

**GROWTH ORGANIZATION OF TOPEKA /  
SHAWNEE COUNTY, INC. - PUBLIC**

**Financial Statements & Accountant's  
Compilation Report**

**October 31, 2013**

Accountant's Compilation Report



**MIZE HOUSER  
& COMPANY P.A.**

Growth Organization of Topeka / Shawnee County, Inc.  
120 S.E. 6<sup>th</sup> – Suite 110  
Topeka, Kansas 66603

We have compiled the accompanying financial statements and supplemental information of Growth Organization of Topeka / Shawnee County, Inc.–Public (a division of Growth Organization of Topeka/Shawnee County, Inc., consisting primarily of activities related to the City of Topeka and Shawnee County Joint Economic Development Organization grant), (Go Topeka), as scheduled below. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide assurance about whether the financial statements are in accordance with the modified cash basis accounting. The budgeted revenue and expense information is presented for supplementary analysis purposes only.

Statement of Assets, Liabilities and Change in Funds–Public – Modified Cash Basis as of October 31, 2013.

Statement of Income and Expense–Comparison to Budget–Public – Modified Cash Basis for the one month and ten month periods ended October 31, 2013.

Supplemental Schedule of Committed/Pending Incentive Offers and Site Expenditures as of October 31, 2013.

Management is responsible for the preparation and fair presentation of the financial statements and supplemental schedule prepared in accordance with the modified cash basis of accounting and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the modified cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's financial position and results of operations. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The supplementary information referenced above is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary information has been compiled from information that is the representation of management. We have not audited or reviewed the supplementary information and, accordingly, do not express an opinion or provide any assurance on such supplementary information.

We are not independent with respect to Growth Organization of Topeka / Shawnee County, Inc.–Public.

*Mize Houser & Company P.A.*

**Mize Houser & Company P.A.**  
Certified Public Accountants

December 20, 2013

BNO:rb:sc

Enclosures

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Go Topeka, Inc.  
Statement of Assets, Liabilities, &  
Change In Funds-Public - Modified Cash Basis  
October 31, 2013

Assets

Current Assets		
Cash-Sales Tax		4,294,201
Investments-Reserved for incentive/site improvements		<u>2,801,615</u>
Total Current Assets		7,095,816
Other Assets		
Land Held for Development	<u>8,449,913</u>	
Total Other Assets		<u>8,449,913</u>
Total Assets		<u><u>15,545,729</u></u>

Liabilities and Fund Balance

Current Liabilities		
DBE Carryover	284,912	
Other	25,331	
Incentives Liabilities	0	
Due To GTCC	<u>5,854</u>	
Total Current Liabilities		316,097
Fund Balances		
Opening Fund Balance	12,869,019	
Excess-Current Year	<u>2,360,613</u>	
		<u>15,229,632</u>
Total Liabilities and Fund Balance		<u><u>15,545,729</u></u>

Go Topeka, Inc.  
Statement of Income and Expense - Public  
Modified Cash Basis  
October 31, 2013

