The Board and its officers will comply with all present and future applicable laws, including the provisions of Article 18 of the School Code, in order to assure that the Pledged State Aid Revenues may be allocated and paid to the Board for application as provided in the Indenture.

### COVENANTS REGARDING PLEDGED TAXES

The Board has directed the County Collectors to deposit all collections of the Pledged Taxes, if and when extended for collection, directly with the Trustee for application in accordance with the provisions of the Indenture. So long as any of the Bonds remain Outstanding, the Board will not modify or amend such direction, except for such modifications or amendments as may be necessitated by changes in State law or procedures or rules, regulations or procedures thereunder with respect to the collection and distribution of ad valorem property taxes; *provided,* that no such modification or amendment shall provide for the deposit with the Trustee of less than all of the Pledged Taxes to be collected in any Year.

As described in the Official Statement under the heading "SECURITY FOR THE BONDS – Application of Pledged State Aid Revenues; Abatement of Pledged Taxes," the Board will direct the abatement of the Pledged Taxes in whole or in part as described therein, and proper notification of any such abatement will be filed with (i) the County Clerks, in a timely manner to effect such abatement and (ii) the County Collectors, so as to advise such officers of the amount of the Pledged Taxes to be extended for the relevant levy year.

So long as there are any Outstanding Bonds, the Board and its officers will comply with all present and future applicable laws in order to assure that the Pledged Taxes may be levied and extended and collected and deposited to the Pledged Taxes Account as described above.

#### INDEBTEDNESS AND LIENS

The Board will not issue any bonds or other evidences of indebtedness, other than the Bonds, Additional Bonds, which are secured by a pledge of or lien on the Pledged State Aid Revenues, the Pledged Taxes or the moneys, securities or funds held or set aside by the Board or by the Trustee under the Indenture, and will not, except as (i) to the parity claim on the Pledged State Aid Revenues for the payment of the Series 2001C Bonds and the Series 2003B Bonds; (ii) provided in the Indenture with respect to future parity pledges, and (iii) provided in the Indenture with respect to future subordinate claims, create or cause to be created any lien or charge on the Pledged State Aid Revenues, the Pledged Taxes or such moneys, securities or funds.

#### ACCOUNTS AND REPORTS

The Board will keep proper books of record and account (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to the Pledged State Aid Revenues, the Pledged Taxes and the Funds, Accounts and Sub-Accounts established by the Indenture, and which, together with all other books and financial records of the Board, will at all reasonable times be available for the inspection of the Trustee and the Owners of not less than twenty-five percent (25%) in aggregate principal amount of Outstanding Bonds or their representatives duly authorized in writing.

#### ARBITRAGE

The Board will not at any time permit any of the proceeds of the Bonds or any other funds of the Board to be used directly or indirectly to acquire any securities or obligations the acquisition of which would cause any Bond to be an "arbitrage bond" as defined in the Code and Regulations.

## EVENTS OF DEFAULT AND REMEDIES

### EVENTS OF DEFAULT

Each of the following events constitutes an Event of Default under the Indenture:

- (1) if a default occurs in the due and punctual payment of interest on any Bond, when and as such interest becomes due and payable;
- (2) if a default occurs in the due and punctual payment of the principal or Redemption Price of any Bond when and as the same becomes due and payable, whether at maturity or by call for redemption or otherwise;
- (3) if a default occurs in the performance or observance by the Board of any other of the covenants, agreements or conditions contained in the Indenture or in the Bonds, and such default continues for a period of 60 days after written notice thereof to the Board by the Trustee or after written notice thereof to the Board and to the Trustee by the Owners of not less than a majority in aggregate principal amount of the Outstanding Bonds; or
- (4) if the Board files a petition seeking a composition of indebtedness under the federal bankruptcy laws or under any other applicable law or statute of the United States of America or of the State of Illinois.

### RIGHTS OF BOND INSURER

Notwithstanding anything in the Indenture to the contrary, so long as the Bond Insurance Policy is in full force and effect and the Bond Insurer has not failed to perform any of its obligations thereunder, the Bond Insurer, acting alone, has the right to direct all remedies upon the occurrence of an Event of Default and the Bond Insurer will be deemed the registered owner of each Insured Bond for the purposes of exercising all rights and privileges available to the Owners.

