

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

Financial Statements & Accountant's
Compilation Report

October 31, 2018

Accountant's Compilation Report



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, 2018, 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, 2018.

A handwritten signature in black ink that reads 'Mize Houser & Company P.A.' in a cursive script.

Mize Houser & Company P.A.
Certified Public Accountants

February 14, 2019
Topeka, Kansas

BNO:rb:sc
Enclosures

GO TOPEKA, INC - PUBLIC
STATEMENT OF ASSETS, LIABILITIES &
CHANGE IN FUNDS-MODIFIED CASH BASIS
FROM 1/01/18 TO 10/31/18

ASSETS

Current Assets

Cash - Public	8,250,605
Cash - ETLC Support Corp.	5,115,691
Investments - Public	5,981,521
Due From(To) Affiliates	(107,836)
Total Current Assets	<u>19,239,980</u>

Fixed Assets

Other Assets

Land Held for Dev-Central	1,904,407
Land Held for Dev-Kanza Fire	5,403,249
Land ETLC	161,690
Building ETLC	2,337,876
Total Other Assets	<u>9,807,222</u>
Total Assets	<u><u>29,047,202</u></u>

LIABILITIES & FUND BALANCE

Current Liabilities

KF Park & Fire House Fund	357,769
EMBD Carryover	974,439
Total Current Liabilities	<u>1,332,208</u>

Long-Term Debt

ETLC Debt	6,159,546
Net Long-Term Debt	<u>6,159,546</u>
Total Liabilities	7,491,753

Fund Balances

Opening Fund Balance	23,315,630
Excess-Current Year	(1,760,182)
Total Fund Balance	<u>21,555,448</u>
Total Liabilities & Fund Bal	<u><u>29,047,202</u></u>

SEE ACCOUNTANT'S COMPILATION REPORT

GO TOPEKA, INC
STATEMENT OF INCOME AND EXPENSE - PUBLIC
MODIFIED CASH BASIS
FROM 1/01/18 TO 10/31/18

	Current Period			Year to Date		
	Actual	Budget	Over(Under)	Actual	Budget	Over(Under)
Revenue						
Sales Tax	416,667	416,666	1	4,166,667	4,166,660	7
Net Investment Income (Fees)	1,299	-	1,299	9,143	-	9,143
Investment MV Change	7,298	-	7,298	65,648	-	65,648
Other Revenue	9,586	1,950	7,636	88,548	19,500	69,048
Total Revenues	434,850	418,616	16,234	4,330,006	4,186,160	143,846
Expenses						
Program Expenses						
Economic Development	11,453	20,027	(8,574)	123,102	206,393	(83,291)
Government Relations	2,041	1,625	416	16,541	40,625	(24,084)
Entrepreneurial & Minority Bus Dev	14,783	30,102	(15,319)	187,924	395,858	(207,934)
New Business Attraction	11,370	11,400	(30)	176,512	306,650	(130,138)
Marketing Communications	9,006	9,128	(122)	92,265	95,841	(3,576)
Business Retention	10,533	19,589	(9,056)	91,203	151,757	(60,554)
Research	1,025	6,417	(5,392)	36,343	46,065	(9,722)
PTAC (EMBD Grant)	6,166	10,193	(4,027)	87,834	105,003	(17,169)
Site/Prospect Support	1,656	3,750	(2,094)	8,312	37,500	(29,188)
Small Business Development Ctr	25,810	25,900	(90)	39,600	84,000	(44,400)
Workforce Development	8,854	42,494	(33,640)	197,942	293,182	(95,240)
Women's Initiative	-	-	-	8,231	-	8,231
Small Business Awards	216	-	216	18,823	-	18,823
Incentive/Projects	-	-	-	154,640	155,000	(360)
Total Program Expenses	102,913	180,625	(77,712)	1,239,272	1,917,874	(678,602)
General & Administrative Expenses	22,117	15,101	7,016	245,695	156,025	89,670
Total Operating Expenses	125,030	195,726	(70,696)	1,484,967	2,073,899	(588,932)
Broadband	0	0	-	71,822	111,000	(39,178)
Small Business Incentive Program	17,250	25,000	(7,750)	212,149	247,500	(35,351)
E Topeka Learning Ctr	0	0	-	4,147,737	2,750,000	1,397,737
ETLC Support Corp	0	0	-	14,863	0	14,863
Transportation	13,252	7,000	6,252	58,650	61,000	(2,350)
Entrepreneur 712 Innovations	50,000	50,000	-	100,000	100,000	-
Revenues over (under) Expenses	229,318	140,890	88,428	(1,760,182)	(1,157,239)	(602,943)

