

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

Financial Statements & Accountant's
Compilation Report

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

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

November 14, 2018
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 7/31/18

ASSETS

Current Assets

Cash - Public	8,774,897
Investments - Public	5,956,930
Due From(To) Affiliates	(53,379)
Total Current Assets	<u>14,678,448</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>21,986,104</u></u>

LIABILITIES & FUND BALANCE

Current Liabilities

KF Park & Fire House Fund	203,159
EMBD Carryover	974,439
Total Current Liabilities	<u>1,177,598</u>

Long-Term Debt

Total Liabilities	<u>1,177,598</u>
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Fund Balances

Opening Fund Balance	23,315,630
Excess-Current Year	(2,507,124)
Total Fund Balance	<u>20,808,506</u>
Total Liabilities & Fund Bal	<u><u>21,986,104</u></u>

SEE ACCOUNTANT'S COMPILATION REPORT

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

	Current Period			Year to Date		
	Actual	Budget	Over(Under)	Actual	Budget	Over(Under)
Revenue						
Sales Tax	416,667	416,666	1	2,916,667	2,916,662	5
Net Investment Income (Fees)	1,442	50	1,392	5,593	350	5,243
Investment MV Change	6,000	-	6,000	41,057	-	41,057
Other Revenue	435	1,900	(1,465)	44,999	13,300	31,699
Total Revenues	424,544	418,616	5,928	3,008,316	2,930,312	78,004
Expenses						
Program Expenses						
Economic Development	8,837	20,027	(11,190)	89,019	146,312	(57,293)
Government Relations	1,500	1,500	-	11,500	35,875	(24,375)
Entrepreneurial & Minority Bus Dev	15,762	37,402	(21,640)	141,046	299,552	(158,506)
New Business Attraction	4,086	51,100	(47,014)	131,540	260,900	(129,360)
Marketing Communications	8,062	9,128	(1,066)	63,775	68,458	(4,683)
Business Retention	10,703	13,089	(2,386)	60,743	102,766	(42,023)
Research	1,030	1,422	(392)	14,151	36,804	(22,653)
PTAC (EMBD Grant)	10,505	10,193	312	64,132	74,424	(10,292)
Site/Prospect Support	(1,138)	3,750	(4,888)	2,923	26,250	(23,327)
Small Business Development Ctr	810	900	(90)	12,980	56,300	(43,320)
Workforce Development	16,121	14,294	1,827	111,047	196,701	(85,654)
Women's Initiative	1,850	-	1,850	2,816	-	2,816
Small Business Awards	575	-	575	18,608	-	18,608
Incentive/Projects	154,640	155,000	(360)	154,640	155,000	(360)
Total Program Expenses	233,343	317,805	(84,462)	878,920	1,459,342	(580,422)
General & Administrative Expenses	25,227	15,101	10,126	173,638	110,724	62,914
Total Operating Expenses	258,570	332,906	(74,336)	1,052,558	1,570,066	(517,508)
Broadband	0	0	-	61,188	111,000	(49,812)
Small Business Incentive Program	27,451	15,000	12,451	166,885	187,500	(20,615)
E Topeka Learning Ctr	3,660,182	2,250,000	1,410,182	4,146,117	2,750,000	1,396,117
Transportation	6,732	7,000	(268)	38,691	40,000	(1,309)
Entrepreneur 712 Innovations	25,000	25,000	-	50,000	50,000	-
Revenues over (under) Expenses	(3,553,391)	(2,211,290)	(1,342,101)	(2,507,123)	(1,778,254)	(728,869)

