

ILLINOIS INTERNATIONAL PORT DISTRICT

Chicago, Illinois

**SPECIAL-PURPOSE FINANCIAL STATEMENTS
(MODIFIED CASH BASIS)**

Including Independent Auditors' Report

As of and for the Years Ended December 31, 2018 and 2017

ILLINOIS INTERNATIONAL PORT DISTRICT

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INDEPENDENT AUDITORS' REPORT

The Board of Directors
Illinois International Port District
Chicago, Illinois

We have audited the accompanying special-purpose financial statements of the Illinois International Port District, which comprise the statements of assets, liabilities, accumulated other comprehensive loss and fund balance (modified cash basis) as of December 31, 2018 and 2017, and the related statements of revenues collected, expenses and changes in fund balance (modified cash basis), comprehensive income (loss) (modified cash basis) and cash flows (modified cash basis) for the years then ended, and the related notes to the special-purpose financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these special-purpose financial statements in conformity with the modified cash basis of accounting described in Note 1; this includes determining that the modified cash basis of accounting described in Note 1 is an acceptable basis for the preparation of the financial statements in the circumstances. Management also is responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of special-purpose financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

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

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

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

Opinion

In our opinion, the special-purpose financial statements referred to above present fairly, in all material respects, the assets, liabilities, accumulated other comprehensive loss and fund balance of the Illinois International Port District as of December 31, 2018 and 2017 and its revenue collected, expenses incurred and cash flows for the years then ended on the basis of accounting described in Note 1.

Basis of Accounting

As described in Note 1 to the special-purpose financial statements, the financial statements have been prepared on the modified cash basis of accounting, which is a basis of accounting other than generally accepted accounting principles in the United States of America. Our opinion is not modified with respect to this matter.

Baker Tilly Virchow Krause, LLP

Chicago, Illinois
May 31, 2019

ILLINOIS INTERNATIONAL PORT DISTRICT

STATEMENTS OF ASSETS, LIABILITIES, ACCUMULATED OTHER COMPREHENSIVE LOSS
AND FUND BALANCE (MODIFIED CASH BASIS)

As of December 31, 2018 and 2017

ASSETS		
	<u>2018</u>	<u>2017</u>
CURRENT ASSETS		
Cash and cash equivalents	\$ 1,215,552	\$ 679,066
Prepaid expenses	<u>39,057</u>	<u>25,641</u>
Total Current Assets	<u>1,254,609</u>	<u>704,707</u>
PROPERTY AND EQUIPMENT		
Land and land improvements	33,474,718	33,474,718
Buildings and improvements	16,409,766	16,409,766
Equipment	<u>4,104,601</u>	<u>3,977,806</u>
Total Property and Equipment	53,989,085	53,862,290
Less: allowance for depreciation	<u>(13,519,358)</u>	<u>(12,934,186)</u>
Net Property and Equipment	<u>40,469,727</u>	<u>40,928,104</u>
TOTAL ASSETS	<u>\$ 41,724,336</u>	<u>\$ 41,632,811</u>
 LIABILITIES, ACCUMULATED OTHER COMPREHENSIVE LOSS AND FUND BALANCE		
CURRENT LIABILITIES		
Accounts payable	\$ 101,775	\$ 339,430
Accrued expenses	47,776	37,875
Current maturities of capital lease obligations	15,008	22,078
Note payable	<u>27,665</u>	<u>-</u>
Total Current Liabilities	<u>192,224</u>	<u>399,383</u>
LONG-TERM LIABILITIES		
Accrued pension benefits	9,603,156	8,854,931
Lease deposits by tenants	99,764	126,164
Long-term debt, net	9,577,125	9,566,625
Capital lease obligations	<u>-</u>	<u>16,463</u>
Total Liabilities	<u>19,472,269</u>	<u>18,963,566</u>
ACCUMULATED OTHER COMPREHENSIVE LOSS AND FUND BALANCE		
Accumulated other comprehensive loss	(2,921,674)	(2,468,846)
Fund balance	<u>25,173,741</u>	<u>25,138,091</u>
Total Accumulated Other Comprehensive Loss and Fund Balance	<u>22,252,067</u>	<u>22,669,245</u>
TOTAL LIABILITIES, ACCUMULATED OTHER COMPREHENSIVE LOSS AND FUND BALANCE	<u>\$ 41,724,336</u>	<u>\$ 41,632,811</u>

See accompanying notes to special-purpose financial statements.

