

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

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

**January 31, 2014**



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

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

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 January 31, 2014.

Statement of Income and Expense–Comparison to Budget–Public – Modified Cash Basis for the one month period ended January 31, 2014.

Supplemental Schedule of Committed/Pending Incentive Offers and Site Expenditures as of January 31, 2014.

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

May 7, 2014  
BNO:rb:sc  
Enclosures

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Go Topeka, Inc.  
Statement of Assets, Liabilities, &  
Change In Funds-Public - Modified Cash Basis  
January 31, 2014

Assets

Current Assets		
Cash-Sales Tax		3,579,220
Investments-Reserved for incentive/site improvements		2,801,354
Other Receivables - Net		<u>12,784</u>
Total Current Assets		<u>6,393,358</u>
Other Assets		
Land Held for Development	<u>7,740,731</u>	
Total Other Assets		<u>7,740,731</u>
Total Assets		<u><u>14,134,089</u></u>

Liabilities and Fund Balance

Current Liabilities		
DBE Carryover	539,470	
Total Current Liabilities		539,470
Fund Balances		
Opening Fund Balance	13,350,637	
Excess-Current Year	<u>243,982</u>	
		<u>13,594,619</u>
Total Liabilities and Fund Balance		<u><u>14,134,089</u></u>

Go Topeka, Inc.  
Statement of Income and Expense - Public  
Modified Cash Basis  
January 31, 2014

	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	416,667	(0)	416,667	416,667	(0)
Net Investment Income (Fees)	(84)	25	(109)	(84)	25	(109)
Other Program Revenue	22,492	825	21,667	22,492	825	21,667
Total Revenues	<u>439,074</u>	<u>417,517</u>	<u>21,558</u>	<u>439,074</u>	<u>417,517</u>	<u>21,558</u>
<b>Expenses</b>						
Program Expenses						
Business Retention	3,422	6,626	3,204	3,422	6,626	3,204
New Business Attraction	24,900	56,993	32,093	24,900	56,993	32,093
Workforce Development	5,550	16,964	11,414	5,550	16,964	11,414
Government Relations Consultant	1,500	2,000	500	1,500	2,000	500
Research & Governmt'l Relations	6,202	19,250	13,048	6,202	19,250	13,048
Entrepreneurial & Minority Bus Dev	17,848	57,360	39,512	17,848	57,360	39,512
Small Business Innovation Center	833	9,470	8,637	833	9,470	8,637
Site/Prospect Support	3,063	2,961	(102)	3,063	2,961	(102)
* Incentives & Site Expend - Direct	119,247	119,247	-	119,247	119,247	-
* Less: Site Expenditures Capitalized	(1,050)	(1,050)	-	(1,050)	(1,050)	-
Total Program Expenses	<u>181,514</u>	<u>289,821</u>	<u>108,306</u>	<u>181,514</u>	<u>289,821</u>	<u>108,306</u>
General & Administrative Expenses	13,578	20,204	6,627	13,578	20,204	6,627
Total Expenses	<u>195,092</u>	<u>310,025</u>	<u>114,933</u>	<u>195,092</u>	<u>310,025</u>	<u>114,933</u>
Transfer to Visioning	0	0	0	0	0	0
Revenues over (under) Expenses	<u>243,982</u>	<u>107,491</u>	<u>136,491</u>	<u>243,982</u>	<u>107,491</u>	<u>136,491</u>

**Go Topeka, Inc.**  
**Committed/Pending Incentive Offers and Site Expenditures**  
**January 31, 2014**

	<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							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	940,000						940,000
Confidential Pending Cash Incentives							0
Dev. & Maintenance	55,000	100,000	100,000	100,000	100,000		455,000
<b>Total Expected</b>	<b>995,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>0</b>	<b>1,395,000</b>
<b>Total Committed and Expected</b>	<b>2,254,186</b>	<b>922,600</b>	<b>227,500</b>	<b>193,600</b>	<b>191,800</b>	<b>0</b>	<b>3,789,686</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>4,947,519</b>	<b>1,265,933</b>	<b>570,834</b>	<b>503,600</b>	<b>451,800</b>	<b>200,000</b>	<b>7,939,686</b>

See Accountant's Compilation Report

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

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

**February 28, 2014**

Accountant's Compilation Report



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

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

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Statement of Assets, Liabilities and Change in Funds–Public – Modified Cash Basis as of February 28, 2014.

Statement of Income and Expense–Comparison to Budget–Public – Modified Cash Basis for the one month and two month periods ended February 28, 2014.