	Current Period			Year to Date		
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
<b>Revenue</b>						
Sales Tax	416,667	416,666	1	4,166,667	4,166,668	(1)
Net Investment Income (Fees)	(94)	-	(94)	401	-	401
Other Program Revenue	792	6,950	(6,158)	24,114	31,850	(7,736)
<b>Total Revenues</b>	<b>417,365</b>	<b>423,616</b>	<b>(6,251)</b>	<b>4,191,181</b>	<b>4,198,518</b>	<b>(7,337)</b>
<b>Expenses</b>						
<b>Program Expenses</b>						
Business Retention	9,578	14,605	5,026	108,180	166,469	58,289
New Business Attraction	29,687	52,754	23,067	404,720	590,528	185,808
Workforce Development	5,705	7,581	1,876	74,225	80,150	5,925
Government Relations Consultant	1,500	2,000	500	15,207	18,000	2,793
Research & Governmt'l Relations	5,520	9,775	4,255	67,054	98,282	31,228
Entrepreneurial & Minority Bus Dev	27,583	30,502	2,918	242,093	455,408	213,315
Small Business Innovation Center	-	3,150	3,150	7,725	26,038	18,313
Site/Prospect Support	2,786	6,312	3,526	52,501	62,487	9,986
* Incentives & Site Expend - Direct	202,040	202,040	-	889,027	943,787	54,761
* Less: Site Expenditures Capitalized	(665)	(665)	-	(176,287)	(176,287)	-
<b>Total Program Expenses</b>	<b>283,734</b>	<b>328,053</b>	<b>44,319</b>	<b>1,684,445</b>	<b>2,264,861</b>	<b>580,416</b>
<b>General &amp; Administrative Expenses</b>	<b>12,657</b>	<b>15,626</b>	<b>2,969</b>	<b>146,124</b>	<b>156,423</b>	<b>10,299</b>
<b>Total Expenses</b>	<b>296,391</b>	<b>343,679</b>	<b>47,288</b>	<b>1,830,569</b>	<b>2,421,284</b>	<b>590,715</b>
Transfer to Visioning	0	0	0	0	0	0
<b>Revenues over (under) Expenses</b>	<b>120,975</b>	<b>79,937</b>	<b>41,038</b>	<b>2,360,613</b>	<b>1,777,235</b>	<b>583,378</b>

**Go Topeka, Inc.**  
**Committed/Pending Incentive Offers and Site Expenditures**  
**October 31, 2013**

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>Totals</u>
Cash:								
Committed - Performance Based:								
Alorica		90,000	90,000	90,000	90,000	90,000		450,000
Del Monte		42,000	42,000					84,000
Del Monte 2		77,000	31,500	31,500				140,000
LB Steel		71,786						71,786
PTMW		255,500						255,500
Allen Foods	110,334							110,334
Schendel Pest		41,400	21,600	6,000	3,600	1,800		74,400
Goodyear		44,000						44,000
Mars Escrow - Employment Incentive	159,375	637,500	637,500					1,434,375
Total Committed - Performance Based	269,709	1,259,186	822,600	127,500	93,600	91,800	0	2,664,395
Expected:								
Site Improvements	845,000	800,000						1,645,000
Confidential Pending Cash Incentives								0
Dev. & Maintenance	25,000	55,000	100,000	100,000	100,000	100,000		480,000
Total Expected	870,000	855,000	100,000	100,000	100,000	100,000	0	2,125,000
Total Committed and Expected	1,139,709	2,114,186	922,600	227,500	193,600	191,800	0	4,789,395
Under Consideration:								
Land Acquisitions		2,550,000						2,550,000
Confidential Pending Cash Incentives	60,000	143,333	343,333	343,334	310,000	260,000	200,000	1,660,000
Total Under Consideration	60,000	2,693,333	343,333	343,334	310,000	260,000	200,000	4,210,000
Total Cash	1,199,709	4,807,519	1,265,933	570,834	503,600	451,800	200,000	8,999,395
Expected:								0
Confidential Pending Incentives								0
Total Land	0	0	0	0	0	0	0	0

Notes:  
(A) Portion of Mars Incentive recorded as a liability on the Statement of Assets, Liabilities & Change in Funds

See Accountant's Compilation Report

**GROWTH ORGANIZATION OF TOPEKA /  
SHAWNEE COUNTY, INC. - PUBLIC**

**Financial Statements & Accountant's  
Compilation Report**

**November 30, 2013**

Accountant's Compilation Report



MIZE & HOUSER  
& COMPANY P.A.

Growth Organization of Topeka / Shawnee County, Inc.  
120 S.E. 6<sup>th</sup> – Suite 110  
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Statement of Assets, Liabilities and Change in Funds–Public – Modified Cash Basis as of November 30, 2013.

Statement of Income and Expense–Comparison to Budget–Public – Modified Cash Basis for the one month and eleven month periods ended November 30, 2013.

Supplemental Schedule of Committed/Pending Incentive Offers and Site Expenditures as of November 30, 2013.