### PROCEEDINGS BROUGHT BY TRUSTEE

***There is no provision for the acceleration of the maturity of the Bonds if an Event of Default occurs under the Indenture.***

If an Event of Default happens and is not remedied, then and in every such case, the Trustee, by its agents and attorneys, may proceed, and upon identical written request of the Owners of not less than a majority in aggregate principal amount of the Bonds Outstanding and upon being indemnified to its satisfaction will proceed, to protect and enforce its rights and the rights of the Owners of the Bonds under the Indenture forthwith by a suit or suits in equity or at law, whether for the specific performance of any covenant contained in the Indenture, or in aid of the execution of any power granted in the Indenture, or for an accounting against the Board as if the Board were the trustee of an express trust, or in the enforcement of any other legal or

equitable right as the trustee, being advised by counsel, will deem most effectual to enforce any of its rights or to perform any of its duties under the Indenture.

All actions against the Board under the Indenture must be brought in a state or federal court located in the State of Illinois.

The Owners of not less than a majority in aggregate principal amount of the Bonds at the time Outstanding may direct the time, method and place (subject to the preceding paragraph) of conducting any proceedings to be taken in connection with the enforcement of the terms and conditions of the Indenture or for the enforcement of any remedy available to the Trustee, or exercising any trust or power conferred upon the Trustee, *provided* that the Trustee will have the right to decline to follow any such direction if the Trustee is advised by counsel that the action or proceeding so directed may not lawfully be taken, or if the Trustee in good faith determines that the action or proceeding so directed would involve the Trustee in personal liability or be unjustly prejudicial to the Owners not parties to such direction.

#### APPLICATION OF TRUST ESTATE AND OTHER MONEYS ON DEFAULT

During the continuance of an Event of Default, the Trustee will apply all moneys, securities, funds, Pledged State Aid Revenues and Pledged Taxes and the income therefrom as follows and in the following order:

(1) to the payment of the reasonable and proper charges and expenses of the Trustee, including the reasonable fees and expenses of counsel employed by it; and

(2) to the payment of the principal of, Redemption Price and interest on the Bonds then due, as follows:

FIRST: to the payment to the persons entitled thereto of all installments of interest then due on the Bonds in the order of the maturity of such installments, together with accrued and unpaid interest on the Bonds theretofore called for redemption, and, if the amount available shall not be sufficient to pay in full any installment or installments of interest maturing on the same date, then to the payment thereof ratably, according to the amounts due thereon, to the persons entitled thereto, without any discrimination or preference;

SECOND: to the payment to the persons entitled thereto of the unpaid principal or Redemption Price of any Bonds which shall have become due, whether at maturity or by call for redemption, in the order of their due dates, and, if the amount available shall not be sufficient to pay in full all the Bonds due on any date, then to the payment thereof ratably, according to the amounts of principal or Redemption Price due on such date, to the persons entitled thereto, without any discrimination or preference.

If and whenever all overdue installments of principal and Redemption Price of and interest on all Bonds, together with the reasonable and proper charges and expenses of the

Trustee, and all other overdue sums payable by the Board under the Indenture, including the overdue principal and Redemption Price of and accrued unpaid interest on all Bonds held by or for the account of the Board, or provision satisfactory to the Trustee will be made for such payment, and all defaults under the Indenture or the Bonds are made good or secured to the satisfaction of the Trustee or provision deemed by the Trustee to be adequate is made therefor, the Trustee will pay over to the Board all moneys, securities and funds then remaining unexpended in the hands of the Trustee (except moneys, securities and funds deposited or pledged, or required by the terms of the Indenture to be deposited or pledged, with the Trustee), and thereupon the Board, the Trustee and the Owners will be restored, respectively, to their former positions and rights under the Indenture. No such payment over to the Board by the Trustee nor such restoration of the Board and the Trustee to their former positions and rights will extend to or affect any subsequent default under the Indenture or impair any right consequent thereon.

