DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT

FINANCIAL STATEMENTS

ONE MONTH AND TWELVE MONTHS ENDED SEPTEMBER 30, 2022

GKC
GERDING, KORTE & CHITWOOD CPAS
Professional Corporation
Certified Public Accountants

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ACCOUNTANT'S COMPILATION REPORT

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

Managementisresponsiblefortheaccompanyingfinancialstatementsofthe governmentalactivitiesandthemajorfundofDowntownCommunity ImprovementDistrictasofandforthe twelve months endedSeptember30, 2022,whichcomprisethegovernmentalfundbalancesheet/statementofnet position-modifiedcashbasis,andtherelatedgovernmentalfundrevenues, expenditures,andchangesinfundbalances/statementofactivities-modified cashbasis, 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.Wedidnotauditorreviewthefinancialstatementsnor werewerequiredtoperformanyprocedurestoverifytheaccuracyor completenessoftheinformationprovidedbymanagement.Accordingly,wedo notexpressanopinion,aconclusion,norprovideanyformofassuranceon these financial statements.

Thefinancialstatementsarepreparedinaccordancewiththemodifiedcash basisofaccounting,whichisabasisofaccountingotherthanaccounting principles generally accepted in the United States of America.

Managementhaselectedtoomitsubstantiallyallofthedisclosuresordinarily includedinfinancialstatementspreparedinaccordancewiththemodifiedcash basisofaccounting.Iftheomitteddisclosureswereincludedinthefinancial statements,theymightinfluencetheuser'sconclusionsaboutDowntown CommunityImprovementDistrict'sfinancialpositionandresultsofoperations. Accordingly,thesefinancialstatementsarenotdesignedforthosewhoarenot informed about such matters.

ThesupplementaryinformationcontainedinSchedulesI-IIispresentedfor purposesofadditionalanalysisandisnotarequiredpartofthebasicfinancial statements.Thisinformationistherepresentationofmanagement.The informationwassubjecttoourcompilationengagement,however,wehavenot auditedorreviewedthesupplementaryinformationand,accordingly,donot expressanopinion,aconclusion,norprovideanyassuranceonsuch supplementary information.

WearenotindependentwithrespecttoDowntownCommunityImprovement District.

Gerding, Korte & Chitwood

Gerding, Korte & Chitwood, PC, CPA's
Columbia, Missouri
October 20, 2022

DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT
STATEMENT OF NET POSITION
AND GOVERNMENTAL FUNDS BALANCE SHEET
MODIFIED CASH BASIS
SEPTEMBER 30, 2022

	General Fund	Adjustments	Statement of Net Position
ASSETS:			
Cash	$ 1,264,983.18	$ -	$ 1,264,983.18
Utility Certificate of Deposit	-	1,369.24	1,369.24
Capital assets, net of accumulated depreciation	-	869,471.50	869,471.50
Total Assets	1,264,983.18	870,840.74	2,135,823.92
LIABILITIES:			
Deferred revenue	-	629,134.61	629,134.61
Line of Credit	-	50,000.00	50,000.00
Total Liabilities	-	679,134.61	679,134.61
FUND BALANCES / NET POSITION:			
Fund Balances			
Unassigned	1,077,638.55	(1,077,638.55)	-
Assigned	172,000.00	(172,000.00)	-
Committed	15,344.63	(15,344.63)	-
Total Fund Balances	1,264,983.18	(1,264,983.18)	-
Total Liabilities and Fund Balances	$ 1,264,983.18		
Net Position			
Net investments in capital assets		819,471.50	819,471.50
Unrestricted		635,848.57	635,848.57
Restricted		1,369.24	1,369.24
Total Net Position		$ 1,456,689.31	$ 1,456,689.31

DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS EXPENDITURES, REVENUES, AND CHANGES IN FUND BALANCES
MODIFIED CASH BASIS
FOR THE MONTH ENDED SEPTEMBER 30, 2022

