

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

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

January 31, 2018

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 January 31, 2018, and the related statement of income and expense-modified cash basis for the one month period 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 January 31, 2018.

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, 2018
Topeka, Kansas

BNO:rb:sc
Enclosures

www.mizehouser.com ■ mhco@mizehouser.com

534 S Kansas Ave, Suite 700 ■ Topeka, KS 66603-3465 ■ 785.233.0536 p ■ 785.233.1078 f
534 S Kansas Ave, Suite 400 ■ Topeka, KS 66603-3454 ■ 785.234.5573 p ■ 785.234.1037 f
7101 College Blvd, Suite 900 ■ Overland Park, KS 66210-1984 ■ 913.451.1882 p ■ 913.451.2211 f
211 E Eighth St, Suite A ■ Lawrence, KS 66044-2771 ■ 785.842.8844 p ■ 785.842.9049 f

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

ASSETS	
Current Assets	
Cash - Public	11,568,369
Cash	200
Investments - Public	5,918,665
Due From(To) Affiliates	(31,248)
Total Current Assets	<u>17,455,986</u>
Fixed Assets	
Other Assets	
Land Held for Dev-Central	1,904,407
Land Held for Dev-Kanza Fire	5,403,249
Total Other Assets	<u>7,307,656</u>
Total Assets	<u><u>24,763,642</u></u>

SEE ACCOUNTANT'S COMPILATION REPORT

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

LIABILITIES & FUND BALANCE	
Current Liabilities	
Accrued Payroll WH & Other	(1,993)
KF Park & Fire House Fund	203,159
EMBD Carryover	974,439
Total Current Liabilities	<u>1,175,604</u>
Fund Balances	
Opening Fund Balance	23,315,630
Excess-Current Year	272,408
Total Fund Balance	<u>23,588,038</u>
Total Liabilities & Fund Bal	<u><u>24,763,642</u></u>

SEE ACCOUNTANT'S COMPILATION REPORT

GO TOPEKA, INC
STATEMENT OF INCOME AND EXPENSE - PUBLIC
MODIFIED CASH BASIS
JANUARY 31, 2018

	Current Period			Year to Date		
	Actual	Budget	Over(Under)	Actual	Budget	Over(Under)
Revenue						
Sales Tax	416,667	416,667	-	416,667	416,667	-
Net Investment Income (Fees)	106	50	56	106	50	56
Investment MV Change	2,792	-	2,792	2,792	-	2,792
Other Revenue	6,301	1,900	4,401	6,301	1,900	4,401
Total Revenues	425,866	418,617	7,249	425,866	418,617	7,249
Expenses						
Program Expenses						
Economic Development	10,436	12,242	(1,806)	10,436	12,242	(1,806)
Government Relations	1,500	1,500	-	1,500	1,500	-
Entrepreneurial & Minority Bus Dev	10,715	92,549	(81,834)	10,715	92,549	(81,834)
New Business Attraction	64,216	56,900	7,316	64,216	56,900	7,316
Marketing Communications	6,424	9,128	(2,704)	6,424	9,128	(2,704)
Business Retention	6,335	9,640	(3,305)	6,335	9,640	(3,305)
Research	3,588	4,922	(1,334)	3,588	4,922	(1,334)
PTAC (EMBD Grant)	4,747	6,145	(1,398)	4,747	6,145	(1,398)
Site/Prospect Support	68	3,750	(3,682)	68	3,750	(3,682)
Small Business Development Ctr	810	900	(90)	810	900	(90)
Workforce Development	5,429	23,445	(18,016)	5,429	23,445	(18,016)
Women's Initiative	-	-	-	-	-	-
Incentive/Projects	-	-	-	-	-	-
Total Program Expenses	114,268	221,121	(106,853)	114,268	221,121	(106,853)
General & Administrative Expenses	5,846	41,289	(35,443)	5,846	41,289	(35,443)
Total Operating Expenses	120,114	262,410	(142,296)	120,114	262,410	(142,296)
Broadband	0	0	-	0	0	-
Small Business Incentive Program	33,344	35,000	(1,656)	33,344	35,000	(1,656)
E Topeka Learning Ctr	0	0	-	0	0	-
Revenues over (under) Expenses	272,408	121,207	151,201	272,408	121,207	151,201

SEE ACCOUNTANT'S COMPILATION REPORT

SUPPLEMENTAL INFORMATION

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

	<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	134,000	0	0	0	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

See Accountant's Compilation Report

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

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

February 28, 2018

Accountant's Compilation Report



MIZE HOUSER
& COMPANY P.A.