SEE ACCOUNTANT'S COMPILATION REPORT

SUPPLEMENTAL INFORMATION

Go Topeka, Inc.
Committed/Pending Incentive Offers and Site Expenditures
July 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	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	180,000	180,000	180,000	180,000	180,000	78,400	978,400	1,000,000
Reser's	2016	0	260,000	100,000	100,000	100,000	100,000	5,000	665,000	665,000
Total Committed - Performance Based		321,995	154,640	1,713,565	602,400	419,400	419,400	373,800	148,400	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	4,146,117						0	4,624,569
Broadband	2017	53,158	61,188	49,812					49,812	164,158
Transportation	2017	0	38,691	31,309					31,309	70,000
Small Business Incentive Program	2016	407,405	166,885	133,115					133,115	707,405
Entrepreneur 712i	2018		50,000	50,000					50,000	100,000
Dev. & Maintenance			45,000						45,000	45,000
Total Expected		1,077,615	4,462,881	1,778,136	0	0	0	0	0	1,778,136
Total Committed and Expected			4,617,521	3,491,701	602,400	419,400	419,400	373,800	148,400	5,455,101
Under Consideration:										
Pending Cash Incentives			0	0	0	257,000	183,000	37,400	429,000	906,400
Total Under Consideration			0	0	0	257,000	183,000	37,400	429,000	906,400
Total before EMBD			4,617,521	3,491,701	602,400	419,400	419,400	373,800	577,400	6,361,501
EMBD Carryover									974,439	974,439
KF Park and Fire House Fund									203,159	203,159
Total									7,539,099	13,556,230

See Accountant's Compilation Report

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

Financial Statements & Accountant's
Compilation Report

August 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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Supplemental information (presented only for supplementary analysis purposes):

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

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

November 14, 2018
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 8/31/18**

ASSETS

Current Assets

Cash - Public	9,043,560
Investments - Public	5,964,609
Accounts Receivable	26,251
Due From(To) Affiliates	(104,543)
Total Current Assets	<u>14,929,878</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>22,237,534</u></u>

LIABILITIES & FUND BALANCE

Current Liabilities

KF Park & Fire House Fund	203,159
EMBD Carryover	974,439
Total Current Liabilities	<u>1,177,598</u>

Long-Term Debt

Total Liabilities	<u>1,177,598</u>
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Fund Balances

Opening Fund Balance	23,315,630
Excess-Current Year	(2,255,694)
Total Fund Balance	<u>21,059,936</u>
Total Liabilities & Fund Bal	<u><u>22,237,534</u></u>

SEE ACCOUNTANT'S COMPILATION REPORT

GO TOPEKA, INC
STATEMENT OF INCOME AND EXPENSE - PUBLIC
MODIFIED CASH BASIS
8/31/18

	Current Period			Year to Date		
	Actual	Budget	Over(Under)	Actual	Budget	Over(Under)
Revenue						
Sales Tax	416,667	416,666	1	3,333,333	3,333,328	5
Net Investment Income (Fees)	1,175	-	1,175	6,768	350	6,418
Investment MV Change	7,680	-	7,680	48,736	-	48,736
Other Revenue	4,015	1,950	2,065	49,016	15,250	33,766
Total Revenues	429,537	418,616	10,921	3,437,853	3,348,928	88,925
Expenses						
Program Expenses						
Economic Development	11,186	20,027	(8,841)	100,205	166,339	(66,134)
Government Relations	3,000	1,625	1,375	14,500	37,500	(23,000)
Entrepreneurial & Minority Bus Dev	18,744	31,202	(12,458)	159,790	330,754	(170,964)
New Business Attraction	25,118	16,600	8,518	156,658	277,500	(120,842)
Marketing Communications	10,494	9,128	1,366	74,270	77,586	(3,316)
Business Retention	10,717	13,089	(2,372)	71,460	115,855	(44,395)
Research	9,905	1,422	8,483	24,056	38,226	(14,170)
PTAC (EMBD Grant)	10,178	10,193	(15)	74,310	84,617	(10,307)
Site/Prospect Support	1,973	3,750	(1,777)	4,896	30,000	(25,104)
Small Business Development Ctr	810	900	(90)	13,790	57,200	(43,410)
Workforce Development	13,399	41,494	(28,095)	124,446	238,195	(113,749)
Women's Initiative	3,054	-	3,054	5,870	-	5,870
Small Business Awards	-	-	-	18,608	-	18,608
Incentive/Projects	-	-	-	154,640	155,000	(360)
Total Program Expenses	118,578	149,430	(30,852)	997,499	1,608,772	(611,273)
General & Administrative Expenses	30,177	15,101	15,076	203,816	125,824	77,992
Total Operating Expenses	148,755	164,531	(15,776)	1,201,315	1,734,596	(533,281)
Broadband	10,625	0	10,625	71,813	111,000	(39,187)
Small Business Incentive Program	10,401	10,000	401	177,286	197,500	(20,214)
E Topeka Learning Ctr	1,620	0	1,620	4,147,737	2,750,000	1,397,737
Transportation	6,707	7,000	(293)	45,398	47,000	(1,602)
Entrepreneur 712 Innovations	-	-	-	50,000	50,000	-
Revenues over (under) Expenses	251,429	237,085	14,344	(2,255,696)	(1,541,168)	(714,528)