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*Mize Houser & Company P.A.*

Mize Houser & Company P.A.  
Certified Public Accountants

January 31, 2014  
BNO:rb:sc  
Enclosures

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Go Topeka, Inc.  
Statement of Assets, Liabilities, &  
Change In Funds-Public - Modified Cash Basis  
November 30, 2013

Assets

Current Assets		
Cash-Sales Tax		4,319,626
Investments-Reserved for incentive/site improvements		<u>2,801,498</u>
Total Current Assets		7,121,124
Other Assets		
Land Held for Development	<u>8,725,418</u>	
Total Other Assets		<u>8,725,418</u>
Total Assets		<u><u>15,846,542</u></u>

Liabilities and Fund Balance

Current Liabilities		
DBE Carryover	284,912	
Other	17,024	
Due To GTCC	<u>13,688</u>	
Total Current Liabilities		315,624
Fund Balances		
Opening Fund Balance	12,869,019	
Excess-Current Year	<u>2,661,899</u>	
		<u>15,530,918</u>
Total Liabilities and Fund Balance		<u><u>15,846,542</u></u>



Go Topeka, Inc.  
Statement of Income and Expense - Public  
Modified Cash Basis  
November 30, 2013

	Current Period			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Revenue</b>						
Sales Tax	416,667	416,666	1	4,583,333	4,583,334	(1)
Net Investment Income (Fees)	(81)	-	(81)	320	-	320
Other Program Revenue	4,082	1,700	2,382	28,196	33,550	(5,354)
<b>Total Revenues</b>	<b>420,668</b>	<b>418,366</b>	<b>2,302</b>	<b>4,611,849</b>	<b>4,616,884</b>	<b>(5,035)</b>
<b>Expenses</b>						
<b>Program Expenses</b>						
Business Retention	11,014	14,666	3,651	119,194	181,135	61,940
New Business Attraction	44,550	52,202	7,652	449,270	642,730	193,460
Workforce Development	5,963	33,494	27,530	80,188	113,644	33,455
Government Relations Consultant	1,500	1,500	-	16,707	19,500	2,793
Research & Government Relations	15,515	9,771	(5,744)	82,569	108,053	25,484
Entrepreneurial & Minority Bus-Dev	21,451	76,683	55,232	263,544	532,091	268,547
Small Business Innovation Center	750	2,313	1,563	8,475	28,350	19,875
Site/Prospect Support	6,568	6,312	(256)	59,069	68,799	9,730
* Incentives & Site Expend - Direct	275,505	275,505	-	1,686,796	1,741,557	54,761
* Less: Site Expenditures Capitalized	(275,505)	(275,505)	-	(974,057)	(974,057)	-
<b>Total Program Expenses</b>	<b>107,311</b>	<b>196,939</b>	<b>89,628</b>	<b>1,791,756</b>	<b>2,461,800</b>	<b>670,044</b>
<b>General &amp; Administrative Expenses</b>	<b>12,070</b>	<b>15,631</b>	<b>3,561</b>	<b>158,194</b>	<b>172,054</b>	<b>13,860</b>
<b>Total Expenses</b>	<b>119,381</b>	<b>212,571</b>	<b>93,189</b>	<b>1,949,950</b>	<b>2,633,854</b>	<b>683,904</b>
Transfer to Visioning	0	0	0	0	0	0
<b>Revenues over (under) Expenses</b>	<b>301,286</b>	<b>205,796</b>	<b>95,491</b>	<b>2,661,899</b>	<b>1,983,030</b>	<b>678,869</b>