#### RESTRICTIONS ON BONDHOLDERS' ACTIONS

No Owner of any Bond will have any right to institute any suit or proceeding at law or in equity for the enforcement or violation of any provision of the Indenture or the execution of any trust under the Indenture or for any remedy under the Indenture, unless such Owner has previously given to the Trustee written notice of the happening of an Event of Default, as provided in the Indenture, and the Owners of at least a majority in aggregate principal amount of the Bonds then Outstanding have filed a written request with the Trustee, and have offered it reasonable opportunity either to exercise the powers granted in the Indenture or by the laws of the State or to institute such suit or proceeding in its own name, and unless such Owners will have offered to the Trustee adequate security and indemnity against the costs, expenses and liabilities to be incurred therein or thereby, and the Trustee has refused or failed to comply with such request within 60 days after receipt by it of such notice, request and offer of indemnity, it being understood and intended that no one or more Owners of Bonds will have any right in any manner whatever by its or their action to affect, disturb or prejudice the pledge created by the Indenture or to enforce any right under the Indenture, except in the manner provided in the Indenture; and that all proceedings at law or in equity to enforce any provision of the Indenture will be instituted, had and maintained in the manner provided in the Indenture and for the equal benefit of all Owners of the Outstanding Bonds.

#### NO REMEDY EXCLUSIVE

No remedy by the terms of the Indenture conferred upon or reserved to the Trustee or the Owners is intended to be exclusive of any other remedy, but each remedy will be cumulative and will be in addition to every other remedy given under the Indenture or existing at law or in equity or by statute on or after the date of the execution and delivery of the Indenture.

#### WAIVER

The Owners of not less than two-thirds in aggregate principal amount of the Bonds at the time Outstanding, or their attorneys-in-fact duly authorized may on behalf of the Owners of all of the Bonds waive any past default under the Indenture and its consequences, except a default in

the payment of interest on, or principal or Redemption Price of any of the Bonds when due. No such waiver will extend to any subsequent or other default or impair any right consequent thereon.

#### PROVISIONS RELATING TO TRUSTEE

*Resignation and Removal of Trustee.* The Trustee may at any time resign and be discharged of the duties and obligations imposed upon it by the Indenture by giving not less than 60 days' written notice to the Board, all Owners of the Bonds and the other Fiduciaries, and such resignation will take effect upon the day specified in such notice but only if a successor will have been appointed by the Board or the Owners as provided below, in which event such resignation will take effect immediately on the appointment of such successor whether or not the date specified for such resignation to take effect has arrived. If a successor Trustee has not been appointed within a period of 90 days following the giving of notice, then the Trustee is authorized to petition any court of competent jurisdiction to appoint a successor Trustee as described below.

The Trustee may be removed at any time by an instrument in writing approved by and executed in the name of the Board and delivered to the Trustee; *provided, however*, that if an Event of Default will have occurred and be continuing, the Trustee may be so removed by the Board only with the written concurrence of the Owners of a majority in aggregate principal amount of Bonds then Outstanding. The Trustee may be removed at any time by the Owners of a majority in aggregate principal amount of the Bonds then Outstanding, excluding any Bonds held by or for the account of the Board, by an instrument or concurrent instruments in writing signed and duly acknowledged by such Owners or their attorneys-in-fact duly authorized, and delivered to the Board.

*Appointment of Successor Trustee.* In case at any time the Trustee resigns or is removed or becomes incapable of acting, or is adjudged a bankrupt or insolvent, or if a receiver, liquidator or conservator of the Trustee, or of its property, is appointed, or if any public officer or court takes charge or control of the Trustee, or of its property or affairs, the Board will appoint a successor Trustee. The Board will cause notice of any such appointment made by it to be mailed to all Owners of the Bonds.

If no appointment of a Trustee is made by the Board as described in the foregoing paragraph, the Owner of any Outstanding Bond may apply to any court of competent jurisdiction to appoint a successor Trustee. Such court may thereupon, after such notice, if any, as such court may deem proper and prescribe, appoint a successor Trustee.