SEE ACCOUNTANT'S COMPILATION REPORT

SUPPLEMENTAL INFORMATION

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

	Incentive Orig. Date	Pymts to 12/31/2017	Payments / 2018	-----Projected----- /					Total Projected	Total Projected & Paid	
				2018	2019	2020	2021	2022			THEREAFTER
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		180,000	180,000	180,000	180,000	180,000	78,400	978,400	1,000,000
Reser's	2016	0		260,000	100,000	100,000	100,000	100,000	5,000	665,000	665,000
Total Committed - Performance Based		321,995	154,640	1,677,565	602,400	419,400	419,400	373,800	184,400	3,676,965	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							0	4,626,189
Broadband	2017	53,158	71,813	39,187						39,187	164,158
Transportation	2017	0	45,398	24,602						24,602	70,000
Small Business Incentive Program	2016	407,405	177,286	122,714						122,714	707,405
Entrepreneur 712i	2018		50,000	50,000						50,000	100,000
Dev. & Maintenance				45,000						45,000	45,000
Total Expected		1,077,615	4,492,234	1,750,403	0	0	0	0	0	1,750,403	7,320,252
Total Committed and Expected			4,646,874	3,427,968	602,400	419,400	419,400	373,800	184,400	5,427,368	11,473,852
Under Consideration:											
Pending Cash Incentives			0	0	0	257,000	183,000	37,400	429,000	906,400	906,400
Total Under Consideration			0	0					429,000	906,400	906,400
Total before EMBD			4,646,874	3,427,968	602,400	419,400	419,400	373,800	613,400	6,333,768	12,380,252
EMBD Carryover										974,439	974,439
KF Park and Fire House Fund										203,159	203,159
Total										7,511,366	13,557,850

See Accountant's Compilation Report

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

Financial Statements & Accountant's
Compilation Report

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

November 14, 2018
Topeka, Kansas

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Enclosures

GO TOPEKA, INC - PUBLIC
STATEMENT OF ASSETS, LIABILITIES &
CHANGE IN FUNDS-MODIFIED CASH BASIS
FROM 1/01/18 TO 9/30/18

ASSETS

Current Assets

Cash - Public	9,248,951
Cash - ETLC Support Corp.	5,114,997
Investments - Public	5,974,223
Due From(To) Affiliates	(84,015)
Total Current Assets	<u>20,254,156</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	939,771
Total Other Assets	<u>8,409,117</u>
Total Assets	<u><u>28,663,273</u></u>

LIABILITIES & FUND BALANCE

Current Liabilities

KF Park & Fire House Fund	203,159
EMBD Carryover	974,439
Total Current Liabilities	<u>1,177,598</u>

Long-Term Debt

ETLC Debt	6,159,546
Net Long-Term Debt	<u>6,159,546</u>
Total Liabilities	7,337,143

Fund Balances

Opening Fund Balance	23,315,630
Excess-Current Year	(1,989,500)
Total Fund Balance	<u>21,326,130</u>
Total Liabilities & Fund Bal	<u><u>28,663,273</u></u>

