

**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT**

**FINANCIAL STATEMENTS**

**ONE MONTH AND THREE MONTHS ENDED  
DECEMBER 31, 2013 AND 2012**

**GK&C**  
GERDING, KORTE & CHITWOOD

Professional Corporation  
Certified Public Accountants

**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT  
STATEMENTS OF ASSETS, LIABILITIES AND  
NET ASSETS - MODIFIED CASH BASIS**

	<u>December 31, 2013</u>	<u>December 31, 2012</u>
<b><u>ASSETS</u></b>		
<b>CURRENT ASSETS:</b>		
Commerce Sales Tax Account	\$ 8,792.20	\$ 278,646.24
Commerce Property Tax Account	22,145.96	96,657.42
Investments Sales Tax	129,279.29	0.00
Investments Property Tax	120,322.09	0.00
Bank of Baroda Bond	100,000.00	0.00
State Bank of India Bond	100,000.00	0.00
Bank of China Bond	100,000.00	0.00
Beal Bank USA Bond	100,000.00	0.00
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<b>Total Current Assets</b>	<b>680,539.54</b>	<b>375,303.66</b>
<b>PROPERTY AND EQUIPMENT:</b>		
Furniture & Equipment	43,360.83	36,487.79
Less: Accumulated Depreciation	(35,893.34)	(30,057.26)
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<b>Net Property and Equipment</b>	<b>7,467.49</b>	<b>6,430.53</b>
<b>TOTAL ASSETS</b>	<b>\$ 688,007.03</b>	<b>\$ 381,734.19</b>
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<b><u>LIABILITIES AND NET ASSETS</u></b>		
<b>LIABILITIES:</b>		
<b>Total Liabilities</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
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<b>NET ASSETS:</b>		
Undesignated	635,353.34	278,470.24
Revenues Over/(Under) Expenses	52,653.69	103,263.95
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<b>Total Net Assets</b>	<b>688,007.03</b>	<b>381,734.19</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 688,007.03</b>	<b>\$ 381,734.19</b>
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See Accountants' Compilation Report

**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT  
STATEMENTS OF SUPPORT, REVENUES, AND EXPENSES  
BUDGET TO ACTUAL - MODIFIED CASH BASIS**

