COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the Years Ended June 30, 2018 and 2017

MDFB

MISSOURI DEVELOPMENT FINANCE BOARD

200 Madison Street, Suite 1000 (65101)
P.O. Box 567
Jefferson City, MO 65102
573.751.8479

Comprehensive Annual Financial Report 2018
For the Fiscal Years Ended June 30, 2018 and 2017

Missouri Development Finance Board
A Component Unit of the State of Missouri

Prepared by the Accounting Department
Erica Griffin, CPA, Controller
Ryan Vermette, Compliance Officer

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INTRODUCTORY SECTION

Principal Officials

BOARD MEMBERS

Ms. Marie J. Carmichael
Chair
Governor-Appointed Member
Springfield

Committees
Executive, Personnel, Finance, Audit

Mr. Reuben A. Shelton
Vice-Chairman
Governor-Appointed Member
St. Louis

Committees
Executive, Personnel

Mr. Matthew L. Dameron
Secretary
Governor-Appointed Member
Kansas City

Committees
Executive, Personnel, Audit

Mr. John E. Mehner
Treasurer
Governor-Appointed Member
Cape Girardeau

Committees
Executive, Personnel, Finance

Mr. Kelley M. Martin
Governor-Appointed Member
Kansas City

Committees
Finance, Audit

Mr. Patrick J. Lamping
Governor-Appointed Member
Barnhart

Committees
Audit

Mr. Bradley G. Gregory
Governor-Appointed Member
Bolivar

Committees
Audit, Finance

The Honorable Michael L. Parson
Lieutenant Governor
Ex-Officio Member

January 2017 to May 2018

The Honorable Mike Kehoe
Lieutenant Governor
Ex-Officio Member

June 2018 to Current

Mr. Robert B. Dixon, Director
Department of Economic Development
Ex-Officio Member

Ms. Chris Chinn, Director
Department of Agriculture
Ex-Officio Member

Ms. Carol S. Comer, Director
Department of Natural Resources
Ex-Officio Member

Board membership consists of eight volunteer members appointed by the Governor and confirmed by the Senate, and four ex-officio members.

Organizational Chart

Mr. Robert V. Miserez
Executive Director

Ms. Erica Griffin, CPA
Controller

Mr. Ryan Vermette
Compliance Officer

Ms. Erin Carel
Accounting Clerk/
Administrative Assistant

Ms. Kathleen Barney
Senior Portfolio Manager

Ms. Kimberly Martin
Finance Programs Manager

Ms. Valerie Haller
Executive Assistant

Board Counsel

Mr. David Queen
Gilmore & Bell, P.C.

Independent Certified Public Accountants

Ms. Heidi A. Chick, CPA
Williams-Keepers LLC

Letter of Transmittal

Missouri Development Finance Board

October 30, 2018

We are pleased to submit the Comprehensive Annual Financial Report (CAFR) of the Missouri Development Finance Board (the Board), a component unit of the State of Missouri, for the fiscal years ended June 30, 2018 and 2017. The Accounting Department prepared this report, while responsibility for both the accuracy of the presented data and the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that was established for this purpose, rests with the Board. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

Williams-Keepers LLC, Certified Public Accountants, has issued an unmodified ("clean") opinion on the Board's financial statements for the years ended June 30, 2018 and 2017. The Independent Auditors' Report is located at the front of the Financial Section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the Independent Auditors' Report and provides a narrative introduction, overview and analysis of the basic financial statements. This letter of transmittal is designed to complement the MD&A and should be read with it as well.

PROFILE OF THE GOVERNMENT

The Missouri Development Finance Board is a "body corporate and politic" created by the State of Missouri. Its statutory citation is to Sections 100.250 to 100.297 and 100.700 to 100.850 of the Revised Statutes of Missouri (RSMo). The Board's primary function is to structure and participate in the financing of Missouri business and public infrastructure. The Board is a discretely presented component unit within the State of Missouri's Comprehensive Annual Financial Report.

The Board was created by Missouri statute in 1982 as the Missouri Industrial Development Board. The current legislative authorization dates to 1993 and was the fourth major statutory change since 1982. Each of these changes resulted in increased authority and responsibility for the Board in economic development and infrastructure financing.

The Board provides a diverse array of financing programs to carry out its mission of facilitating economic and infrastructure development projects. The Board administers eight programs and has two component units which correspond to its mission to benefit the citizens of the State of Missouri as follows:

Programs

1. **Revenue Bonds for Private Commercial and Nonprofit Projects** — Pursuant to Section 100.275 RSMo, the Board is authorized to issue revenue bonds for purposes permitted under Section 100.255 RSMo, including the purchase, construction and improvement of facilities used for manufacturing and other commercial purposes, and for recreational and cultural facilities.

2. **Revenue Bonds for Public Infrastructure Projects** — The Board is authorized to issue its revenue bonds to finance essential infrastructure improvements and related work for local governments, State agencies and qualified public/private partnerships.

3. **Missouri Tax Credit for Contributions** — Section 100.286.6 RSMo authorized the Tax Credit for Contribution Program. Through this program, the Board is authorized to grant tax credits equal to 50% of contributions made to the Board. Contributions are used to pay the costs of public infrastructure projects approved by the Board. Per statute, during any calendar year, the Board can authorize no greater

than $10 million in credits. The limitation on tax credit authorization and approval provided under this subsection may be exceeded only upon mutual agreement, evidenced by a signed and properly notarized letter, by the Directors of the Department of Economic Development and Revenue and the Commissioner of Administration, but in no event shall authorizations exceed $25 million in a calendar year.

4. **Tax Credit Bond Enhancement Program** — The Tax Credit Bond Enhancement Program, authorized under Section 100.297 RSMo, allows the Board to provide credit enhancement on public infrastructure revenue bonds it issues by assigning a tax credit reimbursement pledge in the event of a shortfall in project revenues on bonds it issues. This program is used for critical infrastructure facilities necessary to cause or leverage substantial private investment and jobs creation adjacent to the public facility being built or improved.

5. **BUILD (Business Use Incentives for Large-Scale Development) Missouri Program** — The BUILD Missouri Program authorized under Sections 100.700 to 100.850 RSMo is an incentive tool that allows the Board, if recommended by the Department of Economic Development, to finance a portion of the costs of qualifying capital investments for eligible businesses that seek to locate or expand in Missouri and create a significant number of new jobs. The incentives offered by BUILD are designed to offset infrastructure and other capital costs of eligible large-scale projects with a reimbursable tax credit based on actual performance.

6. **Missouri Infrastructure Development Opportunities Commission (MIDOC) Loan Program** — The MIDOC Program offers long-term, low-interest loans to local political subdivisions, including public water and sewer districts, to fund infrastructure improvements. Water and sewer projects addressing public health and safety receive priority. The program is structured as a revolving loan program with repayment proceeds used to provide additional loans for eligible infrastructure projects. Interest rates are 3 percent with a maximum loan amount of $150,000; however, if there is a critical need and with Board approval, this maximum loan amount may be exceeded.

7. **Small Business Loan Program** — In 2009 the Board created and capitalized a $2 million revolving loan fund for small business loans. Loans are for $50,000 or less, bear interest at 3 percent, and can be used for capital and operating needs. Disaster loans can select either a 1 percent interest rate for up to 10 years or 3 percent with the first two years interest deferred. The maximum number of employees to be eligible is 15.

   From this fund, $250,000 was transferred to the St. Louis Economic Development Partnership (SLEDP) to create a loan pool targeted to businesses impacted by the civil disturbances in Ferguson, Missouri. This helped create a $1 million loan pool, of which $850,000 is restricted to 0 percent interest loans. SLEDP administers this program for loans in the amounts of $2,500 to $10,000.

8. **Direct Loan Program** — The Direct Loan Program provides direct loans at reasonable interest rates to qualified borrowers.

Component Units

1. **St. Louis Convention Center Hotel Community Improvement District (CID) and St. Louis Convention Center Hotel Transportation Development District Fund (TDD)** — The CID and TDD are active blended component units of MDFB reported as governmental funds. The CID and TDD were established during the fiscal year ended June 30, 2015 to account for the operations of the CID and TDD sales tax levy (at 1 percent), which is utilized to benefit 800 Washington LLC and Lennox Suites, LLC in their license obligation payments to MDFB. MDFB uses the license payment for parking garage debt service, operations, and maintenance costs of the St. Louis Convention Center Hotel Garage (SLCCHG). Four MDFB staff members serve on the Board and are responsible for monitoring district collections, paying district expenses, and collecting and transferring TIF funds to the City of St Louis.

2. **Seventh Street Garage Public Parking Corporation (SSGPPC)** — The SSGPPC was a blended component unit of MDFB reported within the Parking Garage Fund. SSGPPC was a legally separate corporation that met the requirement for a charitable corporation under Federal income tax section 501(c)(3). Three Board members of MDFB served as members for the SSGPPC. The SSGPPC was established primarily to serve as a qualified active low-income business (QALICB) located in a low-income census tract as defined in Section 45D of the Internal Revenue Code of 1986 as amended. The SSGPPC was responsible for the maintenance and operations of a garage at 601 Locust Street in St. Louis, Missouri, known as the Seventh Street Garage. The Board acquired the assets and operations of SSGPPC and

SSGPPC was dissolved on June 30, 2017. No activity was reported in the Board's financial statements for the year ended June 30, 2018.

ECONOMIC CONDITIONS

Per the Missouri Department of Economic Development's 2018 Missouri Economic Report, "Missouri's GDP totaled $263.1 billion in 2017 in inflation-adjusted dollars, a 1.1 percent increase over the previous year. Between June 2017 and June 2018, Missouri added over 34,300 jobs, a 1.2 percent employment growth for Missouri. Missouri's per capita personal income was $43,661 in 2017, up 1.7 percent from 2016. In June 2018, Missouri's unemployment rate was 3.5 percent, its lowest level since September 2000. Missouri's labor force participation rate was 62.9, nearly matching the nation's 62.8 percent in 2017. Nationally, as well as statewide, the number of older Americans (65+) staying in the labor force is increasing. The Health Care & Social Assistance industry sector employed the most people in Missouri, with 461,800 employees in 2017. Retail trade was second (313,900) and Manufacturing was third (265,900). The Health Care & Social Services industry added 11,800 jobs to the Missouri economy in 2017. Professional and Technical Services added 6,000 and Accommodation and Food Services added nearly 5,000. The Administration and Support Services sector lost around 2,400 jobs, and was the industry with the largest job decline. Health Care and Business & Management related jobs are the most in-demand occupations based on a measure of on-line job advertisements. The Kansas City Region had the highest employment growth rate in 2017 (1.6 percent) while the Ozark region grew at 1.5 percent."

During the fiscal year ended June 30, 2018, the Board contributed to the growth in the Missouri economy by issuing BUILD bond incentives of $22.19 million to leverage investment in Missouri of approximately $100.45 million. In addition, the Board approved 10 Tax Credit for Contribution projects.

LONG-TERM FINANCIAL PLANNING

In July 2017 the Board approved the operating budget for fiscal year 2018, and within the budget granted preliminary approval of the early redemption of a portion of long-term debt.

The fiscal year 2018 budget also includes capital improvements within the parking garages to ensure the continuation of their useful lives and purposes. Improvements at the Ninth Street Garage (NSG) and the St. Louis Convention Center Hotel Garage (SLCCHG) are a continuation of a condition assessment and 10-year capital maintenance plan put together for the Board by a professional engineering firm in fiscal year 2015 and first implemented in fiscal year 2016. This has provided the Board with a better understanding of necessary repairs and/or improvements to project over the next 10 years and the expected life of those repairs. In addition, SLCCHG updated an HVAC system, NSG added express park exit stations, and SSG updated parking control equipment and software.

RELEVANT FINANCIAL POLICIES

The Board has two blended component units which accounts for its activities as a governmental fund. All other Board activities are enterprise funds, a type of proprietary fund. Proprietary funds are used to account for ongoing activities of a governmental entity that are similar to activities found in the private sector. Budgets are not required for proprietary funds in accordance with generally accepted accounting principles. Likewise, since MDFB is a legally separate entity that does not receive State appropriations, it is not required to adhere to an appropriations budget like departments within the State of Missouri. During 2006 the Board voted to establish an operating budget for the Industrial Development and Reserve Fund for fiscal year 2007 and future years as a guide to aid in the Board's planning efforts. In March 2008, in order to improve its budget efforts, the operating budget was expanded to contain a three-year projection. For fiscal year 2013, to further enhance the budget projections, the parking garage operations were incorporated into this budget.

The Board has purchasing procedures and policies in place to handle budgeted and unbudgeted expenses. Per Board policy, non-budgeted expenses up to $10,000 must be approved by the Executive Director, non-budgeted items over $10,000, but less than $20,000, must be approved by the Executive Director and the Controller or Senior Accountant, non-budgeted items over $20,000, but less than $50,000, must be approved by the Executive Committee, and non-budgeted items in excess of $50,000 must be approved by the full Board. All non-budgeted items must be reported to the full Board at the next meeting by supplemental schedule to the financial statements.

The Board has an investment policy in place to address the investment of the Board's funds. A summary of such policy is contained in the notes. A copy of this policy can be requested by contacting MDFB at www.mdfb.org.

The Board is a public governmental body, as described in Section 610.010(4) RSMo, and therefore is subject to the Missouri open records and open meeting laws (Sunshine Law). In February 2005 the Board adopted an initial

Sunshine Policy. In June 2014 the Board amended its policy to be more comprehensive and detailed. A copy of the revised policy can be requested by contacting MDFB at www.mdfb.org.

Major Initiatives

Due to the historic flooding that occurred throughout the State during the spring of 2017, the Board reevaluated its MIDOC Loan Program to see how it could benefit affected area communities. The Board approved a resolution granting Board staff the authority to approve and fund MIDOC disaster recovery purposed loans with three program modifications:

1) Zero percent interest for the first three years, then 3% thereafter;
2) Allowing applicants to use FEMA and/or SEMA reimbursements to pay additional costs of recovery instead of requiring them to use those reimbursements towards loan debt; and
3) Allowing staff the authority to defer annual principal payments based on demonstrated need of the applicant to allow adequate time for receipt of additional project-specific FEMA and/or SEMA reimbursements as repayment for these loans.

During fiscal year ended 2018 the Board disbursed $1.8 million to the Department of Economic Development (DED) for funding to the Hawthorn Foundation (Hawthorn) as approved from a request from DED in an amount not to exceed $2 million during June 2017. Hawthorn utilized the funds to benefit the Missouri Partnership (Partnership) for the purpose of recruiting business to Missouri pursuant to respective contracts between DED and Hawthorn and between Hawthorn and the Partnership. Part of the Board's approval required DED to submit a request to the Office of Budget and Planning for inclusion in the Governor's Supplemental Appropriation request for appropriation of the funds approved by the Board. Approval of the supplemental appropriation would be used to reimburse the Board for any funds disbursed. The supplemental appropriation was approved by the General Assembly and signed by the Governor. The Board was reimbursed for their disbursements during the fiscal year.

Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the MDFB for its comprehensive annual financial report for the fiscal year ended June 30, 2017. This was the eighteenth consecutive year that the Board has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a governmental entity must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

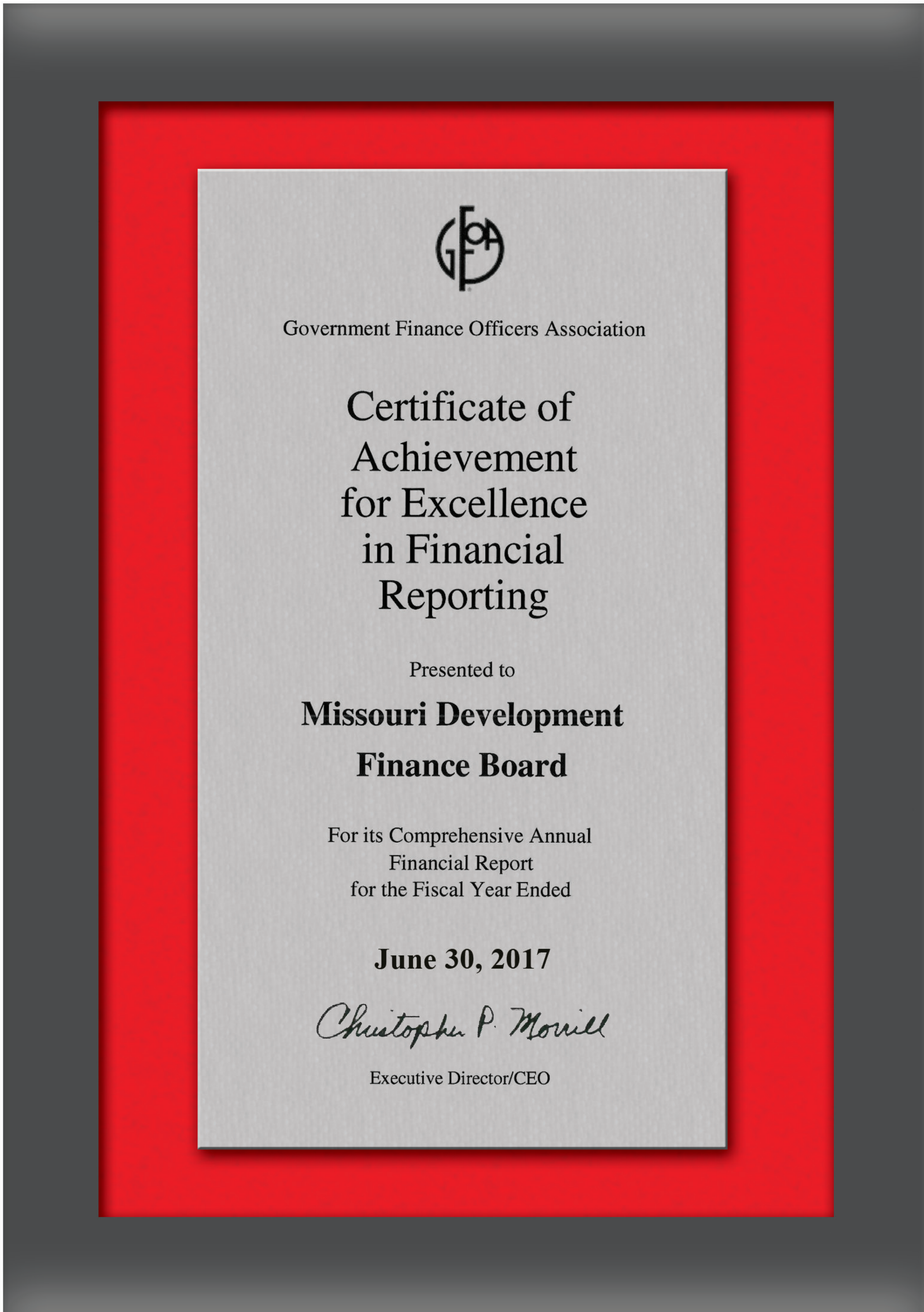
Acknowledgments

The preparation of the comprehensive annual financial report could not have been accomplished without the dedicated services of all Board staff. We would like to thank the firm of Williams-Keepers LLC and their staff for their assistance in the preparation of this report; John E. Mehner for serving as Board Treasurer; and the MDFB Audit Committee for their oversight and guidance.