ILLINOIS INTERNATIONAL PORT DISTRICT

STATEMENTS OF REVENUES COLLECTED, EXPENSES AND CHANGES IN FUND BALANCE (MODIFIED CASH BASIS)

For the Years Ended December 31, 2018 and 2017

	<u>2018</u>	<u>2017</u>
REVENUES		
Transit sheds and warehouses	\$ 1,960,120	\$ 1,930,288
Dockage and wharfage	689,741	681,701
Land leases	1,269,339	1,200,961
Licenses and fees	455,134	609,637
Other	<u>193,787</u>	<u>192,199</u>
Total Revenues	<u>4,568,121</u>	<u>4,614,786</u>
OPERATING EXPENSES		
Board members' compensation	230,000	196,667
Salaries and benefits	1,494,238	1,492,567
Insurance and security	636,013	808,044
Repairs, maintenance and facility improvements	324,447	351,472
Marketing, advertising and promotion	50,341	36,018
Office expenses	79,632	81,820
Utilities	249,407	79,770
Legal fees	229,712	209,661
Other professional fees	125,387	115,875
Depreciation	<u>585,172</u>	<u>535,654</u>
Total Expenses	<u>4,004,349</u>	<u>3,907,548</u>
Operating Income	563,772	707,238
OTHER INCOME (EXPENSE)		
Interest expense	<u>(528,122)</u>	<u>(425,909)</u>
NET INCOME	35,650	281,329
FUND BALANCE - BEGINNING OF YEAR	25,138,091	9,888,672
Contribution via forgiveness of loan payable	<u>-</u>	<u>14,968,090</u>
FUND BALANCE - END OF YEAR	<u>\$ 25,173,741</u>	<u>\$ 25,138,091</u>

See accompanying notes to special-purpose financial statements.

ILLINOIS INTERNATIONAL PORT DISTRICT

STATEMENTS OF COMPREHENSIVE INCOME (LOSS) (MODIFIED CASH BASIS) For the Years Ended December 31, 2018 and 2017

	<u>2018</u>	<u>2017</u>
Net income	\$ 35,650	\$ 281,329
Other comprehensive income (loss):		
Minimum pension liability adjustment	<u>(452,828)</u>	<u>420,599</u>
Comprehensive income (loss)	<u>\$ (417,178)</u>	<u>\$ 701,928</u>

See accompanying notes to special-purpose financial statements.

ILLINOIS INTERNATIONAL PORT DISTRICT

STATEMENTS OF CASH FLOWS (MODIFIED CASH BASIS) For the Years Ended December 31, 2018 and 2017

	2018	2017
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income	\$ 35,650	\$ 281,329
Adjustments to reconcile net income to net cash flows from operating activities		
Depreciation	585,172	535,654
Amortization of deferred financing costs	10,500	10,500
Changes in pension assets and liabilities	975,957	1,007,542
Changes in assets and liabilities		
Prepaid expenses	(13,416)	18,313
Accounts payable	(237,655)	(68,963)
Accrued expenses	9,901	7,848
Port District contributions to pension plan	(680,560)	(709,085)
Lease deposits by tenants	(26,400)	250
Net Cash Flows from Operating Activities	659,149	1,083,388
CASH FLOWS FROM INVESTING ACTIVITIES		
Capital expenditures	(79,370)	(331,588)
CASH FLOWS FROM FINANCING ACTIVITIES		
Principal payments on long-term debt	-	(440,000)
Principal payments on capital lease obligations	(23,533)	(23,568)
Repayments of note payable	(19,760)	-
Net Cash Flows from Financing Activities	(43,293)	(463,568)
Net Change in Cash and Cash Equivalents	536,486	288,232
CASH AND CASH EQUIVALENTS - Beginning of Year	679,066	390,834
CASH AND CASH EQUIVALENTS - END OF YEAR	\$ 1,215,552	\$ 679,066
Supplemental cash flow disclosures		
Cash paid for interest	\$ 513,089	\$ 422,183
Noncash investing and financing activities		
Equipment acquired via issuance of note payable	\$ 47,425	\$ -
Forgiveness of loan payable through contribution	\$ -	\$ 14,968,090

See accompanying notes to special-purpose financial statements.