	<b>1 Month Ended</b>	<b>3 Months Ended</b>	<b>Total</b>	<b>% of</b>	<b>Remaining</b>
	<b>Dec. 31, 2013</b>	<b>Dec. 31, 2013</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
<b>RECURRING SUPPORT &amp; REVENUE:</b>					
Property Assessment	\$ 18,571.50	\$ 21,731.49	\$ 156,030.00	13.93	\$ 134,298.51
Sales Tax	67,398.90	146,607.24	474,151.00	30.92	327,543.76
Holiday Light Sales	0.00	0.00	100.00	0.00	100.00
Miscellaneous Income	1,500.00	3,000.00	0.00	0.00	(3,000.00)
Interest Income	40.85	205.38	900.00	22.82	694.62
<b>Total Recurring Support &amp; Revenue</b>	<u>87,511.25</u>	<u>171,544.11</u>	<u>631,181.00</u>	<u>27.18</u>	<u>459,636.89</u>
<b>RECURRING EXPENSES:</b>					
<b>Program Management</b>					
Health Insurance	660.39	1,986.80	11,124.00	17.86	9,137.20
Insurance	0.00	0.00	440.00	0.00	440.00
Meals and Entertainment	65.50	121.42	300.00	40.47	178.58
Memberships	0.00	0.00	1,700.00	0.00	1,700.00
Miscellaneous	0.00	35.00	0.00	0.00	(35.00)
Office Equipment Rental	160.68	239.01	500.00	47.80	260.99
Office Equipment Repair	0.00	0.00	1,500.00	0.00	1,500.00
Office Repairs & Maintenance	765.81	2,408.13	10,000.00	24.08	7,591.87
Office Supplies	139.83	457.76	1,625.00	28.17	1,167.24
Parking	0.00	0.00	2,112.00	0.00	2,112.00
Payroll Taxes - Admin.	439.41	1,307.41	13,534.00	9.66	12,226.59
Professional Services	822.25	2,173.50	8,000.00	27.17	5,826.50
Rent	2,131.15	6,381.93	25,000.00	25.53	18,618.07
Retirement Plan	574.41	1,723.23	6,893.00	25.00	5,169.77
Salary - Administrative	11,278.15	33,834.45	135,338.00	25.00	101,503.55
Seminars/Conferences	0.00	1,406.35	5,000.00	28.13	3,593.65
Subscription	7.95	282.83	1,200.00	23.57	917.17
Telephone	149.07	789.72	3,500.00	22.56	2,710.28
TIF Expenditures	0.00	3,126.85	6,500.00	48.11	3,373.15
Utilities	269.15	903.17	6,500.00	13.89	5,596.83
Webs/Internet	224.95	474.54	0.00	0.00	(474.54)
Postage	292.89	1,182.09	3,900.00	30.31	2,717.91
Printing	91.25	842.69	5,200.00	16.21	4,357.31
<b>Total Program Management</b>	<u>18,072.84</u>	<u>59,676.88</u>	<u>249,866.00</u>	<u>23.88</u>	<u>190,189.12</u>
<b>Programs &amp; Services</b>					
<b>Environmental</b>					
<b>Beautification/Streetscape</b>					
District Wireless (Maintenance)	2,795.00	2,795.00	32,000.00	8.73	29,205.00
Banner Installation	1,117.55	1,117.55	20,000.00	5.59	18,882.45
City Horticulture	625.00	1,875.00	7,500.00	25.00	5,625.00
Holiday Light Purchases	0.00	0.00	100.00	0.00	100.00

**DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT  
STATEMENTS OF SUPPORT, REVENUES, AND EXPENSES  
BUDGET TO ACTUAL - MODIFIED CASH BASIS**

	<b>1 Month Ended</b> <b>Dec. 31, 2013</b>	<b>3 Months Ended</b> <b>Dec. 31, 2013</b>	<b>Total</b> <b>Budget</b>	<b>% of</b> <b>Budget</b>	<b>Remaining</b> <b>Budget</b>
Public Art Program	0.00	0.00	1,000.00	0.00	1,000.00
Special Streetscape Programs	0.00	0.00	4,000.00	0.00	4,000.00
<b>Total Beautification/Streetscape</b>	<b>4,537.55</b>	<b>5,787.55</b>	<b>64,600.00</b>	<b>8.96</b>	<b>58,812.45</b>
<b>Cleaning and Maintenance</b>					
Cleaning & Maintenance Payroll Taxes	610.45	1,870.88	4,400.00	42.52	2,529.12
Cleaning & Maintenance Labor	2,368.00	7,416.00	45,000.00	16.48	37,584.00
Cleaning & Maintenance Equipment	180.20	180.20	1,500.00	12.01	1,319.80
Cleaning & Maintenance - Sidewalk	0.00	0.00	9,000.00	0.00	9,000.00
Extended Cleaning Services	0.00	6,792.00	38,000.00	17.87	31,208.00
<b>Total Cleaning and Maintenance</b>	<b>3,158.65</b>	<b>16,259.08</b>	<b>97,900.00</b>	<b>16.61</b>	<b>81,640.92</b>
<b>Economy</b>					
<b>Economic Development</b>					
Economic Devel. Business Mktg	0.00	0.00	10,000.00	0.00	10,000.00
Economic Devel. Research	0.00	0.00	7,500.00	0.00	7,500.00
<b>Total Economic Development</b>	<b>0.00</b>	<b>0.00</b>	<b>17,500.00</b>	<b>0.00</b>	<b>17,500.00</b>
<b>Marketing</b>					
Image Marketing	6,708.34	7,891.68	15,000.00	52.61	7,108.32
Design Guidelines	61.06	61.06	0.00	0.00	(61.06)
Promotions & Events	6,970.55	8,123.44	18,000.00	45.13	9,876.56
Online Marketing	318.33	816.64	10,000.00	8.17	9,183.36
<b>Total Marketing</b>	<b>14,058.28</b>	<b>16,892.82</b>	<b>43,000.00</b>	<b>39.29</b>	<b>26,107.18</b>
<b>Total Programs &amp; Services</b>	<b>21,754.48</b>	<b>38,939.45</b>	<b>223,000.00</b>	<b>17.46</b>	<b>184,060.55</b>
<b>Total Recurring Expenses</b>	<b>39,827.32</b>	<b>98,616.33</b>	<b>472,866.00</b>	<b>20.86</b>	<b>374,249.67</b>
<b>RECURRING SURPLUS/(DEFICIT)</b>	<b>47,683.93</b>	<b>72,927.78</b>	<b>158,315.00</b>	<b>46.06</b>	<b>85,387.22</b>
<b>NON-RECURRING EXPENSES:</b>					
<b>Environmental</b>					
<b>Beautification/Streetscape</b>					
Banner Design / Production	0.00	0.00	18,000.00	0.00	18,000.00
Design Guidelines Consultant	0.00	0.00	30,000.00	0.00	30,000.00
Sidewalk Trash Cans	0.00	0.00	34,000.00	0.00	34,000.00
District Wireless (Installation)	0.00	0.00	5,500.00	0.00	5,500.00
Broadway Gateway	2,198.61	4,472.93	70,000.00	6.39	65,527.07
<b>Total Beautification/Streetscape</b>	<b>2,198.61</b>	<b>4,472.93</b>	<b>157,500.00</b>	<b>2.84</b>	<b>153,027.07</b>
<b>Public Safety</b>					