Respectfully submitted,

Erica Griffin, CPA
Controller

Ryan Vermette
Compliance Officer


Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Missouri Development Finance Board

For its Comprehensive Annual Financial Report for the Fiscal Year Ended

June 30, 2017

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION

Independent Auditors' Report

WILLIAMS KEEPERS LLC
CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

2005 West Broadway, Suite 100, Columbia, MO 65203
OFFICE (573) 442-6171 FAX (573) 777-7800
3220 West Edgewood, Suite E, Jefferson City, MO 65109
OFFICE (573) 635-6196 FAX (573) 644-7240
www.williamskeepers.com

Members of the
Missouri Development Finance Board

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of the Missouri Development Finance Board (the Board), a component unit of the State of Missouri, as of and for the years ended June 30, 2018 and 2017, and the related notes to the financial statements, which collectively comprise the Board's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with U.S. generally accepted accounting principles; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audits. We conducted our audits in accordance with U.S. generally accepted auditing standards. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the Board as of June 30, 2018 and 2017, and the respective changes in financial position and, where applicable, cash flows thereof for the years then ended in conformity with U.S. generally accepted accounting principles.

Other Matters

Required Supplementary Information

U.S. generally accepted accounting principles require that the management's discussion and analysis and the pension plan schedules as listed on the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with U.S. generally accepted auditing standards, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audits were conducted for the purpose of forming opinions on the financial statements that collectively comprise the Board's basic financial statements. The introductory section, combining fund financial statements, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audits of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with U.S. generally accepted auditing standards. In our opinion, the combining fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audits of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Williams Keepers LLC

October 30, 2018

Management's Discussion and Analysis

As management of the Missouri Development Finance Board (the Board), we offer readers of the Board's financial statements this narrative overview and analysis of the financial activities of our organization for the fiscal year ended June 30, 2018 and 2017.

FINANCIAL HIGHLIGHTS

- During fiscal year 2018 the Board's total net position increased by $4,860,109. The increase is attributable to favorable parking garage revenues, strong revenues from the Tax Credit for Contribution Program, stable operating expenses, the recognition of revenue for unexpended tax credits, and no contributions to others as in previous years.

- The Board holds a portion of its current assets in cash collateralized with securities pledged by financial institutions, due to unknown demands, especially within the Tax Credit for Contribution Program.

- During fiscal year 2018 the Board paid $214,000 in principal on the bonds issued in 2010 to assist with the financing on the Seventh Street Garage. The Board also early redeemed $2,330,000 in debt on the 2000C St. Louis Convention Center Hotel Garage Debt.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Board's basic financial statements. Government financial statements are presented as three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

In addition to the basic financial statements, the Board has opted to present combining schedules for the Parking Garage Fund and the Revolving Loan Fund as supplementary information.

FUND FINANCIAL STATEMENTS

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Board, like other discretely presented component units of the State of Missouri, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. There are three categories available for governmental accounting: governmental funds, proprietary funds, and fiduciary funds. The Board's funds can be divided into two categories: governmental funds and proprietary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of monetary resources, as well as on balances of monetary resources available at the end of the fiscal year.

The Board maintains one governmental fund, covering two separate component units, the St. Louis Convention Center Hotel CID and the St. Louis Convention Center Hotel TDD Funds. Information is presented separately in the government-wide financial statements for this activity.

Proprietary funds. Proprietary funds consist of two types of funds: internal service funds and enterprise funds. Of the two types of proprietary funds, the Board maintains one type — enterprise funds. Enterprise funds are used to report the same functions presented as business-type activities. Specifically, enterprise funds account for operations that provide a service to citizens that are financed primarily by a user charge for the provision of that service. Enterprise funds also account for activities where the periodic measurement of net income is deemed appropriate for capital maintenance, public policy, management control, accountability or other purposes.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Industrial Development and Reserve Fund, the Parking Garage Fund, and the Revolving Loan Fund. All funds are considered to be major funds.

Notes to the financial statements. The notes provide additional information that is essential for a full understanding of the data provided in the fund financial statements.

Combining schedules. The combining schedules have been included as supplementary information to provide additional information for the Board's Parking Garage Fund and Revolving Loan Fund.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Board, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $105,044,966 at the close of fiscal year 2018, $100,184,857 at the close of fiscal year 2017, and $90,329,185 at the close of fiscal year 2016.

Net Position as of June 30:

	Governmental Activities			Business-Type Activities			Total		
	2018	2017	2016	2018	2017	2016	2018	2017	2016
Current and other assets	$ 178,988	$ 190,100	$ 147,170	$ 52,951,432	$ 49,268,862	$ 72,857,789	$ 53,130,420	$ 49,458,962	73,004,959
Restricted Assets	-	-	-	16,620,473	20,312,888	21,271,520	16,620,473	20,312,888	21,271,520
Capital Assets	-	-	-	65,961,955	67,229,205	66,348,788	65,961,955	67,229,205	66,348,788
Total Assets	178,988	190,100	147,170	135,533,860	136,810,955	160,478,097	135,712,848	137,001,055	60,625,267
Deferred outflows of resources	-	-	-	858,796	776,841	530,130	858,796	776,841	530,130
Current liabilities	178,988	190,100	147,170	462,117	449,194	704,241	641,105	639,294	851,411
Noncurrent liabilities	-	-	-	30,844,070	36,915,601	69,952,740	30,844,070	36,915,601	69,952,740
Total liabilities	178,988	190,100	147,170	31,306,187	37,364,795	70,656,981	31,485,175	37,554,895	70,804,151
Deferred inflows of resources	-	-	-	41,503	38,144	22,061	41,503	38,144	22,061
Net position:									
Net investment in capital assets	-	-	-	48,809,955	47,533,205	14,607,854	48,809,955	47,533,205	14,607,854
Restricted	-	-	-	6,857,680	6,788,699	7,394,180	6,857,680	6,788,699	7,394,180
Unrestricted	-	-	-	49,377,331	45,862,953	68,327,151	49,377,331	45,862,953	68,327,151
Total net position	$ -	$ -	$ -	$105,044,966	$100,184,857	$ 90,329,185	$105,044,966	$100,184,857	$ 90,329,185

Unrestricted net position may be used to meet the Board's ongoing obligations to citizens and creditors. Restricted net position is restricted to specific purposes and may not be used for anything else. Capital assets are used to provide services to the citizens of Missouri and are not spendable.

There was no material change in capital assets during fiscal year 2018 or 2017. The decrease during fiscal year 2018 includes normal depreciation and an increase for ongoing maintenance and capital replacements at two garages. The increase during fiscal year 2017 is due to ongoing maintenance and capital replacements at the three garages.

The decrease in restricted assets of $3,692,415 from 2017 to 2018 is due to decreased funds on hand generated by the Tax Credit for Contribution Program. The decrease in restricted assets of $958,632 from 2016 to 2017 is due to decreased funds on hand raised by the Tax Credit for Contribution Program and the removal of restrictions from financial institutions due to the dissolution of SSGPPC.

The change in total net position for fiscal year 2018 is due to continued strong parking garage revenues, increased participation fee associated with the Tax Credit for Contribution Program, increased interest income due to the restructuring of the Old Post Office loan, and the one-time recognition of revenue for unexpended tax credits from the KC Overhaul Base. The change in total net position for fiscal year 2017 is due to strong parking garage revenues, the removal of the loan loss contingency associated with the Old Post Office loan due to a restructuring of the debt, and the merger of SSGPPC assets into SSG which resulted in SSG receiving the garage asset with no loan liability.

Changes in Net Position for the Years Ended June 30:

	Governmental Activities			Business-Type Activities			Total		
	2018	2017	2016	2018	2017	2016	2018	2017	2016
Revenues:									
Program Revenue:									
Participation fees	$ -	$ -	$ -	$ 1,564,170	$ 982,969	$ 2,229,007	$ 1,564,170	$ 982,969	$ 2,229,007
Interest on loans & notes receivable	-	-	-	918,271	864,724	561,999	918,271	864,724	561,999
Rental income	-	-	-	220,533	1,085,504	233,159	220,533	1,085,504	233,159
Parking garage revenue	-	-	-	5,767,305	5,549,313	5,277,053	5,767,305	5,549,313	5,277,053
Taxes	908,385	954,680	705,540	-	-	-	908,385	954,680	705,540
Other income	-	-	-	270,730	2,505,571	326,652	270,730	2,505,571	326,652
Non-operating Revenues:									
Interest on cash & investments	361	-	-	256,060	98,866	83,603	256,421	98,866	83,603
Other non-operating revenue	-	-	-	1,491,915	-	600,000	1,491,915	-	600,000
Total Revenues	908,746	954,680	705,540	10,488,984	11,086,947	9,311,473	11,397,730	12,041,627	10,017,013
Expenses:									
Personnel services	-	-	-	892,203	833,768	700,913	892,203	833,768	700,913
Professional fees	-	-	-	214,916	480,823	274,227	214,916	480,823	274,227
Depreciation & amortization	-	-	-	2,048,351	1,979,420	1,946,991	2,048,351	1,979,420	1,946,991
Parking garage operating expenses	-	-	-	1,660,880	2,536,426	1,585,903	1,660,880	2,536,426	1,585,903
DREAM expense	-	-	-	-	-	256,040	-	-	256,040
Other expenses	-	-	-	215,239	283,838	250,727	215,239	283,838	250,727
SLCCH CID/TDD programs	908,746	954,680	705,540	-	-	-	908,746	954,680	705,540
Total Operating Expenses	908,746	954,680	705,540	5,031,589	6,114,275	5,014,801	5,940,335	7,068,955	5,720,341
Non-operating Expenses:									
Bond expense and interest expense	-	-	-	597,286	970,826	971,685	597,286	970,826	971,685
Contributions to others	-	-	-	-	14,450	-	-	14,450	-
Total Expenses	908,746	954,680	705,540	5,628,875	7,099,551	5,986,486	6,537,621	8,054,231	6,692,026
Contributed capital from dissolution of component unit	-	-	-	-	5,868,276	-	-	5,868,276	-
Change in Net Position	-	-	-	4,860,109	9,855,672	3,324,987	4,860,109	9,855,672	3,324,987
Net Position, beginning of year	-	-	-	100,184,857	90,329,185	87,004,198	100,184,857	90,329,185	87,004,198
Net Position, end of year	$ -	$ -	$ -	$ 105,044,966	$ 100,184,857	$ 90,329,185	$ 105,044,966	$ 100,184,857	$ 90,329,185

- Participation fees increased $581,201 (59%) during fiscal year 2018 due to an increase in contributions received under the Tax Credit for Contribution Program. Participation fees decreased $1,246,038 (56%) during fiscal year 2017 due to a decrease in contributions received under the Tax Credit for Contribution Program.

- Rental income decreased $864,971 (80%) during fiscal year 2018 and increased $852,345 (366%) during fiscal year 2017 due to the dissolution of the component unit SSGPPC resulting in the cancellation of a lease agreement and the recognition of unearned revenue upon cancellation.

- Interest on loans receivable for fiscal year 2018 increased $53,547 (6%) due to normal amortization under the effective interest method and continued payments on receivables outstanding. Interest on loans receivable for fiscal year 2017 increased $302,725 (54%) due to in the refinancing of loan terms for the Old Post Office loans during the year, normal amortization under the effective interest method, and continued payments on receivables outstanding.

- Parking garage revenue increased $217,992 (4%) in fiscal year 2018 and $272,260 (5%) in fiscal year 2017. The increase is the result of additional leased spaces and increased transient parking revenue.

- Interest on cash and investments increased $157,555 (159%) for fiscal year 2018 due to rising interest rates on both investments and within cash accounts. Interest on cash and return on investments increased $15,263 (18%) for fiscal year 2017 due to rising interest rates on investments.

- Taxes include the sales taxes received in relation to the CID and TDD. Tax revenue decreased $46,295 (5%) for fiscal year 2018 and increased $249,140 (35%) for fiscal year 2017.

- Other income decreased $2,204,841 (89%) in fiscal year 2018 and increased $2,148,919 (658%) in fiscal year 2017 due to an adjustment on the OPO loan receivable allowance account in conjunction with the modification of the loan terms.

- Other non-operating revenues increased $1,491,915 (100%) in fiscal year 2018 due to the receipt of unexpended tax credit proceeds from the Kansas City Overhaul Base project. Other non-operating revenues decreased $600,000 (100%) in fiscal year 2017 as the prior year revenue item was a one-time receipt of income.

- Capital contributions related to the dissolution of component unit had no transactions in fiscal year 2018. Capital contributions related to the dissolution of component unit increased $5,868,276 (100%) in fiscal year 2017 due to the transfer of assets from SSGPPC to MDFB and the release of related debt.

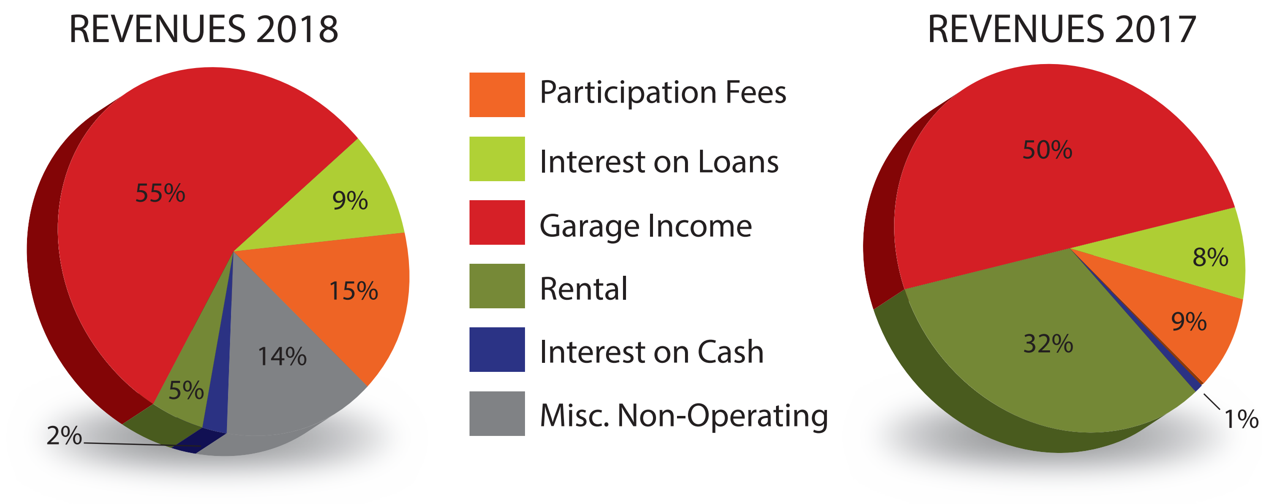
- Operating expenses decreased $1,128,620 (16%) in fiscal year 2018. The decrease is largely due to the one-time recognition of deferred rent expenses during fiscal year 2017, an event associated with the dissolution and merger of SSGPPC. Operating expenses increased $1,348,614 (24%) in fiscal year 2017. The increase is due to expenses associated with the CID and TDD Funds, and increased parking garage operating expenses resulting from the recognition of deferred rent expense for SSGPPC upon the dissolution and merger with MDFB.

