

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

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

October 31, 2017

Accountant's Compilation Report



MIZE & HOUSER
COMPANY P.A.

Growth Organization of Topeka / Shawnee County, Inc.
120 S.E. 6th Ave., Suite 110
Topeka, Kansas 66603

Management is responsible for the accompanying financial statements 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), which comprise the statements of assets, liabilities and change in funds-modified cash basis as of October 31, 2017, and the related statement of income and expense-modified cash basis for the one month and ten month periods then ended, 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.

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 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 assets, liabilities, equity, revenues, and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The accompanying supplementary information listed below is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. The supplementary information was not subject to our compilation engagement. We do not express an opinion, a conclusion, nor provide any form of assurance on such information.

Supplemental information (presented only for supplementary analysis purposes):

Schedule of committed/pending incentive offers and site expenditures as of October 31, 2017.

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

February 13, 2018
Topeka, Kansas

BNO:rb:sc
Enclosures

www.mizehouser.com ■ mhco@mizehouser.com

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534 S Kansas Ave, Suite 400 ■ Topeka, KS 66603-3454 ■ 785.234.5573 p ■ 785.234.1037 f
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211 E Eighth St, Suite A ■ Lawrence, KS 66044-2771 ■ 785.842.8844 p ■ 785.842.9049 f

Go Topeka, Inc.
Statement of Assets, Liabilities, &
Change In Funds-Public - Modified Cash Basis
October 31, 2017

Assets

Current Assets		
Cash-Sales Tax (A)		10,918,795
Investments-Sales Tax (A)		5,910,390
Other Current Assets		<u>18,070</u>
Total Current Assets		16,847,255
Other Assets		
Land Held for Development	<u>7,442,408</u>	
Total Other Assets		<u>7,442,408</u>
Total Assets		<u><u>24,289,663</u></u>

Liabilities and Fund Balance

Current Liabilities		
EMBD Carryover	908,125	
Due to/(from) Chamber	96	
KF Park & Fire House Fund	203,159	
Other Payables	<u>834</u>	
Total Current Liabilities		1,112,214
Fund Balances		
Opening Fund Balance	20,901,272	
Excess-Current Year	<u>2,276,177</u>	
Total Liabilities and Fund Balance		<u><u>24,289,663</u></u>

(A) - Subject to commitments. See supplemental schedule.

See Accountant's Compilation Report

Go Topeka, Inc.
Statement of Income and Expense - Public
Modified Cash Basis
October 31, 2017

	Current Period			Year to Date		
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Revenue						
Sales Tax	416,667	416,666	1	4,166,667	4,166,660	7
Net Investment Income (Fees)	2,356	1,050	1,306	24,676	10,500	14,176
Other Revenue	4,079	1,000	3,079	55,239	20,800	34,439
Total Revenues	423,102	418,716	4,386	4,246,581	4,197,960	48,621
Expenses						
Program Expenses						
Business Retention	21,433	28,176	6,743	118,030	171,711	53,681
New Business Attraction	18,522	35,321	16,799	286,448	463,212	176,764
Workforce Development	15,705	14,017	(1,687)	200,972	307,371	106,399
Government Relations Consultant	1,500	1,625	125	17,043	40,625	23,582
Research & Governmt'l Relations	24,779	11,246	(13,533)	148,778	158,811	10,033
Entrepreneurial & Minority Bus Dev	43,615	33,711	(9,904)	378,306	481,581	103,275
Small Business Innovation Center	810	25,900	25,090	33,055	84,000	50,945
Site/Prospect Support	2,065	3,900	1,835	24,296	88,900	64,604
Incentives & Site Expend - Direct	17,600	17,600	-	(32,684)	190,928	223,612
Total Program Expenses	146,030	171,497	25,466	1,174,245	1,987,140	812,895
General & Administrative Expenses	8,807	7,825	(982)	77,518	78,251	733
Total Operating Expenses	154,838	179,322	24,484	1,251,764	2,065,391	813,628
Transfer to Visioning	0	0	0	75,000	75,000	0
Broadband	5,990	5,990	0	6,020	6,020	0
Small Business Incentive Program	10,000	10,000	0	168,233	168,625	392
E Topeka Learning Ctr	32,006	32,000	(6)	336,090	336,555	465
49th St Road Project	14,000	14,000	0	133,298	133,300	3
Revenues over (under) Expenses	206,269	177,404	28,864	2,276,177	1,413,069	863,108