Any successor Trustee appointed under the provisions of the Indenture must be a bank or trust company or national banking association, doing business and having its principal corporate trust office in the State of Illinois, and having capital stock and surplus aggregating at least \$15,000,000, or a wholly owned subsidiary of such an entity, if there be such a bank, trust company, national banking association or subsidiary willing and able to accept the office on reasonable and customary terms and authorized by law to perform all the duties imposed upon it by the Indenture.



## SUPPLEMENTAL INDENTURES

*Supplemental Indentures Not Requiring Consent of Owners.* The Board and the Trustee may without the consent of, or notice to, any of the Owners, enter into a Supplemental Indenture or Supplemental Indentures for any one or more of the following purposes:

- (1) to impose additional covenants or agreements to be observed by the Board;
- (2) to impose other limitations or restrictions upon the Board;
- (3) to surrender any right, power or privilege reserved to or conferred upon the Board by the Indenture;
- (4) to confirm, as further assurance, any pledge of or lien upon the Pledged State Aid Revenues, the Pledged Taxes or any other moneys, securities or funds;
- (5) to make any necessary amendments to or to supplement the Indenture in connection with the issuance of Additional Bonds;
- (6) to cure any ambiguity, omission or defect in the Indenture;
- (7) to provide for the appointment of a successor securities depository;
- (8) to provide for the appointment of any successor Fiduciary; and
- (9) to make any other change which, in the judgment of the Trustee, does not materially adversely affect the rights of the Trustee or the Owners.

*Supplemental Indentures Effective upon Consent of Owners.* Any Supplemental Indenture not effective in accordance with the foregoing provisions will take effect only if permitted and approved and in the manner described below under the heading "AMENDMENTS - Consent of Owners."

## AMENDMENTS

*General.* Except for Supplemental Indentures not requiring consent of the Owners as described above, the Owners of not less than a majority in aggregate principal amount of the Bonds then Outstanding will have the right, from time to time, anything contained in the Indenture to the contrary notwithstanding, to (i) consent to and approve the execution by the Board and the Trustee of such other Supplemental Indenture or Indentures as may be deemed necessary and desirable by the Board for the purpose of modifying, altering, amending, adding to or rescinding, in any particular, any of the terms or provisions contained in the Indenture or in any supplemental indenture, or (ii) waive or consent to the taking by the Board of any action prohibited, or the omission by the Board of the taking of any action required, by any of the provisions of the Indenture or of any Supplemental Indenture; provided, however, that nothing in

the Indenture permits or may be construed as permitting, (a) an extension of the stated maturity or reduction in the principal amount or reduction in the rate or extension of the time of paying of interest on, or reduction of any premium payable on the payment or redemption of any Bond, without the consent of the Owner of such Bond, or (b) except for the pledge of the Pledged State Aid Revenues in connection with the issuance of Additional Bonds, the creation of any lien prior to or on a parity with the lien of the Indenture, without the consent of the Owners of all the Bonds at the time Outstanding, or (c) a reduction in the aforesaid aggregate principal amount of Bonds, the Owners of which are required to consent to any such waiver or Supplemental Indenture, without the consent of the Owners of all the Bonds at the time Outstanding which would be affected by the action to be taken, or (d) a modification of the rights, duties or immunities of the Trustee, without the written consent of the Trustee, or (e) the loss of the exclusion from federal gross income of the Owners of the interest paid on the Bonds held by a non-consenting Owner to the extent otherwise afforded under the Code and Regulations.

Notwithstanding the foregoing, so long as the Bond Insurance Policy is in full force and effect and the Bond Insurer has not failed to perform any of its obligations thereunder, the Bond Insurer shall be deemed the owner of the Insured Bonds for purposes of consenting to any supplements or amendments to the Indenture as may be required under the Indenture.