Changes in Net Position for the Years Ended June 30:

	2018		2017		2016	
	Amount	Percent	Amount	Percent	Amount	Percent
Operating income	$ 3,709,420	76.32%	$ 4,873,806	49.45%	$ 3,613,069	108.66%
Non-operating revenue (expense)	1,150,689	23.68	(886,410)	(8.99)	(288,082)	(8.66)
Contributed capital from dissolution of component unit	-	-	5,868,276	59.54	-	-
Change in net position	$ 4,860,109	100.00%	$ 9,855,672	100.00%	$ 3,324,987	100.00%

For 2017 to 2018 operating income decreased $1,164,386 (24%) from the prior fiscal year due to one-time adjustments made during fiscal year 2017 for the reduction in a loan receivable loss contingency and the dissolution of SSGPPC, partially offset by an increase in participation fees associated with the Tax Credit for Contribution Program and an increase in interest income on loans receivable. For 2016 to 2017 operating income increased $1,260,737 (35%) from the prior fiscal year due to a reduction in a loan receivable loss contingency resulting in additional income and slightly increasing garage revenues.

Business-Type Activities



Capital Assets

The Board's investment in capital assets for its business-type activities as of June 30, 2018, was $65,961,955, net of depreciation. This is a decrease of $1,267,250 (2%) from fiscal year 2017 due to depreciation at all three garages along with ongoing capital replacement repairs at two garages. The change in the Board's investment in capital assets for fiscal years 2016 to 2017 was an increase of $880,417 (1%) attributable to the recording of depreciation and ongoing capital replacement repairs being conducted at all three garages.

Capital Assets (net of depreciation)

	2018	2017	2016
Land	$ 7,219,739	$ 7,219,739	$ 7,219,739
Building	57,638,906	59,617,545	58,799,914
Construction in progress	856,781	203,630	101,229
Equipment	67,853	88,690	111,409
Leasehold improvements	178,676	99,601	115,616
Accounting software	-	-	881
Total	$ 65,961,955	$ 67,229,205	$ 66,348,788

Additional information on the Board's capital assets can be found in Note 7 to the financial statements.

Long-Term Debt

For the fiscal year ended 2018 the Board's total long-term debt outstanding was $17,152,000. During fiscal year 2018 $2,544,000 in principal was paid. Of such amount $2,330,000 was due to the prepayment of principal.

For the fiscal year ended 2017 the Board's total long-term debt outstanding was $19,696,000. During fiscal year 2017 $2,359,286 in principal was paid and $29,685,648 in principal was cancelled due to the dissolution of SSGPPC. Of such amount $2 million was due to the prepayment of principal.

None of this amount comprises debt backed by the full faith and credit of the State of Missouri.

Outstanding Debt

	2018	2017	2016
Outstanding bond debt	$ 17,152,000	$ 19,696,000	$ 51,740,934

Additional information on the Board's long-term debt can be found in Note 10 to the financial statements.

Requests for Information

This financial report is designed to provide a general overview of the Missouri Development Finance Board's finances for all those with an interest in the Board's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Missouri Development Finance Board, Controller, P. O. Box 567, 200 Madison Street, Suite 1000, Jefferson City, Missouri 65102.

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Missouri Development Finance Board
Statement of Net Position | *June 30, 2018*

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Current assets:			
Cash and cash equivalents	$ 62	25,127,873	$ 25,127,935
Accounts receivable	-	1,491,915	1,491,915
Current portion of loans and notes receivable	-	235,554	235,554
Accrued interest on investments	-	97,847	97,847
Accrued interest on loans and notes receivable	-	70,928	70,928
Interfund receivables (payables)	(171,443)	171,443	-
Prepaid expenses and other assets	-	369,245	369,245
Sales tax receivables	178,926	-	178,926
Total current assets	7,545	27,564,805	27,572,350
Noncurrent assets:			
Restricted assets	-	16,620,473	16,620,473
Derivative instrument – interest rate cap agreement	-	172	172
Long-term portion of loans and notes receivable	-	25,386,455	25,386,455
Capital assets:			
Assets not being depreciated	-	8,076,520	8,076,520
Assets being depreciated, net	-	57,885,435	57,885,435
Total noncurrent assets	-	107,969,055	107,969,055
Total assets	7,545	135,533,860	135,541,405
DEFERRED OUTFLOWS OF RESOURCES			
Accumulated decrease in fair value of hedging derivatives	-	386,828	386,828
Pension contributions and other	-	471,968	471,968
Total deferred outflows of resources	-	858,796	858,796
LIABILITIES			
Current liabilities:			
Accounts payable and other accrued liabilities	7,545	210,530	218,075
Accrued bond interest payable	-	28,587	28,587
Current portion of long-term debt	-	223,000	223,000
Total current liabilities	7,545	462,117	469,662
Noncurrent liabilities:			
Long-term debt	-	16,929,000	16,929,000
Unearned revenue	-	789,292	789,292
Net pension liability	-	1,323,334	1,323,334
Other accrued liabilities	-	29,685	29,685
Payable from restricted assets:			
Tax credit for contribution and other deposits	-	11,772,759	11,772,759
Total noncurrent liabilities	-	30,844,070	30,844,070
Total liabilities	7,545	31,306,187	31,313,732
DEFERRED INFLOWS OF RESOURCES			
Pension other	-	41,503	41,503
Total deferred inflows of resources	-	41,503	41,503
NET POSITION			
Net investment in capital assets	-	78,809,955	78,809,955
Restricted			
Restricted for debt service	-	1,875,000	1,875,000
Restricted for revolving loan funds	-	4,982,680	4,982,680
Unrestricted	-	49,377,331	49,377,331
Total net position	$ -	$ 105,044,966	$ 105,044,966

The notes to the financial statements are an integral part of this statement.

Missouri Development Finance Board
Statement of Net Position | *June 30, 2017*

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Current assets:			
Cash and cash equivalents	$ -	$ 23,163,511	$ 23,163,511
Current portion of loans and notes receivable	-	240,643	240,643
Accrued interest on investments	-	34,542	34,542
Accrued interest on loans and notes receivable	-	131,011	131,011
Interfund receivables (payables)	(190,100)	190,100	-
Prepaid expenses and other assets	-	213,137	213,137
Sales tax receivables	190,100	-	190,100
Total current assets	-	23,972,944	23,972,944
Noncurrent assets:			
Restricted assets	-	20,312,888	20,312,888
Derivative instrument – interest rate cap agreement	-	261	261
Long-term portion of loans and notes receivable	-	25,295,657	25,295,657
Capital assets:			
Assets not being depreciated	-	7,423,369	7,423,369
Assets being depreciated, net	-	59,805,836	59,805,836
Total noncurrent assets	-	112,838,011	112,838,011
Total assets	-	136,810,955	136,810,955
DEFERRED OUTFLOWS OF RESOURCES			
Accumulated decrease in fair value of hedging derivatives	-	386,739	386,739
Pension contributions and other	-	390,102	390,102
Total deferred outflows of resources	-	776,841	776,841
LIABILITIES			
Current liabilities:			
Accounts payable and other accrued liabilities	-	205,849	205,849
Accrued bond interest payable	-	29,345	29,345
Current portion of long-term debt	-	214,000	214,000
Total current liabilities	-	449,194	449,194
Noncurrent liabilities:			
Long-term debt	-	19,482,000	19,482,000
Unearned revenue	-	836,930	836,930
Net pension liability	-	1,124,116	1,124,116
Other accrued liabilities	-	39,539	39,539
Payable from restricted assets:			
Tax credit for contribution and other deposits	-	15,433,016	15,433,016
Total noncurrent liabilities	-	36,915,601	36,915,601
Total liabilities	-	37,364,795	37,364,795
DEFERRED INFLOWS OF RESOURCES			
Pension other	-	38,144	38,144
Total deferred inflows of resources	-	38,144	38,144
NET POSITION			
Net investment in capital assets	-	47,533,205	47,533,205
Restricted			
Restricted for debt service	-	1,875,000	1,875,000
Restricted for revolving loan funds	-	4,913,699	4,913,699
Unrestricted	-	45,862,953	45,862,953
Total net position	$ -	$ 100,184,857	$ 100,184,857

The notes to the financial statements are an integral part of this statement.

Missouri Development Finance Board
Statement of Activities | *For the Year Ended June 30, 2018*

	Expenses	Program Revenues - Charges for Services	Net Revenue (Expense) and Changes in Net Position: Governmental Activities	Business-Type Activities	Total
PROGRAM/FUNCTION					
Governmental activities:					
St. Louis Convention Center Hotel CID/TDD programs	$ 908,746	$ -	$ (908,746)	$ -	$ (908,746)
Total governmental activities	908,746	-	(908,746)	-	(908,746)
Business-type activities:					
Industrial development and reserve program	1,212,641	4,023,277	-	2,810,636	2,810,636
Parking garage program	4,415,040	6,152,119	-	1,737,079	1,737,079
Revolving loan program	1,194	57,528	-	56,334	56,334
Total business-type activities	5,628,875	10,232,924	-	4,604,049	4,604,049
Total	$ 6,537,621	$ 10,232,924	(908,746)	4,604,049	3,695,303
General revenue:					
Sales tax revenues			908,746	-	908,746
Interest on cash and return on investments			-	256,060	256,060
Total general revenues			908,746	256,060	1,164,806
Changes in net position			-	4,860,109	4,860,109
Net position - beginning			-	100,184,857	100,184,857
Net position - ending			$ -	$ 105,044,966	$ 105,044,966

The notes to the financial statements are an integral part of this statement.

Missouri Development Finance Board
Statement of Activities | *For the Year Ended June 30, 2017*

			Net Revenue (Expense) and Changes in Net Position		
	Expenses	Program Revenues - Charges for Services	Governmental Activities	Business-Type Activities	Total
PROGRAM/FUNCTION					
Governmental activities:					
St. Louis Convention Center Hotel CID/TDD programs	$ 954,680	$ -	$ (954,680)	$ -	$ (954,680)
Total governmental activities	954,680	-	(954,680)	-	(954,680)
Business-type activities:					
Industrial development and reserve program	1,282,048	3,894,710	-	2,612,662	2,612,662
Parking garage program	5,794,635	7,031,638	-	1,237,003	1,237,003
Revolving loan program	22,868	61,733	-	38,865	38,865
Total business-type activities	7,099,551	10,988,081	-	3,888,530	3,888,530
Total	$ 8,054,231	$ 10,988,081	(954,680)	3,888,530	2,933,850
General revenue:					
Sales tax revenues			954,680	-	954,680
Interest on cash and return on investments			-	98,866	98,866
Total general revenues			954,680	98,866	1,053,546
Contributed capital from dissolution of component unit			-	5,868,276	5,868,276
Changes in net position			-	9,855,672	9,855,672
Net position - beginning			-	90,329,185	90,329,185
Net position - ending			$ -	$ 100,184,857	$ 100,184,857

The notes to the financial statements are an integral part of this statement.

Missouri Development Finance Board
Balance Sheet
Governmental Fund | St. Louis Convention Center Hotel CID/TDD Fund
June 30, 2018 and 2017

		2018		2017
ASSETS				
Cash and cash equivalents	$	62		-
Sales tax receivables		178,926	$	190,100
Total assets		178,988		190,100
LIABILITIES				
Accounts payable		7,545		-
Interfund payables		171,443		190,100
Total liabilities		178,988		190,100
FUND BALANCE				
Restricted for special district funding		-		-
Total liabilities and fund balance	$	178,988	$	190,100

The notes to the financial statements are an integral part of this statement.

Missouri Development Finance Board
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Fund | St. Louis Convention Center Hotel CID/TDD Fund
For the Years Ended June 30, 2018 and 2017

	2018	2017
REVENUES		
Sales tax revenues	$ 908,385	$ 954,680
Interest income	361	-
Total revenues	908,746	954,680
EXPENDITURES		
License payments	892,862	946,070
Other payments	15,884	8,610
Total expenditures	908,746	954,680
Net change in fund balance	-	-
Fund balance – beginning	-	-
Fund balance – ending	$ -	$ -

The notes to the financial statements are an integral part of this statement.

Missouri Development Finance Board
Statement of Net Position
All Proprietary Fund Types | *June 30, 2018*

	Industrial Development and Reserve Fund	Parking Garage Fund	Revolving Loan Fund	Total Business-Type Activities
ASSETS				
Current assets:				
Cash and cash equivalents	$ 11,757,831	$ 13,370,042	$ -	$ 25,127,873
Accounts receivable	1,491,915	-	-	1,491,915
Current portion of loans and notes receivable	-	-	235,554	235,554
Accrued interest on investments	64,471	27,933	5,443	97,847
Accrued interest on loans and notes receivable	58,306	-	12,622	70,928
Interfund receivables	-	171,443	-	171,443
Prepaid expenses and other assets	14,217	355,028	-	369,245
Total current assets	13,386,740	13,924,446	253,619	27,564,805
Noncurrent assets:				
Restricted assets	11,772,759	1,875,000	2,972,714	16,620,473
Derivative instrument – interest rate cap agreement	-	172	-	172
Long-term portion of loans and notes receivable	18,629,203	5,000,000	1,757,252	25,386,455
Capital assets:				
Assets not being depreciated	-	8,076,520	-	8,076,520
Assets being depreciated, net	999	57,884,436	-	57,885,435
Total noncurrent assets	30,402,961	72,836,128	4,729,966	107,969,055
Total assets	43,789,701	86,760,574	4,983,585	135,533,860
DEFERRED OUTFLOWS OF RESOURCES				
Accumulated decrease in fair value of hedging derivatives	-	386,828	-	386,828
Pension contributions and other	471,968	-	-	471,968
Total deferred outflows of resources	471,968	386,828	-	858,796
LIABILITIES				
Current liabilities:				
Accounts payable and other accrued liabilities	202,495	7,130	905	210,530
Accrued bond interest payable	-	28,587	-	28,587
Current portion of long-term debt	-	223,000	-	223,000
Total current liabilities	202,495	258,717	905	462,117
Noncurrent liabilities:				
Long-term debt	-	16,929,000	-	16,929,000
Unearned revenue	-	789,292	-	789,292
Net pension liability	1,323,334	-	-	1,323,334
Other accrued liabilities	29,685	-	-	29,685
Payable from restricted assets:				
Tax credit for contribution and other deposits	11,772,759	-	-	11,772,759
Total noncurrent liabilities	13,125,778	17,718,292	-	30,844,070
Total liabilities	13,328,273	17,977,009	905	31,306,187
DEFERRED INFLOWS OF RESOURCES				
Pension other	41,503	-	-	41,503
Total deferred inflows of resources	41,503	-	-	41,503
NET POSITION				
Net investment in capital assets	999	48,808,956	-	48,809,955
Restricted				
Restricted for debt service	-	1,875,000	-	1,875,000
Restricted for revolving loan funds	-	-	4,982,680	4,982,680
Unrestricted	30,890,894	18,486,437	-	49,377,331
Total net position	$ 30,891,893	$ 69,170,393	$ 4,982,680	$ 105,044,966

The notes to the financial statements are an integral part of this statement.

Missouri Development Finance Board
Statement of Net Position
All Proprietary Fund Types | *June 30, 2017*

	Industrial Development and Reserve Fund	Parking Garage Fund	Revolving Loan Fund	Total Business-Type Activities
ASSETS				
Current assets:				
Cash and cash equivalents	$ 10,083,438	$ 13,080,073	$ -	$ 23,163,511
Current portion of loans and notes receivable	-	15,552	225,091	240,643
Accrued interest on investments	26,898	2,202	5,442	34,542
Accrued interest on loans and notes receivable	119,091	-	11,920	131,011
Interfund receivables	-	190,100	-	190,100
Prepaid expenses and other assets	25,159	187,978	-	213,137
Total current assets	10,254,586	13,475,905	242,453	23,972,944
Noncurrent assets:				
Restricted assets	15,433,016	1,875,000	3,004,872	20,312,888
Derivative instrument – interest rate cap agreement	-	261	-	261
Long-term portion of loans and notes receivable	18,629,203	5,000,000	1,666,454	25,295,657
Capital assets:				
Assets not being depreciated	-	7,423,369	-	7,423,369
Assets being depreciated, net	130	59,805,706	-	59,805,836
Total noncurrent assets	34,062,349	74,104,336	4,671,326	112,838,011
Total assets	44,316,935	87,580,241	4,913,779	136,810,955
DEFERRED OUTFLOWS OF RESOURCES				
Accumulated decrease in fair value of hedging derivatives	-	386,739	-	386,739
Pension contributions and other	390,102	-	-	390,102
Total deferred outflows of resources	390,102	386,739	-	776,841
LIABILITIES				
Current liabilities:				
Accounts payable and other accrued liabilities	171,150	34,619	80	205,849
Accrued bond interest payable	-	29,345	-	29,345
Current portion of long-term debt	-	214,000	-	214,000
Total current liabilities	171,150	277,964	80	449,194
Noncurrent liabilities:				
Long-term debt	-	19,482,000	-	19,482,000
Unearned revenue	-	836,930	-	836,930
Net pension liability	1,124,116	-	-	1,124,116
Other accrued liabilities	39,539	-	-	39,539
Payable from restricted assets:				
Tax credit for contribution and other deposits	15,433,016	-	-	15,433,016
Total noncurrent liabilities	16,596,671	20,318,930	-	36,915,601
Total liabilities	16,767,821	20,596,894	80	37,364,795
DEFERRED INFLOWS OF RESOURCES				
Pension other	38,144	-	-	38,144
Total deferred inflows of resources	38,144	-	-	38,144
NET POSITION				
Net investment in capital assets	130	47,533,075	-	47,533,205
Restricted				
Restricted for debt service	-	1,875,000	-	1,875,000
Restricted for revolving loan funds	-	-	4,913,699	4,913,699
Unrestricted	27,900,942	17,962,011	-	45,862,953
Total net position	$ 27,901,072	$ 67,370,086	$ 4,913,699	$ 100,184,857

The notes to the financial statements are an integral part of this statement.

