

DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT
FINANCIAL STATEMENTS

ONE MONTH AND TEN MONTHS ENDED
JULY 31, 2019

GKC

GERDING, KORTE & CHITWOOD CPAS

Professional Corporation

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

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 ten months ended July 31, 2019, 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

August 06, 2019

**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT
STATEMENT OF NET POSITION
AND GOVERNMENTAL FUNDS BALANCE SHEET
MODIFIED CASH BASIS
JULY 31, 2019**

	<u>General Fund</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS:			
Cash	\$ 1,513,524.16	\$ -	\$ 1,513,524.16
Investments	-	50,598.04	50,598.04
Accounts receivable	-	26.62	26.62
Prepaid expenses	-	1,000.00	1,000.00
Capital assets, net of accumulated depreciation	-	2,696.20	2,696.20
Total Assets	<u>1,513,524.16</u>	<u>54,320.86</u>	<u>1,567,845.02</u>
LIABILITIES:			
Credit card	-	2,555.85	2,555.85
Deferred revenue	-	449,963.72	449,963.72
Total Liabilities	<u>-</u>	<u>452,519.57</u>	<u>452,519.57</u>
FUND BALANCES / NET POSITION:			
Fund Balances			
Unassigned	752,806.56	(752,806.56)	-
Assigned	207,003.02	(207,003.02)	-
Committed	553,714.58	(553,714.58)	-
Total Fund Balances	<u>1,513,524.16</u>	<u>(1,513,524.16)</u>	<u>-</u>
Total Liabilities and Fund Balances	<u>\$ 1,513,524.16</u>		
Net Position			
Net investments in capital assets		2,696.20	2,696.20
Unrestricted		1,062,031.21	1,062,031.21
Restricted		50,598.04	50,598.04
Total Net Position		<u>\$ 1,115,325.45</u>	<u>\$ 1,115,325.45</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 JULY 31, 2019**

	<u>General Fund</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES:			
Program management	\$ 29,695.25	\$ 1,700.50	\$ 31,395.75
Environmental	21,179.26	-	21,179.26
Economy	5,002.70	-	5,002.70
Total Expenditures	<u>55,877.21</u>	<u>1,700.50</u>	<u>57,577.71</u>
REVENUES:			
Property assessment	383.56	(383.56)	-
Sales tax	57,404.65	(57,404.65)	-
Interest income	52.35	-	52.35
Investment income	-	368.46	368.46
Unrealized gain/(loss)	-	697.37	697.37
Total Revenues	<u>57,840.56</u>	<u>(56,722.38)</u>	<u>1,118.18</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	1,963.35	(58,422.88)	(56,459.53)
FUND BALANCE/NET POSITION:			
Beginning balance	<u>1,511,560.81</u>	<u>(339,775.83)</u>	1,171,784.98
Ending balance	<u>\$ 1,513,524.16</u>	<u>\$ (398,198.71)</u>	<u>\$ 1,115,325.45</u>

**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS
EXPENDITURES, REVENUES, AND CHANGES IN FUND BALANCES
MODIFIED CASH BASIS
FOR THE TEN MONTHS ENDED JULY 31, 2019**

	<u>General Fund</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES:			
Program management	\$ 244,665.26	\$ 1,656.00	\$ 246,321.26
Environmental	212,340.89	-	212,340.89
Economy	54,932.14	-	54,932.14
Total Expenditures	<u>511,938.29</u>	<u>1,656.00</u>	<u>513,594.29</u>
REVENUES:			
Property assessment	286,129.35	(43,754.15)	242,375.20
Sales tax	540,239.14	93,310.78	633,549.92
Interest income	757.99	-	757.99
Investment income	-	1,159.84	1,159.84
Unrealized gain/(loss)	-	860.57	860.57
Total Revenues	<u>827,126.48</u>	<u>51,577.04</u>	<u>878,703.52</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	315,188.19	49,921.04	365,109.23
FUND BALANCE/NET POSITION:			
Beginning balance	<u>1,198,335.97</u>	<u>(448,119.75)</u>	<u>750,216.22</u>
Ending balance	<u>\$ 1,513,524.16</u>	<u>\$ (398,198.71)</u>	<u>\$ 1,115,325.45</u>

**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT
SELECTED INFORMATION - SUBSTANTIALLY ALL DISCLOSURES REQUIRED
BY THE MODIFIED CASH BASIS OF ACCOUNTING ARE NOT INCLUDED
JULY 31, 2019**

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:

- Prepaid expenses are not financial resources and, therefore, are not reported in funds.
- 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 prepaid items as expenditures. However, in the Statement of Activities, prepaid expenses are deferred until the costs are actually consumed or used.
- 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>July 31, 2019</u>	<u>July 31, 2018</u>
<u>ASSETS</u>		
CURRENT ASSETS:		
1005 - Commerce Future FY Sales Tax Funds	\$ 164,273.30	\$ 169,541.98
1010 - Commerce Future FY Property Tax Funds	286,124.53	246,235.79
1020 - Commerce Sales Tax - Current FY	358,283.73	205,284.84
1140 - Gateway Funds	553,714.58	453,108.29
1145 - 6 Month Operating Funds	151,128.02	150,871.04
1150 - Community Foundation Gateway Funds	50,598.04	0.00
1200 - Accounts Receivable	26.62	0.00
1800 - Prepaid Expenses	1,000.00	0.00
Total Current Assets	<u>1,565,148.82</u>	<u>1,225,041.94</u>
PROPERTY AND EQUIPMENT:		
1520 - Furniture & Equipment	43,360.83	43,360.83
1530 - Leasehold Improvements	3,542.44	3,542.44
1620 - Accumulated Depreciation	<u>(44,207.07)</u>	<u>(43,870.45)</u>
Net Property and Equipment	<u>2,696.20</u>	<u>3,032.82</u>
TOTAL ASSETS	<u>\$ 1,567,845.02</u>	<u>\$ 1,228,074.76</u>
<u>LIABILITIES AND NET POSITION</u>		
LIABILITIES:		
CURRENT LIABILITIES:		
2200 - Commerce Bank Credit Card	\$ 2,555.85	\$ 0.00
2300 - Deferred Revenue - Sales Tax	163,834.37	169,223.35
2310 - Deferred Revenue - Property Tax	<u>286,129.35</u>	<u>242,375.20</u>
Total Current Liabilities	<u>452,519.57</u>	<u>411,598.55</u>
Total Liabilities	<u>\$ 452,519.57</u>	<u>\$ 411,598.55</u>
NET POSITION:		
3000 - Undesignated	(61,099.42)	421,861.85
3010 - Designated 6 Month Operating	151,128.02	150,871.04
3020 - Designated - Gateway Funds	553,714.58	0.00
3025 - Restricted - Gateways Funds	50,598.04	0.00
3030 - Designated - Grease Storage Tank Grants	25,875.00	0.00
3035 - Designated - Enhanced Street Lighting	30,000.00	0.00
Revenues Over/(Under) Expenditures	<u>365,109.23</u>	<u>243,743.32</u>
Total Net Position	<u>1,115,325.45</u>	<u>816,476.21</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 1,567,845.02</u>	<u>\$ 1,228,074.76</u>

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

	1 Month Ended Jul. 31, 2019	10 Months Ended Jul. 31, 2019	Total Budget	% of Budget	Remaining Budget
RECURRING REVENUES:					
4000 - Property Assessment	\$ 0.00	\$ 242,375.20	\$ 243,630.00	99.48	\$ 1,254.80
4008 - Sales Tax	0.00	633,549.92	595,000.00	106.48	(38,549.92)
4900 - Interest Income	52.35	757.99	500.00	151.60	(257.99)
4950 - Investment Income	368.46	1,159.84	0.00	0.00	(1,159.84)
Total Recurring Revenues	<u>420.81</u>	<u>877,842.95</u>	<u>839,130.00</u>	<u>104.61</u>	<u>(38,712.95)</u>
RECURRING EXPENDITURES:					
Program Management					
7080 - Insurance	0.00	2,417.00	2,500.00	96.68	83.00
7120 - Meals and Entertainment	0.00	1,425.09	900.00	158.34	(525.09)
7280 - Office Equipment Rental	165.07	1,464.61	2,000.00	73.23	535.39
7320 - Office Equipment Repair	0.00	1,942.20	500.00	388.44	(1,442.20)
7360 - Office Repairs & Maintenance	640.00	2,657.32	5,000.00	53.15	2,342.68
7400 - Office Supplies	408.52	2,792.37	2,000.00	139.62	(792.37)
7440 - Parking	0.00	430.00	2,800.00	15.36	2,370.00
7480 - Payroll Taxes - Admin.	1,101.08	11,282.57	18,064.00	62.46	6,781.43
7600 - Professional Services	8,789.00	41,034.17	37,500.00	109.42	(3,534.17)
7640 - Rent	2,506.85	24,365.63	27,500.00	88.60	3,134.37
7680 - Salary - Administrative	14,401.54	145,472.74	183,331.00	79.35	37,858.26
7720 - Seminars/Conferences	2,850.00	4,606.58	5,500.00	83.76	893.42
7840 - Telephone	92.71	925.24	1,200.00	77.10	274.76
7960 - Utilities	421.30	5,308.94	7,700.00	68.95	2,391.06
Total Program Management	<u>31,376.07</u>	<u>246,124.46</u>	<u>296,495.00</u>	<u>83.01</u>	<u>50,370.54</u>
Programs & Services					
Environmental					
Beautification/Streetscape					
8010 - Banner Installation	1,435.00	9,075.00	20,000.00	45.38	10,925.00
8020 - City Horticulture	625.00	6,250.00	8,000.00	78.13	1,750.00
8035 - Holiday Decor	0.00	28,335.00	47,500.00	59.65	19,165.00
8040 - Public Art Program	0.00	0.00	500.00	0.00	500.00
Total Beautification/Streetscape	<u>2,060.00</u>	<u>43,660.00</u>	<u>76,000.00</u>	<u>57.45</u>	<u>32,340.00</u>
Cleaning and Maintenance					
8280 - Cleaning & Maintenance Labor	14,165.48	141,281.36	170,000.00	83.11	28,718.64
8281 - Capital Janitorial Improvements	0.00	0.00	2,500.00	0.00	2,500.00
Total Cleaning and Maintenance	<u>14,165.48</u>	<u>141,281.36</u>	<u>172,500.00</u>	<u>81.90</u>	<u>31,218.64</u>
Public Safety					
9548 - CPD Substation - Rent, Utilities	430.78	3,848.92	5,150.00	74.74	1,301.08
9549 - Public Safety Labor	3,398.00	22,425.61	25,000.00	89.70	2,574.39
9552 - Public Safety Equipment and Lighting	0.00	0.00	2,500.00	0.00	2,500.00
Total Public Safety	<u>3,828.78</u>	<u>26,274.53</u>	<u>32,650.00</u>	<u>80.47</u>	<u>6,375.47</u>