SEE ACCOUNTANT'S COMPILATION REPORT

SUPPLEMENTAL INFORMATION

Go Topeka, Inc.
Committed/Pending Incentive Offers and Site Expenditures
October 31, 2018

	<u>Incentive Orig. Date</u>	<u>Pymts to 12/31/2017</u>	<u>Payments / 2018</u>	<u>-----Projected----- /</u>					<u>Total Projected</u>	<u>Total Projected & Paid</u>
				<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>		
Cash:										
Committed - Performance Based:										
Big Heart Pet 2015	2015	73,595	93,165						93,165	166,760
Premier Advisory Group	2017	0		45,000	45,000	45,000	45,000	45,000	225,000	225,000
Industrial Maintenance	2017	0		36,000	36,000	36,000	36,000	36,000	180,000	180,000
FHLB	2015	224,600	154,640	800,400	20,400	20,400	20,400	2,800	864,400	1,243,640
Yantra	2014	2,200	20,000	10,000	10,000	10,000	10,000	20,000	80,000	82,200
Mars Caramel	2017	0	110,000	150,000					260,000	260,000
Mars Twix	2017	0	125,000						125,000	125,000
Futamura USA	2016	0	89,000	61,000	28,000	28,000			206,000	206,000
se2	2016	21,600	176,400	200,000	200,000	200,000	200,000	2,000	978,400	1,000,000
Reser's	2016	0	50,000	250,000	109,000	80,000	80,000	96,000	665,000	665,000
Total Committed - Performance Based		321,995	154,640	1,463,965	772,400	448,400	419,400	373,800	199,000	3,676,965
Expected:										
49th Street Project	2017	138,600	1,468,900						1,468,900	1,607,500
East Topeka Learning Center	2017	478,452	4,147,737						0	4,626,189
Broadband	2017	53,158	71,822	39,178					39,178	164,158
Transportation	2017	0	58,650	11,350					11,350	70,000
Small Business Incentive Program	2016	407,405	212,149	87,851					87,851	707,405
Entrepreneur 712i	2018		100,000	0					0	100,000
Dev. & Maintenance			45,000						45,000	45,000
Total Expected		1,077,615	4,590,358	1,652,279	0	0	0	0	0	1,652,279
Total Committed and Expected			4,744,998	3,116,244	772,400	448,400	419,400	373,800	199,000	5,329,244
Under Consideration:										
Pending Cash Incentives			0	0	54,000	357,000	283,000	137,400	1,830,000	2,661,400
Total Under Consideration			0	0	54,000	357,000	283,000	137,400	1,830,000	2,661,400
Total before EMBD			4,744,998	3,116,244	772,400	448,400	419,400	373,800	2,029,000	7,990,644
EMBD Carryover									974,439	974,439
KF Park and Fire House Fund									203,159	203,159
Total									9,168,242	15,312,850

See Accountant's Compilation Report

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

Financial Statements & Accountant's
Compilation Report

November 30, 2018

Accountant's Compilation Report



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

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Supplemental information (presented only for supplementary analysis purposes):

Schedule of committed/pending incentive offers and site expenditures as of November 30, 2018.

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Mize Houser & Company P.A.
Certified Public Accountants

February 14, 2019
Topeka, Kansas

BNO:rb:sc
Enclosures

**GO TOPEKA, INC - PUBLIC
STATEMENT OF ASSETS, LIABILITIES &
CHANGE IN FUNDS-MODIFIED CASH BASIS
FROM 1/01/18 TO 11/30/18**

ASSETS

Current Assets

Cash - Public	8,533,198
Cash - ETLC Support Corp.	5,116,321
Investments - Public	5,988,044
Due From(To) Affiliates	(121,316)
Total Current Assets	<u>19,516,248</u>

Fixed Assets

Other Assets

Land Held for Dev-Central	1,904,407
Land Held for Dev-Kanza Fire	5,403,249
Land ETLC	161,690
Building ETLC	2,338,663
Total Other Assets	<u>9,808,009</u>
Total Assets	<u><u>29,324,257</u></u>

LIABILITIES & FUND BALANCE

Current Liabilities

KF Park & Fire House Fund	357,769
EMBD Carryover	974,439
Total Current Liabilities	<u>1,332,208</u>

Long-Term Debt

ETLC Debt	6,159,546
Net Long-Term Debt	<u>6,159,546</u>
Total Liabilities	7,491,753

