

DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT

FINANCIAL STATEMENTS

**ONE MONTH AND TEN MONTHS ENDED
JULY 31, 2017 AND 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

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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 statements of assets, liabilities, and net assets - modified cash basis as of July 31, 2017 and 2016, and the related statements of revenues and expenses - modified cash basis for the one month and ten months ended July 31, 2017, and for determining that the modified 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

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 modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

The modified 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.

PARTNER EMERITUS

Robert A. Gerding

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with the modified 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 01, 2017

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

July 31, 2017

July 31, 2016

ASSETS

CURRENT ASSETS:

1005 - Commerce Future FY Sales Tax Funds	\$	136,270.39	\$	191,660.39
1010 - Commerce Future FY Property Tax Funds		219,042.61		200,793.03
1020 - Commerce Sales Tax - Current FY		206,408.57		300,898.21
1140 - Gateway Funds		351,485.65		250,841.79
1145 - 6 Month Operating Funds		150,605.57		150,324.35
Total Current Assets		1,063,812.79		1,094,517.77

PROPERTY AND EQUIPMENT:

1520 - Furniture & Equipment		43,360.83		43,360.83
1530 - Leasehold Improvements		3,542.44		3,542.44
1620 - Accumulated Depreciation		(42,901.53)		(41,264.91)
Net Property and Equipment		4,001.74		5,638.36

TOTAL ASSETS	\$	1,067,814.53	\$	1,100,156.13
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LIABILITIES AND NET ASSETS

LIABILITIES:

CURRENT LIABILITIES:

2300 - Deferred Revenue - Sales Tax	\$	161,585.36	\$	166,367.39
2310 - Deferred Revenue - Property Tax		218,878.11		200,793.03
Total Current Liabilities		380,463.47		367,160.42
Total Liabilities	\$	380,463.47	\$	367,160.42

NET ASSETS:

3000 - Undesignated		407,177.24		395,010.33
3010 - Designated 6 Month Operating		150,605.57		150,000.00
Revenues Over/(Under) Expenses		129,568.25		187,985.38
Total Net Assets		687,351.06		732,995.71

TOTAL LIABILITIES AND NET ASSETS	\$	1,067,814.53	\$	1,100,156.13
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**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT
STATEMENTS OF REVENUES AND EXPENSES
BUDGET TO ACTUAL - MODIFIED CASH BASIS**

	<u>1 Month Ended</u> <u>Jul. 31, 2017</u>	<u>10 Months Ended</u> <u>Jul. 31, 2017</u>	<u>Total</u> <u>Budget</u>	<u>% of</u> <u>Budget</u>	<u>Remaining</u> <u>Budget</u>
RECURRING REVENUES:					
4000 - Property Assessment	\$ 0.00	\$ 200,793.03	\$ 200,671.00	100.06	\$ (122.03)
4008 - Sales Tax	0.00	615,362.29	633,945.00	97.07	18,582.71
4900 - Interest Income	85.27	828.96	300.00	276.32	(528.96)
Total Recurring Revenues	<u>85.27</u>	<u>816,984.28</u>	<u>834,916.00</u>	<u>97.85</u>	<u>17,931.72</u>
RECURRING EXPENSES:					
Program Management					
7060 - Health Insurance	7.33	1,498.50	4,080.00	36.73	2,581.50
7080 - Insurance	0.00	2,535.00	1,750.00	144.86	(785.00)
7120 - Meals and Entertainment	(340.55)	273.03	900.00	30.34	626.97
7280 - Office Equipment Rental	156.92	2,269.28	1,600.00	141.83	(669.28)
7320 - Office Equipment Repair	0.00	0.00	500.00	0.00	500.00
7360 - Office Repairs & Maintenance	720.00	6,690.02	7,000.00	95.57	309.98
7400 - Office Supplies	325.60	4,218.70	1,500.00	281.25	(2,718.70)
7440 - Parking	0.00	700.75	2,400.00	29.20	1,699.25
7480 - Payroll Taxes - Admin.	938.70	10,719.89	16,378.00	65.45	5,658.11
7600 - Professional Services	528.90	29,969.25	25,000.00	119.88	(4,969.25)
7640 - Rent	2,629.45	21,817.34	25,300.00	86.23	3,482.66
7660 - Retirement Plan	0.00	0.00	1,063.00	0.00	1,063.00
7680 - Salary - Administrative	12,270.58	122,346.15	163,776.00	74.70	41,429.85
7720 - Seminars/Conferences	135.89	3,929.01	5,500.00	71.44	1,570.99
7840 - Telephone	85.20	762.44	4,000.00	19.06	3,237.56
7960 - Utilities	611.90	5,792.93	7,500.00	77.24	1,707.07
Total Program Management	<u>18,069.92</u>	<u>213,522.29</u>	<u>268,247.00</u>	<u>79.60</u>	<u>54,724.71</u>
Programs & Services					
Environmental					
Beautification/Streetscape					
8010 - Banner Installation	5,840.00	14,085.00	25,000.00	56.34	10,915.00
8020 - City Horticulture	625.00	5,625.00	8,000.00	70.31	2,375.00
8035 - Holiday Decor	19,550.00	49,623.30	40,000.00	124.06	(9,623.30)
8040 - Public Art Program	0.00	1,000.00	1,000.00	100.00	0.00
Total Beautification/Streetscape	<u>26,015.00</u>	<u>70,333.30</u>	<u>74,000.00</u>	<u>95.05</u>	<u>3,666.70</u>
Cleaning and Maintenance					
8280 - Cleaning & Maintenance Labor	13,857.84	138,945.60	165,000.00	84.21	26,054.40
8281 - Capital Janitorial Improvements	0.00	0.00	10,000.00	0.00	10,000.00
Total Cleaning and Maintenance	<u>13,857.84</u>	<u>138,945.60</u>	<u>175,000.00</u>	<u>79.40</u>	<u>36,054.40</u>
Public Safety					
9548 - CPD Substation - Rent, Utilities	0.00	3,333.36	5,000.00	66.67	1,666.64
9549 - Public Safety Labor	2,690.00	16,877.55	30,000.00	56.26	13,122.45
9552 - Public Safety Equipment and Lighting	0.00	598.00	5,000.00	11.96	4,402.00

