

DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT

FINANCIAL STATEMENTS

**ONE MONTH AND TEN MONTHS ENDED
JULY 31, 2016**

GKC

GERDING, KORTE & CHITWOOD CPAS

Professional Corporation

Certified Public Accountants



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ACCOUNTANTS' COMPILATION REPORT

To the Board of Directors
Downtown Community Improvement District
Columbia, Missouri

20 South Fifth Street
Columbia, MO 65201
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Management is responsible for the accompanying financial statements of Downtown Community Improvement District, (a quasi-governmental agency), which comprise the statement of assets, liabilities, and net assets - cash basis as of July 31, 2016 and the related statements of revenues and expenses - cash basis for the one month and ten months then ended, and for determining that the cash basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

PARTNERS

Robert A. Gerding
Fred W. Korte, Jr.
Joseph E. Chitwood
Travis W. Hundley
Jeffrey A. Chitwood
Amy L. Watson
Heidi N. Ross

The financial statements are prepared in accordance with the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

The cash basis of accounting does not record deferred revenues. Management has informed us that the organization has deferred revenues on the accompanying financial statements. The effects of these departures on the financial statements have not been determined.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about Downtown Community Improvement District's assets, liabilities, net assets, revenues, and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Downtown Community Improvement District.

Gerding, Korte & Chitwood, PC, CPA's

August 03, 2016

**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT
STATEMENT OF ASSETS, LIABILITIES, AND
NET ASSETS - CASH BASIS**

July 31, 2016

ASSETS

CURRENT ASSETS:

Commerce Future FY Sales Tax Funds	\$	191,660.39
Commerce Future FY Property Tax Funds		200,793.03
Commerce Sales Tax - Current FY		300,898.21
Gateway Funds		250,841.79
6 Month Operating Funds		150,324.35
Total Current Assets		1,094,517.77

PROPERTY AND EQUIPMENT:

Furniture & Equipment		43,360.83
Leasehold Improvements		3,542.44
Less: Accumulated Depreciation		(41,264.91)
Net Property and Equipment		5,638.36

TOTAL ASSETS	\$	1,100,156.13
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LIABILITIES AND NET ASSETS

LIABILITIES:

CURRENT LIABILITIES:

Deferred Revenue - Sales Tax	\$	166,367.39
Deferred Revenue - Property Tax		200,793.03
Total Current Liabilities		367,160.42
Total Liabilities	\$	367,160.42

NET ASSETS:

Undesignated		395,010.33
Designated 6 Month Operating		150,000.00
Revenues Over/(Under) Expenses		187,985.38
Total Net Assets		732,995.71

TOTAL LIABILITIES AND NET ASSETS	\$	1,100,156.13
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**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT
STATEMENTS OF REVENUES AND EXPENSES
BUDGET TO ACTUAL - CASH BASIS**

