

**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT**  
**FINANCIAL STATEMENTS**

**ONE MONTH AND FOUR MONTHS ENDED**  
**JANUARY 31, 2020**



GERDING, KORTE & CHITWOOD CPAS

Professional Corporation

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Certified Public Accountants

## ACCOUNTANTS' COMPILATION REPORT



GERDING, KORTE & CHITWOOD CPAS  
Professional Corporation  
Certified Public Accountants

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](http://www.gkccpas.com)

Management is responsible for the accompanying financial statements of the governmental activities and the major fund of Downtown Community Improvement District as of and for the four months ended January 31, 2020, which comprise the governmental fund balance sheet / statement of net position - modified cash basis, and the related governmental fund revenues, expenditures, and changes in fund balances / statement of activities - modified cash basis, 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.

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 financial position and results of operations. Accordingly, these financial statements are not designed for those who are not informed about such matters.

#### PARTNER EMERITUS

*Robert A. Gerding*

The supplementary information contained in Schedules I-II is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement, however, we have not audited or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any assurance on such supplementary information.

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

*Gerding, Korte & Chitwood*  
Gerding, Korte & Chitwood, PC, CPA's

February 10, 2020

**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT  
STATEMENT OF NET POSITION  
AND GOVERNMENTAL FUNDS BALANCE SHEET  
MODIFIED CASH BASIS  
JANUARY 31, 2020**

	<u>General Fund</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS:</b>			
Cash	\$ 1,641,185.86	\$ -	\$ 1,641,185.86
Investments	-	51,934.77	51,934.77
Prepaid expenses	-	-	-
Capital assets, net of accumulated depreciation	-	2,578.12	2,578.12
<b>Total Assets</b>	<u>1,641,185.86</u>	<u>54,512.89</u>	<u>1,695,698.75</u>
<b>LIABILITIES:</b>			
Credit card	-	-	-
Deferred revenue	-	161,278.89	161,278.89
<b>Total Liabilities</b>	<u>-</u>	<u>161,278.89</u>	<u>161,278.89</u>
<b>FUND BALANCES / NET POSITION:</b>			
<b>Fund Balances</b>			
Unassigned	784,132.10	(784,132.10)	-
Assigned	201,475.35	(201,475.35)	-
Committed	655,578.41	(655,578.41)	-
<b>Total Fund Balances</b>	<u>1,641,185.86</u>	<u>(1,641,185.86)</u>	<u>-</u>
<b>Total Liabilities and Fund Balances</b>	<u>\$ 1,641,185.86</u>		
<b>Net Position</b>			
Net investments in capital assets		2,578.12	2,578.12
Unrestricted		1,479,906.97	1,479,906.97
Restricted		51,934.77	51,934.77
<b>Total Net Position</b>		<u>\$ 1,534,419.86</u>	<u>\$ 1,534,419.86</u>

**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT  
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS  
EXPENDITURES, REVENUES, AND CHANGES IN FUND BALANCES  
MODIFIED CASH BASIS  
FOR THE MONTH ENDED JANUARY 31, 2020**

	<u>General Fund</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES:</b>			
Program management	\$ 28,050.87	\$ 148.34	\$ 28,199.21
Environmental	25,071.08	-	25,071.08
Economy	14,458.34	-	14,458.34
<b>Total Expenditures</b>	<u>67,580.29</u>	<u>148.34</u>	<u>67,728.63</u>
<b>REVENUES:</b>			
Property assessment	133,247.77	(133,247.77)	-
Sales tax	49,943.28	-	49,943.28
Interest income	2,343.25	-	2,343.25
Investment income	-	426.50	426.50
Unrealized gain/(loss)	-	660.46	660.46
<b>Total Revenues</b>	<u>185,534.30</u>	<u>(132,160.81)</u>	<u>53,373.49</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	117,954.01	(132,309.15)	(14,355.14)
<b>FUND BALANCE/NET POSITION:</b>			
Beginning balance	<u>1,523,231.85</u>	<u>25,543.15</u>	<u>1,548,775.00</u>
Ending balance	<u>\$ 1,641,185.86</u>	<u>\$ (106,766.00)</u>	<u>\$ 1,534,419.86</u>

**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT  
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS  
EXPENDITURES, REVENUES, AND CHANGES IN FUND BALANCES  
MODIFIED CASH BASIS  
FOR THE FOUR MONTHS ENDED JANUARY 31, 2020**