ILLINOIS INTERNATIONAL PORT DISTRICT

NOTES TO SPECIAL-PURPOSE FINANCIAL STATEMENTS (MODIFIED CASH BASIS)
As of and for the Years Ended December 31, 2018 and 2017

NOTE 1 - Summary of Significant Accounting Policies

Nature of Operations

The Illinois International Port District (the "Port District") is a municipal corporation created by act of the Legislature of the State of Illinois, approved June 6, 1951. The Port District, which has no stockholders, is administered by a nine-member Board of Directors. The Board members are appointed, five by the mayor of the City of Chicago and four by the governor of the State of Illinois. The Port District finances its operating costs and debt service principally from proceeds generated by its own operations. The Port District operates as a lessor of facilities primarily for maritime operations, which include storage facilities, dockage, and wharfage.

Basis of Accounting

The Port District uses an enterprise fund to record transactions and report its financial position and results of operations. The modified cash basis of accounting is used for both budget and actual reporting purposes and consists of recognizing revenue when received (i.e., cash basis), rather than when earned, and recognizing expenses as incurred (i.e., accrual basis, including the accrual of pension costs). As described below, the basis of accounting also includes capitalizing assets and depreciating these assets over their useful lives or expensing them as the assets are consumed. The financial statement presentation and disclosures generally follow the principles of the Financial Accounting Standards Board ("FASB"), which is not in accordance with generally accepted accounting principles in the United States of America ("US GAAP"), which would be the principles of the Governmental Accounting Standards Board ("GASB") for the Port District. The pension liability is also reported in accordance with the FASB, which differs from what would be recorded under US GAAP. Due to the limited use of these financial statements and the nature of the Port District's operations noted above, certain disclosure requirements and the use of the direct cash flow method set forth by the GASB are not included in these financial statements because the additional information is not considered useful to the users of the financial statements.

Use of Estimates

The preparation of financial statements in conformity with the basis of accounting described above requires management to make estimates and assumptions that affect the reported amounts in the financial statements and accompanying notes. Actual results could differ from those estimates.

Cash and Cash Equivalents

The Port District considers highly liquid investments with a maturity of three months or less when purchased to be cash equivalents. Financial instruments that potentially subject the Port District to concentrations of credit risk consist principally of cash deposits maintained at banks, which at times, may exceed federally insured limits. Depository accounts at each institution are insured by the Federal Deposit Insurance Corporation up to \$250,000. The Port District has not, nor do they expect to experience any losses on these deposits.

Cash and cash equivalents include \$471,508 and \$256,991 as of December 31, 2018 and 2017, respectively, which is included in a sinking bond fund and thus is restricted as to its use.

ILLINOIS INTERNATIONAL PORT DISTRICT

NOTES TO SPECIAL-PURPOSE FINANCIAL STATEMENTS (MODIFIED CASH BASIS)
As of and for the Years Ended December 31, 2018 and 2017

NOTE 1 - Summary of Significant Accounting Policies (cont.)

Property and Equipment

Property and equipment are stated at cost and are depreciated when such assets are placed into service. Infrastructure expenditures are capitalized into land and land improvements, with subsequent repairs or maintenance of the infrastructure expensed as incurred.

Land and land improvements are not depreciated. Buildings and improvements and equipment are being depreciated using the straight-line method over the following estimated useful lives:

	<u>Years</u>
Buildings and improvements	30
Equipment	5

Impairment of Long-Lived Assets

Management reviews long-lived assets, including property and equipment, for impairment whenever events or changes in business circumstances indicate that the carrying amount of an asset may not be fully recoverable. An impairment loss would be recognized when the estimated future cash flows from the use of the asset are less than the carrying amount of that asset. To date, there have been no such losses.