**Go Topeka, Inc.**  
**Committed/Pending Incentive Offers and Site Expenditures**  
**November 30, 2013**

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>Totals</u>
<b>Cash:</b>								
Committed - Performance Based:								
Alorica		90,000	90,000	90,000	90,000	90,000		450,000
Del Monte		42,000	42,000					84,000
Del Monte 2		77,000	31,500	31,500				140,000
LB Steel		71,786						71,786
PTMW		255,500						255,500
Allen Foods	110,334							110,334
Schendel Pest		41,400	21,600	6,000	3,600	1,800		74,400
Goodyear		44,000						44,000
Mars Escrow - Employment Incentive	159,375	637,500	637,500					1,434,375
<b>Total Committed - Performance Based</b>	<b>269,709</b>	<b>1,259,186</b>	<b>822,600</b>	<b>127,500</b>	<b>93,600</b>	<b>91,800</b>	<b>0</b>	<b>2,664,395</b>
<b>Expected:</b>								
Site Improvements	845,000	800,000						1,645,000
Confidential Pending Cash Incentives								0
Dev. & Maintenance	25,000	55,000	100,000	100,000	100,000	100,000		480,000
<b>Total Expected</b>	<b>870,000</b>	<b>855,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>0</b>	<b>2,125,000</b>
<b>Total Committed and Expected</b>	<b>1,139,709</b>	<b>2,114,186</b>	<b>922,600</b>	<b>227,500</b>	<b>193,600</b>	<b>191,800</b>	<b>0</b>	<b>4,789,395</b>
<b>Under Consideration:</b>								
Land Acquisitions		2,550,000						2,550,000
Confidential Pending Cash Incentives	60,000	143,333	343,333	343,334	310,000	260,000	200,000	1,660,000
<b>Total Under Consideration</b>	<b>60,000</b>	<b>2,693,333</b>	<b>343,333</b>	<b>343,334</b>	<b>310,000</b>	<b>260,000</b>	<b>200,000</b>	<b>4,210,000</b>
<b>Total Cash</b>	<b>1,199,709</b>	<b>4,807,519</b>	<b>1,265,933</b>	<b>570,834</b>	<b>503,600</b>	<b>451,800</b>	<b>200,000</b>	<b>8,999,395</b>
<b>Expected:</b>								<b>0</b>
Confidential Pending Incentives								0
<b>Total Land</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Notes:

(A) Portion of Mars Incentive recorded as a liability on the Statement of Assets, Liabilities & Change in Funds

See Accountant's Compilation Report

**GROWTH ORGANIZATION OF TOPEKA /  
SHAWNEE COUNTY, INC. - PUBLIC**

**Financial Statements & Accountant's  
Compilation Report**

**December 31, 2013**

Accountant's Compilation Report



**MIZE HOUSER  
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Certified Public Accountants

February 10, 2014  
BNO:rb:sc  
Enclosures

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Go Topeka, Inc.  
Statement of Assets, Liabilities, &  
Change In Funds-Public - Modified Cash Basis  
December 31, 2013

Assets

Current Assets		
Cash-Sales Tax		3,340,311
Investments-Reserved for incentive/site improvements		2,801,471
Other		<u>8,645</u>
Total Current Assets		<u>6,150,427</u>
Other Assets		
Land Held for Development	<u>7,739,681</u>	
Total Other Assets		<u>7,739,681</u>
Total Assets		<u><u>13,890,108</u></u>

Liabilities and Fund Balance

Current Liabilities		
DBE Carryover	<u>539,470</u>	
Total Current Liabilities		539,470
Fund Balances		
Opening Fund Balance	12,869,019	
Excess-Current Year	<u>481,619</u>	
Total Liabilities and Fund Balance		<u><u>13,350,638</u></u>
Total Liabilities and Fund Balance		<u><u>13,890,108</u></u>

Go Topeka, Inc.  
Statement of Income and Expense - Public  
Modified Cash Basis  
December 31, 2013

