

Downtown St. Louis Community Improvement District, Inc
Executive Summary
For the Month and Period Ended May 31, 2018

Statement of Activities and Changes in Net Assets

Revenue

Downtown St. Louis Community Improvement District (CID) receives funding from property owners in the form of a CID assessment, a fee from the Old Post Office for their participation in the services offered by the CID, and interest. CID revenue is recognized as CID expenses occur, less that portion offset by fees and interest. CID assessments are assessed in advance of the service provided and are recorded as “Deferred CID Revenue” and “CID Assessment Receivable” upon assessment (see attached Statement of Financial Position). As expenditures are made, CID revenue is recognized and the deferral amount is reduced. Therefore, since overall total expenses for the eleven-month period are over budget (see below for detailed explanation), then too are the overall revenues over budget. “Other, net” for May year-to-date, represents net gain from non-CID assessment sources such as the Downtown Neighborhood Guide, events, and housing tours. There was a \$58 net gain for the month of May related to special events income and expenses.

Expenses

Overall 2018 expenses are over budget primarily due to unfavorable Administrative and Economic Development/Marketing/Event costs partially offset by favorable Security and Maintenance costs. Administrative expenses are unfavorable to budget primarily due to compensation increases, vacation payouts and unanticipated consulting expenses with the former CAO. Economic Development/Marketing/Event costs includes Arch Grants totaling \$150,000 year-to-date and Traffic Management Enhancement Phase III of \$125,000. Security expenses are favorable due to decreased third-party security expenses and lower personnel costs. Maintenance expenses are favorable to budget due to lower landscaping and personnel costs.

The opportunity fund is allocated to Security, Maintenance and Economic Development based on budgeted amounts for Security and the unmarked budget amount spread between the expense categories based on 65% Security/Maintenance and 35% Economic Development.

Change in Net Assets

Since CID activity is a breakeven event (revenue is recognized as expenses occur), the change in net assets for the month represents non-cid activity discussed in “Other, net” above.

Statement of Financial Position

“CID Assessment Receivable” represents assessments not yet received by the City’s Collector of Revenue office and therefore not distributed to the CID.

“Due to the Downtown STL, Inc.” is the amount drawn by Downtown STL, Inc. short of that earned and is typically settled in the subsequent month.

“Deferred CID Assessment Revenue,” as mentioned above, represents CID assessments assessed (includes money received and still receivable) but not yet recognized as revenue.

Downtown St. Louis Community Improvement District, Inc.
Statement of Activities and Changes in Net Assets
For the Month and Period Ended May 31, 2018

| | <u>May Actual</u> | <u>May YTD Actual</u> | <u>May YTD Budget</u> | <u>Fav (Unfav) YTD Variance</u> | <u>Annual Budget</u> |
|---|-----------------------|---------------------------|---------------------------|-------------------------------------|--------------------------|
| Revenues: | | | | | |
| CID Assessment | \$ 266,015.75 | \$ 3,218,644.46 | \$ 3,173,368.48 | \$ 45,275.98 | \$ 3,463,200.00 |
| Carryforward Usage | 14,044.67 | 154,491.37 | 154,491.37 | - | 168,536.04 |
| Payment in lieu of CID | 1,250.00 | 13,750.00 | 13,750.00 | - | 15,000.00 |
| Interest Income | 426.05 | 17,402.30 | 7,000.00 | 10,402.30 | 7,500.00 |
| Other, net | 57.95 | 6,204.76 | 400.00 | 5,804.76 | 500.00 |
| Total Revenue | 281,794.42 | 3,410,492.89 | 3,349,009.85 | 61,483.04 | 3,654,736.04 |
| Expenses: | | | | | |
| Security | 70,090.00 | 1,090,522.72 | 1,186,813.99 | 96,291.27 | 1,294,706.17 |
| Maintenance | 76,110.54 | 789,547.86 | 850,634.92 | 61,087.06 | 927,965.37 |
| Economic Development/Mktg/Special Ev | 62,303.05 | 1,032,794.41 | 931,100.15 | (101,694.26) | 1,015,745.61 |
| Administrative | 29,438.97 | 324,254.89 | 212,560.79 | (111,694.10) | 231,066.32 |
| Opportunity Fund | 43,793.92 | 167,168.25 | 167,500.00 | 331.75 | 184,752.57 |
| Total Expenses | 281,736.47 | 3,404,288.13 | 3,348,609.85 | (55,678.28) | 3,654,236.04 |
| Change in Net Assets | 57.95 | 6,204.76 | 400.00 | 5,804.76 | 500.00 |
| Net Assets, Beginning of Period | 152,923.31 | 146,776.50 | 146,097.76 | 678.74 | 146,097.76 |
| Net Activity - Bike Station Transportation Related | - | - | - | - | (10,000.00) |
| Net Assets, End of Period | <u>\$ 152,981.26</u> | <u>\$ 152,981.26</u> | <u>\$ 146,497.76</u> | <u>\$ 6,483.50</u> | <u>\$ 136,597.76</u> |
| CID Contacted Expenses with Downtown STL, Inc. | | | | | |
| Security Personnel | \$ 12,944.96 | \$ 188,068.62 | \$ 185,473.02 | \$ (2,595.60) | \$ 202,334.20 |
| Maintenance Personnel | 43,386.44 | 485,668.41 | 529,761.81 | 44,093.40 | 577,921.97 |
| Economic Development/Mktg/Spec Evts P | 28,735.28 | 366,706.99 | 237,583.97 | (129,123.02) | 259,182.51 |
| Administration | 16,255.03 | 240,296.42 | 157,427.25 | (82,869.17) | 176,170.00 |
| | <u>\$ 101,321.71</u> | <u>\$ 1,280,740.44</u> | <u>\$ 1,110,246.04</u> | <u>\$ (170,494.40)</u> | <u>\$ 1,215,608.68</u> |

Downtown St. Louis Community Improvement District, Inc.
Statement of Financial Position
May 31, 2018

| | Total |
|---|----------------------------|
| Assets | |
| Cash and Cash Equivalents | \$ 2,621,379.33 |
| CID Assessment Receivable | 152,163.45 |
| Other Receivables | 2,500.00 |
| Equipment, net | 75,687.99 |
| Prepaid Expense | 13,041.48 |
| Total Assets | \$ 2,864,772.25 |
| Liabilities | |
| Accounts Payable and Accrued Expenses | \$ 97,316.35 |
| Due to Downtown STL, Inc. | 12,693.24 |
| Deferred CID Revenue - Prior Years | 469,156.51 |
| Deferred CID Revenue - Current Year | 2,089,626.04 |
| Other Deferred Revenue | 1,356.19 |
| Total Current Liabilities | 2,670,148.33 |
| Other Long-Term Liabilities | 29,964.00 |
| Net Assets | |
| Equity | 158,455.16 |
| Net Income | 6,204.76 |
| Total Net Assets | 164,659.92 |
| Total Liabilities and Net Assets | \$ 2,864,772.25 |