

DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT

FINANCIAL STATEMENTS

**ONE MONTH AND TWELVE MONTHS ENDED
SEPTEMBER 30, 2017 AND 2016**

GKC

GERDING, KORTE & CHITWOOD CPAS

Professional Corporation

Certified Public Accountants



GERDING, KORTE & CHITWOOD, P.C.
Professional Corporation
Certified Public Accountants

ACCOUNTANTS' COMPILATION REPORT

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

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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 September 30, 2017 and 2016, and the related statements of revenues and expenses budget to actual - modified cash basis for the one month and twelve months ended September 30, 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 recorded 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

October 02, 2017

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

September 30, 2017

September 30, 2016

ASSETS

CURRENT ASSETS:

1005 - Commerce Future FY Sales Tax Funds	\$ 214,641.19	\$ 281,801.08
1010 - Commerce Future FY Property Tax Funds	219,889.94	200,793.03
1020 - Commerce Sales Tax - Current FY	91,391.73	125,859.41
1140 - Gateway Funds	351,595.21	250,928.15
1145 - 6 Month Operating Funds	<u>150,649.09</u>	<u>150,376.11</u>
Total Current Assets	<u>1,028,167.16</u>	<u>1,009,757.78</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>(43,171.35)</u>	<u>(41,552.47)</u>
Net Property and Equipment	<u>3,731.92</u>	<u>5,350.80</u>

TOTAL ASSETS	<u>\$ 1,031,899.08</u>	<u>\$ 1,015,108.58</u>
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LIABILITIES AND NET ASSETS

LIABILITIES:

CURRENT LIABILITIES:

2300 - Deferred Revenue - Sales Tax	\$ 240,011.76	\$ 256,532.74
2310 - Deferred Revenue - Property Tax	<u>219,154.43</u>	<u>200,793.03</u>
Total Current Liabilities	<u>459,166.19</u>	<u>457,325.77</u>
Total Liabilities	<u>\$ 459,166.19</u>	<u>\$ 457,325.77</u>

NET ASSETS:

3000 - Undesignated	407,133.72	394,634.22
3010 - Designated 6 Month Operating	150,649.09	150,376.11
Revenues Over/(Under) Expenses	<u>14,950.08</u>	<u>12,772.48</u>
Total Net Assets	<u>572,732.89</u>	<u>557,782.81</u>

TOTAL LIABILITIES AND NET ASSETS	<u>\$ 1,031,899.08</u>	<u>\$ 1,015,108.58</u>
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**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT
STATEMENTS OF REVENUES AND EXPENSES
BUDGET TO ACTUAL - MODIFIED CASH BASIS**

	1 Month Ended Sep. 30, 2017	12 Months Ended Sep. 30, 2017	Total Budget	% of Budget	Remaining Budget
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	100.01	1,014.25	300.00	338.08	(714.25)
Total Recurring Revenues	<u>100.01</u>	<u>817,169.57</u>	<u>834,916.00</u>	<u>97.87</u>	<u>17,746.43</u>
RECURRING EXPENSES:					
Program Management					
7060 - Health Insurance	363.63	2,915.36	4,080.00	71.45	1,164.64
7080 - Insurance	0.00	2,535.00	1,750.00	144.86	(785.00)
7120 - Meals and Entertainment	310.56	612.70	900.00	68.08	287.30
7280 - Office Equipment Rental	164.13	2,601.12	1,600.00	162.57	(1,001.12)
7320 - Office Equipment Repair	0.00	0.00	500.00	0.00	500.00
7360 - Office Repairs & Maintenance	568.50	8,028.52	7,000.00	114.69	(1,028.52)
7400 - Office Supplies	(32.52)	7,485.09	1,500.00	499.01	(5,985.09)
7440 - Parking	0.00	700.75	2,400.00	29.20	1,699.25
7480 - Payroll Taxes - Admin.	387.90	12,046.49	16,378.00	73.55	4,331.51
7600 - Professional Services	1,278.90	35,897.05	25,000.00	143.59	(10,897.05)
7640 - Rent	2,247.82	25,445.04	25,300.00	100.57	(145.04)
7660 - Retirement Plan	0.00	0.00	1,063.00	0.00	1,063.00
7680 - Salary - Administrative	12,270.58	146,887.31	163,776.00	89.69	16,888.69
7720 - Seminars/Conferences	900.85	4,829.86	5,500.00	87.82	670.14
7840 - Telephone	81.84	926.17	4,000.00	23.15	3,073.83
7960 - Utilities	408.33	6,757.96	7,500.00	90.11	742.04
Total Program Management	<u>18,950.52</u>	<u>257,668.42</u>	<u>268,247.00</u>	<u>96.06</u>	<u>10,578.58</u>
Programs & Services					
Environmental					
Beautification/Streetscape					
8010 - Banner Installation	210.00	19,485.00	25,000.00	77.94	5,515.00
8020 - City Horticulture	625.00	7,500.00	8,000.00	93.75	500.00
8035 - Holiday Decor	0.00	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>835.00</u>	<u>77,608.30</u>	<u>74,000.00</u>	<u>104.88</u>	<u>(3,608.30)</u>
Cleaning and Maintenance					
8280 - Cleaning & Maintenance Labor	609.97	167,956.25	165,000.00	101.79	(2,956.25)
8281 - Capital Janitorial Improvements	0.00	14,474.00	10,000.00	144.74	(4,474.00)
8295 - Cleaning & Maintenance - Sidewalk	0.00	30.43	0.00	0.00	(30.43)
Total Cleaning and Maintenance	<u>609.97</u>	<u>182,460.68</u>	<u>175,000.00</u>	<u>104.26</u>	<u>(7,460.68)</u>
Public Safety					
9548 - CPD Substation - Rent, Utilities	416.67	5,000.04	5,000.00	100.00	(0.04)
9549 - Public Safety Labor	0.00	17,475.55	30,000.00	58.25	12,524.45