SUPPLEMENTAL INFORMATION

Go Topeka, Inc.
Committed/Pending Incentive Offers and Site Expenditures
October 31, 2017

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>THEREAFTER</u>	<u>Totals</u>
Cash:							
Committed - Performance Based:							
Big Heart Pet 2015							
FHLB	7,000	82,000					82,000
Yantra		960,400	20,400	20,400	20,400	2,800	1,031,400
Mars Caramel		20,000	10,000	10,000	10,000	30,000	80,000
Mars Twix		110,000	150,000				260,000
Futamura USA		125,000					125,000
se2	28,000	61,000	61,000	28,000	28,000		206,000
Reser's	0	180,000	180,000	180,000	180,000	258,400	978,400
		260,000	100,000	100,000	100,000	105,000	665,000
Total Committed - Performance Based	35,000	1,798,400	521,400	338,400	338,400	396,200	3,427,800
Expected:							
49th Street Project	6,702	1,468,900					1,475,602
East Topeka Learning Center	913,910	2,750,000					3,663,910
Site Improvements	50,000						50,000
Dev. & Maintenance	26,739	45,000					71,739
Total Expected	997,351	4,263,900	0	0	0	0	5,261,251
Total Committed and Expected	1,032,351	6,062,300	521,400	338,400	338,400	396,200	8,689,051
Under Consideration:							
Pending Cash Incentives	0	136,000	215,000	81,000	81,000	470,000	983,000
Total Under Consideration	0	136,000				470,000	983,000
Total before EMBD	1,032,351	6,198,300	521,400	338,400	338,400	866,200	9,672,051
EMBD Carryover							908,125
KF Park and Fire House Fund							203,159
Total							<u>10,783,335</u>

See Accountant's Compilation Report

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

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

November 30, 2017

Accountant's Compilation Report



MIZE & HOUSER
COMPANY P.A.

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120 S.E. 6th Ave., Suite 110
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Schedule of committed/pending incentive offers and site expenditures as of November 30, 2017.

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

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Mize Houser & Company P.A.
Certified Public Accountants

February 13, 2018
Topeka, Kansas

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Go Topeka, Inc.
Statement of Assets, Liabilities, &
Change In Funds-Public - Modified Cash Basis
November 30, 2017

Assets

Current Assets

Cash-Sales Tax (A)	11,242,175
Investments-Sales Tax (A)	5,913,405
Other Current Assets	<u>10,416</u>
Total Current Assets	17,165,996

Other Assets

Land Held for Development	<u>7,307,656</u>
Total Other Assets	<u>7,307,656</u>

Total Assets	<u><u>24,473,652</u></u>
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Liabilities and Fund Balance

Current Liabilities

EMBD Carryover	908,125
Due to/(from) Chamber	132
KF Park & Fire House Fund	203,159
Other Payables	<u>179</u>

Total Current Liabilities	1,111,595
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Fund Balances

Opening Fund Balance	20,901,272
Excess-Current Year	<u>2,460,785</u>
	<u>23,362,057</u>

Total Liabilities and Fund Balance	<u><u>24,473,652</u></u>
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(A) - Subject to commitments. See supplemental schedule.

See Accountant's Compilation Report

Go Topeka, Inc.
Statement of Income and Expense - Public
Modified Cash Basis
November 30, 2017