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120 S.E. 6th Ave., Suite 110
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Supplemental information (presented only for supplementary analysis purposes):

Schedule of committed/pending incentive offers and site expenditures as of February 28, 2018.

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, 2018
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 2/28/18**

ASSETS	
Current Assets	
Cash - Public	11,875,147
Cash	200
Investments - Public	5,924,025
Due From(To) Affiliates	(109,910)
Total Current Assets	<u>17,689,462</u>
Fixed Assets	
Other Assets	
Land Held for Dev-Central	1,904,407
Land Held for Dev-Kanza Fire	5,403,249
Total Other Assets	<u>7,307,656</u>
Total Assets	<u><u>24,997,118</u></u>

SEE ACCOUNTANT'S COMPILATION REPORT

**GO TOPEKA, INC - PUBLIC
STATEMENT OF ASSETS, LIABILITIES &
CHANGE IN FUNDS-MODIFIED CASH BASIS
FROM 1/01/18 TO 2/28/18**

LIABILITIES & FUND BALANCE

Current Liabilities

Accrued Payroll WH & Other	(2,470)
KF Park & Fire House Fund	203,159
EMBD Carryover	974,439
Total Current Liabilities	<u>1,175,127</u>

Fund Balances

Opening Fund Balance	23,315,630
Excess-Current Year	506,361
Total Fund Balance	<u>23,821,991</u>
Total Liabilities & Fund Bal	<u><u>24,997,118</u></u>

SEE ACCOUNTANT'S COMPILATION REPORT

GO TOPEKA, INC
STATEMENT OF INCOME AND EXPENSE - PUBLIC
MODIFIED CASH BASIS
FEBRUARY 28, 2018

	Current Period			Year to Date		
	<u>Actual</u>	<u>Budget</u>	<u>Over(Under)</u>	<u>Actual</u>	<u>Budget</u>	<u>Over(Under)</u>
Revenue						
Sales Tax	416,667	416,667	-	833,333	833,333	-
Net Investment Income (Fees)	92	50	42	198	10	188
Investment MV Change	5,360	-	5,360	8,152	-	8,152
Other Revenue	-	1,900	(1,900)	6,301	3,800	2,501
Total Revenues	422,119	418,617	3,502	847,984	837,143	10,841
Expenses						
Program Expenses						
Economic Development	17,632	12,242	5,390	28,068	24,484	3,584
Government Relations	1,500	1,625	(125)	3,000	3,125	(125)
Entrepreneurial & Minority Bus Dev	28,941	22,849	6,092	39,656	115,398	(75,742)
New Business Attraction	2,596	55,900	(53,304)	66,812	112,800	(45,988)
Marketing Communications	9,798	9,128	670	16,222	18,255	(2,033)
Business Retention	8,228	9,165	(937)	14,563	18,806	(4,243)
Research	3,303	1,422	1,881	6,891	6,344	547
PTAC (EMBD Grant)	11,273	6,145	5,128	16,020	12,289	3,731
Site/Prospect Support	69	3,750	(3,681)	137	7,500	(7,363)
Small Business Development Ctr	7,310	25,900	(18,590)	8,120	26,800	(18,680)
Workforce Development	17,150	39,245	(22,095)	22,579	62,691	(40,112)
Women's Initiative	-	-	-	-	-	-
Incentive/Projects	-	-	-	-	-	-
Total Program Expenses	107,800	187,371	(79,571)	222,068	408,492	(186,424)
General & Administrative Expenses	17,915	66,289	(48,374)	23,760	107,577	(83,817)
Total Operating Expenses	125,715	253,660	(127,945)	245,828	516,069	(270,241)
Broadband	45,138	50,000	(4,862)	45,138	50,000	(4,862)
Small Business Incentive Program	11,875	25,000	(13,125)	45,219	60,000	(14,781)
E Topeka Learning Ctr	5,438	10,000	(4,562)	5,438	10,000	(4,562)
Revenues over (under) Expenses	233,953	79,957	153,996	506,361	201,074	305,287

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SUPPLEMENTAL INFORMATION

**Go Topeka, Inc.
Committed/Pending Incentive Offers and Site Expenditures
February 28, 2018**

	<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	134,000	0	0	0	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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**GROWTH ORGANIZATION OF TOPEKA /
SHAWNEE COUNTY, INC. - PUBLIC**

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

March 31, 2018

Accountant's Compilation Report



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May 7, 2018
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GO TOPEKA, INC - PUBLIC
STATEMENT OF ASSETS, LIABILITIES &
CHANGE IN FUNDS-MODIFIED CASH BASIS
FROM 1/01/18 TO 3/31/18