Missouri Development Finance Board
Statement of Revenues, Expenses, and Changes in Net Position
All Proprietary Fund Types | *For the Year Ended June 30, 2018*

	Industrial Development and Reserve Fund	Parking Garage Fund	Revolving Loan Fund	Total Business-Type Activities
OPERATING REVENUES				
Parking garage revenues	$ -	$ 5,767,305	$ -	$ 5,767,305
Participation fees	1,564,170	-	-	1,564,170
Interest income on loans and notes receivable	711,558	155,438	51,275	918,271
Other income	255,634	8,843	6,253	270,730
Rental income	-	220,533	-	220,533
Total operating revenues	2,531,362	6,152,119	57,528	8,741,009
OPERATING EXPENSES				
Depreciation and amortization	427	2,047,924	-	2,048,351
Parking garage operating expenses	-	1,660,880	-	1,660,880
Personnel services	892,203	-	-	892,203
Professional fees	107,668	106,217	1,031	214,916
Office expenses	125,547	68	163	125,778
Travel	28,012	35	-	28,047
Miscellaneous	58,784	2,630	-	61,414
Total operating expenses	1,212,641	3,817,754	1,194	5,031,589
Operating income	1,318,721	2,334,365	56,334	3,709,420
NON-OPERATING REVENUE (EXPENSE)				
Interest on cash and investments	180,185	63,228	12,647	256,060
Miscellaneous income	1,491,915	-	-	1,491,915
Bond interest expense	-	(454,380)	-	(454,380)
Bond expense	-	(142,906)	-	(142,906)
Total non-operating revenue (expense)	1,672,100	(534,058)	12,647	1,150,689
Change in net position	2,990,821	1,800,307	68,981	4,860,109
Net position – beginning	27,901,072	67,370,086	4,913,699	100,184,857
Net position – ending	$ 30,891,893	$ 69,170,393	$ 4,982,680	$ 105,044,966

The notes to the financial statements are an integral part of this statement.

Missouri Development Finance Board
Statement of Revenues, Expenses, and Changes in Net Position
All Proprietary Fund Types | *For the Year Ended June 30, 2017*

	Industrial Development and Reserve Fund	Parking Garage Fund	Revolving Loan Fund	Total Business-Type Activities
OPERATING REVENUES				
Parking garage revenues	$ -	$ 5,549,313	$ -	$ 5,549,313
Participation fees	982,969	-	-	982,969
Interest income on loans and notes receivable	484,040	325,456	55,228	864,724
Other income	2,427,701	41,365	6,505	2,475,571
Rental income	-	1,085,504	-	1,085,504
Administrative services revenue	-	30,000	-	30,000
Total operating revenues	3,894,710	7,031,638	61,733	10,988,081
OPERATING EXPENSES				
Depreciation and amortization	3,392	1,976,028	-	1,979,420
Parking garage operating expenses	-	2,536,426	-	2,536,426
Personnel services	833,768	-	-	833,768
Professional fees	208,684	271,269	870	480,823
Office expenses	146,110	7,997	86	154,193
Administrative services expenses	-	30,000	-	30,000
Travel	39,229	22	-	39,251
Miscellaneous	36,415	2,067	-	38,482
Bad debt expense	-	-	21,912	21,912
Total operating expenses	1,267,598	4,823,809	22,868	6,114,275
Operating income	2,627,112	2,207,829	38,865	4,873,806
NON-OPERATING REVENUE (EXPENSE)				
Interest on cash and investments	85,471	15,508	(2,113)	98,866
Bond interest expense	-	(680,073)	-	(680,073)
Bond expense	-	(290,753)	-	(290,753)
Contributions to others	(14,450)	-	-	(14,450)
Total non-operating revenue (expense)	71,021	(955,318)	(2,113)	(886,410)
Income before contributed capital from dissolution of component unit	2,698,133	1,252,511	36,752	3,987,396
CONTRIBUTED CAPITAL FROM DISSOLUTION OF COMPONENT UNIT	-	5,868,276	-	5,868,276
Change in net position	2,698,133	7,120,787	36,752	9,855,672
Net position – beginning	25,202,939	60,249,299	4,876,947	90,329,185
Net position – ending	$ 27,901,072	$ 67,370,086	$ 4,913,699	$ 100,184,857

The notes to the financial statements are an integral part of this statement.

Missouri Development Finance Board
Statement of Cash Flows
All Proprietary Fund Types | *For the Year Ended June 30, 2018*

	Industrial Development and Reserve Fund	Parking Garage Fund	Revolving Loan Fund	Total Business-Type Activities
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers and users	$ 1,789,669	$ 6,130,276	$ 56,826	$ 7,976,771
Receipts for tax credit projects	(3,075,616)	-	-	(3,075,616)
Payments to suppliers and lessors	(298,520)	(1,971,504)	(369)	(2,270,393)
Payments for personnel and benefits	(771,492)	-	-	(771,492)
Net cash provided (used) by operating activities	(2,355,959)	4,158,772	56,457	1,859,270
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Bond principal paid	-	(2,544,000)	-	(2,544,000)
Bond expense and interest paid	-	(598,044)	-	(598,044)
Acquisition of buildings and equipment	(1,296)	(779,805)	-	(781,101)
Net cash used by capital and related financing activities	(1,296)	(3,921,849)	-	(3,923,145)
CASH FLOWS FROM INVESTING ACTIVITIES				
Purchases of investments	(16,939,754)	(9,036,914)	-	(25,976,668)
Maturities of investments	16,900,559	1,993,058	-	18,893,617
Interest on cash and investments	142,609	37,494	12,647	192,750
Disbursement of loan proceeds	-	-	(396,307)	(396,307)
Receipt of loan payments	254,683	15,552	295,045	565,280
Net cash provided (used) by investing activities	358,097	(6,990,810)	(88,615)	(6,721,328)
Net (decrease) in cash and cash equivalents	(1,999,158)	(6,753,887)	(32,158)	(8,785,203)
Cash and cash equivalents – beginning	15,568,418	13,955,073	1,995,432	31,518,923
Cash and cash equivalents – ending	$ 13,569,260	$ 7,201,186	$ 1,963,274	$ 22,733,720
Reconciliation of operating income to net cash provided (used) by operating activities:				
Operating income	$ 1,318,721	$ 2,334,365	$ 56,334	$ 3,709,420
Adjustments to reconcile operating income to net cash provided by operating activities:				
Depreciation and amortization expenses	427	2,047,924	-	2,048,351
Adjustment to allowance for bad debt	(254,683)	-	-	(254,683)
(Increase) decrease in accounts receivable	-	-	-	-
(Increase) decrease in accrued interest on loans and notes receivable	60,785	18,657	(702)	60,083
(Increase) decrease in interfund receivables	-	(167,046)	-	18,657
(Increase) decrease in prepaid expenses and other assets	36,847	-	-	(130,199)
(Increase) decrease in pension contributions and other	(81,866)	(30,970)	-	(81,866)
Increase (decrease) in accounts payable and accrued liabilities	21,491	(44,158)	825	(8,654)
Increase (decrease) in unearned revenue	-	-	-	(44,158)
Increase (decrease) in net pension liability	199,218	-	-	199,218
Increase (decrease) in tax credit for contribution deposits	(3,660,258)	-	-	(3,660,258)
Increase (decrease) in pension other	3,359	-	-	3,359
Total adjustments	(3,674,680)	1,824,407	123	(1,850,150)
Net cash provided (used) by operating activities	$ (2,355,959)	$ 4,158,772	$ 56,457	$ 1,859,270
Reconciliation of cash and cash equivalents to the statement of net position:				
Cash and cash equivalents	$ 11,757,831	$13,370,042	$ -	$ 25,127,873
Restricted assets	11,772,759	1,875,000	2,972,714	16,620,473
Less: investments with original maturity of greater than 90 days	(9,961,330)	(8,043,856)	(1,009,440)	(19,014,626)
Total cash and cash equivalents	$ 13,569,260	$ 7,201,186	$ 1,963,274	$ 22,733,720
NONCASH TRANSACTIONS				
Change in fair value of non-cash equivalent investments	$ 11,857	$ -	$ (21,753)	$ (9,896)
Receivable for unexpended tax credits	$ 1,491,919	$ -	$ -	$ -

The notes to the financial statements are an integral part of this statement.

Missouri Development Finance Board
Statement of Cash Flows
All Proprietary Fund Types | *For the Year Ended June 30, 2017*

	Industrial Development and Reserve Fund	Parking Garage Fund	Revolving Loan Fund	Total Business-Type Activities
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers and users	$ 1,016,137	$ 6,988,557	$ 58,141	$ 8,062,835
Receipts for tax credit projects	(185,814)	-	-	(185,814)
Payments to suppliers and lessors	(646,024)	(2,760,256)	(1,694)	(3,407,974)
Payments for personnel and benefits	(749,152)	-	-	(749,152)
Net cash provided (used) by operating activities	(564,853)	4,228,301	56,447	3,719,895
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Contributions to others	(14,450)	-	-	(14,450)
Net cash (used) by noncapital financing activities	(14,450)	-	-	(14,450)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Bond principal paid	-	(2,359,286)	-	(2,359,286)
Bond expense and interest paid	-	(1,008,478)	-	(1,008,478)
Acquisition of buildings and equipment	-	(2,966,451)	-	(2,966,451)
Net cash used by capital and related financing activities	-	(6,334,215)	-	(6,334,215)
CASH FLOWS FROM INVESTING ACTIVITIES				
Purchases of investments	(17,575,617)	-	(1,009,440)	(18,585,057)
Maturities of investments	17,229,819	1,616,757	1,007,690	19,854,266
Interest on cash and investments	62,773	16,507	(4,958)	74,322
Disbursement of loan proceeds	(15,293,301)	-	(112,545)	(15,405,846)
Receipt of loan payments	10,120,380	35,594	290,293	10,446,267
Net cash provided (used) by investing activities	(5,455,946)	1,668,858	171,040	(3,616,048)
Net increase (decrease) in cash and cash equivalents	(6,035,249)	(437,056)	227,487	(6,244,818)
Cash and cash equivalents – beginning	21,603,667	14,392,129	1,767,945	37,763,741
Cash and cash equivalents – ending	$ 15,568,418	$13,955,073	$ 1,995,432	$ 31,518,923
Reconciliation of operating income to net cash provided (used) by operating activities:				
Operating income	$ 2,627,112	$ 2,207,829	$ 38,865	$ 4,873,806
Adjustments to reconcile operating income to net cash provided (used) by operating activities:				
Depreciation and amortization expenses	3,392	1,976,028	-	1,979,420
Adjustment to allowance for bad debt	(2,427,501)	-	15,560	(2,411,941)
(Increase) decrease in accrued interest on loans and notes receivable	(98,285)	19,864	2,760	(75,661)
(Increase) decrease in prepaid expenses and other assets	(7,023)	62,399	-	55,376
(Increase) decrease in pension contributions and other	(243,076)	-	-	(243,076)
Increase (decrease) in accounts payable and accrued liabilities	(215,586)	25,126	738	(191,198)
Increase (decrease) in deferred revenue	-	(62,945)	-	(62,945)
Increase (decrease) in net pension liability	311,609	-	-	311,609
Increase (decrease) in tax credit for contribution deposits	(531,578)	-	-	(531,578)
Increase (decrease) in pension other	16,083	-	-	16,083
Total adjustments	(3,191,965)	2,020,472	17,582	(1,153,911)
Net cash provided (used) by operating activities	$ (564,853)	$ 4,228,301	$ 56,447	$ 3,719,895
Reconciliation of cash and cash equivalents to the statement of net position:				
Cash and cash equivalents	$ 10,083,438	$13,080,073	$ -	$ 23,163,511
Restricted assets	15,433,016	1,875,000	3,004,872	20,312,888
Less: investments with original maturity of greater than 90 days	(9,948,036)	(1,000,000)	(1,009,440)	(11,957,476)
Total cash and cash equivalents	$ 15,568,418	$13,955,073	$ 1,995,432	$ 31,518,923
NONCASH TRANSACTIONS				
Cancellation of debt per dissolution of component unit	$ -	$ 5,874,316	$ -	$ 5,874,316
Change in fair value of non-cash equivalent investments	$ 33,124	$ -	$ (14,567)	$ 18,557

The notes to the financial statements are an integral part of this statement.

NOTES TO FINANCIAL STATEMENTS

NOTE 1
Financial Reporting Entity And Summary Of Significant Accounting Policies

(a) Financial Reporting Entity

The Missouri Development Finance Board ("the Board" or "MDFB") was established pursuant to Sections 100.250 to 100.297 and 100.700 to 100.850 of the Revised Statutes of Missouri (RSMo), as a body corporate and politic of the State of Missouri created within the Department of Economic Development. The Board is governed by a 12-member Board. The Governor of the State of Missouri (the State), with the advice and consent of the Senate, appoints eight of the Board members. The remaining four Board members are the Lieutenant Governor, Director of the Department of Economic Development, Director of the Department of Agriculture, and Director of the Department of Natural Resources.

The Board is authorized to issue bonds and notes, provide loans, loan guarantees and grants to political subdivisions to fund public infrastructure improvements, and to issue Missouri tax credits for approved projects. The Board also is authorized to acquire, own, improve, and use real and personal property such as parking garages and buildings.

The Board is a discretely presented component unit of the State as defined by Governmental Accounting Standards Board (GASB) Statement No. 61, *The Financial Reporting Entity*, as the Board does not meet the qualification for blending.

The Board has two component units as defined by GASB Statement No. 61, *The Financial Reporting Entity*:

> The St. Louis Convention Center Hotel Community Improvement District (CID) and St. Louis Convention Center Hotel Transportation Development District (TDD) are active blended component units. In November 2009 the Board approved a resolution to participate in the CID and TDD. The CID and TDD each levy a 1 percent sales tax. The additional sales tax is transferred from the CID and the TDD to the Board for the benefit of 800 Washington LLC and Lennox Suites, LLC; the funds offset a portion of the license obligation payments to MDFB for parking spaces in the St. Louis Convention Center Hotel Garage. These payments assist in funding MDFB's parking garage debt service, operations, and maintenance costs. Effective June 25, 2014 and July 17, 2014, respectively, MDFB staff became board members of the CID and TDD. As of these dates, MDFB staff is responsible for monitoring district collections and paying district expenses, as well as collecting and transferring certain funds to the City of St. Louis. The CID and TDD each maintain only one fund, a governmental fund, and do not issue separately prepared financial statements. The two entities are combined into one governmental fund for financial reporting purposes in the Board's financial statements.
>
> The Seventh Street Garage Public Parking Corporation (SSGPPC), which was dissolved on June 30, 2017, was a blended component unit within the Parking Garage Fund. MDFB was the sole member of SSGPPC acting through a Board of Directors appointed by MDFB. The Board received excess cash from SSGPPC, thus having a financial benefit, and had operational responsibility for SSGPPC. SSGPPC was a 501(c)(3) not-for-profit organization established for the primary purpose of serving as a qualified active low-income community business (QALICB) located in a low-income census tract in connection with the New Markets Tax Credit Program as defined in Section 45D of the Internal Revenue Code of 1986 as amended. The SSGPPC renovated a portion of the St. Louis Centre into a 750-space parking garage, which it operated. The SSGPPC maintained only one fund, an enterprise fund, and did not issue separately prepared financial statements. Upon dissolution of SSGPPC on June 30, 2017, the Board acquired all of the assets and operations of SSGPPC. No activity was reported in the Board's financial statements for the year ended June 30, 2018.

For purposes of these financial statements, all references to MDFB or the Board represent the primary government and its component units.

(b) Basis of Presentation

The government-wide financial statements (i.e., the *Statements of Net Position* and the *Statements of Activities*) report information on all of the activities of the Board. The effect of interfund activities has been removed from these statements. Governmental activities, which are normally supported by taxes, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external parties.

The *Statements of Activities* demonstrate the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate fund financial statements are provided for governmental funds and proprietary funds. The Board uses funds to report its financial position and results of its operations in the fund financial statements. Fund accounting is designed to demonstrate legal compliance and to aid financial management by separating transactions related to certain government functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts. Funds are classified into two categories: governmental and proprietary.