	General Fund	Adjustments	Statement of Activities
EXPENDITURES:			
Program management	$ 39,140.79	$ 17,724.24	$ 56,865.03
Environmental	44,158.39	-	44,158.39
Economy	17,883.63	-	17,883.63
Total Expenditures	101,182.81	17,724.24	118,907.05
REVENUES:			
Sales tax	68,860.75	(68,860.75)	-
Interest income	1,174.35	-	1,174.35
Total Revenues	70,035.10	(68,860.75)	1,174.35
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(31,147.71)	(86,584.99)	(117,732.70)
FUND BALANCE/NET POSITION:			
Beginning balance	1,296,130.89	278,291.12	1,574,422.01
Ending balance	$ 1,264,983.18	$ 191,706.13	$ 1,456,689.31

DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS EXPENDITURES, REVENUES, AND CHANGES IN FUND BALANCES
MODIFIED CASH BASIS
FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2022

	General Fund	Adjustments	Statement of Activities
EXPENDITURES:			
Program management	$ 335,685.93	$ 194,986.32	$ 530,672.25
Environmental	579,660.68	(255,703.86)	323,956.82
Economy	171,405.89	-	171,405.89
Total Expenditures	1,086,752.50	(60,717.54)	1,026,034.96
REVENUES:			
Property assessment	301,106.80	(7,269.68)	293,837.12
Sales tax	795,264.31	(49,634.57)	745,629.74
Miscellaneous Income	2,567.17	-	2,567.17
Gateway Transfers	225,000.00		225,000.00
Interest income	5,808.62	-	5,808.62
Total Revenues	1,329,746.90	(56,904.25)	1,272,842.65
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	242,994.40	3,813.29	246,807.69
FUND BALANCE/NET POSITION:			
Beginning balance - Restated	1,021,988.78	187,892.84	1,209,881.62
Ending balance	$ 1,264,983.18	$ 191,706.13	$ 1,456,689.31

DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT
SELECTED INFORMATION - SUBSTANTIALLY ALL DISCLOSURES REQUIRED BY THE MODIFIED CASH BASIS OF ACCOUNTING ARE NOT INCLUDED
SEPTEMBER 30, 2022

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.
- Line of credit payable represents 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.
- Repayment and use of line of credit liabilities consumes the current financial resources, but has no effect on the net position of government 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

	September 30, 2022	September 30, 2021
ASSETS		
CURRENT ASSETS:		
1030 - FMB - Operating	$ 439,093.33	$ 248,409.16
1035 - FMB - Future FY Sales Tax Funds	335,496.10	285,339.68
1040 - FMB - Future FY Property Tax Funds	303,049.12	289,297.36
1130 - FMB - Gateway Funds	0.00	38,295.76
1135 - FMB - 6 Month Operating Funds	0.00	154,022.66
1160 - COMMERCE GATEWAY	15,344.63	6,624.16
1161 - COMMERCE CD	172,000.00	0.00
1900 - FSCB Utility Certificate of Deposit	1,369.24	1,369.24
Total Current Assets	1,266,352.42	1,023,358.02
PROPERTY AND EQUIPMENT:		
1520 - Furniture & Equipment	43,360.83	43,360.83
1530 - Leasehold Improvements	3,542.44	3,542.44
1540 - Construction in Progress	0.00	958,685.20
1550 - Sculpture	1,062,273.30	0.00
1620 - Accumulated Depreciation	(239,705.07)	(44,718.75)
Net Property and Equipment	869,471.50	960,869.72
TOTAL ASSETS	$ 2,135,823.92	$ 1,984,227.74
LIABILITIES AND NET POSITION		
LIABILITIES:		
CURRENT LIABILITIES:		
2300 - Deferred Revenue - Sales Tax	$ 334,131.99	$ 284,497.42
2310 - Deferred Revenue - Property Tax	295,002.62	287,732.94
2501 - Line of Credit-Commerce Bank	50,000.00	202,115.76
Total Current Liabilities	$ 679,134.61	$ 774,346.12
NET POSITION:		
3000 - Undesignated	1,021,167.75	873,939.08
3010 - Designated 6 Month Operating	172,000.00	154,022.66
3020 - Designated - Gateway Funds	15,344.63	44,919.92
3030 - Designated - Grease Storage Tank Grants	0.00	19,875.00
3035 - Designated - Enhanced Street Lighting	0.00	30,000.00
3040 - Restricted - City of Columbia Utility Deposit	1,369.24	1,369.24
Revenues Over/(Under) Expenditures	246,807.69	85,755.72
Total Net Position	1,456,689.31	1,209,881.62
TOTAL LIABILITIES AND NET POSITION	$ 2,135,823.92	$ 1,984,227.74