	<u>1 Month Ended</u> <u>Jul. 31, 2016</u>	<u>10 Months Ended</u> <u>Jul. 31, 2016</u>	<u>Total</u> <u>Budget</u>	<u>% of</u> <u>Budget</u>	<u>Remaining</u> <u>Budget</u>
RECURRING REVENUES:					
Property Assessment	\$ 0.00	\$ 187,449.95	\$ 186,246.00	100.65	\$ (1,203.95)
Sales Tax	0.00	642,277.50	633,945.00	101.31	(8,332.50)
Interest Income	63.56	683.13	300.00	227.71	(383.13)
Total Recurring Revenues	<u>63.56</u>	<u>830,410.58</u>	<u>820,491.00</u>	<u>101.21</u>	<u>(9,919.58)</u>
RECURRING EXPENSES:					
Program Management					
Fees	0.00	100.00	0.00	0.00	(100.00)
Health Insurance	7.33	4,276.11	9,240.00	46.28	4,963.89
Insurance	0.00	1,543.00	1,700.00	90.76	157.00
Meals and Entertainment	440.62	629.04	900.00	69.89	270.96
Miscellaneous	19.71	19.71	0.00	0.00	(19.71)
Office Equipment Rental	125.50	1,915.65	1,500.00	127.71	(415.65)
Office Equipment Repair	0.00	0.00	500.00	0.00	500.00
Office Repairs & Maintenance	125.00	1,032.56	7,000.00	14.75	5,967.44
Office Supplies	213.56	4,206.00	1,000.00	420.60	(3,206.00)
Parking	0.00	0.00	2,296.00	0.00	2,296.00
Payroll Taxes - Admin.	889.84	9,703.34	16,351.00	59.34	6,647.66
Professional Services	4,926.85	26,796.57	15,000.00	178.64	(11,796.57)
Rent	2,330.44	24,962.85	27,600.00	90.45	2,637.15
Retirement Plan	0.00	708.56	3,523.00	20.11	2,814.44
Salary - Administrative	11,271.30	117,270.47	163,513.00	71.72	46,242.53
Seminars/Conferences	0.00	4,968.73	5,500.00	90.34	531.27
Telephone	0.00	1,088.21	3,950.00	27.55	2,861.79
Travel	224.96	224.96	0.00	0.00	(224.96)
Utilities	705.47	7,107.77	7,300.00	97.37	192.23
Webs/Internet	0.00	75.00	0.00	0.00	(75.00)
Total Program Management	<u>21,280.58</u>	<u>206,628.53</u>	<u>266,873.00</u>	<u>77.43</u>	<u>60,244.47</u>
Programs & Services					
Environmental					
Beautification/Streetscape					
Banner Installation	140.00	7,826.66	12,500.00	62.61	4,673.34
City Horticulture	625.00	6,250.00	7,650.00	81.70	1,400.00
Holiday Decor	0.00	16,202.44	20,000.00	81.01	3,797.56
Public Art Program	0.00	1,000.00	1,000.00	100.00	0.00
Special Streetscape Programs	0.00	1,600.00	0.00	0.00	(1,600.00)
Total Beautification/Streetscape	<u>765.00</u>	<u>32,879.10</u>	<u>41,150.00</u>	<u>79.90</u>	<u>8,270.90</u>
Cleaning and Maintenance					
Cleaning & Maintenance Payroll Taxes	15.79	611.07	0.00	0.00	(611.07)
Cleaning & Maintenance Labor	12,700.00	115,896.54	150,000.00	77.26	34,103.46

See Accountants' Compilation Report

**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT
STATEMENTS OF REVENUES AND EXPENSES
BUDGET TO ACTUAL - CASH BASIS**