*Consent of Owners.* The Board may at any time authorize the execution and delivery of a Supplemental Indenture making a modification or amendment described in the preceding paragraph, to take effect when and as described in this paragraph. Upon the authorization of such Supplemental Indenture, a copy thereof will be delivered to and held by the Trustee for the inspection of the Owners. A copy of such Supplemental Indenture (or summary thereof or reference thereto in form approved by the Trustee) together with a request to Owners for their consent thereto in form satisfactory to the Trustee, will be mailed to the Owners, but failure to mail such copy and request will not affect the validity of such Supplemental Indenture when consented to as described below. Such Supplemental Indenture will not be effective unless and until, and will take effect in accordance with its terms when (a) there has been filed with the Trustee (i) the written consents of the Owners of the required aggregate principal amount of Outstanding Bonds, and (ii) a Counsel's Opinion stating that the execution and delivery of such Supplemental Indenture has been duly authorized by the Board in accordance with the provisions of the Indenture, is authorized or permitted by the Indenture and, when effective, will be valid and binding upon the Board and the Trustee, and (b) the notice described below has been mailed. Any such consent will be binding upon the Owner of the Bonds giving such consent and upon any subsequent Owner of such Bonds and of any Bonds issued in exchange therefor whether or not such subsequent Owner has notice thereof, *provided, however*, that any consent may be revoked by any Owner of such Bonds by filing with the Trustee, prior to the time when the Trustee's written statement described below is filed, a written revocation, with proof that such Bonds are held by the signer of such revocation. The Trustee will give notice by mail to the Owners of the Bonds that the Supplemental Indenture has been consented to by the Owners of the required aggregate principal amount of Outstanding Bonds and will be effective (but failure to mail such notice or any defect therein will not prevent such Supplemental Indenture from becoming effective and binding).

The Indenture and the rights and obligations of the Board and of the Owners of the Bonds may be modified or amended in any respect by a Supplemental Indenture effecting such modification or amendment and with the consents of the Owners of all the Bonds then Outstanding, each such consent to be accompanied by proof of the holding at the date of such consent of the Bonds with respect to which such consent is given. Such Supplemental Indenture will take effect upon the filing (a) with the Trustee of (i) a copy thereof, (ii) such consents and accompanying proofs and (iii) the Counsel's Opinion referred to in the preceding paragraph and (b) with the Board of the Trustee's written statement that the consents of the Owners of all Outstanding Bonds have been filed with it. No mailing or publication of any Supplemental Indenture (or reference thereto or summary thereof) or of any request or notice will be required.

#### DEFEASANCE

If the Board pays or causes to be paid or there is otherwise paid to the Owners of all Bonds the principal or Redemption Price, if applicable, and interest due or to become due thereon, at the times and in the manner stipulated therein and in the Indenture, then the pledge of the Trust Estate pledged under the Indenture and all covenants, agreements and other obligations of the Board to the Owners will thereupon be discharged and satisfied. In such event, the Trustee, upon request of the Board, shall provide an accounting of the assets managed by the Trustee to be prepared and filed with the Board for any year or part thereof requested, and shall execute and deliver to the Board all such instruments as may be desirable to evidence such discharge and satisfaction, and the Paying Agent shall pay over or deliver to the Board all moneys and securities held by it pursuant to the Indenture which are not required for the payment of Bonds not previously surrendered for such payment or redemption. If the Board shall pay or cause to be paid, or there shall otherwise be paid, to the Owners of all Outstanding Bonds of a particular maturity or portion of any maturity (which portion shall be selected by lot by the Trustee in the manner provided in the Indenture for the selection of Bonds to be redeemed in part), the principal or Redemption Price, if applicable, thereof and interest due or to become due thereon, at the times and in the manner stipulated therein and in the Indenture, such Bonds shall cease to be entitled to any lien, benefit or security under the Indenture, and all covenants, agreements and obligations of the Board to the Owners of such Bonds and to the Trustee will thereupon be discharged and satisfied.

Bonds or interest installments for the payment or redemption of which moneys have been set aside and held in trust by the Trustee at or prior to their maturity or redemption date will be deemed to have been paid as described in the preceding paragraph if the Board has delivered to or deposited with the Trustee (a) irrevocable instructions to pay or redeem all of said Bonds in specified amounts no less than the respective amounts of, and on specified dates no later than the respective due dates of, their principal, (b) irrevocable instructions to mail the required notice of redemption of any Bonds so to be redeemed, (c) either moneys in an amount which will be sufficient, or Defeasance Obligations the principal of and the interest on which when due will provide moneys which will be sufficient, in the opinion of a nationally recognized firm of independent public accountants, to pay when due the principal or Redemption Price, if applicable, and interest due and to become due on said Bonds on and prior to each specified redemption date or maturity date thereof, as the case may be, and (d) if any of said Bonds are not to be redeemed within the next succeeding 60 days, irrevocable instructions to mail to all Owners of said Bonds a notice that such deposit has been made with the Trustee and that said Bonds are

deemed to have been paid in accordance with the Indenture and stating the maturity or redemption date upon which moneys are to be available for the payment of the principal or Redemption Price, if applicable, of said Bonds.