SEE ACCOUNTANT'S COMPILATION REPORT

GO TOPEKA, INC
STATEMENT OF INCOME AND EXPENSE - PUBLIC
MODIFIED CASH BASIS
09/30/18

	Current Period			Year to Date		
	Actual	Budget	Over(Under)	Actual	Budget	Over(Under)
Revenue						
Sales Tax	416,667	416,666	1	3,750,000	3,749,994	6
Net Investment Income (Fees)	1,075	-	1,075	7,844	-	7,844
Investment MV Change	9,614	-	9,614	58,350	-	58,350
Other Revenue	29,947	1,950	27,997	78,962	17,550	61,412
Total Revenues	457,303	418,616	38,687	3,895,156	3,767,544	127,612
Expenses						
Program Expenses						
Economic Development	11,445	20,027	(8,582)	111,650	186,366	(74,716)
Government Relations	-	1,500	(1,500)	14,500	39,000	(24,500)
Entrepreneurial & Minority Bus Dev	13,351	35,002	(21,651)	173,141	365,756	(192,615)
New Business Attraction	8,484	17,750	(9,266)	165,142	295,250	(130,108)
Marketing Communications	8,990	9,128	(138)	83,259	86,713	(3,454)
Business Retention	9,210	16,314	(7,104)	80,670	132,168	(51,498)
Research	11,262	1,422	9,840	35,318	39,648	(4,330)
PTAC (EMBD Grant)	7,358	10,193	(2,835)	81,668	94,810	(13,142)
Site/Prospect Support	1,760	3,750	(1,990)	6,656	33,750	(27,094)
Small Business Development Ctr	-	900	(900)	13,790	58,100	(44,310)
Workforce Development	64,642	12,494	52,148	189,088	250,688	(61,600)
Women's Initiative	2,361	-	2,361	8,231	-	8,231
Small Business Awards	-	-	-	18,608	-	18,608
Incentive/Projects	-	-	-	154,640	155,000	(360)
Total Program Expenses	138,863	128,480	10,383	1,136,361	1,737,249	(600,888)
General & Administrative Expenses	19,761	15,101	4,660	223,576	140,924	82,652
Total Operating Expenses	158,624	143,581	15,043	1,359,937	1,878,173	(518,236)
Broadband	10	0	10	71,822	111,000	(39,178)
Small Business Incentive Program	17,613	25,000	(7,387)	194,899	222,500	(27,601)
E Topeka Learning Ctr	0	0	-	4,147,737	2,750,000	1,397,737
ETLC Support Corp	14,863	0	14,863	14,863	0	14,863
Transportation	-	7,000	(7,000)	45,398	54,000	(8,602)
Entrepreneur 712 Innovations	-	-	-	50,000	50,000	-
Revenues over (under) Expenses	266,193	243,035	23,158	(1,989,500)	(1,298,129)	(691,371)

SEE ACCOUNTANT'S COMPILATION REPORT

SUPPLEMENTAL INFORMATION

Go Topeka, Inc.
Committed/Pending Incentive Offers and Site Expenditures
September 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	180,000	180,000	180,000	180,000	180,000	78,400	978,400	1,000,000
Reser's	2016	0	260,000	100,000	100,000	100,000	100,000	5,000	665,000	665,000
Total Committed - Performance Based		321,995	154,640	1,677,565	602,400	419,400	419,400	373,800	184,400	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						0	4,626,189
Broadband	2017	53,158	71,822	39,178					39,178	164,158
Transportation	2017	0	45,398	24,602					24,602	70,000
Small Business Incentive Program	2016	407,405	194,899	105,101					105,101	707,405
Entrepreneur 712i	2018		50,000	50,000					50,000	100,000
Dev. & Maintenance			45,000						45,000	45,000
Total Expected		1,077,615	4,509,856	1,732,781	0	0	0	0	1,732,781	7,320,252
Total Committed and Expected			4,664,496	3,410,346	602,400	419,400	419,400	373,800	184,400	11,473,852
Under Consideration:										
Pending Cash Incentives			0	0	0	257,000	183,000	37,400	429,000	906,400
Total Under Consideration			0	0	0	257,000	183,000	37,400	429,000	906,400
Total before EMBD			4,664,496	3,410,346	602,400	419,400	419,400	373,800	613,400	12,380,252
EMBD Carryover									974,439	974,439
KF Park and Fire House Fund									203,159	203,159
Total									7,493,744	13,557,850

See Accountant's Compilation Report