The Board reports the following governmental fund:

- St. Louis Convention Center Hotel Community Improvement District and St. Louis Convention Center Hotel Transportation Development District Fund — The St. Louis Convention Center Hotel Community Improvement District (CID) and the St. Louis Convention Center Hotel Transportation Development District (TDD) Funds were established in 2015 by the Board for financial reporting purposes to account for the operations of the CID and TDD and is the Board's blended component unit.

Pursuant to Sections 100.260 and 100.263 RSMo, the Board has five statutory proprietary funds. However, for financial reporting purposes, the Board has chosen to report the following proprietary funds:

- Industrial Development and Reserve Fund — The Industrial Development and Reserve Fund (IDRF) is both a statutory fund and a fund for financial reporting purposes. At inception the Board was funded by appropriations from the State General Revenue Fund; however, currently the Board's primary source of funds is from other sources as specified by its statutes. Funds may be used to make eligible direct loans or may be pledged as loan, note, or bond guarantees. Sections 33.080 and 100.260 RSMo provide that if funds be appropriated by the general assembly for this fund, they shall not lapse and the balance shall not be transferred to the State General Revenue Fund. This fund includes activity related to the Old Post Office (OPO) project.

- Parking Garage Fund — The Parking Garage Fund (PGF) was established in 2003 by the Board for financial reporting purposes to account for the construction and ongoing operations of its parking garages. This fund derives its statutory authority from the Infrastructure Development Fund (IDF) as defined in Section 100.263 RSMo. The IDF was established to make low-interest or interest-free loans, loan guarantees, or grants to local political subdivisions and to State agencies. The fund may receive funds from the federal government for infrastructure development purposes, but other public or private funds may be received by the Board for deposit in the funds. The Board garages qualify as public infrastructure. The garages are as follows: the St. Louis Convention Center Hotel Garage (SLCCHG), the Ninth Street Garage (NSG) supporting the OPO redevelopment project in St. Louis, and the Seventh Street Garage (SSG) in St. Louis. This fund is used to account for the Board's obligations and interests in the SSG. This fund also included the Seventh Street Garage Public Parking Corporation (SSGPPC), a 501(c)(3) not-for-profit organization which accounted for operations of the Seventh Street Garage prior to June 30, 2017 and was the Board's blended component unit until its dissolution on June 30, 2017.

- Revolving Loan Fund — The Revolving Loan Fund (RLF) is a financial reporting fund that includes the Missouri Infrastructure Development Loan (MIDOC) and the Small Business Loan Program activities. The statutory authority for the MIDOC Program is granted through the Infrastructure Development Fund (IDF), while the statutory authority for the Small Business Loan Program is derived from the Industrial Development and Reserve Fund (IDRF). Due to the similar nature of the two activities, they are combined for financial reporting purposes. The MIDOC Program was established in 1988 by Section 100.263 RSMo, as amended, and was originally capitalized by appropriations from the State General Fund and from various other sources as allowed by the statute. MIDOC funds may be used to make low-interest loans to local political subdivisions. In 2009 the Board transferred $2 million into the RLF to establish the Small Business Loan Program. The funds for the Small Business

Loan Program are maintained separately from the MIDOC funds established by appropriations. Small Business Loan funds may be used to make low-interest loans to small businesses located within the State of Missouri.

(c) Method of Accounting

Government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Board considers revenues to be available if they are collected within 60 days of the end of the current fiscal year. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Sales tax associated with the current fiscal year is considered to be susceptible to accrual and so has been recognized as revenues in the current fiscal year. All other revenue items are considered to be measurable and available only when cash is received by the government.

Proprietary funds distinguish operating revenues and expense from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's ongoing operations. Operating expenses include the costs of services, administrative expenses, and depreciation on capital assets. Revenues and expenses not meeting these definitions are generally reported as non-operating revenues and expenses. Also see Notes 1(m) and 1(n).

Application and issuance fees are recognized as participation fees on the *Statements of Revenues, Expenses, and Changes in Net Position*. The Board recognizes revenue from application fees when received since the fees are due upon application submission and are nonrefundable. The Board recognizes revenue on issuance fees at the time of the issuance of the related bonds since, until actual issuance, the amount or the certainty of receiving the issuance fee is not determinable. Expenses related to bond issuance are recognized when incurred, as there is no reasonable method of allocating the expenses to issuance fees because of the previously mentioned uncertainties.

Contributions received for tax credits on behalf of other entities are treated as conduit transactions, with the amount of unspent contributions recorded as a liability. Contributions received for tax credits on behalf of the Board's projects are recorded as contributed revenue when all applicable eligibility requirements have been met, which is determined on a project-by-project basis.

(d) Cash and Cash Equivalents

Cash and cash equivalents within the *Statements of Cash Flows* include cash, certificates of deposit, and short-term investments with original maturities of 90 days or less.

(e) Investments

The Board has the power to invest in obligations of the United States or its agencies, insured or secured certificates of deposits, secured repurchase agreements, and state or political subdivisions' obligations with the two highest credit rating categories. Investments are adjusted to fair value at fiscal year-end.

(f) Loans and Allowance for Loan Loss

Loans are stated at the amount of unpaid principal, adjusted by an allowance for loan losses. The Board's loans are made to for-profit and nonprofit businesses and political subdivisions. In many cases the repayment terms and collateral, if any, are much less stringent than typical financial institution loans due to the nature of the Board's mission. The allowance for loan losses is established through a provision for loan losses charged to expense. Loans are charged against the allowance for loan losses when management believes that the collectability of the principal is unlikely. Recoveries on loans previously written off against the allowance are reported as other income.

The allowance is an amount that management believes will be adequate to absorb possible losses on existing loans that may become uncollectible, based on evaluation of the collectability of loans, prior loan loss experience or when the net present value of estimated future cash flows on the loan or fair value of collateral is less than the recorded value of the loan (computed on a loan-by-loan basis).

(g) Capital Assets

Capital assets, which consist of land, building, equipment, vehicle, and software, are stated at cost. Contributions of capital assets are recorded at acquisition value at the time received. Capital assets are defined by the Board as assets with an individual cost of more than $500 and an estimated useful life in excess of one year. Depreciation has been provided over the estimated useful lives using the straight-line method.

Estimated useful lives are as follows:

Buildings/Leasehold Asset	40 years
Leasehold Improvements	10 years
Software	7 years
Equipment	3–5 years
Vehicle	3 years

It is the Board's policy to capitalize interest on debt incurred to finance the construction of capital assets, when material. The Board had no debt incurred for capital construction projects in progress for the fiscal years ended June 30, 2018 or 2017, and, therefore, there is no capitalized interest recorded.

(h) Compensated Absences

Under the terms of the Board's personnel policy, Board employees are granted vacation, sick, and compensatory leave in varying amounts based upon length of service. In the event of termination, an employee is paid for accumulated vacation and compensatory hours. Employees are not paid for accumulated sick leave upon termination. The amounts of accrued vacation and compensatory hours are included as current and non-current liabilities in the accompanying financial statements. The costs of sick leave are not accrued.

(i) Unearned Revenue

Unearned revenue is revenue that has not yet been earned, including rent received in advance.

(j) Long-Term Debt

Long-term debt and other long-term obligations are reported as liabilities in the *Statements of Net Position*. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of any applicable bond premium or discount. Bond issuance costs are expensed at closing.

(k) Deferred Outflows and Inflows of Resources

In addition to assets, the *Statements of Net Position* will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources until then. The Board has two items that qualify for reporting in this category, an interest rate cap agreement in connection with the $9 million debt borrowed from Pulaski Bank (see Note 3), and pension contributions and other in connection with the defined benefit pension plan (see Note 17).

In addition to liabilities, the *Statements of Net Position* will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an addition to net position that applies to a future period(s) and so will not be recognized as an inflow of resources until then. The Board has one item that qualifies for reporting in this category, pension contributions and other, in connection with the defined benefit pension plan (see Note 17).

(l) Equity

In the governmental fund financial statements, equity is displayed in five components as follows:

Nonspendable — This consists of amounts that are not in a spendable form or are legally or contractually required to be maintained intact.

Restricted — This consists of amounts that are constrained to specific purposes by their providers, through constitutional or contractual provisions or by enabling legislation.

Committed — This consists of amounts that can be used only for the specific purposes determined by a formal action (a resolution) of the government's highest level of decision-making authority (the Board of Directors) by the end of the fiscal year.

Assigned — This consists of amounts that are intended to be used by the government for specific purposes but do not meet the criteria to be classified as restricted or committed. The Executive Director is authorized to assign amounts for specific purposes; however, an additional formal action does not have to be taken for the removal of the assignment.

Unassigned — This consists of amounts that are available for any purpose and can only be reported in a General Fund, which the Board does not have.

In the government-wide and proprietary fund financial statements, equity is displayed in three components as follows:

Net investment in capital assets — This consists of capital assets, net of accumulated depreciation, less the outstanding balances of any bonds, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.

Restricted — This consists of net position that is legally restricted by outside parties or by law through constitutional provisions or enabling legislation

Unrestricted — This consists of net position that does not meet the definition of "net investment in capital assets" or "restricted".

(m) Proprietary Funds – Classification of Operating, Non-operating, and Contributed Revenue

The Board has classified its revenues from business-type activities as operating, non-operating, or contributed revenues according to the following criteria:
Operating revenues — Include revenue sources related to the basic purpose of the Board and include interest income on loans, fees, and charges for services.

Non-operating revenues — Include revenue sources unrelated to the basic purpose of the Board and include interest income on deposits and investments.

Contributed revenues — Include investments made in the Board that increase overall net position due to involvement in a specific project and revenue related to the Tax Credit for Contribution Program authorized under State statute received for Board-owned projects.

(n) Proprietary Funds – Classification of Operating and Non-operating Expenses

The Board has classified its expenses for business-type activities as operating and non-operating according to the following criteria:

Operating expenses — Include expenses related to the basic purpose of the Board and include administrative expenses, costs associated with carrying out Board programs, depreciation, and bad debt expenses.

Non-operating expenses — Include expenses related and unrelated to the basic purpose of the Board and may include expenses related to the basic purpose of the Board when such expenses are financial in nature such as bond and interest expenses.

(o) Participation Fees

The Board receives participation fees on certain direct loans, loan guarantees, bonds, and tax credit contributions. Direct infrastructure loans are made to local governmental entities for public infrastructure needs.

Bond application fees are 0.1 percent of the amount of issuance limited to a minimum of $500 and a maximum of $2,500.

The issuance fee for private activity bonds is 0.3 percent and for public activity bonds is 0.25 percent. Total fees on both types of issuances are not to exceed $75,000 for a single issue or multiple series under a single issue. For State agency bonds, the issuance fee is on a scale ranging from 0.1 percent to 0.2 percent, not to exceed $75,000 for a single issue or multiple series under a single issue.

Bond issuance fees for refunding bonds previously issued by the Board are 0.2 percent for private activity bonds; on a scale ranging from 0.066 percent to 0.165 percent for public activity bonds; and on a scale ranging from 0.066 percent to 0.133 percent for State agency bonds. Total fees on all types of refunding issuances are not to exceed $50,000 for a single issue or multiple series under a single issue.

BUILD Missouri (Business Use Incentives for Large-Scale Development) application fees are $1,000 and are non-refundable. The issuance fee assessed is 2.5 percent of the bond principal with an annual fee of 0.5 percent of the principal portion outstanding at each anniversary date. The fee to cover legal counsel costs is 0.6 percent of bond principal with a minimum of $10,000, plus out-of-pocket expenses. Trustee fees, including an acceptance fee of $850 and an annual administrative fee of $850, also are assessed.

Participation fees for the Tax Credit for Contribution Program are 4 percent of all contributions.

(p) Issuance of Conduit Bonds

All of the bonds issued by the Board, with the exception of the long-term debt issued for the St. Louis Convention Center Hotel Garage (SLCCHG), the Ninth Street Garage (NSG) and the Seventh Street Garage (SSG) (see Note 10), are conduit obligations. Conduit obligations are special, limited obligations of the Board and the assets of the Board are not pledged to secure such bonds. The borrower pays all debt service requirements. The bonds do not constitute an obligation of the Board or the State. See Note 15(b) to the financial statements for further information.

(q) Use of Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts of assets and liabilities and the disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenditure/expense during the reporting period. Estimates are used for, but not limited to, allowances for uncollectible loans receivable, asset impairment, fair value of certain assets, depreciable lives of capital assets, net pension liability, and commitments and contingencies. The Board is subject to uncertainties such as the impact of future events, economic, environmental and political factors, and changes in the business climate; therefore, actual results may differ from those estimates.

Accordingly, the accounting estimates used in the preparation of the Board's financial statements will change as new events occur, as more experience is acquired, as additional information is obtained, and as the Board's operating environment changes. Changes in estimates are made when circumstances warrant. Such changes and refinements in estimation methodologies are reflected in reported results of operations; if material, the effects of changes in estimates are disclosed in the notes to the financial statements. Accordingly, actual results may differ from those estimates.

(r) Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Missouri State Employees' Retirement System (MOSERS) and additions to/deductions from MOSERS' fiduciary net position have been determined on the same basis as they are reported by MOSERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 2
Deposits And Investments

The Board has adopted an investment policy that governs the investment of its funds. Pursuant to the policy, the Board is authorized to invest funds not required for immediate disbursement in obligations of the United States, or any agency or instrumentality of the United States, in obligations of the State of Missouri and its political subdivisions, in certificates of deposit and time deposits or other obligations of banks and savings and loan associations, or in such other obligations that may be prescribed by the Board. A specific list of acceptable investments and terms of investing are detailed within the Board's investment policy.

As of June 30, 2018 and 2017, the Board had the following investments:

Investment type	2018	2017
Money market funds	$ 745,432	$ 1,291,166
U.S. Government agency discount notes	18,976,479	14,965,943
Overnight repurchase agreements	-	20,094,336
Total fair value	$ 19,721,911	$ 36,351,445

Interest Rate Risk — Interest rate risk is the risk that changes in financial market interest rates will adversely affect the value of an investment. In accordance with its investment policy, the Board manages its exposure to declines in fair values by only investing in obligations that return initial purchase prices and the earned interest. This practice reduces exposure to significant declines in fair values.

At June 30, 2018, the Board's investment balances and maturities for those investments subject to interest rate risk were as follows:

		Investment Maturities	
Investment Type	Fair Value	1 Year	1 - 5 Years
U.S. Treasury securities	$ 10,957,080	$ 9,961,150	$ 995,930
U.S. agency securities	8,019,399	5,056,387	2,963,012
Total	$ 18,976,479	$ 15,017,537	$ 3,958,942

At June 30, 2017, the Board's investment balances and maturities for those investments subject to interest rate risk were as follows:

		Investment Maturities	
Investment Type	Fair Value	1 Year	1 - 5 Years
U.S. Treasury securities	$ 3,989,780	$ 3,989,780	$ -
U.S. agency securities	10,976,163	5,992,190	4,983,973
Total	$ 14,965,943	$ 9,981,970	$ 4,983,973

Credit Risk — The Board's policy is to only invest in obligations of the United States or its agencies, insured or secured certificates of deposit, secured repurchase agreements, and state or political subdivision obligations with the two highest credit ratings issued by nationally recognized statistical rating organizations. Policy prohibits the purchase of any investments that do not meet the above-mentioned criteria. As of June 30, 2018 and 2017, all of the Board's investments were rated AA+ by Standard & Poor's and Aaa by Moody's Investors Service. The Board does not hold corporate bonds and does not participate in investment pools.

Concentration of Credit Risk — Due to the conservative nature of the Board's investment policy, the Board is not at-risk due to concentration.

Custodial Credit Risk – Investments — For an investment, this is the risk that in the event of the failure of the counterparty, the Board will not be able to recover the value of its investments. As of June 30, 2018 and 2017, there was no custodial credit risk for the Board's investments due to the Board's investment policy which prohibits obligations not fully secured.

Custodial Credit Risk – Deposits — In the case of deposits, this is the risk that in the event of a bank failure, the Board's deposits may not be returned to it. As of June 30, 2018 and 2017, the Board's deposits were fully covered by FDIC insurance and government-backed securities.

As required by Missouri law, the depository banks pledge securities, in addition to the FDIC insurance, to equal or exceed the amount on deposit at all times. As of June 30, 2018 and 2017, securities with a total fair value of $22,026,942 and $7,171,491 respectively, were held in a joint custody account with the Federal Reserve Bank.

As of June 30, 2018 and 2017, the Board's cash deposits were collateralized as follows:

Bank Balance	2018	2017
Insured by the FDIC	$ 500,000	$ 648,213
Collateralized with securities pledged by the financial institutions	21,526,942	6,523,278
Total cash deposits	$ 22,026,942	$ 7,171,491
Carrying value	$ 22,026,435	$ 7,124,954

The Board's total cash and investments as of June 30, 2018 and 2017, were as follows:

	2018	2017
Investments from above	$ 19,721,911	$ 36,351,445
Cash deposits from above	22,026,435	7,124,954
Total cash and investments	$ 41,748,346	$ 43,476,399
As reflected on the statement of net position:		
Cash, cash equivalents, and investments	$ 25,127,873	$ 23,163,511
Restricted assets	16,620,473	20,312,888
Total cash and investments	$ 41,748,346	$ 43,476,399

Fair Value Measurements

For assets and liabilities required to be reported at fair value, U.S. generally accepted accounting principles prescribes a framework for measuring fair value and financial statement disclosures about fair value measurements. A fair value hierarchy has been established that distinguishes between market participant assumptions based on market data obtained from sources independent of the reporting entity (observable inputs that are classified within Levels 1 and 2 of the hierarchy) and the reporting entity's own assumptions about market participant assumptions (unobservable inputs classified within Level 3 of the hierarchy).