	Current Period			Year to Date		
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
<b>Revenue</b>						
Sales Tax	416,667	416,666	1	5,000,000	5,000,000	(0)
Net Investment Income (Fees)	10	-	10	330	-	330
Other Program Revenue	715	1,650	(935)	28,911	35,200	(6,289)
Total Revenues	<u>417,392</u>	<u>418,316</u>	<u>(924)</u>	<u>5,029,241</u>	<u>5,035,200</u>	<u>(5,959)</u>
<b>Expenses</b>						
<b>Program Expenses</b>						
Business Retention	21,913	20,165	(1,748)	141,108	201,300	60,192
New Business Attraction	58,905	64,438	5,533	508,175	707,168	198,993
Workforce Development	26,816	10,409	(16,407)	107,004	124,053	17,048
Government Relations Consultant	1,500	2,000	500	18,207	21,500	3,293
Research & Governmt'l Relations	15,515	13,784	(1,732)	98,084	121,837	23,753
Entrepreneurial & Minority Bus Dev	287,739	28,326	(259,413)	551,283	560,417	9,133
Small Business Innovation Center	1,667	750	(917)	10,141	29,100	18,959
Site/Prospect Support	5,156	6,473	1,317	64,225	75,272	11,047
* Incentives & Site Expend - Direct	2,150,828	2,150,828	-	2,904,417	2,959,178	54,761
* Less: Site Expenditures Capitalized	0	0	0	(40,849)	(40,849)	0
Total Program Expenses	<u>2,570,039</u>	<u>2,297,172</u>	<u>(272,866)</u>	<u>4,361,795</u>	<u>4,758,973</u>	<u>397,178</u>
General & Administrative Expenses	27,634	20,305	(7,329)	185,827	192,359	6,531
Total Expenses	<u>2,597,672</u>	<u>2,317,477</u>	<u>(280,195)</u>	<u>4,547,622</u>	<u>4,951,332</u>	<u>403,709</u>
Transfer to Visioning	0	60,000	60,000	0	60,000	60,000
Revenues over (under) Expenses	<u>(2,180,280)</u>	<u>(1,959,161)</u>	<u>(221,119)</u>	<u>481,619</u>	<u>23,869</u>	<u>457,751</u>

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**Go Topeka, Inc.**  
**Committed/Pending Incentive Offers and Site Expenditures**  
**December 31, 2013**

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>Totals</u>
<b>Cash:</b>							
Committed - Performance Based:							
Albrica	90,000	90,000	90,000	90,000	90,000		450,000
Del Monte	42,000	42,000					84,000
Del Monte 2	77,000	31,500	31,500				140,000
LB Steel	71,786						71,786
PTMW	255,500						255,500
Allen Foods							0
Schendel Pest	41,400	21,600	6000	3600	1800		74,400
Goodyear	44,000						44,000
Mars Escrow - Employment Incentive	637,500	637,500					1,275,000
<b>Total Committed - Performance Based</b>	<b>1,259,186</b>	<b>822,600</b>	<b>127,500</b>	<b>93,600</b>	<b>91,800</b>	<b>0</b>	<b>2,394,686</b>
<b>Expected:</b>							
Site Improvements	800,000						800,000
Confidential Pending Cash Incentives							0
Dev. & Maintenance	55,000	100,000	100,000	100,000	100,000		455,000
<b>Total Expected</b>	<b>855,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>0</b>	<b>1,255,000</b>
<b>Total Committed and Expected</b>	<b>2,114,186</b>	<b>922,600</b>	<b>227,500</b>	<b>193,600</b>	<b>191,800</b>	<b>0</b>	<b>3,649,686</b>
<b>Under Consideration:</b>							
Land Acquisitions	2,550,000						2,550,000
Confidential Pending Cash Incentives	143,333	343,333	343,334	310,000	260,000	200,000	1,600,000
<b>Total Under Consideration</b>	<b>2,693,333</b>	<b>343,333</b>	<b>343,334</b>	<b>310,000</b>	<b>260,000</b>	<b>200,000</b>	<b>4,150,000</b>
<b>Total Cash</b>	<b>4,807,519</b>	<b>1,265,933</b>	<b>570,834</b>	<b>503,600</b>	<b>451,800</b>	<b>200,000</b>	<b>7,799,686</b>
<b>Expected:</b>							
Confidential Pending Incentives	0	0	0	0	0	0	0
<b>Total Land</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Notes:  
(A) Portion of Mars Incentive recorded as a liability on the Statement of Assets, Liabilities & Change in Funds

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