

DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT

FINANCIAL STATEMENTS

**ONE MONTH AND EIGHT MONTHS ENDED
MAY 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
(573) 449-1599
Fax: (573) 443-8603
www.gkccpas.com

PARTNERS

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

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 May 31, 2016 and the related statements of revenues and expenses - cash basis for the one month and eight 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.

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.

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
Gerding, Korte & Chitwood, PC, CPA's

June 02, 2016

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

May 31, 2016

ASSETS

CURRENT ASSETS:

Commerce Future FY Sales Tax Funds	\$	236,674.82
Commerce Future FY Property Tax Funds		200,793.03
Commerce Sales Tax - Current FY		274,168.72
Gateway Funds		250,760.94
6 Month Operating Funds		<u>150,275.89</u>
Total Current Assets		<u>1,112,673.40</u>

PROPERTY AND EQUIPMENT:

Furniture & Equipment		43,360.83
Leasehold Improvements		3,542.44
Less: Accumulated Depreciation		<u>(40,977.35)</u>
Net Property and Equipment		<u>5,925.92</u>

TOTAL ASSETS	\$	<u>1,118,599.32</u>
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LIABILITIES AND NET ASSETS

LIABILITIES:

CURRENT LIABILITIES:

Deferred Revenue - Sales Tax	\$	25,447.63
Deferred Revenue - Property Tax		<u>200,793.03</u>
Total Current Liabilities		<u>226,240.66</u>
Total Liabilities	\$	<u>226,240.66</u>

NET ASSETS:

Undesignated		395,010.33
Designated 6 Month Operating		150,000.00
Revenues Over/(Under) Expenses		<u>347,348.33</u>
Total Net Assets		<u>892,358.66</u>

TOTAL LIABILITIES AND NET ASSETS	\$	<u>1,118,599.32</u>
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**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT
STATEMENTS OF REVENUES AND EXPENSES
BUDGET TO ACTUAL - CASH BASIS**

	<u>1 Month Ended</u> <u>May. 31, 2016</u>	<u>8 Months Ended</u> <u>May. 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	70.11	553.82	300.00	184.61	(253.82)
Total Recurring Revenues	<u>70.11</u>	<u>830,281.27</u>	<u>820,491.00</u>	<u>101.19</u>	<u>(9,790.27)</u>
RECURRING EXPENSES:					
Program Management					
Fees	0.00	100.00	0.00	0.00	(100.00)
Health Insurance	464.25	3,723.09	9,240.00	40.29	5,516.91
Insurance	0.00	1,543.00	1,700.00	90.76	157.00
Meals and Entertainment	0.00	139.90	900.00	15.54	760.10
Office Equipment Rental	162.21	1,664.65	1,500.00	110.98	(164.65)
Office Equipment Repair	0.00	0.00	500.00	0.00	500.00
Office Repairs & Maintenance	134.00	907.56	7,000.00	12.97	6,092.44
Office Supplies	24.77	3,260.28	1,000.00	326.03	(2,260.28)
Parking	0.00	0.00	2,296.00	0.00	2,296.00
Payroll Taxes - Admin.	1,030.41	7,860.83	16,351.00	48.08	8,490.17
Professional Services	509.00	18,222.12	15,000.00	121.48	(3,222.12)
Rent	3,825.44	20,296.69	27,600.00	73.54	7,303.31
Retirement Plan	0.00	0.00	3,523.00	0.00	3,523.00
Salary - Administrative	12,683.96	94,327.87	163,513.00	57.69	69,185.13
Seminars/Conferences	1,300.00	4,943.73	5,500.00	89.89	556.27
Telephone	98.33	995.73	3,950.00	25.21	2,954.27
Utilities	574.94	6,045.46	7,300.00	82.81	1,254.54
Webs/Internet	0.00	75.00	0.00	0.00	(75.00)
Total Program Management	<u>20,807.31</u>	<u>164,105.91</u>	<u>266,873.00</u>	<u>61.49</u>	<u>102,767.09</u>
Programs & Services					
Environmental					
Beautification/Streetscape					
Banner Installation	0.00	6,746.66	12,500.00	53.97	5,753.34
City Horticulture	625.00	5,000.00	7,650.00	65.36	2,650.00
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
Total Beautification/Streetscape	<u>625.00</u>	<u>28,949.10</u>	<u>41,150.00</u>	<u>70.35</u>	<u>12,200.90</u>
Cleaning and Maintenance					
Cleaning & Maintenance Payroll Taxes	8.12	574.87	0.00	0.00	(574.87)
Cleaning & Maintenance Labor	13,188.45	87,957.18	150,000.00	58.64	62,042.82
Total Cleaning and Maintenance	<u>13,196.57</u>	<u>88,532.05</u>	<u>150,000.00</u>	<u>59.02</u>	<u>61,467.95</u>