The fair value hierarchy as prescribed by U.S. generally accepted accounting principles is as follows:

- Level 1 – Valuation is based upon quoted prices (unadjusted) in active markets for identical assets or liabilities that the Board has the ability to access.

- Level 2 – Valuation is based upon quoted prices for similar assets and liabilities in active markets, as well as inputs that are observable for the asset or liability (other than quoted prices), such as interest rates, foreign exchange rates, and yield curves that are observable at commonly quoted intervals.

- Level 3 – Valuation is generated from model-based techniques that use at least one significant assumption based on unobservable inputs for the asset or liability, which are typically based on an entity's own assumptions, as there is little, if any, related market activity.

In instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the level in the fair value hierarchy within which the entire fair value measurement falls is based on the lowest level input that is significant to the fair value measurement in its entirety. The Board's assessment of the significance of a particular input to the fair value measurement in its entirety requires judgment, and considers factors specific to the asset or liability.

The Board's assets and liabilities measured at fair value on a recurring basis as of June 30, 2018 and 2017, aggregated by the level in the fair value hierarchy within which those measurements fall, are as follows:

2018 Description	Total	Level 1	Level 2	Level 3
Measured at fair value:				
Money market funds	$ 745,432	$ 745,432	$ -	$ -
Overnight repurchase agreements	18,976,479	-	18,976,479	-
Total investments	$ 19,721,911	$ 745,432	$ 18,976,479	$ -

2017 Description	Total	Level 1	Level 2	Level 3
Measured at fair value:				
Money market funds	$ 1,291,166	$ 1,291,166	$ -	$ -
U.S. government agency discount notes	14,965,943	-	14,965,943	-
Overnight repurchase agreements	20,094,336	-	20,094,336	-
Total investments	$ 36,351,445	$ 1,291,166	$ 35,060,279	$ -

Level 1 classifications above consist of money market funds that are valued at the daily closing price as reported by the fund.

Level 2 classifications above consist of U.S. government agency discount notes and overnight repurchase agreements that are valued based on third party pricing services for identical or similar assets.

No investments are classified as Level 3 above.

NOTE 3
Derivative Instrument – Interest Rate Cap Agreement

A portion of other assets and deferred outflows of resources are composed of the following as of June 30:

	2018	2017
Interest rate cap agreement	$ 387,000	$ 387,000
Adjustment to fair value	(386,828)	(386,739)
Total fair value	$ 172	$ 261

Interest Rate Cap Agreement

In connection with the $9 million debt borrowed from Pulaski Bank (see Note 10), MDFB entered into an interest rate cap agreement with Morgan Stanley Capital Services, LLC, (credit rating of A) to cover a portion of the period (2015-2020) when the debt carries a variable interest rate. The agreement is intended to provide a cash flow hedge for the variable interest rate of the obligation. This agreement's notional amount is based on the amortized loan balance (starting at $8.4 million) with a cap rate of 5.264 percent measured against 30 day LIBOR. The cost of the interest rate cap agreement was $387,000, and the estimated fair value at June 30, 2018 and 2017, was $171 and $261, respectively. The fair value of the interest rate cap was estimated using a proprietary pricing service. MDFB has determined the hedge meets the criteria for effectiveness and has recorded the accumulated adjustment to fair value as a deferred outflow of resources.

Risks:

Credit Risk — MDFB is exposed to credit risk on hedging derivative instruments that are in asset positions. MDFB currently does not have a policy regarding credit risk.

Interest Rate Risk — MDFB is not exposed to interest rate risk on its interest rate cap agreement.

Basis Risk — MDFB is not exposed to basis risk on its interest rate cap hedging derivative instruments because the same variable-rate is used for both debt payments paid by MDFB and the interest rate cap agreement.

Termination Risk — MDFB or its counterparties may terminate a derivative instrument if the other party fails to perform under the terms of the contract.

Rollover Risk — MDFB is exposed to rollover risk on hedging derivative instruments that are hedges of debt that mature or may be terminated prior to the maturity of the hedged debt. When these hedging derivative instruments terminate, or in the case of a termination option, if the counterparty exercises its option, the Board will be re-exposed to the risks being hedged by the hedging derivative instrument.

NOTE 4
Interfund Activity

(a) Due To/From Other Funds

As of June 30, 2018 and 2017, $171,443 and $190,100, respectively, was due from the CID and TDD Fund to the Parking Garage Fund (PGF) for sales tax held by the CID and TDD Fund for the benefit of the PGF.

(b) Interfund Transfers

During the years ended June 30, 2018 and 2017, there were no interfund transfers.

NOTE 5
Loans, Notes Receivable And Allowance For Loan Losses

Direct loans through the Industrial Development and Reserve Fund (IDRF) represent loans to individual companies and political subdivisions in Missouri and are generally secured. Direct loans through the Revolving Loan Fund (RLF) represent low interest loans made to local political subdivisions which are generally unsecured and to small businesses which are also secured by personal guarantees and personal property of the borrower evidenced by a filing under the Uniform Commercial Code. Loans from the Parking Garage Fund (PGF) represent loans that relate to parking garage projects and are generally secured.

During fiscal year 2010 the Board loaned the St. Louis Centre Garage Investment Fund, LLC (SLCGIF) $24 million to assist with the Seventh Street Garage project (see Note 7). The note had an original maturity date of January 31, 2041. This note was due in monthly payments of $22,125 (principal and interest), and bore interest at 1 percent. The Seventh Street Garage Public Parking Corporation (SSGPPC) repaid the loans to three CDEs from the parking garage revenues; the CDEs then paid a monthly income distribution consisting of interest income received from SSGPPC to the SLCGIF; and the SLCGIF repaid its note to MDFB. During fiscal year 2017 SSGPPC unwound their New Market Tax Credit (NMTC) structure, resulting in the Board becoming the owners of SLCGIF. Upon transfer of ownership, the debt owed between the three entities was cancelled.

In February 2010 the Board loaned the Land Clearance for Redevelopment Authority of the City of St. Louis (LCRA) $5 million to assist with the redevelopment of One City Center that is related to the Seventh Street Garage project. The loan is secured by the full-faith and credit obligation of the LCRA and assignment of LCRA's interest in One City Center. Interest is adjusted annually each December 1 to a variable rate equal to the Applicable Interest Rate on each Adjustment Date. For Adjustment Dates occurring on and subsequent to December 1, 2016, the interest rate is equal to the Current Index, which is the weekly average yield on U.S. Treasury securities adjusted to a constant maturity of one year as made available by the Federal Reserve Board, plus 2 percent. For the years ended June 30, 2018 and 2017, the stated interest rate was 3.42 percent and 2.67 percent, respectively. Final maturity is December 1, 2019.

In December 2015 the Board approved an unsecured line of credit to the St. Louis Regional Convention and Sports Complex Authority (STL RSA) for up to $3 million with a final draw date of December 31, 2016, in an effort to maintain an NFL team in St. Louis. No draws were taken during the fiscal year ended June 30, 2018. During the fiscal year ended June 30, 2017, draws totaling $500,000 were taken on this line of credit. The total principal balance at both June 30, 2018 and 2017, was $1.5 million. The note carries interest of 4 percent annually, with a final maturity date of January 14, 2021. The payment of interest is deferred until January 14, 2020. Deferred interest is added to the principal of the loan monthly. No principal is due on the loan until final maturity.

In October 2016 the Board approved a line of credit to the LCRA for the acquisition of land and to fund environmental remediation work on the site selected by the National Geospatial-Intelligence Agency (NGA) for their new western headquarters facility. The loan was secured by proceeds from the NGA bonds and collateral on a separate, bank-backed letter of credit. Maturity of the line of credit was tied to the issuance of the LCRA Series 2016 NGA Bonds. During fiscal year 2017 draws totaling $9.7 million were taken. The note carried interest of 3.5 percent annually, and was paid in full prior to maturity on January 10, 2017.

At June 30, 2018 and 2017, the allowance for loan losses was $2,235,896 and $2,497,430, respectively. Allowance for loan losses is evaluated on a per loan basis. During the years ended June 30, 2018 and 2017, the allowance for loan losses was reduced in the Industrial Development and Reserve Fund by $255,434 and $2,427,502, respectively, due to the collection of installments on the American Fish and Wildlife Museum and Continental Building, and reevaluation of the Old Post Office loans. The allowance for loan losses decreased in the Revolving Loan Fund for fiscal year ended June 30, 2018, by $6,100, due to the collection of installments on various MIDOC and Small Business Loan program loans previously fully reserved. The allowance for loan losses changed in the Revolving Loan fund for fiscal year ended June 30, 2017, by $15,560, due to the write off of new uncollectible loans and the collection of installments on various MIDOC and Small Business Loan program loans previously fully reserved. The principal amount of the loan payments received from defaulted loans is recorded in other income.

No allowance has been established in connection with the Parking Garage Fund loans due to the nature of the loans.

Loans and notes receivable at June 30, 2018 and 2017, were as follows:

	2018			2017		
Fund	Current	Long-term	Allowance	Current	Long-term	Allowance
Industrial Development and Reserve	$ -	$ 20,628,452	$ 1,999,249	$ -	$ 20,883,886	$ 2,254,683
Parking Garage	-	5,000,000	-	15,552	5,000,000	-
Revolving Loan	235,554	1,993,899	236,647	225,091	1,909,201	242,747
Total	235,554	27,622,351	$ 2,235,896	240,643	27,793,087	$ 2,497,430
Less: allowance for loan losses	-	2,235,896		-	2,497,430	
Total loans and notes receivable, net	$ 235,554	$ 25,386,455		$ 240,643	$ 25,295,657	

NOTE 6
Restricted Assets

Contributions received for tax credits on behalf of other entities are treated as conduit transactions, with the amount of held contributions recorded as restricted assets with a corresponding liability (see Note 9).

In December 2000 the Board issued debt in the amount of $21.1 million to finance the construction of the St. Louis Convention Center Hotel Garage (SLCCHG) project. Pursuant to the bond documents the Board was required to establish an Operating Reserve and to deposit all net operating profits in such account. Amounts held in the Operating Reserve may be utilized for ongoing operating expenses and debt service on the SLCCHG. Any amount in the Operating Reserve over $1,375,000 may be transferred to other Board accounts without bank consent (also see Note 10 for additional covenants). As of June 30, 2018 and 2017, the balance held in the operating reserve was $3,281,244 and $3,974,226, respectively.

In April 2010, the Board issued debt in the amount of $9 million to assist with the financing of the Seventh Street Garage project. On June 28, 2012, pursuant to amended bond documents, the Board pledged the Ninth Street Garage and revenues from such garage, along with the requirement to maintain an operating reserve of $500,000, to the holder of the Seventh Street Garage bonds. Also see Note 10 for details.

In April 2010 the SSGPPC executed notes payable totaling $29,840,934 to the three CDEs to fund the construction of the Seventh Street Garage project (see Note 10). The reserve fund accounts were established to cover management and accounting fees associated with the New Markets Tax Credit Program compliance. These notes were cancelled on June 30, 2017, as part of the dissolution of SSGPPC.

As of June 30, 2018 and 2017, the Board had $1,875,000, in total assets restricted in the Parking Garage Fund (PGF) to satisfy the above requirements (see the following table).

The Revolving Loan Fund consists of activities for the MIDOC and Small Business Loan programs. Cash in this fund is restricted for these programs.

Restricted assets consist of the following as of June 30:

	2018	2017
Tax credit for contribution deposits (Note 9)	$ 11,772,759	$ 15,433,016
Total restricted assets – Industrial Development and Reserve Fund	11,772,759	15,433,016
St. Louis Convention Center Hotel Garage reserve deposits	1,375,000	1,375,000
Additional Seventh Street Garage bond reserve deposits	500,000	500,000
Total restricted assets – Parking Garage Fund	1,875,000	1,875,000
MIDOC funds	1,579,110	1,712,927
Small Business Loan funds	1,393,604	1,291,945
Total restricted assets – Revolving Loan Fund	2,972,714	3,004,872
Total restricted assets	$ 16,620,473	$ 20,312,888

NOTE 7
Capital Assets

During 2000 the Board used a $6 million contribution from a taxpayer and $21.1 million in bond proceeds to purchase land and begin construction of the St. Louis Convention Center Hotel Garage (SLCCHG) adjacent to the St. Louis Convention Center Hotel in downtown St. Louis. The SLCCHG began operations in August 2002.

In April 2003 the Board used a $10 million contribution from a taxpayer and began participating in two related redevelopment projects in downtown St. Louis, Missouri. During 2004 and 2005 $18.8 million in additional funds were raised to fund the remainder of the projects. The first project, commonly referred to as the "Old Post Office Project" or the "OPO Project," consisted of the acquisition and renovation of the U.S. Custom House and Old Post Office, a historic structure in downtown St. Louis. The second project consisted of the acquisition and demolition of the Century Building and the construction of a parking garage located to the west of the OPO Project. This project is known as the "Ninth Street Garage Project" or the "NSG Project." The OPO and NSG Projects are separate and distinct projects for purposes of financial reporting, but integrally linked for development and operational purposes.

The Board acquired title to the OPO Project on October 13, 2004, from the General Services Administration of the United States of America at no cost to the Board. The Board then executed a 99-year lease of the OPO Project with St. Louis U.S. Custom House and Post Office Building Associates, LP, a Missouri limited partnership (OPO Master Lessee). In connection with the financial closing of the OPO Project on October 14, 2004, the Board made a subordinated loan to the OPO Master Lessee in the amount of $12.75 million to assist in the financing of the OPO Project with the option to purchase the OPO leasehold interest from the OPO Master Lessee for a two-year period beginning December 31, 2014, at a purchase price equal to the greater of the fair market value or the development debt outstanding. Instead of exercising its purchase option, the Board opted to refinance the first mortgage loan and subordinated loan at current market rates. Within the refinancing agreements the purchase option was extended to 2032. The balance of the outstanding principal for both of the years ended June 30, 2018 and 2017, was $17,129,203. Renovation of the OPO Project was completed in late 2006.

The NSG Project is owned by the Board and consists of the development and construction of a 1,050-space parking garage located on the west side of Ninth Street directly across from the OPO Project. The land was purchased in April 2003. The Board has entered into long-term parking leases with tenants of the OPO Project and with surrounding businesses and building owners. The NSG Project was completed in 2007.

In April 2010 the Board acquired title to 601 Locust, now known as Seventh Street Garage, via an assignment of purchase and sale agreement with the LCRA. Total consideration for the exchange was approximately $14.2 million. The Board executed two long-term capital leases: a "retail" lease and a "garage" lease (see Note 14).

The lessee of the garage space, prior to July 1, 2017, was the Seventh Street Garage Public Parking Corporation (SSGPPC), the blended component unit. The Seventh Street Garage commenced operations in fiscal year 2011 and was dissolved on June 30, 2017.

SSGPPC's garage project qualified for the Federal New Markets Tax Credit Program, which facilitated financing for the project. The garage project was part of a larger redevelopment project affecting adjoining office buildings in St. Louis. For the garage project, MDFB provided indirect funding in the form of a $24 million loan to St. Louis Centre Garage Investment Fund, LLC, an entity 100% owned by U.S. Bank Community Development Corporation (USBCDC). The proceeds of the MDFB loan were combined with New Markets Tax Credit-qualified equity investments and provided as an equity investment to each of three non-related community development entities: National Development Council (NDC), Urban Development Fund (UDF) and St. Louis Development Corporation (SLDC). Total proceeds of $29,840,934 (see Note 10) were subsequently loaned to SSGPPC to provide direct financing for the garage project. In addition, SSGPPC received an upfront parking lease payment of $1 million from U.S. Bank, which was recorded as unearned revenue and was being amortized over the lease term and also used to fund the project. The garage project was backed by an Indemnity Agreement with the LCRA. The New Markets Tax Credit Program required that the financing structure stay in place for seven years, which ended during fiscal year 2017. At the end of the seven-year period, the Board had the option to purchase USBCDC's interest in the St. Louis Centre Garage Investment Fund, LLC and subsequently unwind the structure of the funding arrangement. The Board exercised this option in May 2017. At the completion of the purchase and unwind, the Board owned the Investment Fund and the loans to SSGPPC. As SSGPPC was no longer a necessary venture, the loans were cancelled and the assets of SSGPPC were consolidated into the Board's Seventh Street Garage Fund on June 30, 2017. The Investment Fund also was dissolved. As a result of the forgiveness of the notes payable owed by SSGPPC, offset by the notes received owed by MDFB, MDFB recorded a capital contribution from the dissolution of SSGPPC, a component unit, of $5,868,276.