The Defeasance Obligations (or any portion thereof) held for the payment of the principal and Redemption Price of and interest on said Bonds as described in the preceding paragraph may not be sold, redeemed, invested, reinvested or removed from the lien of the Indenture in any manner or other Defeasance Obligations substituted therefor (any such direction to sell, redeem, invest, reinvest, remove or substitute to be referred to as a "*Subsequent Action*") unless prior to the taking of such Subsequent Action, the Trustee shall have received the following: (i) either (a) a certified copy of the proceedings of the Board authorizing the Subsequent Action, or (b) an opinion of counsel for the Board to the effect that such Subsequent Action has been duly authorized by all necessary action on the part of the Board; (ii) an opinion from a nationally recognized firm of independent public accountants to the effect that the Defeasance Obligations and cash available or to be available for payment of the Bonds after the taking of the Subsequent Action will remain sufficient to pay, without any further reinvestment thereof, the principal and Redemption Price of and interest on said Bonds at or prior to their maturity in the manner provided in the preceding paragraph; (iii) an Opinion of Bond Counsel to the effect that the Subsequent Action will not adversely affect any exemption from federal income tax of the interest paid on the Bonds to which such Bonds are otherwise entitled; and (iv) such other documents and showings as the Trustee may reasonably require.

## APPENDIX C

### Form of Opinions of Co-Bond Counsel

[Date of Issuance of the Bonds]

Board of Education of the  
City of Chicago  
125 South Clark Street  
Chicago, Illinois 60603

Morgan Stanley & Co. Incorporated  
as Representative of the Underwriters  
named in the Bond Purchase Agreement,  
dated February 5, 2003  
440 South LaSalle Street, 37<sup>th</sup> Floor  
Chicago, Illinois 60605

BNY Midwest Trust Company  
2 North LaSalle Street, Suite 1020  
Chicago, Illinois 60602

MBIA Insurance Corporation  
113 King Street  
Armonk, New York 10504

Re: Board of Education of the City of Chicago  
Unlimited Tax General Obligation Bonds  
(Dedicated Revenues), Series 2003A

Ladies and Gentlemen:

We have acted as co-bond counsel in connection with the issuance by the Board of Education of the City of Chicago (the "*Board*") of its \$75,890,000 aggregate principal amount Unlimited Tax General Obligation Bonds (Dedicated Revenues), Series 2003A (the "*Bonds*"). As co-bond counsel, we have examined a certified copy of the record of proceedings of the Board, together with various accompanying certificates, pertaining to the issuance by the Board of the Bonds. The Bonds are being issued pursuant to a Trust Indenture dated as of January 1, 2003 (the "*Indenture*"), between the Board and BNY Midwest Trust Company, as trustee (the "*Trustee*"). The Bonds are issued pursuant to the authority of the Local Government Debt Reform Act of the State of Illinois, as amended, resolutions adopted by the Board on November 28, 2001 and December 18, 2002 (collectively, the "*Bond Resolution*") and the Indenture. Capitalized terms used herein without definition shall have the meanings assigned to such terms in the Indenture.

The Bonds are issued for the purpose of (i) constructing, acquiring and equipping school and administrative buildings, site improvements and other real and personal property in and for the school district governed by the Board (the "*School District*") and (ii) paying costs related to the issuance of the Bonds.