Supplemental Schedule of Committed/Pending Incentive Offers and Site Expenditures as of February 28, 2014.

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May 7, 2014  
BNO:rb:sc  
Enclosures

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Go Topeka, Inc.  
Statement of Assets, Liabilities, &  
Change In Funds-Public - Modified Cash Basis  
February 28, 2014

Assets

Current Assets		
Cash-Sales Tax		3,864,663
Investments-Reserved for incentive/site improvements		2,642,392
Other Receivables - Net		<u>45,566</u>
Total Current Assets		<u>6,552,621</u>
Other Assets		
Land Held for Development	<u>7,740,731</u>	
Total Other Assets		<u>7,740,731</u>
Total Assets		<u><u>14,293,352</u></u>

Liabilities and Fund Balance

Current Liabilities		
DBE Carryover	539,470	
Total Current Liabilities		539,470
Fund Balances		
Opening Fund Balance	13,350,637	
Excess-Current Year	<u>403,245</u>	
		<u>13,753,882</u>
Total Liabilities and Fund Balance		<u><u>14,293,352</u></u>

See Accountant's Compilation Report



Go Topeka, Inc.  
Statement of Income and Expense - Public  
Modified Cash Basis  
February 28, 2014

	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	416,667	(0)	833,333	833,333	(0)
Net Investment Income (Fees)	443	25	418	359	50	309
Other Program Revenue	1,272	1,125	147	23,764	1,950	21,814
Total Revenues	<u>418,382</u>	<u>417,817</u>	<u>565</u>	<u>857,456</u>	<u>835,333</u>	<u>22,123</u>
<b>Expenses</b>						
<b>Program Expenses</b>						
Business Retention	2,860	7,331	4,471	6,281	13,957	7,676
New Business Attraction	46,090	56,997	10,907	70,989	113,990	43,001
Workforce Development	9,398	6,869	(2,529)	14,948	23,833	8,885
Government Relations Consultant	1,500	1,500	-	3,000	3,500	500
Research & Governmt'l Relations	6,041	8,845	2,804	12,243	28,095	15,852
Entrepreneurial & Minority Bus Dev	17,352	65,855	48,503	35,201	123,215	88,014
Small Business Innovation Center	-	9,370	9,370	833	18,841	18,007
Site/Prospect Support	945	2,961	2,016	4,007	5,922	1,915
* Incentives & Site Expend - Direct	162,863	162,863	-	282,110	282,110	-
* Less: Site Expenditures Capitalized	-	-	-	(1,050)	(1,050)	-
Total Program Expenses	<u>247,048</u>	<u>322,591</u>	<u>75,543</u>	<u>428,563</u>	<u>612,412</u>	<u>183,849</u>
General & Administrative Expenses	12,071	14,198	2,128	25,648	34,403	8,754
Total Expenses	<u>259,119</u>	<u>336,790</u>	<u>77,671</u>	<u>454,211</u>	<u>646,815</u>	<u>192,604</u>
Transfer to Visioning	0	0	0	0	0	0
Revenues over (under) Expenses	<u>159,263</u>	<u>81,027</u>	<u>78,236</u>	<u>403,245</u>	<u>188,518</u>	<u>214,727</u>

**Go Topeka, Inc.**  
**Committed/Pending Incentive Offers and Site Expenditures**  
**February 28, 2014**

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>Totals</u>
<b>Cash:</b>							
<b>Committed - Performance Based:</b>							
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							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	770,000						770,000
Confidential Pending Cash Incentives							0
Dev. & Maintenance	55,000	100,000	100,000	100,000	100,000		455,000
<b>Total Expected</b>	<b>825,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>0</b>	<b>1,225,000</b>
<b>Total Committed and Expected</b>	<b>2,084,186</b>	<b>922,600</b>	<b>227,500</b>	<b>193,600</b>	<b>191,800</b>	<b>0</b>	<b>3,619,686</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>4,777,519</b>	<b>1,265,933</b>	<b>570,834</b>	<b>503,600</b>	<b>451,800</b>	<b>200,000</b>	<b>7,769,686</b>

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SHAWNEE COUNTY, INC. - PUBLIC**

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

**March 31, 2014**



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Statement of Assets, Liabilities, &  
Change In Funds-Public - Modified Cash Basis  
March 31, 2014

Assets

Current Assets		
Cash-Sales Tax		3,995,746
Investments-Reserved for incentive/site improvements		<u>2,642,282</u>
Total Current Assets		6,638,028
Other Assets		
Land Held for Development	<u>7,740,731</u>	
Total Other Assets		<u>7,740,731</u>
Total Assets		<u><u>14,378,759</u></u>