Deferred Financing Costs

The Port District presents deferred financing costs as a direct reduction of its long-term debt liability. The Port District has \$42,875 and \$53,375 of deferred financing costs included in long-term debt, net on the statements of assets, liabilities, accumulated other comprehensive loss and fund balance (modified cash basis) as of December 31, 2018 and 2017, respectively. Deferred financing costs are amortized on a straight-line basis to interest expense over the term of the agreement described in Note 3, which approximates the interest method.

Major Tenants

One tenant of the Port District accounted for approximately 51% and 50% of revenues for the years ended December 31, 2018 and 2017, respectively.

Advertising

Advertising costs are expensed as incurred.

Income Taxes

The Port District is a municipal corporation created by act of the Legislature of the State of Illinois and is not subject to tax under present income tax laws.

Reclassifications

For comparability, certain 2017 amounts in the cash flows from operations section of the statements of cash flows (modified cash basis) have been reclassified to conform with classifications adopted in 2018.

ILLINOIS INTERNATIONAL PORT DISTRICT

NOTES TO SPECIAL-PURPOSE FINANCIAL STATEMENTS (MODIFIED CASH BASIS)
As of and for the Years Ended December 31, 2018 and 2017

NOTE 2 - Loan Payable

By statute of the State of Illinois, pursuant to a contract with the Capital Development Board of the State of Illinois, the Port District received \$14,968,090 of funds authorized for the acquisition and development of a containerization facility known as Iroquois Landing in 1981. Under the terms of the contract, the Port District was to repay the funds received by remitting not more than 20% of the gross receipts and limited to not less than 20% of net profits attributable to Iroquois Landing operations. The indebtedness was non-interest bearing, and there was no defined maturity. Iroquois Landing opened for use during April 1981. On November 8, 2017, the Illinois General Assembly of the State of Illinois forgave the loan payable of \$14,968,090, which was reflected in the fund balance as of December 31, 2017.

NOTE 3 - Long-Term Debt

On January 30, 2003, the Port District entered into a \$15,000,000 Variable Rate Revenue Refunding Bond, Series 2003 (the "Variable Bond Agreement"). The Variable Bond Agreement is by and among the Port District, as borrower; U.S. Bank, as trustee and letter-of-credit provider; and Fifth Third Securities, as underwriter and remarketer. Park National Bank was the original lender. Under the loan agreement, the Port District makes interest only payments each year. The variable rate loan adjusts weekly based on the Bond Market Association Municipal Swap Index ("BMA") plus related fees of 4.00% and 3.50% for the years ended December 31, 2018 and 2017, respectively. The BMA was 1.84% and 1.72% as of December 31, 2018 and 2017, respectively. The Variable Bond Agreement matures on January 1, 2023. Effective September 2017, the Port was not required to comply with financial covenants until December 2018. Effective October 2018, the Port is not required to comply with financial covenants until December 2019.

The assets of the Port District and the revenues to be derived from the Port District's operations have been pledged as security for the Variable Bond Agreement. In April 2017, the Port District elected to redeem \$440,000 of bonds using proceeds available in the sinking bond fund. The balance is \$9,620,000 as of December 31, 2018 and 2017.

Total interest expense incurred in relation to the Variable Bond Agreement was \$528,122 and \$425,909 for the years ended December 31, 2018 and 2017, respectively.

The minimum sinking fund payment requirements as of December 31, 2018 for the following five years are as follows:

2019	\$ 482,768
2020	503,986
2021	525,045
2022	549,214
2023	<u>573,352</u>
Total	<u>\$ 2,634,365</u>

During 2018, the Port obtained a note payable to acquire certain equipment. The note payable to a finance corporation is payable in monthly installments of \$3,952, including interest of 4.75% per annum, through August 2019 and is collateralized by the equipment. Principal payments due in 2019 are \$27,665.