	Current Period			Year to Date		
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Revenue						
Sales Tax	416,667	416,666	1	4,583,333	4,583,326	7
Net Investment Income (Fees)	3,108	1,050	2,058	27,784	11,550	16,234
Other Revenue	20	1,000	(980)	55,259	21,800	33,459
Total Revenues	419,795	418,716	1,079	4,666,376	4,616,676	49,700
Expenses						
Program Expenses						
Business Retention	11,658	14,176	2,518	129,688	185,887	56,199
New Business Attraction	18,494	35,821	17,327	304,943	499,033	194,091
Workforce Development	47,676	64,017	16,342	248,648	371,388	122,741
Government Relations Consultant	26,500	1,500	(25,000)	43,543	42,125	(1,418)
Research & Governmt'l Relations	17,648	11,246	(6,402)	166,426	170,057	3,631
Entrepreneurial & Minority Bus Dev	65,763	36,485	(29,278)	444,069	518,066	73,997
Small Business Innovation Center	810	1,800	990	33,865	85,800	51,935
Site/Prospect Support	3,424	3,900	476	27,720	92,800	65,080
Incentives & Site Expend - Direct	-	-	-	(32,684)	190,928	223,612
Total Program Expenses	191,973	168,946	(23,027)	1,366,218	2,156,086	789,868
General & Administrative Expenses	8,091	7,825	(265)	85,609	86,076	467
Total Operating Expenses	200,064	176,771	(23,293)	1,451,827	2,242,162	790,335
Transfer to Visioning	0	0	0	75,000	75,000	0
Broadband	0	0	0	6,020	6,020	0
Small Business Incentive Program	33,083	33,083	(0)	201,316	201,708	392
E Topeka Learning Ctr	2,040	2,040	0	338,130	338,595	465
49th St Road Project	0	0	0	133,298	133,300	3
Revenues over (under) Expenses	184,608	206,822	(22,214)	2,460,785	1,619,891	840,894

SUPPLEMENTAL INFORMATION

Go Topeka, Inc.
Committed/Pending Incentive Offers and Site Expenditures
November 30, 2017

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>THEREAFTER</u>	<u>Totals</u>
Cash:							
Committed - Performance Based:							
Big Heart Pet 2015		82,000					82,000
FHLB	7,000	960,400	20,400	20,400	20,400	2,800	1,031,400
Yantra		20,000	10,000	10,000	10,000	30,000	80,000
Mars Caramel		110,000	150,000				260,000
Mars Twix		125,000					125,000
Futamura USA	28,000	61,000	61,000	28,000	28,000		206,000
se2	0	180,000	180,000	180,000	180,000	258,400	978,400
Reser's		260,000	100,000	100,000	100,000	105,000	665,000
Total Committed - Performance Based	35,000	1,798,400	521,400	338,400	338,400	396,200	3,427,800
Expected:							
49th Street Project	6,702	1,468,900					1,475,602
East Topeka Learning Center	11,870	3,650,000					3,661,870
Site Improvements	0	50,000					50,000
Dev. & Maintenance	25,062	45,000					70,062
Total Expected	43,634	5,213,900	0	0	0	0	5,257,534
Total Committed and Expected	78,634	7,012,300	521,400	338,400	338,400	396,200	8,685,334
Under Consideration:							
Pending Cash Incentives	0	136,000	215,000	81,000	81,000	470,000	983,000
Total Under Consideration	0	136,000				470,000	983,000
Total before EMBD	78,634	7,148,300	521,400	338,400	338,400	866,200	9,668,334
EMBD Carryover							908,125
KF Park and Fire House Fund							203,159
Total							<u>10,779,618</u>

See Accountant's Compilation Report

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

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

December 31, 2017

Accountant's Compilation Report



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Go Topeka, Inc.
Statement of Assets, Liabilities, &
Change In Funds-Public - Modified Cash Basis
December 31, 2017

Assets

Current Assets		
Cash-Sales Tax (A)		11,258,022
Investments-Sales Tax (A)		5,915,873
Other Current Assets		<u>11,900</u>
Total Current Assets		<u>17,185,795</u>
Other Assets		
Land Held for Development	<u>7,307,656</u>	
Total Other Assets		<u>7,307,656</u>
Total Assets		<u><u>24,493,451</u></u>

Liabilities and Fund Balance

Current Liabilities		
EMBD Carryover	974,439	
Due to/(from) Chamber	200	
KF Park & Fire House Fund	203,159	
Other Payables	<u>23</u>	
Total Current Liabilities		1,177,821
Fund Balances		
Opening Fund Balance	20,901,272	
Excess-Current Year	<u>2,414,358</u>	
Total Liabilities and Fund Balance		<u><u>23,315,630</u></u>
		<u><u>24,493,451</u></u>

(A) - Subject to commitments. See supplemental schedule.