Liabilities and Fund Balance

Current Liabilities		
DBE Carryover	539,470	
Due to Chamber	22,933	
Other	<u>3,542</u>	
Total Current Liabilities		565,945
Fund Balances		
Opening Fund Balance	13,350,637	
Excess-Current Year	<u>462,177</u>	
		<u>13,812,814</u>
Total Liabilities and Fund Balance		<u><u>14,378,759</u></u>

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Go Topeka, Inc.  
Statement of Income and Expense - Public  
Modified Cash Basis  
March 31, 2014

	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	416,667	(0)	1,250,000	1,250,000	(0)
Net Investment Income (Fees)	(74)	25	(99)	285	75	210
Other Program Revenue	1,654	3,925	(2,271)	25,418	5,875	19,543
Total Revenues	<u>418,246</u>	<u>420,617</u>	<u>(2,371)</u>	<u>1,275,702</u>	<u>1,255,950</u>	<u>19,752</u>
<b>Expenses</b>						
Program Expenses						
Business Retention	5,454	9,125	3,671	11,735	23,082	11,347
New Business Attraction	32,218	56,994	24,776	103,208	170,984	67,776
Workforce Development	9,778	59,963	50,185	24,726	83,796	59,070
Government Relations Consultant	1,500	2,000	500	4,500	5,500	1,000
Research & Governmt'l Relations	7,548	8,849	1,301	19,792	36,944	17,153
Entrepreneurial & Minority Bus Dev	18,844	56,609	37,765	54,045	179,824	125,779
Small Business Innovation Center	1,682	9,495	7,814	2,515	28,336	25,821
Site/Prospect Support	5,182	2,961	(2,221)	9,190	8,883	(307)
* Incentives & Site Expend - Direct	262,377	262,377	-	544,487	544,487	-
* Less: Site Expenditures Capitalized	-	-	-	(1,050)	(1,050)	-
Total Program Expenses	<u>344,584</u>	<u>468,373</u>	<u>123,790</u>	<u>773,147</u>	<u>1,080,786</u>	<u>307,639</u>
General & Administrative Expenses	14,731	14,203	(528)	40,379	48,606	8,227
Total Expenses	<u>359,315</u>	<u>482,577</u>	<u>123,262</u>	<u>813,526</u>	<u>1,129,392</u>	<u>315,866</u>
Transfer to Visioning	0	0	0	0	0	0
Revenues over (under) Expenses	<u>58,931</u>	<u>(61,960)</u>	<u>120,891</u>	<u>462,177</u>	<u>126,558</u>	<u>335,618</u>

**Go Topeka, Inc.**  
**Committed/Pending Incentive Offers and Site Expenditures**  
**March 31, 2014**

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>THEREAFTER</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
Yantra	0	10,000	10,000	10,000	10,000	60,000	100,000
Schendel Pest	41,400	21,600	6,000	3,600	1,800		74,400
Goodyear	44,000						44,000
Mars Escrow - Employment Incentive	478,125	637,500					1,115,625
<b>Total Committed - Performance Based</b>	<b>1,099,811</b>	<b>832,600</b>	<b>137,500</b>	<b>103,600</b>	<b>101,800</b>	<b>60,000</b>	<b>2,335,311</b>
<b>Expected:</b>							
Site Improvements	670,000						670,000
Confidential Pending Cash Incentives							0
Dev. & Maintenance	55,000	100,000	100,000	100,000	100,000		455,000
<b>Total Expected</b>	<b>725,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>0</b>	<b>1,125,000</b>
<b>Total Committed and Expected</b>	<b>1,824,811</b>	<b>932,600</b>	<b>237,500</b>	<b>203,600</b>	<b>201,800</b>	<b>60,000</b>	<b>3,460,311</b>
<b>Under Consideration:</b>							
Land Acquisitions	2,550,000						2,550,000
Confidential Pending Cash Incentives	110,000	310,000	310,000	310,000	260,000	200,000	1,500,000
<b>Total Under Consideration</b>	<b>2,660,000</b>	<b>310,000</b>	<b>310,000</b>	<b>310,000</b>	<b>260,000</b>	<b>200,000</b>	<b>4,050,000</b>
<b>Total Cash</b>	<b>4,484,811</b>	<b>1,242,600</b>	<b>547,500</b>	<b>513,600</b>	<b>461,800</b>	<b>260,000</b>	<b>7,510,311</b>

See Accountant's Compilation Report