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

	1 Month Ended Sep. 30, 2017	12 Months Ended Sep. 30, 2017	Total Budget	% of Budget	Remaining Budget
9552 - Public Safety Equipment and Lighting	0.00	0.00	5,000.00	0.00	5,000.00
Total Public Safety	<u>416.67</u>	<u>22,475.59</u>	<u>40,000.00</u>	<u>56.19</u>	<u>17,524.41</u>
Economy					
Economic Development					
7160 - Industry Memberships	0.00	3,378.25	2,000.00	168.91	(1,378.25)
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	<u>0.00</u>	<u>5,078.25</u>	<u>24,500.00</u>	<u>20.73</u>	<u>19,421.75</u>
Marketing					
7800 - Marketing Subscription	186.61	4,345.22	5,000.00	86.90	654.78
8300 - Image Marketing	8,005.00	66,310.92	62,500.00	106.10	(3,810.92)
8305 - Promotions & Events	0.00	3,936.21	4,000.00	98.41	63.79
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	510.81	18,668.62	5,000.00	373.37	(13,668.62)
Total Marketing	<u>8,702.42</u>	<u>93,786.41</u>	<u>84,000.00</u>	<u>111.65</u>	<u>(9,786.41)</u>
Total Programs & Services	<u>10,564.06</u>	<u>381,409.23</u>	<u>397,500.00</u>	<u>95.95</u>	<u>16,090.77</u>
Total Recurring Expenses	<u>29,514.58</u>	<u>639,077.65</u>	<u>665,747.00</u>	<u>95.99</u>	<u>26,669.35</u>
RECURRING SURPLUS/(DEFICIT)	<u>(29,414.57)</u>	<u>178,091.92</u>	<u>169,169.00</u>	<u>105.27</u>	<u>(8,922.92)</u>
NON-RECURRING EXPENSES:					
Environmental					
Beautification/Streetscape					
9030 - Broadway Gateway	0.00	161,522.96	100,000.00	161.52	(61,522.96)
9034 - Infrastructure Programs	0.00	0.00	35,000.00	0.00	35,000.00
Total Beautification/Streetscape	<u>0.00</u>	<u>161,522.96</u>	<u>135,000.00</u>	<u>119.65</u>	<u>(26,522.96)</u>
Contingency					
9671 - Contingency	0.00	0.00	35,000.00	0.00	35,000.00
Total Contingency	<u>0.00</u>	<u>0.00</u>	<u>35,000.00</u>	<u>0.00</u>	<u>35,000.00</u>
Total Non-Recurring Expenses	<u>0.00</u>	<u>161,522.96</u>	<u>170,000.00</u>	<u>95.01</u>	<u>8,477.04</u>
NON-CASH TRANSACTIONS:					
9600 - Depreciation	134.91	1,618.88	0.00	0.00	(1,618.88)
Total Non-Cash Transactions	<u>134.91</u>	<u>1,618.88</u>	<u>0.00</u>	<u>0.00</u>	<u>(1,618.88)</u>
REVENUES OVER (UNDER) EXPENSES	<u>\$ (29,549.48)</u>	<u>\$ 14,950.08</u>	<u>\$ (831.00)</u>	<u>(1,799.05)</u>	<u>\$ (15,781.08)</u>

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