	<u>1 Month Ended</u> <u>Jul. 31, 2016</u>	<u>10 Months Ended</u> <u>Jul. 31, 2016</u>	<u>Total</u> <u>Budget</u>	<u>% of</u> <u>Budget</u>	<u>Remaining</u> <u>Budget</u>
Cleaning & Maintenance Equipment	719.61	719.61	0.00	0.00	(719.61)
Total Cleaning and Maintenance	<u>13,435.40</u>	<u>117,227.22</u>	<u>150,000.00</u>	<u>78.15</u>	<u>32,772.78</u>
Public Safety					
Public Safety Labor	0.00	0.00	30,000.00	0.00	30,000.00
Public Safety Programming/Educ Mat'l	0.00	0.00	5,000.00	0.00	5,000.00
Public Safety Equipment and Lighting	0.00	4,099.00	5,000.00	81.98	901.00
Total Public Safety	<u>0.00</u>	<u>4,099.00</u>	<u>40,000.00</u>	<u>10.25</u>	<u>35,901.00</u>
Economy					
Economic Development					
Industry Memberships	1,010.00	2,870.00	2,000.00	143.50	(870.00)
TIF Expenditures	0.00	0.00	25,000.00	0.00	25,000.00
District Wireless (Maintenance)	2,590.00	25,900.00	33,000.00	78.48	7,100.00
Economic Devel. Business Mktg	0.00	1,500.00	2,000.00	75.00	500.00
Economic Benchmarking	0.00	0.00	1,500.00	0.00	1,500.00
Total Economic Development	<u>3,600.00</u>	<u>30,270.00</u>	<u>63,500.00</u>	<u>47.67</u>	<u>33,230.00</u>
Marketing					
Marketing Subscription	523.98	1,244.16	1,500.00	82.94	255.84
Image Marketing	0.00	26,552.03	50,000.00	53.10	23,447.97
Media Buys	5,152.72	34,803.81	0.00	0.00	(34,803.81)
Promotions & Events	0.00	2,200.59	20,000.00	11.00	17,799.41
Online Marketing	0.00	5,558.71	10,500.00	52.94	4,941.29
Postage	0.00	2,144.71	5,000.00	42.89	2,855.29
Printing	2,034.34	6,670.43	7,000.00	95.29	329.57
Total Marketing	<u>7,711.04</u>	<u>79,174.44</u>	<u>94,000.00</u>	<u>84.23</u>	<u>14,825.56</u>
Total Programs & Services	<u>25,511.44</u>	<u>263,649.76</u>	<u>388,650.00</u>	<u>67.84</u>	<u>125,000.24</u>
Total Recurring Expenses	<u>46,792.02</u>	<u>470,278.29</u>	<u>655,523.00</u>	<u>71.74</u>	<u>185,244.71</u>
RECURRING SURPLUS/(DEFICIT)	<u>(46,728.46)</u>	<u>360,132.29</u>	<u>164,968.00</u>	<u>218.30</u>	<u>(195,164.29)</u>
NON-RECURRING EXPENSES:					
Environmental					
Beautification/Streetscape					
Design Guidelines Consultants	7,580.00	3,580.00	0.00	0.00	(3,580.00)
Design Guidelines Booklet	0.00	14,255.00	0.00	0.00	(14,255.00)
Banner Design / Production	1,200.00	1,440.00	0.00	0.00	(1,440.00)
Broadway Gateway	13,156.50	145,405.48	100,000.00	145.41	(45,405.48)
Special Streetscape Projects	0.00	6,000.00	25,000.00	24.00	19,000.00

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**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT
STATEMENTS OF REVENUES AND EXPENSES
BUDGET TO ACTUAL - CASH BASIS**

	<u>1 Month Ended</u> <u>Jul. 31, 2016</u>	<u>10 Months Ended</u> <u>Jul. 31, 2016</u>	<u>Total</u> <u>Budget</u>	<u>% of</u> <u>Budget</u>	<u>Remaining</u> <u>Budget</u>
Energy Efficiency Programs	0.00	0.00	20,000.00	0.00	20,000.00
Sewer/Stormwater Programs	0.00	0.00	20,000.00	0.00	20,000.00
Total Beautification/Streetscape	<u>21,936.50</u>	<u>170,680.48</u>	<u>165,000.00</u>	<u>103.44</u>	<u>(5,680.48)</u>
Public Safety					
Total Public Safety	0.00	0.00	0.00	0.00	0.00
Total Non-Recurring Expenses	<u>21,936.50</u>	<u>170,680.48</u>	<u>165,000.00</u>	<u>103.44</u>	<u>(5,680.48)</u>
NON-CASH TRANSACTIONS:					
Depreciation	143.78	1,466.43	0.00	0.00	(1,466.43)
Total Non-Cash Transactions	<u>143.78</u>	<u>1,466.43</u>	<u>0.00</u>	<u>0.00</u>	<u>(1,466.43)</u>
REVENUES OVER (UNDER) EXPENSES	<u>\$ (68,808.74)</u>	<u>\$ 187,985.38</u>	<u>\$ (32.00)</u>	<u>(587,454.31)</u>	<u>\$ (188,017.38)</u>