See Accountants' Compilation Report

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

	<u>1 Month Ended</u> <u>May. 31, 2016</u>	<u>8 Months Ended</u> <u>May. 31, 2016</u>	<u>Total</u> <u>Budget</u>	<u>% of</u> <u>Budget</u>	<u>Remaining</u> <u>Budget</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	0.00	1,100.00	2,000.00	55.00	900.00
TIF Expenditures	0.00	0.00	25,000.00	0.00	25,000.00
District Wireless (Maintenance)	2,590.00	20,720.00	33,000.00	62.79	12,280.00
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>2,590.00</u>	<u>23,320.00</u>	<u>63,500.00</u>	<u>36.72</u>	<u>40,180.00</u>
Marketing					
Marketing Subscription	0.00	437.32	1,500.00	29.15	1,062.68
Image Marketing	0.00	26,552.03	50,000.00	53.10	23,447.97
Media Buys	4,848.86	24,879.47	0.00	0.00	(24,879.47)
Promotions & Events	0.00	2,200.59	20,000.00	11.00	17,799.41
Online Marketing	0.00	5,538.71	10,500.00	52.75	4,961.29
Postage	0.00	2,144.71	5,000.00	42.89	2,855.29
Printing	0.00	3,395.07	7,000.00	48.50	3,604.93
Total Marketing	<u>4,848.86</u>	<u>65,147.90</u>	<u>94,000.00</u>	<u>69.31</u>	<u>28,852.10</u>
Total Programs & Services	<u>21,260.43</u>	<u>210,048.05</u>	<u>388,650.00</u>	<u>54.05</u>	<u>178,601.95</u>
Total Recurring Expenses	<u>42,067.74</u>	<u>374,153.96</u>	<u>655,523.00</u>	<u>57.08</u>	<u>281,369.04</u>
RECURRING SURPLUS/(DEFICIT)	<u>(41,997.63)</u>	<u>456,127.31</u>	<u>164,968.00</u>	<u>276.49</u>	<u>(291,159.31)</u>
NON-RECURRING EXPENSES:					
Environmental					
Beautification/Streetscape					
Design Guidelines Consultants	0.00	(4,000.00)	0.00	0.00	4,000.00
Banner Design / Production	0.00	240.00	0.00	0.00	(240.00)
Broadway Gateway	7,542.93	105,360.11	100,000.00	105.36	(5,360.11)
Special Streetscape Projects	0.00	6,000.00	25,000.00	24.00	19,000.00
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>7,542.93</u>	<u>107,600.11</u>	<u>165,000.00</u>	<u>65.21</u>	<u>57,399.89</u>

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

	<u>1 Month Ended</u> <u>May. 31, 2016</u>	<u>8 Months Ended</u> <u>May. 31, 2016</u>	<u>Total</u> <u>Budget</u>	<u>% of</u> <u>Budget</u>	<u>Remaining</u> <u>Budget</u>
Public Safety					
Total Public Safety	0.00	0.00	0.00	0.00	0.00
Total Non-Recurring Expenses	<u>7,542.93</u>	<u>107,600.11</u>	<u>165,000.00</u>	<u>65.21</u>	<u>57,399.89</u>
NON-CASH TRANSACTIONS:					
Depreciation	<u>143.78</u>	<u>1,178.87</u>	<u>0.00</u>	<u>0.00</u>	<u>(1,178.87)</u>
Total Non-Cash Transactions	<u>143.78</u>	<u>1,178.87</u>	<u>0.00</u>	<u>0.00</u>	<u>(1,178.87)</u>
REVENUES OVER (UNDER) EXPENSES	<u>\$ (49,684.34)</u>	<u>\$ 347,348.33</u>	<u>\$ (32.00)</u>	<u>(1,085,463.53)</u>	<u>\$ (347,380.33)</u>