ILLINOIS INTERNATIONAL PORT DISTRICT

NOTES TO SPECIAL-PURPOSE FINANCIAL STATEMENTS (MODIFIED CASH BASIS)
As of and for the Years Ended December 31, 2018 and 2017

NOTE 4 - Minimum Future Rental Income

As of December 31, 2018, the approximate minimum future rental income from noncancelable operating leases by year were as follows:

2019	\$ 2,228,000
2020	2,228,000
2021	2,033,000
2022	1,792,000
2023	1,792,000
Thereafter	<u>9,811,000</u>
Total	<u>\$ 19,884,000</u>

During the years ended December 31, 2018 and 2017, noncancelable operating leases generated revenue of approximately \$2,228,200 and \$2,337,427, respectively.

The approximate cost and accumulated depreciation of leased land and facilities as of December 31, 2018 and 2017 are summarized as follows:

	<u>2018</u>	<u>2017</u>
Land and land improvements	\$ 33,474,718	\$ 33,474,718
Buildings and improvements	<u>16,409,766</u>	<u>16,409,766</u>
Total cost leased land and facilities	49,884,484	49,884,484
Less accumulated depreciation	<u>(9,851,869)</u>	<u>(9,317,478)</u>
Net leased land and facilities	<u>\$ 40,032,615</u>	<u>\$ 40,567,006</u>

NOTE 5 - Pension Plan

The Port District has a noncontributory pension plan covering all eligible employees. Because the Port District pension plan qualifies as a governmental plan, it is exempt from the funding provisions of the Employee Retirement Income Security Act, as amended. The majority of the plan's assets consist of debt and equity investments.

The benefit formula is 4% of final average earnings multiplied by years of participation up to 20 years. Normal retirement is age 60 with five years of service.

The investment objective of the plan is to ensure, over the long-term life of the plan, an adequate level of assets to fund the benefits to the participants at the time they are payable. In meeting this objective, the Port District seeks to achieve a high level of total investment return consistent with a prudent level of portfolio risk. A financial instrument's level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. The Port District classifies its equity and fixed income securities as Level 1 based upon quoted prices in active markets.

ILLINOIS INTERNATIONAL PORT DISTRICT

NOTES TO SPECIAL-PURPOSE FINANCIAL STATEMENTS (MODIFIED CASH BASIS)
As of and for the Years Ended December 31, 2018 and 2017

NOTE 5 - Pension Plan (cont.)

The fair value of the Port District's plan assets as of December 31, 2018 and 2017, by asset category is as follows:

	December 31, 2018			
	Total	Level 1	Level 2	Level 3
Cash and money market fund	\$ 362,481	\$ 362,481	\$ -	\$ -
Equity securities	1,894,450	1,894,450	-	-
Fixed income securities	1,114,828	1,114,828	-	-
Total Investments	\$ 3,371,759	\$ 3,371,759	\$ -	\$ -

	December 31, 2017			
	Total	Level 1	Level 2	Level 3
Cash and money market fund	\$ 394,312	\$ 394,312	\$ -	\$ -
Equity securities	2,120,743	2,120,743	-	-
Fixed income securities	1,111,710	1,111,710	-	-
Total Investments	\$ 3,626,765	\$ 3,626,765	\$ -	\$ -

The Port District's plan asset mix as of December 31, 2018 and 2017, and target allocation are as follows:

	2018	2017	Target %
Fixed income securities and bonds	33%	31%	50%
Cash and cash equivalents	11	11	10
Equity securities	56	58	40
Total Investments	100%	100%	100%

The Port District's expected return on plan assets was calculated considering the targeted allocation percentages of the Port District's asset mix in conjunction with the historical rate of return on the investment categories in the asset mix.

	2018	2017
Weighted average assumptions as of December 31:		
Discount rate	5.50%	5.50%
Expected return on plan assets	7.00	7.00
Rate of compensation increase	2.00	2.00

Balances as of December 31, 2018 and 2017, are as follows:

	2018	2017
Accrued pension liability	\$ 9,603,156	\$ 8,854,931
Accumulated other comprehensive loss	\$ 2,921,674	\$ 2,468,846

Included in accumulated other comprehensive loss as of December 31, 2018 and 2017, are the following amounts that have not yet been recognized in net periodic pension cost: unrecognized prior service costs of zero and \$124,500, respectively, and unrecognized actuarial losses of \$2,921,674 and \$2,344,346, respectively. The Port District expects to amortize \$314,000 of actuarial net losses during the year ended December 31, 2019.