	<u>General Fund</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES:</b>			
Program management	\$ 104,814.09	\$ 1,207.38	\$ 106,021.47
Environmental	100,439.34	-	100,439.34
Economy	32,058.53	-	32,058.53
<b>Total Expenditures</b>	<u>237,311.96</u>	<u>1,207.38</u>	<u>238,519.34</u>
<b>REVENUES:</b>			
Property assessment	161,278.89	124,970.73	286,249.62
Sales tax	212,669.36	265,287.75	477,957.11
Miscellaneous Income	650.00		650.00
Interest income	5,967.09	-	5,967.09
Investment income	-	426.50	426.50
Unrealized gain/(loss)	-	660.46	660.46
<b>Total Revenues</b>	<u>380,565.34</u>	<u>391,345.44</u>	<u>771,910.78</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	143,253.38	390,138.06	533,391.44
<b>FUND BALANCE/NET POSITION:</b>			
Beginning balance	<u>1,497,932.48</u>	<u>(496,904.06)</u>	<u>1,001,028.42</u>
Ending balance	<u>\$ 1,641,185.86</u>	<u>\$ (106,766.00)</u>	<u>\$ 1,534,419.86</u>

**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT  
SELECTED INFORMATION - SUBSTANTIALLY ALL DISCLOSURES REQUIRED  
BY THE MODIFIED CASH BASIS OF ACCOUNTING ARE NOT INCLUDED  
JANUARY 31, 2020**

**NOTE 1: RECONCILIATION OF FUND ACTIVITIES**

Governmental accounting standards require very specific methods for reporting assets, liabilities, revenues and expenses in the government's general fund. Accordingly, certain adjustments are required to reconcile this fund reporting to the modified cash basis of accounting used by management in the presentation of these financial statements.

Amounts reported for general fund activities differ from amounts reported in the statement of net position because:

- Capital assets (net of accumulated depreciation) used in governmental activities are not financial resources and, therefore, are not reported in funds.
- Credit cards payable represent a deferred outflow of resources and, therefore, are not reported in funds.
- Required classifications of governmental fund balances as unassigned and assigned are inherently different from the presentation of net investment and restriction detail included in the net position.

Amounts reported for general fund activities differ from amounts reported in the statement of activities because:

- Governmental funds report capital outlays as expenditures. However, in the Statement of Activities capital costs are allocated over their estimated useful lives through depreciation expense.
- Repayment of credit card liabilities consumes the current financial resources but has no effect on the net position of governmental funds.
- Recognition of previously deferred revenues, which primarily consist of deferred sales and property tax receipts, increases current financial resources but has no effect on the net position of governmental funds.

**SUPPLEMENTARY  
INFORMATION**

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

	<u>January 31, 2020</u>	<u>January 31, 2019</u>
<b><u>ASSETS</u></b>		
<b>CURRENT ASSETS:</b>		
1005 - Commerce Future FY Sales Tax Funds	\$ 0.00	\$ 369,053.38
1010 - Commerce Future FY Property Tax Funds	0.00	201,330.76
1020 - Commerce Sales Tax - Current FY	0.00	165,951.96
1030 - FMB - Operating	627,134.53	0.00
1035 - FMB - Future FY Sales Tax Funds	44,257.37	0.00
1040 - FMB - Future FY Property Tax Funds	161,413.86	0.00
1130 - FMB - Gateway Funds	656,547.60	0.00
1135 - FMB - 6 Month Operating Funds	151,832.50	0.00
1140 - Gateway Funds	0.00	453,545.32
1145 - 6 Month Operating Funds	0.00	151,003.21
1150 - Community Foundation Gateway Funds	51,934.77	47,846.52
1200 - Accounts Receivable	0.00	37.36
<b>Total Current Assets</b>	<b>1,693,120.63</b>	<b>1,388,768.51</b>
<b>PROPERTY AND EQUIPMENT:</b>		
1520 - Furniture & Equipment	43,360.83	43,360.83
1530 - Leasehold Improvements	3,542.44	3,542.44
1620 - Accumulated Depreciation	(44,325.15)	(44,088.99)
<b>Net Property and Equipment</b>	<b>2,578.12</b>	<b>2,814.28</b>
<b>TOTAL ASSETS</b>	<b>\$ 1,695,698.75</b>	<b>\$ 1,391,582.79</b>
<b><u>LIABILITIES AND NET POSITION</u></b>		
<b>LIABILITIES:</b>		
<b>CURRENT LIABILITIES:</b>		
2310 - Deferred Revenue - Property Tax	\$ 161,278.89	\$ 155,099.79
<b>Total Current Liabilities</b>	<b>\$ 161,278.89</b>	<b>\$ 155,099.79</b>
<b>NET POSITION:</b>		
3000 - Undesignated	90,838.55	97,821.17
3010 - Designated 6 Month Operating	151,832.50	151,003.21
3020 - Designated - Gateway Funds	656,547.60	453,545.32
3025 - Restricted - Gateways Funds	51,934.77	47,846.52
3030 - Designated - Grease Storage Tank Grants	19,875.00	0.00
3035 - Designated - Enhanced Street Lighting	30,000.00	0.00
Revenues Over/(Under) Expenditures	533,391.44	486,266.78
<b>Total Net Position</b>	<b>1,534,419.86</b>	<b>1,236,483.00</b>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<b>\$ 1,695,698.75</b>	<b>\$ 1,391,582.79</b>