ASSETS	
Current Assets	
Cash - Public	12,142,859
Cash	200
Investments - Public	5,928,605
Due From(To) Affiliates	(188,218)
Total Current Assets	<u>17,883,446</u>
Fixed Assets	
Other Assets	
Land Held for Dev-Central	1,904,407
Land Held for Dev-Kanza Fire	5,403,249
Total Other Assets	<u>7,307,656</u>
Total Assets	<u><u>25,191,102</u></u>

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**GO TOPEKA, INC - PUBLIC
STATEMENT OF ASSETS, LIABILITIES &
CHANGE IN FUNDS-MODIFIED CASH BASIS
FROM 1/01/18 TO 3/31/18**

LIABILITIES & FUND BALANCE

Current Liabilities

Accrued Payroll WH & Other	(2,915)
KF Park & Fire House Fund	203,159
EMBD Carryover	974,439
Total Current Liabilities	<u>1,174,683</u>

Fund Balances

Opening Fund Balance	23,315,630
Excess-Current Year	700,790
Total Fund Balance	<u>24,016,420</u>
Total Liabilities & Fund Bal	<u><u>25,191,102</u></u>

SEE ACCOUNTANT'S COMPILATION REPORT

GO TOPEKA, INC
STATEMENT OF INCOME AND EXPENSE - PUBLIC
MODIFIED CASH BASIS
MARCH 31, 2018

	Current Period			Year to Date		
	Actual	Budget	Over(Under)	Actual	Budget	Over(Under)
Revenue						
Sales Tax	416,667	416,667	-	1,250,000	1,250,000	-
Net Investment Income (Fees)	504	50	454	702	150	552
Investment MV Change	4,580	-	4,580	12,732	-	12,732
Other Revenue	26,221	1,900	24,321	32,522	5,700	26,822
Total Revenues	447,972	418,617	29,355	1,295,956	1,255,850	40,106
Expenses						
Program Expenses						
Economic Development	16,296	20,027	(3,731)	44,464	60,082	(15,618)
Government Relations	2,500	1,500	1,000	5,500	4,625	875
Entrepreneurial & Minority Bus Dev	17,784	27,402	(9,618)	57,440	155,256	(97,816)
New Business Attraction	10,518	28,400	(17,882)	77,330	141,200	(63,870)
Marketing Communications	9,171	9,128	43	25,392	27,383	(1,991)
Business Retention	11,396	14,439	(3,043)	25,959	41,341	(15,382)
Research	1,810	22,222	(20,412)	8,702	28,566	(19,864)
PTAC (EMBD Grant)	10,622	10,193	429	26,642	30,579	(3,937)
Site/Prospect Support	27	3,750	(3,723)	164	11,250	(11,086)
Small Business Development Ctr	-	900	(900)	8,120	27,700	(19,580)
Workforce Development	41,568	12,494	29,074	64,147	83,281	(19,134)
Women's Initiative	966	-	966	966	-	966
Incentive/Projects	-	-	-	-	-	-
Total Program Expenses	122,658	150,455	(27,797)	344,826	611,263	(266,437)
General & Administrative Expenses	26,299	15,101	11,198	50,058	45,301	4,757
Total Operating Expenses	148,957	165,556	(16,599)	394,884	656,564	(261,680)
Broadband	0	0	-	45,138	50,000	(4,862)
Small Business Incentive Program	16,446	25,000	(8,554)	61,665	85,000	(23,335)
E Topeka Learning Ctr	88,041	90,000	(1,959)	93,479	100,000	(6,521)
Revenues over (under) Expenses	194,528	138,061	56,467	700,790	364,286	336,504

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SUPPLEMENTAL INFORMATION

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

	<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	2,656,521						2,656,521
Broadband	65,862						65,862
Transportation	70,000						70,000
Small Business Incentive Program	238,335						238,335
Dev. & Maintenance	45,000						45,000
Total Expected	4,544,618	0	0	0	0	0	4,544,618
Total Committed and Expected	6,379,018	602,400	419,400	419,400	373,800	148,400	8,342,418
Under Consideration:							
Pending Cash Incentives	100,000	134,000	0	0	0	344,000	578,000
Total Under Consideration	100,000	134,000	0	0	0	344,000	578,000
Total before EMBD	6,479,018	602,400	419,400	419,400	373,800	492,400	8,920,418
EMBD Carryover							974,439
KF Park and Fire House Fund							203,159
Total							10,098,016

See Accountant's Compilation Report