Fund Balances

Opening Fund Balance	23,315,630
Excess-Current Year	(1,483,126)
Total Fund Balance	<u>21,832,504</u>
Total Liabilities & Fund Bal	<u><u>29,324,257</u></u>

SEE ACCOUNTANT'S COMPILATION REPORT

GO TOPEKA, INC
STATEMENT OF INCOME AND EXPENSE - PUBLIC
MODIFIED CASH BASIS
FROM 1/01/18 TO 11/30/18

	Current Period			Year to Date		
	Actual	Budget	Over(Under)	Actual	Budget	Over(Under)
Revenue						
Sales Tax	416,667	416,666	1	4,583,333	4,583,326	7
Net Investment Income (Fees)	2,088	-	2,088	11,231	-	11,231
Investment MV Change	6,524	-	6,524	72,171	-	72,171
Other Revenue	9,603	1,950	7,653	98,151	21,450	76,701
Total Revenues	434,881	418,616	16,265	4,764,886	4,604,776	160,110
Expenses						
Program Expenses						
Economic Development	16,577	26,148	(9,571)	139,679	232,542	(92,863)
Government Relations	1,500	1,500	-	18,041	42,125	(24,084)
Entrepreneurial & Minority Bus Dev	21,405	32,389	(10,984)	209,329	428,248	(218,919)
New Business Attraction	7,206	11,400	(4,194)	183,717	318,050	(134,333)
Marketing Communications	14,813	13,692	1,121	107,078	109,533	(2,455)
Business Retention	13,290	16,859	(3,569)	104,493	168,616	(64,123)
Research	1,349	13,242	(11,893)	37,692	59,307	(21,615)
PTAC (EMBD Grant)	8,728	13,265	(4,537)	96,562	118,269	(21,707)
Site/Prospect Support	1,365	3,750	(2,385)	9,678	41,250	(31,572)
Small Business Development Ctr	810	900	(90)	40,410	84,900	(44,490)
Workforce Development	12,291	31,139	(18,848)	210,233	324,321	(114,088)
Women's Initiative	-	-	-	8,231	-	8,231
Small Business Awards	-	-	-	18,823	-	18,823
Incentive/Projects	-	-	-	154,640	155,000	(360)
Total Program Expenses	99,334	164,284	(64,950)	1,338,606	2,082,161	(743,555)
General & Administrative Expenses	36,215	20,124	16,091	281,909	176,148	105,761
Total Operating Expenses	135,549	184,408	(48,859)	1,620,515	2,258,309	(637,794)
Broadband	0	0	-	71,822	111,000	(39,178)
Small Business Incentive Program	22,276	25,000	(2,724)	234,425	272,500	(38,075)
E Topeka Learning Ctr	0	0	-	4,147,737	2,750,000	1,397,737
ETLC Support Corp	0	0	-	14,863	0	14,863
Transportation	0	7,000	(7,000)	58,650	68,000	(9,350)
Entrepreneur 712 Innovations	0	0	-	100,000	100,000	-
Revenues over (under) Expenses	277,056	202,208	74,848	(1,483,126)	(955,033)	(528,093)

SEE ACCOUNTANT'S COMPILATION REPORT

SUPPLEMENTAL INFORMATION

Go Topeka, Inc.
Committed/Pending Incentive Offers and Site Expenditures
November 30, 2018