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BUDGET TO ACTUAL - MODIFIED CASH BASIS**

	<b>1 Month Ended Dec. 31, 2013</b>	<b>3 Months Ended Dec. 31, 2013</b>	<b>Total Budget</b>	<b>% of Budget</b>	<b>Remaining Budget</b>
Public Safety - Golf Cart Matching Grant	0.00	13,375.89	14,000.00	95.54	624.11
<b>Total Public Safety</b>	0.00	13,375.89	14,000.00	95.54	624.11
<b>Cleaning Maintenance</b>					
Sidewalk Recycling Pilot Project	0.00	280.69	0.00	0.00	(280.69)
<b>Total Cleaning Maintenance</b>	0.00	280.69	0.00	0.00	(280.69)
<b>Marketing</b>					
Website Redesign	0.00	0.00	1,800.00	0.00	1,800.00
<b>Total Marketing</b>	0.00	0.00	1,800.00	0.00	1,800.00
<b>CID</b>					
CVB Grant	500.00	500.00	0.00	0.00	(500.00)
Historic Grant	0.00	1,000.00	0.00	0.00	(1,000.00)
<b>Total CID</b>	500.00	1,500.00	0.00	0.00	(1,500.00)
<b>Total Non-Recurring Expenses</b>	2,698.61	19,629.51	173,300.00	11.33	153,670.49
<b>NON-RECURRING SURPLUS/(DEFICIT)</b>	(2,698.61)	(19,629.51)	(173,300.00)	(11.33)	(153,670.49)
<b>NON-CASH TRANSACTIONS:</b>					
Depreciation	(214.86)	(644.58)	0.00	0.00	(644.58)
<b>Total Non-Cash Transactions</b>	(214.86)	(644.58)	0.00	0.00	644.58
<b>REVENUE OVER (UNDER) EXPENSES</b>	<u>\$ 44,770.46</u>	<u>\$ 52,653.69</u>	<u>\$ (14,985.00)</u>	<u>(351.38)</u>	<u>\$ (67,638.69)</u>