See Accountant's Compilation Report



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

	<b>1 Month Ended Jan. 31, 2020</b>	<b>4 Months Ended Jan. 31, 2020</b>	<b>Total Budget</b>	<b>% of Budget</b>	<b>Remaining Budget</b>
<b>RECURRING REVENUES:</b>					
4000 - Property Assessment	\$ 0.00	\$ 286,249.62	\$ 286,250.00	100.00	\$ 0.38
4008 - Sales Tax	49,943.28	477,957.11	621,000.00	76.97	143,042.89
4500 - Miscellaneous Income	0.00	650.00	0.00	0.00	(650.00)
4900 - Interest Income	2,343.25	5,967.09	15,000.00	39.78	9,032.91
4950 - Investment Income	426.50	426.50	900.00	47.39	473.50
<b>Total Recurring Revenues</b>	<u>52,713.03</u>	<u>771,250.32</u>	<u>923,150.00</u>	<u>83.55</u>	<u>151,899.68</u>
<b>RECURRING EXPENDITURES:</b>					
<b>Program Management</b>					
7080 - Insurance	0.00	0.00	2,450.00	0.00	2,450.00
7120 - Meals and Entertainment	0.00	273.46	900.00	30.38	626.54
7280 - Office Equipment Rental	125.50	566.20	710.00	79.75	143.80
7320 - Office Equipment Repair	0.00	0.00	500.00	0.00	500.00
7360 - Office Repairs & Maintenance	288.00	288.00	3,500.00	8.23	3,212.00
7400 - Office Supplies	4,760.09	5,771.95	16,050.00	35.96	10,278.05
7440 - Parking	0.00	(25.00)	2,400.00	(1.04)	2,425.00
7480 - Payroll Taxes - Admin.	1,259.34	5,440.57	20,101.00	27.07	14,660.43
7600 - Professional Services	2,663.90	8,251.05	33,620.00	24.54	25,368.95
7640 - Rent	2,469.22	9,876.88	34,800.00	28.38	24,923.12
7680 - Salary - Administrative	15,923.09	70,615.44	204,000.00	34.62	133,384.56
7720 - Seminars/Conferences	70.00	2,545.12	5,500.00	46.27	2,954.88
7840 - Telephone	157.89	636.29	1,100.00	57.84	463.71
7960 - Utilities	462.50	1,702.79	7,900.00	21.55	6,197.21
<b>Total Program Management</b>	<u>28,179.53</u>	<u>105,942.75</u>	<u>333,531.00</u>	<u>31.76</u>	<u>227,588.25</u>
<b>Programs &amp; Services</b>					
<b>Environmental</b>					
<b>Beautification/Streetscape</b>					
8010 - Banner Installation	2,220.00	4,620.00	20,000.00	23.10	15,380.00
8020 - City Horticulture	625.00	2,500.00	7,500.00	33.33	5,000.00
8035 - Holiday Decor	0.00	9,726.50	49,000.00	19.85	39,273.50
8040 - Public Art Program	0.00	0.00	500.00	0.00	500.00
<b>Total Beautification/Streetscape</b>	<u>2,845.00</u>	<u>16,846.50</u>	<u>77,000.00</u>	<u>21.88</u>	<u>60,153.50</u>
<b>Cleaning and Maintenance</b>					
8280 - Cleaning & Maintenance Labor	14,556.74	57,716.56	173,000.00	33.36	115,283.44
8281 - Capital Janitorial Improvements	0.00	0.00	1,500.00	0.00	1,500.00
<b>Total Cleaning and Maintenance</b>	<u>14,556.74</u>	<u>57,716.56</u>	<u>174,500.00</u>	<u>33.08</u>	<u>116,783.44</u>
<b>Public Safety</b>					
9548 - CPD Substation - Rent,Utilities	430.78	1,723.12	5,150.00	33.46	3,426.88
9549 - Public Safety Labor	1,960.00	8,260.10	65,000.00	12.71	56,739.90
9552 - Public Safety Equipment and Lighting	0.00	0.00	2,500.00	0.00	2,500.00