	<u>Incentive Orig. Date</u>	<u>Pymts to 12/31/2017</u>	<u>Payments / 2018</u>	<u>-----Projected----- /</u>					<u>Total Projected</u>	<u>Total Projected & Paid</u>
				<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>		
Cash:										
Committed - Performance Based:										
Big Heart Pet 2015	2015	73,595	93,165						93,165	166,760
Premier Advisory Group	2017	0		45,000	45,000	45,000	45,000	45,000	225,000	225,000
Industrial Maintenance	2017	0		36,000	36,000	36,000	36,000	36,000	180,000	180,000
FHLB	2015	224,600	154,640	800,400	20,400	20,400	20,400	2,800	864,400	1,243,640
Yantra	2014	2,200	20,000	10,000	10,000	10,000	10,000	20,000	80,000	82,200
Mars Caramel	2017	0	110,000	150,000					260,000	260,000
Mars Twix	2017	0	125,000						125,000	125,000
Futamura USA	2016	0	89,000	61,000	28,000	28,000			206,000	206,000
se2	2016	21,600	176,400	200,000	200,000	200,000	200,000	2,000	978,400	1,000,000
Reser's	2016	0	50,000	250,000	109,000	80,000	80,000	96,000	665,000	665,000
Total Committed - Performance Based		321,995	154,640	1,463,965	772,400	448,400	419,400	373,800	199,000	3,676,965
Expected:										
49th Street Project	2017	138,600	1,468,900						1,468,900	1,607,500
East Topeka Learning Center	2017	478,452	4,147,737						0	4,626,189
Broadband	2017	53,158	71,822	39,178					39,178	164,158
Transportation	2017	0	58,650	11,350					11,350	70,000
Small Business Incentive Program	2016	407,405	234,425	65,575					65,575	707,405
Entrepreneur 712i	2018		100,000	0					0	100,000
Dev. & Maintenance			45,000						45,000	45,000
Total Expected		1,077,615	4,612,634	1,630,003	0	0	0	0	0	1,630,003
Total Committed and Expected			4,767,274	3,093,968	772,400	448,400	419,400	373,800	199,000	5,306,968
Under Consideration:										
Pending Cash Incentives			0	0	54,000	357,000	283,000	137,400	1,830,000	2,661,400
Total Under Consideration			0	0	54,000	357,000	283,000	137,400	1,830,000	2,661,400
Total before EMBD			4,767,274	3,093,968	772,400	448,400	419,400	373,800	2,029,000	7,968,368
EMBD Carryover									974,439	974,439
KF Park and Fire House Fund									203,159	203,159
Total									9,145,966	15,312,850

See Accountant's Compilation Report

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

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

December 31, 2018

Accountant's Compilation Report



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

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Schedule of committed/pending incentive offers and site expenditures as of December 31, 2018.

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Mize Houser & Company P.A.
Certified Public Accountants

February 14, 2019
Topeka, Kansas

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GO TOPEKA, INC - PUBLIC
STATEMENT OF ASSETS, LIABILITIES &
CHANGE IN FUNDS-MODIFIED CASH BASIS
FROM 1/01/18 TO 12/31/18

ASSETS

Current Assets

Cash - Public	8,225,065
Cash - ETLC Support Corp.	5,098,647
Investments - Public	5,996,560
Due From(To) Affiliates	(106,980)
Total Current Assets	<u>19,213,293</u>

Fixed Assets

Other Assets

Land Held for Dev-Central	1,904,407
Land Held for Dev-Kanza Fire	5,403,249
Land ETLC	161,690
Building ETLC	2,373,691
Total Other Assets	<u>9,843,037</u>
Total Assets	<u><u>29,056,330</u></u>

LIABILITIES & FUND BALANCE

Current Liabilities

KF Park & Fire House Fund	357,769
EMBD Carryover	1,163,451
Total Current Liabilities	<u>1,521,220</u>

Long-Term Debt

ETLC Debt	6,159,546
Net Long-Term Debt	<u>6,159,546</u>
Total Liabilities	7,680,765

Fund Balances

Opening Fund Balance	23,315,630
Excess-Current Year	(1,940,065)
Total Fund Balance	<u>21,375,564</u>
Total Liabilities & Fund Bal	<u><u>29,056,330</u></u>