Capital asset activity for the year ended June 30, 2018, was as follows:

	Balance June 30, 2017	Additions	Deletions/ Retirements/ Transfers	Balance June 30, 2018
Capital assets, not being depreciated:				
Land	$ 7,219,739	$ -	$ -	$ 7,219,739
Construction in progress	203,630	653,151	-	856,781
Total capital assets not being depreciated	7,423,369	653,151	-	8,076,520
Capital assets, being depreciated:				
Building	78,398,337	5,616	-	78,403,953
Equipment	418,518	1,296	(878)	418,936
Leasehold improvements	184,672	121,038	-	305,710
Vehicle	19,172	-	-	19,172
Software	23,466	-	-	23,466
Total capital assets being depreciated	79,044,165	127,950	(878)	79,171,237
Less: accumulated depreciation for:				
Building	18,786,992	1,978,055	-	20,765,047
Equipment	314,687	39,210	(878)	353,019
Leasehold improvements	94,749	30,349	-	125,098
Vehicle	19,172	-	-	19,172
Software	22,729	737	-	23,466
Total accumulated depreciation	19,238,329	2,048,351	(878)	21,285,802
Total capital assets being depreciated, net	59,805,836	(1,920,401)	-	57,885,435
Total capital assets, net	$ 67,229,205	$ (1,267,250)	$ -	$ 65,961,955

A summary of capital assets by fund as of June 30, 2018, was as follows:

	Industrial Development and Reserve Fund	Parking Garage Fund	Total
Land	$ -	$ 7,219,739	$ 7,219,739
Construction in progress	-	856,781	856,781
Building	-	78,403,953	78,403,953
Equipment	100,615	318,321	418,936
Leasehold improvements	56,211	249,499	305,710
Vehicle	19,172	-	19,172
Software	14,626	8,840	23,466
Subtotal	190,624	87,057,133	87,247,757
Less: accumulated depreciation	(189,625)	(21,096,177)	(21,285,802)
Total capital assets, net	$ 999	$ 65,960,956	$ 65,961,955

Capital asset activity for the year ended June 30, 2017, was as follows:

	Balance June 30, 2016	Additions	Deletions/ Retirements/ Transfers	Balance June 30, 2017
Capital assets, not being depreciated:				
Land	$ 7,219,739	$ -	$ -	$ 7,219,739
Construction in progress	101,229	102,401		203,630
Total capital assets not being depreciated	7,320,968	102,401	-	7,423,369
Capital assets, being depreciated:				
Building	75,670,895	-	2,727,442	78,398,337
Equipment	388,524	29,994	-	418,518
Leasehold improvements	184,672	2,727,442	(2,727,442)	184,672
Vehicle	19,172	-	-	19,172
Software	23,466	-	-	23,466
Total capital assets being depreciated	76,286,729	2,757,436	-	79,044,165
Less: accumulated depreciation for:				
Building	16,870,311	1,916,681	-	18,786,992
Equipment	279,785	34,902	-	314,687
Leasehold improvements	69,056	25,693	-	94,749
Vehicle	19,172	-	-	19,172
Software	20,585	2,144	-	22,729
Total accumulated depreciation	17,258,909	1,979,420	-	19,238,329
Total capital assets being depreciated, net	59,027,820	778,016	-	59,805,836
Total capital assets, net	$ 66,348,788	$ 880,417	$ -	$ 67,229,205

A summary of capital assets by fund at June 30, 2017, was as follows:

	Industrial Development and Reserve Fund	Parking Garage Fund	Total
Land	$ -	$ 7,219,739	$ 7,219,739
Construction in progress	-	203,630	203,630
Building	-	78,398,337	78,398,337
Equipment	100,198	318,320	418,518
Leasehold improvements	56,210	128,462	184,672
Vehicle	19,172	-	19,172
Software	14,626	8,840	23,466
Subtotal	190,206	86,277,328	86,467,534
Less: accumulated depreciation	(190,076)	(19,048,253)	(19,238,329)
Total capital assets, net	$ 130	$ 67,229,075	$ 67,229,205

NOTE 8
Compensated Absences

Board employees are granted vacation, sick, and compensatory leave. The amounts of accrued vacation and compensatory hours are included as current and non-current liabilities. The current amount due is only an estimate. The costs of sick leave are not accrued. For the fiscal years ended June 30, 2018 and 2017, total accrued compensated absences were $77,867 and $79,527, respectively.

Changes in compensated absences for the year ended June 30, 2018, was as follows:

	Balance June 30, 2017	Additions	Reductions	Balance June 30, 2018	Due Within One Year
Compensated absences	$ 79,527	$ 37,475	$ 39,135	$ 77,867	$ 29,685

Changes in compensated absences for the year ended June 30, 2017, was as follows:

	Balance June 30, 2016	Additions	Reductions	Balance June 30, 2017	Due Within One Year
Compensated absences	$ 69,268	$ 36,666	$ 26,407	$ 79,527	$ 39,539

NOTE 9
Tax Credit For Contribution Deposits

One of the programs established by the Board's statutes is the Tax Credit for Contribution Program. The statues allow the Board to authorize up to $10 million in tax credits each calendar year. The limitation on tax credit authorization may be exceeded only upon mutual agreement, evidenced by a signed and properly notarized letter, by the Commissioner of the Office of Administration, the Director of the Department of Economic Development, and the Director of the Department of Revenue that such action is essential to ensure retention or attraction of investment in Missouri, provided, that in no case shall more than $25 million in tax credits be authorized during any calendar year. The Board authorized $9,610,000 and $4,300,000 in tax credits for the calendar years ending December 31, 2017 and 2016.

By statute the Board is authorized to grant tax credits in an amount equal to 50% of contributions accepted by the Board. Eligible infrastructure projects approved by the Board are granted the contributions. Contributions received by the Board are remitted to fund approved projects. Contributions on deposit with the Board are reflected as restricted assets and a liability in the accompanying financial statements. As of June 30, 2018 and 2017, the Board held deposits received pursuant to the Tax Credit for Contribution Program of $11,772,759 and $15,433,016, respectively.

NOTE 10
Long-Term Debt

Changes in outstanding debt for the year ended June 30, 2018, were as follows:

	Balance June 30, 2017	Additions	Reductions	Balance June 30, 2018	Due Within One Year
Long-term debt	$ 19,696,000	$ -	$ 2,544,000	$ 17,152,000	$ 223,000

Changes in outstanding debt for the year ended June 30, 2017, were as follows:

	Balance June 30, 2016	Additions	Reductions	Balance June 30, 2017	Due Within One Year
Long-term debt	$ 51,740,934	$ -	$ 32,044,934	$ 19,696,000	$ 214,000

A summary of debt held as of June 30, was as follows:

	2018	2017
St. Louis Convention Center Hotel Garage – $3,910,000 Series 2000B, taxable infrastructure facilities revenue bonds; and $11,440,000 St. Louis Convention Center Hotel Garage Series 2000C, tax exempt infrastructure facilities revenue bonds. Variable rate interest installments are paid monthly with interest not to exceed 10% per annum. Remaining principal is due December 1, 2020.	$ 9,320,000	$ 11,650,000
Seventh Street Garage – $9,000,000 Series 2010, Recovery Zone Facility Bonds. Monthly interest installments began July 1, 2010, and monthly principal installments began June 1, 2012. The interest rate per the Interest Deferral Agreement is the lesser of 1.25 percent plus 30-day LIBOR or 4.25 percent through April 30, 2015; then a variable rate through May 2020 not to exceed 5.264 percent pursuant to Interest Rate Cap Agreement (see Note 3). Variable rate thereafter through May 2040.	7,832,000	8,046,000
Total	17,152,000	19,696,000
Less: current portion	(223,000)	(214,000)
Long-term debt	$ 16,929,000	$ 19,482,000

St. Louis Convention Center Hotel Series 2000B and 2000C:
The annual debt service requirement as of June 30, 2018, was as follows:

	Principal	Interest	Total
2019	-	138,775	138,775
2020	-	138,775	138,775
2021	9,320,000	138,776	9,458,776
Totals	$ 9,320,000	$ 416,325	$ 9,736,325

The SLCCHG bonds have mandatory sinking fund redemptions that are the equivalent of maturing principal as indicated above. The annual debt service schedule above assumes an interest rate of 1.489 percent representing the interest rate at June 30, 2018. Debt is further collateralized by Bond Guarantee Tax Credits equal to the outstanding amount of the obligation and a Deed of Trust on the SLCCHG.

The Series 2000B SLCCHG bonds bear interest at a weekly rate; the Series 2000C SLCCHG bonds bear interest at a daily rate. The interest rate on bonds will be determined by the remarketing agent as the lowest rate of interest which in its judgment will cause the bonds to have a market value, as of the date of determination, equal to the principal amount of the bonds, taking into account prevailing market conditions.

Seventh Street Garage Series 2010:
The annual debt service requirement as of June 30, 2018, was as follows:

	Principal	Interest	Total
2019	$ 223,000	111,616	334,616
2020	232,000	108,335	340,335
2021	242,000	104,912	346,912
2022	252,000	101,341	353,341
2023-2027	1,438,000	447,601	1,885,601
2028-2032	1,779,000	332,136	2,111,136
2033-2037	2,197,000	189,457	2,386,457
2038-2040	1,469,000	31,548	1,500,548
Totals	$ 7,832,000	$ 1,426,947	$ 9,258,947

The SSG bonds have mandatory sinking fund redemptions that are the equivalent of maturing principal as indicated above. The Board is required to deposit all amounts received from Seventh Street Garage Public Parking Corporation to UMB Bank, N.A. for payment on the bonds. The Board may request a withdrawal of funds exceeding the $500,000 minimum balance requirement (see Note 6). Withdrawn amounts can be used for any purpose of the Board. For the period ended June 30, 2018, the Board was in compliance with said requirement. Debt is further collateralized by Bond Guarantee Tax Credits equal to the outstanding amount of the obligation plus any accrued interest, a Deed of Trust on the Seventh Street Garage, and a Deed of Trust on the Ninth Street Garage.

As of June 28, 2012 through April 30, 2015, the Board entered into an Interest Deferral Agreement whereby the bond interest rate is the lesser of the Modified Pay Rate or 4.25 percent annually. The Modified Pay Rate is defined as the LIBOR rate plus 1.25 percent per annum (or 1.65 percent per annum if the Ninth Street Garage Deed of Trust is removed as collateral). The difference between the two rates is deferred until due or forgiven. The Board anticipates the deferred interest will be forgiven.

For the period May 1, 2015, through maturity, the SSG bonds will carry a variable rate of interest. For the period beginning May 2015 and ending May 2020, the rate paid by MDFB will not exceed 5.264 percent pursuant to a rate cap agreement with Morgan Stanley Capital Services, LLC (see Note 3).

Seventh Street Garage Notes Payable:

In 2010 the Board formed SSGPPC, a wholly owned non-profit subsidiary of the Board, to facilitate participation in the Federal New Markets Tax Credit Program for the construction of the SSG. In connection with the construction and the NMTC program, SSGPPC had total outstanding long-term debt of $29,840,934 which it entered into an Investment Put and Call Agreement as part of the NMTC Program. The NMTC Program expired in 2017 and due to the Investment Put and Call Agreement, the Board was able to purchase its interest in the debt of SSGPPC for $1,000 resulting in the cancellation of the SSGPPC loans based upon standard NMTC Program practices. Once the Board was the sole owner of the SSGPPC loans, the Board cancelled the notes, dissolved SSGPPC and merged its assets with the MDFB Seventh Street Garage Fund.

NOTE 11
Unearned Revenue

In April 2010 SSGPPC paid MDFB base rent of $6,406,643 under a capital lease agreement (see Note 7). The lease agreement was cancelled when SSGPPC's operations were acquired by MDFB and SSGPPC was dissolved on June 30, 2017. SSGPPC had recorded a prepaid asset for this amount, and both the unearned revenue and prepaid asset were removed as part of the dissolution.

Also in April 2010 U.S. Bank prepaid rent of $1 million to the SSGPPC, which was transferred to the Seventh Street Garage MDFB Fund during fiscal year 2017. The prepayment is reflected in unearned revenue and is amortized over the life of the lease. For the fiscal years ended June 30, 2018 and 2017, Seventh Street Garage's unearned revenue was $752,778 and $786,111, respectively.

In addition, for the fiscal years ended June 30, 2018 and 2017, St. Louis Convention Center Hotel Garage unearned revenue was $20,914 and $31,739, respectively, for parking rent paid in advance.

Total unearned revenue for fiscal years ended June 30, 2018 and 2017, was $789,292 and $836,930, respectively.

NOTE 12
Rental Income

The St. Louis Convention Center Hotel Garage (SLCCHG) is an 880-space parking garage constructed by the Board to support the St. Louis Convention Center Hotel project in downtown St. Louis. The carrying value of the garage is $22,741,760, less accumulated depreciation of $7,054,572 and $6,573,333 as of June 30, 2018 and 2017, respectively. In May 2014 the Board executed new license agreements, one with 800 Washington, LLC and another with Lennox Suites, LLC (Licensees), the new owners of the Renaissance Grand Hotel and the Courtyard Marriott Hotel which is located across the street from the SLCCHG. Both license agreements terminate in June 30, 2054. Under the agreement with 800 Washington, LLC, 275 undesignated, unreserved parking spaces are allocated by the Operator for daily use by the Renaissance Grand Hotel guests with the option of an additional 325 spaces with a seven days prior notice. 800 Washington, LLC is obligated to pay a base annual license charge of $62,500 per month plus an amount equal to 40% of the amount by which operating expenses in the garage exceeds $560,000. Under the agreement with Lennox Suites, LLC, 50 undesignated, unreserved spaces are allocated by the Operator for daily use by the Courtyard Marriott Hotel guests with the option of an additional 50 spaces with two days prior notices. Starting July 1, 2016, the Licensee is to pay a base annual license charge of $100,000 per annum. Effective July 1, 2017, the Lennox Suites, LLC Licensee also incurs an amount equal to 10% of the amount by which operating expenses in the garage exceed $570,000 (indexed). In addition to the hotels, the nearby Merchandise Mart, a mixed-use development with apartments and retail space, has a lease for up to 118 spaces in this parking garage with minimum annual lease payments of $25,000. The initial lease is for 19 years with an expiration date of December 31, 2021. There is a renewal option for an additional 11 years if the Merchandise Mart pays a $50,000 renewal fee 90 days prior to the lease expiration term. The STL Loft Partners, LLC executed a lease with the Board on October 19, 2012, for 50 years; 40 spaces are to be taken the first year, and up to 35 additional spaces could be requested with notice by May 31, 2014. On May 31, 2014, STL Loft Partners, LLC notified the Board that the final number of spaces to be leased is 65. On March 1, 2017, STL Loft Partners, LLC was purchased, and the parking lease assumed, by Strategic STL Lofts LLC. Both the Merchandise Mart and Strategic STL Tower LLC leases call for parking rates to be equivalent to rates paid by the general public for monthly parking.

The Parking Garage Fund's Ninth Street Garage (NSG) is a 1,050-space parking garage constructed by the Board to support the renovation of the Old Post Office project and redevelopment of adjacent vacant buildings in downtown St. Louis. The carrying value of the garage is $32,937,362, less accumulated depreciation of $8,566,353 and $7,816,354 as of June 30, 2018 and 2017, respectively. Leases are in place with the Eastern District Court of Appeals, Webster University, Frisco Associates (assigned to Cas-Tex-Neda, LLC), Pyramid Construction (assigned to Paul Brown Developer, LP), Locust Street Lofts TWG, LLC, and entities associated with the Syndicate Building. In October 2012 STL Tower Partners, LLC executed a lease for up to 165 reserved spaces and had to provide notice as to the maximum number of spaces they would occupy. On August 1, 2014, the Board received notice as to the number of spaces would be 100. The lease was amended on July 1, 2015, to add 50 unreserved spaces that had to be taken by October 1, 2015. On March 1, 2017, STL Tower Partners, LLC was purchased, and the parking lease assumed by Strategic STL Tower LLC. The Board's garage operator also executed an agreement beginning August 2014 with St. Louis University Law School for up to 150 parking spaces.

Under a lease dated November 26, 2008, the Board leased the 20,800 square feet of retail space in the NSG to SMI-NSG, LLC, an affiliate of Schnucks Markets, Inc. and DESCO. The lessee operates an urban concept grocery store, Culinaria, and pays annual rent of $187,200. The lease is on a triple net basis. The term of the lease is 10 years with six, five-year renewal options. The Board also entered into a Parking Validation Agreement that provides store customers with free parking for one hour from nine-to-five on weekdays and two hours at all other times, as well as a provision for free employee parking for up to 336 hours per day. There also is an agreement with Schnucks Markets, Inc. to share in the additional expenses for weekend staffing of the parking garage. In August 2009 the Board funded SMI-NSG, LLC $1.1 million of remaining NSG bond funds for tenant improvements in the grocery store.

The Parking Garage Fund's 750-space Seventh Street Garage began operations in February 2011. The carrying value of the garage is $28,508,289 less accumulated depreciation of $5,391,222 and $4,575,359 as of June 30, 2018 and 2017, respectively. The Seventh Street Garage Public Parking Corporation (SSGPPC) executed two parking leases that became effective February 1, 2011, which were assigned to SSG upon the dissolution of SSGPPC on June 30, 2017.

