

Great Falls Development Authority, Inc.
Financial Report
August 31, 2017

Page 1 – Statement of Financial Position:

Net assets decreased \$271,426 during the two months ended August 31, 2017.

During August GFDA borrowed \$201,245 from First Interstate Bank. The net proceeds, \$200,000, were used to finance the relocation of electric transmission lines at AgriTech Park. The \$200,000 amount has been expended and is the primary reason for the decrease in net assets.

GFDA also borrowed \$50,000 during August under its line of credit with First Interstate Bank.

Cash restricted for loans and grants decreased \$23,019 during the two months ended August 31. One loan was closed during July in the principal amount of \$22,500. No new loans were closed during August.

Page 2 – Comparison with “Operating” Budget

This statement compares GFDA’s actual results through August with a prorated budget amount for the “Operating” portion of GFDA’s budget.

The total budget amount has been prorated primarily by using time (2 of 12 months), with exceptions for the grant revenues and expenses. TIF District reimbursements and expenses, if any, are not reflected on the budget comparison.

Total revenues through August were approximately \$64,500 less than the prorated budget amount with the most significant under budget item being Private Support revenues.

Total expenses were approximately \$150,500 more than the prorated budget amount with significant over budget line items including AgriTech Park professional fees, including the \$200,000 expenditure referred to above, and memberships and dues.

Page 3 – Statement of Revenues and Expenses by Month:

This statement reflects GFDA’s revenues and expenses on a monthly basis for each of the last six months.

Significant expenses incurred during August include professional fees, memberships and dues, interest and real estate taxes.

Page 4 – Accounts Receivable, Accounts Payable, Accrued Liabilities and Professional Fees

This page lists GFDA’s receivables, payables and accrued liabilities at August 31, 2017 and Professional Fee expenses recognized through August 31.

Great Falls Development Authority, Inc.
Statement of Financial Position
August 31 and June 30, 2017

	<u>August 31,</u> <u>2017</u>	<u>June 30,</u> <u>2017</u>
Current Assets		
Cash and Cash Equivalents	\$ 53,518	\$ 422,725
Cash Restricted For Loans and Grants	708,909	685,890
Accounts Receivable	40,252	27,855
Accrued Interest Receivable	41,628	40,061
Current Portion of Loans Receivable (Net of Allowance for Doubtful Loans of \$19,000)	358,293	354,431
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Total Current Assets	1,202,600	1,530,962
Office Furniture and Equipment - Net	12,213	13,466
Noncurrent Portion of Loans Receivable (Net of Allowance for Doubtful Loans of \$495,050)	8,731,866	8,774,367
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Total Assets	\$ 9,946,679	\$ 10,318,795
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Current Liabilities		
Accounts Payable	\$ 87,116	\$ 120,159
Accrued Liabilities	98,768	95,518
Current Portion of Notes Payable	154,946	108,545
Deferred Grant Revenues	76,784	104,656
Due To High Plains Financial, Inc.	10,805	1,476
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Total Current Liabilities	428,419	430,354
Noncurrent Notes Payable		
First Interstate Bank Loan	201,245	300,000
MDOC - Microloan Note Payable	500,000	500,000
CDFI - Enterprise Fund	250,000	250,000
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Total Noncurrent Liabilities	951,245	1,050,000
Net Assets		
Beginning of Year	8,838,441	7,767,581
Increase (Decrease) in Net Assets - Current Year	(271,426)	1,070,860
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Total Net Assets	8,567,015	8,838,441
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Total Liabilities and Net Assets	\$ 9,946,679	\$ 10,318,795
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Great Falls Development Authority, Inc.
Comparison With 2017-18 "Operating" Budget
Through the Two Months Ended August 31, 2017

	Total Through 8-31-17	Operating Budget		Over (Under) Budget
		Total	Prorated Thru 8-31-17	
Private Support	\$ 2,240	\$ 475,000	\$ 79,167	\$ (76,927)
Sponsorships	0			
Public Support	0	50,000		
Support Collected	2,240	525,000	79,167	(76,927)
Program Revenues	16,473	90,572	15,095	1,378
Management	1,240	30,500	5,083	(3,843)
Grant Management	0	5,000	833	(833)
MT Food & Ag Development Center	8,333	50,000	8,333	
MMEC Grant		65,000		
EPA Assessment Grant	17,709	92,457	17,709	
EPA RLF Grant	6,900	83,644	6,900	
Other Grants	21,888	38,512	6,419	15,469
Interest	85,346	480,000	80,000	5,346
Miscellaneous Income	891	36,100	6,017	(5,126)
Total Income	161,020	1,496,785	225,556	(64,536)
Operating Expenses:				
Salaries and Wages	86,166	620,273	103,379	(17,213)
Payroll Expenses	27,305	194,971	32,495	(5,190)
Rent	6,843	42,000	7,000	(157)
Memberships and Dues	10,302	40,000	6,667	3,635
Business Development	(4,379)	50,000	8,333	(12,712)
Auto Expense	1,620	9,720	1,620	
Depreciation	1,253	7,500	1,250	3
Insurance	1,880	20,000	3,333	(1,453)
Meeting Expenses	1,020	16,000	2,667	(1,647)
Professional Fees				
AgriTech Park	208,451	25,000	4,167	204,284
EPA Assessment Grant	14,509	81,888	14,509	
EPA RLF Grant	592	74,492	592	
MMEC		5,000		
Labor Survey Grant	20,972	21,012	20,972	
Other	8,393	80,500	13,417	(5,024)
Grants				
Office Supplies, Computing & Copying	1,692	27,000	4,500	(2,808)
Postage	52	1,000	167	(115)
Professional Training	6,325	32,000	5,333	992
Publications	1,858	9,500	1,583	275
Other	1,613	12,000	2,000	(387)
Real Estate Taxes	10,720	80,000	13,333	(2,613)
Telephone	2,572	17,800	2,967	(395)
Travel	3,416	59,799	9,967	(6,551)
Allowance For Loan Losses				
Loan Servicing Fees		1,500	250	(250)
Interest	19,271	128,500	21,417	(2,146)
Operating Expenses	432,446	1,657,455	281,917	150,529
	\$ (271,426)	\$ (160,670)	\$ (56,361)	\$ (215,065)