SEE ACCOUNTANT'S COMPILATION REPORT

GO TOPEKA, INC
STATEMENT OF INCOME AND EXPENSE - PUBLIC
MODIFIED CASH BASIS
FROM 1/01/18 TO 12/31/18

	Current Period			Year to Date		
	Actual	Budget	Over(Under)	Actual	Budget	Over(Under)
Revenue						
Sales Tax	416,667	416,674	(7)	5,000,000	5,000,000	-
Net Investment Income (Fees)	2,216	-	2,216	13,447	-	13,447
Investment MV Change	8,516	-	8,516	80,687	-	80,687
Other Revenue	12,097	1,950	10,147	110,248	23,400	86,848
Total Revenues	439,497	418,624	20,873	5,204,383	5,023,400	180,983
Expenses						
Program Expenses						
Economic Development	12,392	20,027	(7,635)	152,071	252,569	(100,498)
Government Relations	1,500	1,625	(125)	19,541	43,750	(24,209)
Entrepreneurial & Minority Bus Dev	217,421	27,402	190,019	426,750	455,650	(28,900)
New Business Attraction	25,004	12,200	12,804	208,722	330,250	(121,528)
Marketing Communications	7,343	9,128	(1,785)	114,421	118,661	(4,240)
Business Retention	21,942	14,339	7,603	126,435	182,955	(56,520)
Research	11,673	1,422	10,251	49,365	60,729	(11,364)
PTAC (EMBD Grant)	8,960	10,193	(1,233)	105,522	128,462	(22,940)
Site/Prospect Support	8,444	3,750	4,694	18,122	45,000	(26,878)
Small Business Development Ctr	810	900	(90)	41,220	85,800	(44,580)
Workforce Development	6,370	41,494	(35,124)	216,603	365,815	(149,212)
Women's Initiative	5,227	-	5,227	13,458	-	13,458
Small Business Awards	-	-	-	18,823	-	18,823
Incentive/Projects	194,000	1,893,400	(1,699,400)	348,640	2,048,400	(1,699,760)
Total Program Expenses	521,086	2,035,880	(1,514,794)	1,859,693	4,118,041	(2,258,348)
General & Administrative Expenses	35,979	15,138	20,841	317,888	191,285	126,603
Total Operating Expenses	557,065	2,051,018	(1,493,953)	2,177,581	4,309,326	(2,131,745)
Broadband	0	0	-	71,822	111,000	(39,178)
Small Business Incentive Program	54,145	27,500	26,645	288,570	300,000	(11,430)
E Topeka Learning Ctr	0	0	-	4,147,737	2,750,000	1,397,737
49th St Road Project	0	1,468,900	(1,468,900)	0	1,468,900	(1,468,900)
ETLC Support Corp	268,729	0	268,729	283,592	0	283,592
Transportation	16,496	2,000	14,496	75,146	70,000	5,146
Entrepreneur 712 Innovations	0	0	-	100,000	100,000	-
Revenues over (under) Expenses	(456,938)	(3,130,794)	2,673,856	(1,940,065)	(4,085,826)	2,145,761

SEE ACCOUNTANT'S COMPILATION REPORT

SUPPLEMENTAL INFORMATION

Go Topeka, Inc.
Committed/Pending Incentive Offers and Site Expenditures
December 31, 2018

	<u>Incentive Orig. Date</u>	<u>Pymts to 12/31/2017</u>	<u>Payments / 2018</u>	<u>-----Projected----- /</u>						<u>Total Projected</u>	<u>Total Projected & Paid</u>
				<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>THEREAFTER</u>		
Cash:											
Committed - Performance Based:											
Big Heart Pet 2015	2015	73,595		93,165						93,165	166,760
Premier Advisory Group	2017	0		45,000	45,000	45,000	45,000	45,000		225,000	225,000
Industrial Maintenance	2017	0		36,000	36,000	36,000	36,000	36,000		180,000	180,000
FHLB	2015	224,600	154,640	820,800	20,400	20,400	2,800			864,400	1,243,640
Yantra	2014	2,200	17,600	12,400	10,000	10,000	10,000	10,000	10,000	62,400	82,200
Mars Caramel	2017	0		260,000						260,000	260,000
Mars Twix	2017	0		125,000						125,000	125,000
Futamura USA	2016	0		150,000	28,000	28,000				206,000	206,000
se2	2016	21,600	176,400	200,000	200,000	200,000	200,000	2,000		802,000	1,000,000
Reser's	2016	0		300,000	109,000	80,000	80,000	96,000		665,000	665,000
Total Committed - Performance Based		321,995	348,640	2,042,365	448,400	419,400	373,800	189,000	10,000	3,482,965	4,153,600
Expected:											
49th Street Project	2017	138,600		1,468,900						1,468,900	1,607,500
East Topeka Learning Center	2017	478,452	4,147,737	578,000						578,000	5,204,189
Broadband	2017	53,158	71,822	39,178						39,178	164,158
Transportation	2017	0	75,146	138,500						138,500	213,646
Quality of Place	2018			2,000,000						2,000,000	2,000,000
Small Business Incentive Program	2016	407,405	288,570	360,000						360,000	1,055,975
Entrepreneur 712i	2018		100,000	100,000						100,000	200,000
Total Expected		1,077,615	4,683,275	4,684,578	0	0	0	0	0	4,684,578	10,445,468
Total Committed and Expected			5,031,915	6,726,943	448,400	419,400	373,800	189,000	10,000	8,167,543	14,599,068
Under Consideration:											
Pending Cash Incentives			0	54,000	357,000	283,000	137,400	0	1,830,000	2,661,400	2,661,400
Total Under Consideration			0	54,000	357,000	283,000	137,400	0	1,830,000	2,661,400	2,661,400
Total before EMBD			5,031,915	6,726,943	448,400	419,400	373,800	189,000	1,840,000	10,828,943	17,260,468
EMBD Carryover										1,163,451	1,163,451
KF Park and Fire House Fund										357,769	357,769
Total										12,350,163	18,781,688

See Accountant's Compilation Report