See Accountant's Compilation Report

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

	<b>1 Month Ended Jan. 31, 2020</b>	<b>4 Months Ended Jan. 31, 2020</b>	<b>Total Budget</b>	<b>% of Budget</b>	<b>Remaining Budget</b>
<b>Total Public Safety</b>	2,390.78	9,983.22	72,650.00	13.74	62,666.78
<b>Economy</b>					
<b>Economic Development</b>					
7160 - Industry Memberships	11.25	1,071.25	2,100.00	51.01	1,028.75
7850 - TIF Expenditures	5,219.26	8,790.21	87,292.00	10.07	78,501.79
8310 - Economic Devel. Business Mktg	0.00	0.00	1,000.00	0.00	1,000.00
8315 - Economic Devel. Programs	0.00	0.00	500.00	0.00	500.00
<b>Total Economic Development</b>	<u>5,230.51</u>	<u>9,861.46</u>	<u>90,892.00</u>	<u>10.85</u>	<u>81,030.54</u>
<b>Marketing</b>					
7800 - Marketing Subscription	444.68	938.42	3,500.00	26.81	2,561.58
8300 - Image Marketing	6,860.00	8,110.00	32,400.00	25.03	24,290.00
8301 - Media Buys	1,255.90	4,572.90	0.00	0.00	(4,572.90)
8305 - Promotions & Events	0.00	1,000.00	11,000.00	9.09	10,000.00
8307 - Online Marketing	21.62	167.66	20,000.00	0.84	19,832.34
8308 - Postage	8.75	63.75	1,700.00	3.75	1,636.25
8309 - Printing	636.88	2,618.09	14,000.00	18.70	11,381.91
8316 - Graphic Designer	0.00	4,726.25	16,000.00	29.54	11,273.75
<b>Total Marketing</b>	<u>9,227.83</u>	<u>22,197.07</u>	<u>98,600.00</u>	<u>22.51</u>	<u>76,402.93</u>
<b>Total Programs &amp; Services</b>	<u>34,250.86</u>	<u>116,604.81</u>	<u>513,642.00</u>	<u>22.70</u>	<u>397,037.19</u>
<b>Total Recurring Expenditures</b>	<u>62,430.39</u>	<u>222,547.56</u>	<u>847,173.00</u>	<u>26.27</u>	<u>624,625.44</u>
<b>RECURRING SURPLUS/(DEFICIT)</b>	<u>(9,717.36)</u>	<u>548,702.76</u>	<u>75,977.00</u>	<u>722.20</u>	<u>(472,725.76)</u>
<b>NON-RECURRING EXPENDITURES:</b>					
<b>Environmental</b>					
<b>Beautification/Streetscape</b>					
9001 - Banner Design / Production	0.00	0.00	3,000.00	0.00	3,000.00
9030 - Broadway Gateway	5,278.56	13,893.06	653,330.00	2.13	639,436.94
9031 - Special Streetscape Projects	0.00	0.00	21,000.00	0.00	21,000.00
<b>Total Beautification/Streetscape</b>	<u>5,278.56</u>	<u>13,893.06</u>	<u>677,330.00</u>	<u>2.05</u>	<u>663,436.94</u>
<b>Contingency</b>					
9671 - Contingency	0.00	2,000.00	25,000.00	8.00	23,000.00
<b>Total Contingency</b>	<u>0.00</u>	<u>2,000.00</u>	<u>25,000.00</u>	<u>8.00</u>	<u>23,000.00</u>
<b>Total Non-Recurring Expenditures</b>	<u>5,278.56</u>	<u>15,893.06</u>	<u>702,330.00</u>	<u>2.26</u>	<u>686,436.94</u>
<b>NON-CASH TRANSACTIONS:</b>					
9600 - Depreciation	19.68	78.72	300.00	0.00	221.28
9650 - Unrealized (Gain)/Loss	(660.46)	(660.46)	0.00	0.00	660.46
<b>Total Non-Cash Transactions</b>	<u>(640.78)</u>	<u>(581.74)</u>	<u>300.00</u>	<u>(193.91)</u>	<u>881.74</u>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<u>\$ (14,355.14)</u>	<u>\$ 533,391.44</u>	<u>\$ (626,653.00)</u>	<u>(85.12)</u>	<u>\$ (1,160,044.44)</u>

See Accountant's Compilation Report