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

	1 Month Ended Sep. 30, 2022	12 Months Ended Sep. 30, 2022	Total Budget	% of Budget	Remaining Budget
RECURRING REVENUES:					
4000 - Property Assessment	$ 0.00	$ 293,837.12	$ 292,182.00	100.57	$ (1,655.12)
4008 - Sales Tax	0.00	745,629.74	740,000.00	100.76	(5,629.74)
4500 - Miscellaneous Income	0.00	2,567.17	0.00	0.00	(2,567.17)
4900 - Interest Income	1,174.35	5,808.62	3,000.00	193.62	(2,808.62)
4960 - Gateway Transfers	0.00	225,000.00	250,000.00	90.00	25,000.00
Total Recurring Revenues	1,174.35	1,272,842.65	1,285,182.00	99.04	12,339.35
RECURRING EXPENDITURES:					
Program Management					
7060 - Insurance- Health	207.24	10,411.72	9,600.00	108.46	(811.72)
7080 - Insurance- Property, D&O	0.00	8,381.00	8,770.00	95.56	389.00
7120 - Meals and Entertainment	183.10	513.35	1,000.00	51.34	486.65
7160 - Industry Memberships	940.00	2,947.50	3,000.00	98.25	52.50
7320 - Office Equipment-Repair	0.00	0.00	300.00	0.00	300.00
7360 - Office Repairs & Maintenance	0.00	408.37	2,100.00	19.45	1,691.63
7370 - Office Cleaning	480.00	2,503.00	3,900.00	64.18	1,397.00
7400 - Office Supplies	882.08	7,202.26	7,500.00	96.03	297.74
7440 - Parking- Staff	3,540.00	3,540.00	2,400.00	147.50	(1,140.00)
7480 - Payroll Taxes	1,610.71	15,751.96	19,095.00	82.49	3,343.04
7600 - Professional Services	3,117.25	19,158.55	20,670.00	92.69	1,511.45
7640 - Rent- Office	2,969.22	35,630.64	34,800.00	102.39	(830.64)
7680 - Payroll	21,055.23	198,190.67	201,000.00	98.60	2,809.33
7720 - Seminars & Conferences	2,200.00	9,882.01	5,500.00	179.67	(4,382.01)
7840 - Telephone/Internet	412.55	3,869.03	3,400.00	113.80	(469.03)
7850 - TIF Reimbursement	0.00	8,661.26	10,000.00	86.61	1,338.74
7960 - Utilities	1,543.41	8,634.61	9,000.00	95.94	365.39
Total Program Management	39,140.79	335,685.93	342,035.00	98.14	6,349.07
Programs & Services					
Environmental					
Beautification/Streetscape					
8010 - Banners (Installation & Repair)	677.13	17,776.07	15,000.00	118.51	(2,776.07)
8020 - City Horticulture	0.00	15,350.00	7,500.00	204.67	(7,850.00)
8060 - Interest Expense (Gateway)	245.03	4,983.15	3,980.00	125.20	(1,003.15)
8070 - Misc - Contingency	0.00	0.00	5,000.00	0.00	5,000.00
Total Beautification/Streetscape	922.16	38,109.22	31,480.00	121.06	(6,629.22)
Cleaning and Maintenance					
8280 - Cleaning & Maintenance	8,827.06	200,980.16	217,614.00	92.36	16,633.84
8290 - Cleaning & Maint Equipment	157.45	494.90	1,000.00	49.49	505.10
8291 - Maintenance (Gateway)	255.00	2,226.70	2,000.00	111.34	(226.70)
Total Cleaning and Maintenance	9,239.51	203,701.76	220,614.00	92.33	16,912.24
Public Safety					
9548 - CPD Substation - Rent	430.78	5,169.36	6,600.00	78.32	1,430.64
9549 - Contract Labor	3,226.96	24,455.65	25,000.00	97.82	544.35
Total Public Safety	3,657.74	29,625.01	31,600.00	93.75	1,974.99