See Accountants' Compilation Report

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

	1 Month Ended Jul. 31, 2017	10 Months Ended Jul. 31, 2017	Total Budget	% of Budget	Remaining Budget
Total Public Safety	2,690.00	20,808.91	40,000.00	52.02	19,191.09
Economy					
Economic Development					
7160 - Industry Memberships	0.00	2,263.25	2,000.00	113.16	(263.25)
7850 - TIF Expenditures	0.00	0.00	20,000.00	0.00	20,000.00
8310 - Economic Devel. Business Mktg	0.00	1,500.00	2,000.00	75.00	500.00
8311 - Economic Benchmarking	0.00	200.00	500.00	40.00	300.00
Total Economic Development	0.00	3,963.25	24,500.00	16.18	20,536.75
Marketing					
7800 - Marketing Subscription	0.00	2,818.74	5,000.00	56.37	2,181.26
8300 - Image Marketing	2,350.00	52,403.51	62,500.00	83.85	10,096.49
8305 - Promotions & Events	0.00	3,886.29	4,000.00	97.16	113.71
8307 - Online Marketing	0.00	431.44	2,500.00	17.26	2,068.56
8308 - Postage	0.00	94.00	5,000.00	1.88	4,906.00
8309 - Printing	3,369.27	18,056.68	5,000.00	361.13	(13,056.68)
Total Marketing	5,719.27	77,690.66	84,000.00	92.49	6,309.34
Total Programs & Services	48,282.11	311,741.72	397,500.00	78.43	85,758.28
Total Recurring Expenses	66,352.03	525,264.01	665,747.00	78.90	140,482.99
RECURRING SURPLUS/(DEFICIT)	(66,266.76)	291,720.27	169,169.00	172.44	(122,551.27)
NON-RECURRING EXPENSES:					
Environmental					
Beautification/Streetscape					
9030 - Broadway Gateway	1,840.68	160,802.96	100,000.00	160.80	(60,802.96)
9034 - Infrastructure Programs	0.00	0.00	35,000.00	0.00	35,000.00
Total Beautification/Streetscape	1,840.68	160,802.96	135,000.00	119.11	(25,802.96)
Contingency					
9671 - Contingency	0.00	0.00	35,000.00	0.00	35,000.00
Total Contingency	0.00	0.00	35,000.00	0.00	35,000.00
Total Non-Recurring Expenses	1,840.68	160,802.96	170,000.00	94.59	9,197.04
NON-CASH TRANSACTIONS:					
9600 - Depreciation	134.91	1,349.06	0.00	0.00	(1,349.06)
Total Non-Cash Transactions	134.91	1,349.06	0.00	0.00	(1,349.06)
REVENUES OVER (UNDER) EXPENSES	\$ (68,242.35)	\$ 129,568.25	\$ (831.00)	(15,591.85)	\$ (130,399.25)

See Accountants' Compilation Report