Great Falls Development Authority, Inc.
Statement of Revenues and Expenses
By Month For Each of the Six Months Ended August 31, 2017

	<u>August</u>	<u>July</u>	<u>June</u>	<u>May</u>	<u>April</u>	<u>March</u>
Private Support Sponsorships	\$ 120	\$ 2,120	\$ 35,495	\$ 27,320	\$ 37,570	\$ 7,495
Public Support						400
Support Collected	120	2,120	35,495	27,320	37,570	7,895
Program Revenues	8,372	8,101	7,613	8,442	8,206	10,866
Grants	48,588	6,242	(78,976)	115,555	55,779	58,794
Management	619	621	8,918	7,248	4,166	4,352
Interest	42,694	42,652	41,905	40,603	41,753	41,719
TIF District Reimbursement			692			347
Miscellaneous Income	211	680	823	2,907	2,382	(2,008)
Total Income	100,604	60,416	16,470	202,075	149,856	121,965
Operating Expenses:						
Salaries and Wages	43,083	43,083	49,039	45,863	45,862	45,862
Payroll Expenses	13,002	14,303	13,654	14,044	14,849	15,340
Rent	3,422	3,421	3,422	3,421	3,422	3,421
Memberships and Dues	4,462	5,840	7,234	1,005	4,605	3,626
Business Development	100	(4,479)	11,299	10,395	2,547	1,381
Auto Expense	810	810	810	810	810	810
Bad Debts				18,327		
Depreciation	625	628	620	620	620	620
Insurance		1,880			669	
Meeting Expenses	835	185	1,800	149	819	5,186
Professional Fees						
AgriTech Park	205,811	2,640	4,720	985	1,326	3,956
AgriTech Park - TIF			692			347
EPA Assessment Grant	14,509		1,908	11,609	54,395	2,752
Other	24,283	5,674	10,931	14,632	16,220	4,673
Grants						1,050
Office Supplies, Computing & Copying	603	1,089	853	2,263	1,950	1,247
Postage	28	24	108	30	109	48
Professional Training	955	5,370	616	745	3,107	773
Publications	1,416	442	1,725	273	1,295	380
Other	1,358	255	370	299	135	178
Real Estate Taxes	5,360	5,360	5,360	5,360	5,360	5,360
Telephone	1,250	1,322	1,343	1,297	1,340	1,334
Travel	1,198	2,218	14,196	3,728	4,711	7,874
Allowance For Loan Losses			183,450			
Loan Servicing Fees						
Interest	9,546	9,725	9,266	9,459	8,958	9,269
Total Expenses	332,656	99,790	323,416	145,314	173,109	115,487
	\$ (232,052)	\$ (39,374)	\$ (306,946)	\$ 56,761	\$ (23,253)	\$ 6,478

Great Falls Development Authority, Inc.
Accounts Receivable, Accounts Payable, Accrued Liabilities and Professional Fees
August 31, 2017

	<u>Receivables</u>
PTAC Program	5,580
SBDC Program	5,447
City of Great Falls - BSTF Management	5,830
EPA Assessment Grant	1,599
Montana Food & Ag Development Grant	8,333
Specialty Crop Block Grant	1,191
TIF Reimbursement	12,272
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	40,252
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	<u>Payables</u>
CM Russell Museum - EPA Grant	19,448
Church, Harris Johnson & Williams	2,077
Dell Business Credit	11,857
Falcon, Lester & Schaff, P.C.	32,619
GIS Planning	5,000
TD & H	2,800
Wells Fargo - Credit Cards	5,411
US Bank Corporate	3,421
Other Accounts Payable	4,483
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	87,116
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	<u>Accrued Liabilities</u>
Interest	9,320
Real Estate Taxes	42,880
Payroll (Paid After Month-End)	21,542
Paid Time Off, Etc.	25,026
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	98,768
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	<u>Professional Fees</u>
Accounting Fees	2,818
Various Vendors - EPA RLF	592
Dimitir's Collection - Falcon, Lester & Schaff, P.C.	347
Labor Survey Grant	20,972
AgriTech Park - Falcon, Lester & Schaff, P.C.	8,451
AgriTech Park -Relocate Transmission Line	200,000
EPA Assessment Grant	14,509
Other Professional Fees	5,228
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	252,917
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