The Bonds are dated the date hereof and are due (subject to optional redemption as provided in the Indenture) on December 1 of the years and in the amounts and bearing interest at the rates per annum as follows:

YEAR	PRINCIPAL AMOUNT	INTEREST RATE
2004	\$4,725,000	4.50%
2005	2,000,000	2.50
2005	2,935,000	4.00
2006	2,105,000	3.00
2007	5,165,000	4.00
2008	5,375,000	5.00
2009	1,500,000	3.50
2009	4,140,000	5.00
2010	5,900,000	5.00
2011	5,195,000	4.00
2011	1,000,000	5.25
2012	6,455,000	5.25
2013	6,795,000	5.25
2014	7,150,000	5.25
2015	7,525,000	5.25
2016	7,925,000	5.25

In our capacity as co-bond counsel, we have examined, among other things, the following:

- (a) a certified copy of the proceedings of the Board adopting the Bond Resolution and authorizing, among other things, the execution and delivery of the Indenture and the issuance of the Bonds;
- (b) a certified copy of the Bond Resolution;
- (c) an executed counterpart of the Indenture; and
- (d) such other certifications, documents, showings and related matters of law as we have deemed necessary in order to render this opinion.

Based upon the foregoing we are of the opinion that:

1. The Board has full power and authority and has taken all necessary corporate action to authorize the execution and delivery of the Indenture.
2. The Indenture has been duly and lawfully executed and delivered by the Board and, assuming the due authorization, execution and delivery by, and the binding effect on, the Trustee, the Indenture is valid and binding upon the Board and enforceable in accordance with its terms.

3. The Indenture creates the valid pledge which it purports to create of the Trust Estate held or set aside or pledged under the Indenture, subject to the application thereof to the purposes and on the conditions permitted by the Indenture.

4. The Bonds have been duly and validly authorized and issued in accordance with law and the Indenture and the Bonds, to the amount named, are valid and legally binding general obligations of the Board, enforceable in accordance with their terms and the terms of the Indenture.

5. The form of Bond prescribed for said issue is in due form of law.

6. The Bonds are payable ratably and equally (i) together with (A) the Unlimited Tax General Obligation Bonds (Dedicated Revenues), Series 2001C, heretofore issued by the Board (the "*Series 2001C Bonds*") and (B) the Unlimited Tax General Obligation Bonds (Dedicated Revenues), Series 2003B, dated the date hereof and being issued simultaneously by the Board with the Bonds (the "*Series 2003B Bonds*"), from the "*Pledged Revenues*," being that amount of the State Aid payments to be made to the Board in any year pursuant to Article 18 of the School Code of the State of Illinois, as amended, or such successor or replacement fund or act as may be enacted in the future, not in excess of \$75,000,000 in any year, as shall provide for the payment of the Bonds, the Series 2001C Bonds and the Series 2003B Bonds and the provision of not less than an additional .25 times debt service on the Bonds, the Series 2001C Bonds and the Series 2003B Bonds in such year and (ii) from the "*Pledged Taxes*," being the ad valorem taxes levied against all of the taxable property in the School District governed by the Board without limitation as to rate or amount for the payment of the Bonds. The Bonds are further secured by the other moneys, securities and funds pledged under the Indenture.

7. The Board has taken all necessary action to cause the County Collectors of The Counties of Cook and DuPage, Illinois, to deposit the Pledged Taxes directly with the Trustee for application pursuant to the Indenture.

8. Subject to the condition that the Board comply with certain covenants made to satisfy pertinent requirements of the Internal Revenue Code of 1986, as amended (the "*Code*"), under present law, the Bonds are not "private activity bonds" under the Code, and interest on the Bonds is excludable from gross income of the owners thereof for federal income tax purposes. Interest on the Bonds will not be included as an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations. However, interest on the Bonds will be included in "adjusted current earnings" of certain corporations for purposes of computing the alternative minimum tax for such corporations. Failure to comply with certain of these covenants could cause interest on the Bonds to be included in gross income retroactive to the date of issuance of the Bonds. Ownership of the Bonds may result in other federal tax consequences to certain taxpayers. We express no opinion regarding any such collateral consequences arising with respect to the Bonds. In rendering our opinion on tax exemption, we have relied upon certifications of the Board and certain other parties with respect to certain matters solely within their knowledge relating to the facilities to be financed or refinanced with the Bonds, the application of proceeds of the Bonds and certain other matters pertinent to the tax exempt status of the Bonds.