See Accountants' Compilation Report

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

	1 Month Ended Jul. 31, 2019	10 Months Ended Jul. 31, 2019	Total Budget	% of Budget	Remaining Budget
Economy					
Economic Development					
7160 - Industry Memberships	400.00	756.25	2,000.00	37.81	1,243.75
7850 - TIF Expenditures	0.00	4,064.23	20,000.00	20.32	15,935.77
8310 - Economic Devel. Business Mktg	0.00	25.00	2,000.00	1.25	1,975.00
8311 - Economic Benchmarking	0.00	0.00	500.00	0.00	500.00
Total Economic Development	400.00	4,845.48	24,500.00	19.78	19,654.52
Marketing					
7800 - Marketing Subscription	146.99	2,243.06	3,500.00	64.09	1,256.94
8300 - Image Marketing	81.36	3,230.42	60,500.00	5.34	57,269.58
8301 - Media Buys	4,145.00	35,536.00	0.00	0.00	(35,536.00)
8305 - Promotions & Events	30.00	611.34	9,000.00	6.79	8,388.66
8307 - Online Marketing	143.04	1,225.62	0.00	0.00	(1,225.62)
8308 - Postage	0.00	464.97	2,500.00	18.60	2,035.03
8309 - Printing	56.31	6,775.25	2,500.00	271.01	(4,275.25)
Total Marketing	4,602.70	50,086.66	78,000.00	64.21	27,913.34
Total Programs & Services	25,056.96	266,148.03	383,650.00	69.37	117,501.97
Total Recurring Expenditures	56,433.03	512,272.49	680,145.00	75.32	167,872.51
RECURRING SURPLUS/(DEFICIT)	(56,012.22)	365,570.46	158,985.00	229.94	(206,585.46)
NON-RECURRING EXPENDITURES:					
Environmental					
Beautification/Streetscape					
9030 - Broadway Gateway	0.00	0.00	100,000.00	0.00	100,000.00
9031 - Special Streetscape Projects	0.00	0.00	24,000.00	0.00	24,000.00
Total Beautification/Streetscape	0.00	0.00	124,000.00	0.00	124,000.00
Contingency					
9671 - Contingency	1,125.00	1,125.00	35,000.00	3.21	33,875.00
Total Contingency	1,125.00	1,125.00	35,000.00	3.21	33,875.00
Total Non-Recurring Expenditures	1,125.00	1,125.00	159,000.00	0.71	157,875.00
NON-CASH TRANSACTIONS:					
9600 - Depreciation	19.68	196.80	0.00	0.00	(196.80)
9650 - Unrealized (Gain)/Loss	(697.37)	(860.57)	0.00	0.00	860.57
Total Non-Cash Transactions	(677.69)	(663.77)	0.00	0.00	663.77
REVENUES OVER (UNDER) EXPENDITURES	\$ (56,459.53)	\$ 365,109.23	\$ (15.00)	(2,434,061.53)	\$ (365,124.23)