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

	1 Month Ended Sep. 30, 2022	12 Months Ended Sep. 30, 2022	Total Budget	% of Budget	Remaining Budget
Economy					
Economic Development					
8040 - Public Art- Art Boxes	0.00	3,689.47	500.00	737.89	(3,189.47)
8041 - Public Art - Alley Door	0.00	0.00	12,000.00	0.00	12,000.00
8310 - Business Marketing	0.00	0.00	5,000.00	0.00	5,000.00
8311 - Economic Benchmarking	0.00	0.00	1,000.00	0.00	1,000.00
8317 - Minority Business Grants	0.00	15,000.00	20,000.00	75.00	5,000.00
8318 - Gift Card Grant Program	0.00	20,000.00	20,000.00	100.00	0.00
8319 - Misc - Contingency	0.00	0.00	5,000.00	0.00	5,000.00
Total Economic Development	0.00	38,689.47	63,500.00	60.93	24,810.53
Marketing					
7800 - Marketing Subscription	228.96	2,190.99	3,500.00	62.60	1,309.01
8035 - Holiday Decor	0.00	49,122.56	50,000.00	98.25	877.44
8036 - Christmas Events	0.00	2,000.00	2,000.00	100.00	0.00
8300 - Image Marketing/ Media Buy	8,287.30	39,889.30	42,010.00	94.95	2,120.70
8305 - Promotions & Events	5,700.00	12,902.33	17,000.00	75.90	4,097.67
8307 - Online Marketing	309.61	2,089.69	13,000.00	16.07	10,910.31
8308 - Postage	0.00	684.37	800.00	85.55	115.63
8309 - Printing	1,505.26	8,867.18	11,800.00	75.15	2,932.82
8316 - Graphic Designer	1,852.50	11,970.00	10,000.00	119.70	(1,970.00)
8320 - Misc - Contingency	0.00	3,000.00	10,000.00	30.00	7,000.00
8321 - Public Safety/Cleanliness Campaigns	0.00	0.00	1,600.00	0.00	1,600.00
Total Marketing	17,883.63	132,716.42	161,710.00	82.07	28,993.58
Total Programs & Services	31,703.04	442,841.88	508,904.00	87.02	66,062.12
Total Recurring Expenditures	70,843.83	778,527.81	850,939.00	91.49	72,411.19
RECURRING SURPLUS/(DEFICIT)	(69,669.48)	494,314.84	434,243.00	113.83	(60,071.84)
NON-RECURRING EXPENDITURES:					
Environmental					
Beautification/Streetscape					
9021 - Convention Center Study	30,088.98	30,088.98	62,000.00	48.53	31,911.02
9022 - Camera Grants to Businesses	0.00	0.00	30,000.00	0.00	30,000.00
9030 - Broadway Gateway- expenses	0.00	107,984.06	106,305.00	101.58	(1,679.06)
9035 - Banner Purchases	0.00	0.00	15,000.00	0.00	15,000.00
Total Beautification/Streetscape	30,088.98	138,073.04	213,305.00	64.73	75,231.96
Contingency					
9671 - Contingency	250.00	18,035.89	25,000.00	72.14	6,964.11
Total Contingency	250.00	18,035.89	25,000.00	72.14	6,964.11
Total Non-Recurring Expenditures	30,338.98	156,108.93	238,305.00	65.51	82,196.07
NON-CASH TRANSACTIONS:					
9600 - Depreciation/ Unrealized G/L	17,724.24	194,986.32	300.00	0.00	(194,686.32)
9625 - Less: Capital Expenditures	0.00	(103,588.10)	0.00	0.00	103,588.10
Total Non-Cash Transactions	17,724.24	91,398.22	300.00	30,466.07	(91,098.22)
REVENUES OVER (UNDER) EXPENDITURES	$ (117,732.70)	$ 246,807.69	$ 195,638.00	126.16	$ (51,169.69)

See Accountant's Compilation Report