See Accountant's Compilation Report

Go Topeka, Inc.
Statement of Income and Expense - Public
Modified Cash Basis
December 31, 2017

	Current Period			Year to Date		
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Revenue						
Sales Tax	416,667	416,674	(7)	5,000,000	5,000,000	(0)
Net Investment Income (Fees)	2,560	1,050	1,510	30,344	12,600	17,744
Other Revenue	15,912	1,400	14,512	47,954	24,700	23,254
Total Revenues	435,139	419,124	16,015	5,078,297	5,037,300	40,997
Expenses						
Program Expenses						
Business Retention	12,740	17,403	4,663	142,428	203,291	60,863
New Business Attraction	34,189	39,871	5,682	339,131	538,905	199,773
Workforce Development	18,359	14,017	(4,341)	267,006	385,406	118,399
Government Relations	1,500	1,625	125	45,043	43,750	(1,293)
Research/Social Media	18,334	11,246	(7,088)	184,760	181,304	(3,457)
Entrepreneurial & Minority Bus Dev	59,211	30,347	(28,864)	548,239	548,414	174
Small Business Innovation Center	810	900	90	34,675	86,700	52,025
Site/Prospect Support	1,260	3,900	2,640	28,980	96,700	67,720
Incentives & Site Expend - Direct	7,000	7,000	-	(25,684)	1,918,290	1,943,974
Total Program Expenses	153,402	126,310	(27,092)	1,564,579	4,002,758	2,438,178
General & Administrative Expenses	9,323	7,825	(1,498)	94,932	93,902	(1,030)
Total Operating Expenses	162,725	134,135	(28,590)	1,659,511	4,096,659	2,437,148
Transfer to Visioning	0	0	0	75,000	75,000	0
Broadband	47,138	47,138	1	53,158	250,000	196,843
Small Business Incentive Program	57,902	57,902	(0)	259,218	300,000	40,782
E Topeka Learning Ctr	140,322	140,322	(0)	478,452	479,000	548
49th St Road Project	5,303	5,303	1	138,600	139,000	400
Revenues over (under) Expenses (C)	21,749	34,324	(12,575)	2,414,358	(302,359)	2,716,717

(C) Change in funds carried over to 2018

SUPPLEMENTAL INFORMATION

Go Topeka, Inc.
Committed/Pending Incentive Offers and Site Expenditures
December 31, 2017

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>THEREAFTER</u>	<u>Totals</u>
Cash:							
Committed - Performance Based:							
Big Heart Pet 2015	82,000						82,000
Premier Advisory Group		45,000	45,000	45,000	45,000	45,000	225,000
Industrial Maintenance	36,000	36,000	36,000	36,000	36,000		180,000
FHLB	960,400	20,400	20,400	20,400	2,800		1,024,400
Yantra	20,000	10,000	10,000	10,000	10,000	20,000	80,000
Mars Caramel	110,000	150,000					260,000
Mars Twix	125,000						125,000
Futamura USA	61,000	61,000	28,000	28,000			178,000
se2	180,000	180,000	180,000	180,000	180,000	78,400	978,400
Reser's	260,000	100,000	100,000	100,000	100,000	5,000	665,000
Total Committed - Performance Based	1,834,400	602,400	419,400	419,400	373,800	148,400	3,797,800
Expected:							
49th Street Project	1,468,900						1,468,900
East Topeka Learning Center	2,750,000						2,750,000
Broadband	111,000						111,000
Transportation	70,000						70,000
Small Business Incentive Program	300,000						300,000
Dev. & Maintenance	45,000						45,000
Total Expected	4,744,900	0	0	0	0	0	4,744,900
Total Committed and Expected	6,579,300	602,400	419,400	419,400	373,800	148,400	8,542,700
Under Consideration:							
Pending Cash Incentives	100,000	134,000	0	0	0	344,000	578,000
Total Under Consideration	100,000					344,000	578,000
Total before EMBD	6,679,300	602,400	419,400	419,400	373,800	492,400	9,120,700
EMBD Carryover							974,439
KF Park and Fire House Fund							203,159
Total							10,298,298

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