The rights of the registered owners of the Bonds and the enforceability of provisions of the Bonds and the Indenture may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights. Enforcement of provisions of the Bonds and the Indenture by an equitable or similar remedy is subject to general principles of law or equity governing such a remedy, including the exercise of judicial discretion whether to grant any particular form of relief.

Very truly yours,



**APPENDIX D**

**Specimen Municipal Bond Insurance Policy**

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# FINANCIAL GUARANTY INSURANCE POLICY

## MBIA Insurance Corporation Armonk, New York 10504

Policy No. [NUMBER]

MBIA Insurance Corporation (the "Insurer"), in consideration of the payment of the premium and subject to the terms of this policy, hereby unconditionally and irrevocably guarantees to any owner, as hereinafter defined, of the following described obligations, the full and complete payment required to be made by or on behalf of the Issuer to [PAYING AGENT/TRUSTEE] or its successor (the "Paying Agent") of an amount equal to (i) the principal of (either at the stated maturity or by any advancement of maturity pursuant to a mandatory sinking fund payment) and interest on, the Obligations (as that term is defined below) as such payments shall become due but shall not be so paid (except that in the event of any acceleration of the due date of such principal by reason of mandatory or optional redemption or acceleration resulting from default or otherwise, other than any advancement of maturity pursuant to a mandatory sinking fund payment, the payments guaranteed hereby shall be made in such amounts and at such times as such payments of principal would have been due had there not been any such acceleration); and (ii) the reimbursement of any such payment which is subsequently recovered from any owner pursuant to a final judgment by a court of competent jurisdiction that such payment constitutes an avoidable preference to such owner within the meaning of any applicable bankruptcy law. The amounts referred to in clauses (i) and (ii) of the preceding sentence shall be referred to herein collectively as the "Insured Amounts." "Obligations" shall mean:

[PAR]  
[LEGAL NAME OF ISSUE]

Upon receipt of telephonic or telegraphic notice, such notice subsequently confirmed in writing by registered or certified mail, or upon receipt of written notice by registered or certified mail, by the Insurer from the Paying Agent or any owner of an Obligation the payment of an Insured Amount for which is then due, that such required payment has not been made, the Insurer on the due date of such payment or within one business day after receipt of notice of such nonpayment, whichever is later, will make a deposit of funds, in an account with State Street Bank and Trust Company, N.A., in New York, New York, or its successor, sufficient for the payment of any such Insured Amounts which are then due. Upon presentment and surrender of such Obligations or presentment of such other proof of ownership of the Obligations, together with any appropriate instruments of assignment to evidence the assignment of the Insured Amounts due on the Obligations as are paid by the Insurer, and appropriate instruments to effect the appointment of the Insurer as agent for such owners of the Obligations in any legal proceeding related to payment of Insured Amounts on the Obligations, such instruments being in a form satisfactory to State Street Bank and Trust Company, N.A., State Street Bank and Trust Company, N.A. shall disburse to such owners, or the Paying Agent payment of the Insured Amounts due on such Obligations, less any amount held by the Paying Agent for the payment of such Insured Amounts and legally available therefor. This policy does not insure against loss of any prepayment premium which may at any time be payable with respect to any Obligation.

As used herein, the term "owner" shall mean the registered owner of any Obligation as indicated in the books maintained by the Paying Agent, the Issuer, or any designee of the Issuer for such purpose. The term owner shall not include the Issuer or any party whose agreement with the Issuer constitutes the underlying security for the Obligations.

Any service of process on the Insurer may be made to the Insurer at its offices located at 113 King Street, Armonk, New York 10504 and such service of process shall be valid and binding.

This policy is non-cancellable for any reason. The premium on this policy is not refundable for any reason including the payment prior to maturity of the Obligations.

IN WITNESS WHEREOF, the Insurer has caused this policy to be executed in facsimile on its behalf by its duly authorized officers, this [DAY] day of [MONTH, YEAR].

**MBIA Insurance Corporation**

\_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Assistant Secretary

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NEIGHBORHOODS

*Alive!*



**BUILDING CHICAGO TOGETHER**

RICHARD M. DALEY, MAYOR