ILLINOIS INTERNATIONAL PORT DISTRICT

NOTES TO SPECIAL-PURPOSE FINANCIAL STATEMENTS (MODIFIED CASH BASIS)
As of and for the Years Ended December 31, 2018 and 2017

NOTE 5 - Pension Plan (cont.)

The reconciliation of the beginning and ending balances of the projected benefit obligation, the fair value of the Port District's plan assets for the years ended December 31, and the accumulated benefit obligation as of December 31, are as follows:

	2018	2017
Projected benefit obligation:		
Beginning of year	\$ (12,481,696)	\$ (12,139,203)
Service cost	(319,746)	(293,152)
Interest cost	(667,537)	(649,434)
Actuarial loss	(195,253)	(56,353)
Benefits paid	689,317	656,446
End of year	(12,974,915)	(12,481,696)
Fair value of plan assets:		
Beginning of year	3,626,765	3,162,130
Actual return on assets	(246,249)	411,996
Port District contributions	680,560	709,085
Benefits paid	(689,317)	(656,446)
End of year	3,371,759	3,626,765
Funded status	\$ (9,603,156)	\$ (8,854,931)
Accumulated benefit obligations	\$ 12,682,761	\$ 12,136,361

The underfunded status of the plan of \$9,603,156 and \$8,854,931 as of December 31, 2018 and 2017, respectively, is recognized in the accompanying statements of assets, liabilities, accumulated other comprehensive loss and fund balance as long-term accrued pension benefits. No plan assets are expected to be returned to the Port District during the year ended December 31, 2019.

Significant activity affecting the benefit obligation for the years ended December 31, 2018 and 2017, is as follows:

	2018	2017
Benefit cost	\$ 975,957	\$ 1,007,542
Benefits paid	(689,317)	(656,446)
Contributions made by the Port District	680,560	709,085

The Port District estimates it will contribute \$720,000 to the plan during the year ended December 31, 2019. The Port District estimates that future benefit payments will be paid out over the next ten years as follows:

2019	\$ 892,478
2020	884,243
2021	885,428
2022	867,882
2023	865,335
Thereafter	4,774,754
Total	\$ 9,170,120

ILLINOIS INTERNATIONAL PORT DISTRICT

NOTES TO SPECIAL-PURPOSE FINANCIAL STATEMENTS (MODIFIED CASH BASIS)
As of and for the Years Ended December 31, 2018 and 2017

NOTE 6 - Revenue Bonds

In 2001, the Port District issued \$8,500,000 of Series 2001 Port Revenue Bonds. This issuance provided financial assistance to a private-sector entity for the acquisition and construction of a bulk storage facility on land leased by the Port District. These bonds are secured by a right granted to the lender to sublease the bulk storage facility during the term of the land lease in the event of default.

Neither the Port District, the State of Illinois, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying special-purpose financial statements.

As of December 31, 2018 and 2017, the principal balance of the Series 2001 Port Revenue Bonds was \$8,500,000.

NOTE 7 - Capital Leases

The Port District acquired vehicles under a capital lease obligation during November 2016. As of December 31, 2018 and 2017, \$65,486 of assets acquired via the capital lease are included in equipment on the statements of assets, liabilities, accumulated other comprehensive loss and fund balance (modified cash basis). The Port District had \$39,292 and \$26,194 of accumulated depreciation related to these assets as of December 31, 2018 and 2017, respectively. The future minimum lease obligation, including interest as of December 31, 2018, is as follows:

2019	\$ 17,649
Total minimum lease payments	17,649
Less: amount representing interest	<u>(2,641)</u>
Present value of minimum lease payments	15,008
Less: current portion	<u>(15,008)</u>
Non-current portion	<u>\$ -</u>

NOTE 8 - Subsequent Events

Management has evaluated subsequent events occurring through May 31, 2019, the date that the special-purpose financial statements were ready to be issued for events requiring recording or disclosure in the special-purpose financial statements.