The first parking lease is with U.S. Bank, NA which leases 400 parking units. The term of the lease is for 30 years and there are two, 10-year renewal options. The parking rent is the greater of $125 per month, the market rate, or the monthly contract rate as defined in the agreement, but never less than the amount in effect for the prior year. Lease payments are payable on the first of each month. The rent will be determined annually at least 30 days preceding the effective date and each anniversary date of the effective date. In addition to the base rent described above, the tenant paid supplemental rent of $1 million (see Note 11) which was recorded as unearned revenue and is being amortized over the term of the lease.

The second parking lease is with 600 Tower, LLC, which leases 240 parking spaces (85 reserved and 155 unreserved) upon initiation of the lease, increasing by 15 additional unreserved spaces up to 475 units; and monthly rent was $155 per reserved space, and $130-$135 per unreserved space adjusted $5 every two years during the lease term. Currently, 600 Tower, LLC takes a total of 475 spaces (89 reserved and 386 unreserved) at $170 per reserved space and $140-$145 per unreserved space. Monthly rent also can be adjusted based on market rent. The term of the lease is for 30 years and there are two, 10-year renewal options.

Parking lease income is reflected in the *Statements of Revenues, Expenses, and Changes in Net Position* as Parking garage revenues and the Schnucks Markets, Inc. retail space lease income is shown as Rental income.

Future minimum rental income on non-cancelable operating leases was as follows:

	St. Louis Convention Center Hotel Garage	Ninth Street Garage	Seventh Street Garage
2018	$ 985,420	$ 844,675	$ 1,493,100
2019	985,420	845,825	1,521,600
2020	976,400	752,225	1,521,600
2021	976,400	658,625	1,550,100
2022	951,400	658,625	1,550,100
2023-2027	4,757,000	3,142,063	8,007,000
2028-2032	4,757,000	2,400,000	8,349,000
2033-2037	4,757,000	2,270,740	8,719,500
2038-2042	4,757,000	1,710,000	7,226,400
2043-2047	4,757,000	1,649,250	-
2048-2052	1,357,000	1,125,000	-
2053-2057	507,000	1,125,000	-
2058-2062	430,950	1,125,000	-
Totals	$ 30,954,990	$ 18,307,028	$ 39,938,400

NOTE 13
Contributions To Others

During fiscal year 2018 there were no contributions to others.

During fiscal year 2017 MDFB was the sole member of SSGPPC. Per the SSGPPC bylaws, all excess cash was to be transferred monthly to MDFB. However, in fiscal year 2017 a management decision was made to let a portion of the excess cash accumulate in order to fund significant repairs at the Seventh Street Garage. As a result, SSGPPC made no contribution to MDFB for fiscal year 2017. Any contributed revenue is netted to zero on the *Statements of Net Position* due to the blending of the SSGPPC component unit within the Parking Garage Fund; the contribution is shown in the Combining Schedules of Net Position for the Parking Garage Fund. As discussed elsewhere SSGPPC was dissolved on June 30, 2017.

NOTE 14
Lease Agreements

(a) 601 Locust Street, St. Louis, Missouri – Seventh Street Garage

In fiscal year 2010 MDFB purchased the entire real estate and building commonly known as St. Louis Centre (601 Locust Street in St. Louis) for approximately $14.2 million from St. Louis Centre Building, LLC (see Note 7). Such purchase was part of the plan to develop the Seventh Street Garage.

MDFB, in turn, immediately leased most of Floor 2 and Floors 3-4 to SSGPPC (assigned to MDFB) for a term of 75 years (expiring in 2085) for a one-time lease payment of approximately $6.4 million; and leased Floor 1 and the remainder of Floor 2 to Mercantile Exchange, Inc. (MEI), an unrelated entity, for a term of 100 years (expiring in 2110) for a one-time lease payment of approximately $8.8 million. The leases are treated by MDFB as capital leases for accounting purposes and as a sale for income tax purposes. The lease with SSGPPC was terminated on June 30, 2017, as a result of the dissolution of SSGPPC.

MDFB classified its leases with SSGPPC and MEI as direct financing leases. MDFB received the minimum lease payments of approximately $14.2 million upfront and will not receive any further lease payments. As a result, MDFB recorded a net investment in direct financing leases of $0 and unearned income of $942,730, respectively, included in unearned revenue (see Note 11). The unearned revenue was amortized over the terms of the leases until termination of the SSGPPC lease on June 30, 2017.

<u>Garage Lease — SSGPPC</u>
SSGPPC paid MDFB base rent of approximately $6.4 million in a lump sum upfront payment at lease inception. No further lease payments were required, although SSGPPC was required to pay costs of maintenance, operation, and repair of the property. Of the total amount, approximately $5.5 million was capitalized as building and the difference was recorded as prepaid lease expense to be amortized over the life of the lease. The lease agreement was terminated when SSGPPC's operations were acquired by MDFB and SSGPPC was dissolved on June 30, 2017.

<u>Retail Lease — MEI</u>
MEI paid MDFB base rent of approximately $8.8 million in a lump sum upfront payment at lease inception through the assignment of a promissory note from the subtenant MX Retail, LLC (MXR). MDFB assigned this promissory note without recourse to the seller of the property in order to cover a portion of the cost to acquire the property. No further lease payments are required. MEI's subtenant is developing the leased floors into retail space, and the completion of the retail space is the responsibility of MEI. MDFB is not involved in the retail development.

At the end of the lease MEI will deliver possession back to MDFB, unless MEI causes the building to be converted into two or more condominium units (one for the garage and one for the retail space) and exercises its option to purchase the retail space for $100,000. MEI must meet certain conditions in order to exercise this option.

(b) Office Lease Obligation

In October 2004 the Board entered into a lease with Hotel Governor of Jefferson City, LLP, to lease 3,501 square feet on the 10th Floor of the Governor Office Building. The lease is an operating lease with a term of 10 years. The Board has capitalized related tenant improvements in the amount of $56,211. In July 2014 the Board renewed its lease for a five-year term with a five-year option. During fiscal years 2018 and 2017 rent totaling $69,164 and $67,920 was paid, respectively.

Future minimum lease payments for this lease are as follows:

	Hotel Governor
2019	$ 70,664
2020	72,077
2021	73,519
2022	74,989
2023	76,489
2024	78,018
2025	19,601
Total future minimum lease payments	$ 465,357

(c) KC Overhaul Base Lease

In December 2004 the Board accepted a contribution from the EDC Loan Corporation (EDC), a not-for-profit organization, consisting of an assignment of a 50-year leasehold interest in the Kansas City Overhaul Base located adjacent to the Kansas City International Airport (the Overhaul Base).

EDC's contribution to the Board of the leasehold interest was valued by two independent appraisers at the lowest value of $32 million. In return the Board issued a total of $16 million in contribution tax credits to EDC. These tax credits were sold in accordance with the Tax Credit Agreement to independent parties on March 3, 2005, July 2, 2005, and June 30, 2006; total proceeds were $13.76 million. The Board paid the proceeds from the tax credit sales less the Board fee to the City to be used for the renovation of the Overhaul Base.

In addition, the City and the Board entered into an assumption agreement as of December 31, 2004, with the City pursuant to which the City assumed all responsibility and liability relating to ownership, management and operations of the Overhaul Base. As a result of this assumption of the leasehold interest by the City, the Board has no assets or liabilities related to the leasehold interest recorded in its financial statements.

In May 2015 the Board executed an Amendment to the Tax Credit Agreement containing a provision that the City will return all unexpended proceeds from the sale of tax credits to the Board by September 20, 2017. The amount of unexpended proceeds as of September 20, 2017, was $1,491,915 and the Board notified the City such amount was due the Board on July 25, 2018. The Board anticipated receipt of this amount during fiscal year 2019 and has recorded a receivable as of June 30, 2018. These funds were received in August 2018 and as such, the Board will convey the leasehold interest to the City during fiscal year 2019.

(d) State of Missouri Acting By and Through Its Office of Administration

In November 2005 and May 2006 the Board issued Series 2005 and 2006 Leasehold Revenue Bonds for the benefit of the State of Missouri Office Buildings Project. With the proceeds of the bonds the Board purchased four office buildings, which it then leased on a triple net basis, to the State of Missouri through its Office of Administration (OA) for the term of the debt, 25 years, subject to annual State appropriation of lease payments needed to retire the fixed rate, level amortization bonds. The Board transferred its interests in the lease agreement and security interest in the buildings to the bond trustee through a trust indenture.

Bond payments are to be paid exclusively from rent revenues received. In addition, payment of the Series 2005 Bonds is insured by a municipal bond new issue insurance policy. The bonds do not constitute a debt or liability of the Board.

Upon request, the State has the option to purchase the buildings. Furthermore, once bonds are paid in full, ownership transfers to the State. The State retains all rights and obligations of ownership of the buildings. As a result, the Board has excluded the buildings and related debt from its financial statements.

In June 2013 the Board issued Series 2013A Leasehold Revenue Refunding Bonds (State of Missouri Office Building Projects) for $21,820,000 to provide for the defeasance, payment and discharge of a portion of the $28,995,000 Missouri Development Finance Board, Series 2005 Leasehold Revenue Bonds (State of Missouri Office Building Projects). Bond proceeds were placed in escrow and in September 2015 Series 2005 bonds with maturities from 2016 through 2030 were redeemed.

In June 2013 the Board issued Series 2013B Leasehold Revenue Refunding Bonds (State of Missouri Office Building Project) for $7,450,000 to provide for the defeasance, payment and discharge of a portion of the $9,865,000 Missouri Development Finance Board, Series 2006 Leasehold Revenue Bonds (State of Missouri Office Building Project). Bond proceeds were placed in escrow and in September 2015 Series 2006 bonds with maturities from 2016 through 2030 were redeemed.

(e) MasterCard International Incorporated Facility Lease

In 1999 the Board issued bonds for $154 million to fund construction of approximately 414,000 square feet of office space and an 114,000-square foot data and energy center on 52 acres in O'Fallon. In order for MasterCard to qualify for tax abatement, the Board took title to the property which it leased to the O'Fallon Public Facilities Authority (Authority). The Authority used the proceeds of the bond issue to build and equip the MasterCard project, and then leased the building to MCI O'Fallon 1999 Trust (Trust), which further subleased to MasterCard. In 2008 MasterCard exercised its option to refund the bonds. The Board issued $160 million in conduit debt to facilitate the refunding. The refunding eliminated the Authority and the Trust and resulted in the Board leasing to MasterCard directly.

Bond payments and related interest are to be paid exclusively from rent and other revenues from the lease agreement. Such payments, revenues and receipts are pledged and assigned to the bond trustee as security for the payment of the bonds as provided in the Bond Indenture. The bonds do not constitute a debt or liability of the Board.

Upon request, MasterCard has the option to purchase the buildings. Furthermore, once bonds are paid in full, MasterCard can purchase the facility for $10. MasterCard retains all rights and obligations of ownership of the buildings.

As a result, the Board has excluded the buildings and related debt from its financial statements.

NOTE 15
Commitments And Contingencies

(a) Administrative Services Agreement

In April 2010 the Board entered into an Administrative Services Agreement with the SSGPPC. Because SSGPPC does not have employees of its own, it agreed to pay the Board $30,000 annually to cover the costs associated with managing and maintaining adequate records on its behalf. As of July 1, 2017, this agreement was terminated due to the acquisition of SSGPPC's assets by MDFB (the Seventh Street Garage).

(b) Conduit Bond Issues

As of June 30, 2018, the Board has issued $1,637,967,574 in Private Activity Bonds and $2,624,104,000 in Public Purpose and Refunding Revenue Bonds. The outstanding balances on these bonds and notes as of June 30, 2018, were approximately $382,493,310 and $1,016,018,000, respectively.

As of June 30, 2017, the Board has issued $1,637,967,574 in Private Activity Bonds and $2,612,179,000 in Public Purpose and Refunding Revenue Bonds. The outstanding balances on these bonds and notes as of June 30, 2017, were approximately $428,906,168 and $1,089,449,000, respectively.

The Board has no liability for repayment of these revenue bonds and notes; accordingly, these bonds and notes have not been recorded in the accompanying financial statements. Security for the bondholders consists of the unconditional obligation of the borrowers to repay the bonds and notes and in certain cases, insurance, letters of credit, annual appropriation pledges and certain funds held through trustees under the various indentures.

(c) Risk Management

The Board is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; and workers' compensation claims. The Board carries commercial insurance for theft of assets and workers' compensation. The Board carries commercial property, comprehensive liability, and business interruption insurance policies on the St. Louis Convention Center Hotel, Ninth Street, and Seventh Street parking garages. The Board is self-insured for all other risks of loss.

The Board had no material unpaid claims, liabilities, or settlements related to any loss in any of the past three years.

(d) Small Business Loan Program

In January 2009 MDFB designated $2 million of its fund for low-interest and no-interest direct loans for small businesses. In August 2014 the Board modified the program to include disaster relief projects. The small business loan program operates as a revolving fund program and loan payments received by the Board are deposited back into the program. As of June 30, 2018 and 2017, the balances in this program were $1,393,604 and $1,291,945, respectively. Since its inception the Board has loaned approximately $2 million to 60 small businesses and one small business disaster relief loan program across the State of Missouri. The Board continues to work with DED to loan the remaining funds. The Small Business Loan Program is reflected in the Revolving Loan Fund (RLF) (see Note 5).

NOTE 16
Employees' Retirement Benefits – Deferred Compensation Plan

Board employees are eligible to contribute to the State of Missouri's Deferred Compensation Plan. Upon completing one year of employment, employees are eligible to receive a maximum $35 contribution per month if the employee also makes at least a $35 contribution per month (this provision has been indefinitely suspended). The Deferred Compensation Plan is an eligible state deferred compensation plan as defined by Section 457 of the Internal Revenue Code. Effective January 1, 1999, amounts deferred under the plan are held in trust for the exclusive benefit of the plan participants and their beneficiaries.

NOTE 17
Employees' Retirement Benefits – Defined Benefit Pension Plan

(a) Summary of Significant Accounting Policies

Pensions. For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Missouri State Employees' Retirement System (MOSERS) and additions to/deductions from MOSERS' fiduciary net position have been determined on the same basis as they are reported by MOSERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

(b) General Information about the Pension Plan

Plan description. Benefit eligible employees of the Board are provided with pensions through Missouri State Employees' Plan (MSEP) – a cost-sharing, multiple-employer defined benefit pension plan administered by MOSERS. The plan is referred to as MOSERS in the notes. Chapter 104.320 RSMo grants the authority to establish a defined benefit plan for eligible state and other related agency employees. MOSERS issues an annual Comprehensive Annual Financial Report (CAFR), a publicly available financial report that can be obtained at www.mosers.org.

Benefits provided. MOSERS provides retirement, disability, and life insurance benefits to eligible employees. The base retirement benefits are calculated by multiplying the employee's final average pay by a plan-specific factor multiplied by the years of creditable service. The factor is based on the specific plan in which the employee participates, which is based on the employee's hire date. Information on the three plans administered by MOSERS (MSEP, MSEP 2000, and MSEP 2011 retirement plans) and how eligibility and the benefit amount is determined for each plan may be found in the Notes to the Financial Statements of MOSERS' CAFR starting on page 28.

Contributions. Per Chapter 104.436 RSMo, contribution requirements of the active employees and the participating employers are established and may be amended by the MOSERS Board. Employees in the MSEP 2011 Plan are required to contribute 4 percent of their annual pay. The Board's required contribution rate for the years ended June 30, 2018 and 2017, was 19.45% and 16.97% of annual payroll, respectively, actuarially determined as an amount that, when combined with employee contributions, is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance the unfunded accrued liability.

Contributions to the pension plan from the Board were $104,367 and $77,814 for the years ended June 30, 2018 and 2017, respectively.

Net pension liability. At June 30, 2018 and 2017, the Board reported a liability of $1,323,334 and $1,124,116, respectively, for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2017 and 2016, respectively, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of those dates. The total pension liability was offset by the fiduciary net position obtained from MOSERS' CAFR as of June 30, 2017 and 2016, to determine the net pension liability.

The Board's proportion of the net pension liability was based on the Board's actual share of contributions to the pension plan relative to the actual contributions of all participating employers for MOSERS plan years ended June 30, 2017 and 2016, respectively. At the June 30, 2017, measurement date, the Board's proportion was 0.0254 percent, an increase from its proportion measured using 0.0242 percent as of the June 30, 2016, measurement date.

During the MOSERS plan year ended June 30, 2017, there were changes to MSEP 2011 benefit provisions that reduced the actuarial accrued liability. There were no other changes in benefit terms during the MOSERS plan year ended June 30, 2017, that affected the measurement of total pension liability. There were no changes in benefit terms during the MOSERS plan years ended June 30, 2017 and 2016, that affected the measurement of total pension liability.

Actuarial assumptions. The total pension liability in the June 30, 2017, actuarial valuations, which is also the date of measurement for GASB 68 purposes, was determined using the following actuarial assumptions, applied to all periods included in the measurement:

2017	
Inflation	2.5 percent
Salary increases	3.25 to 8.75 percent, including inflation
Wage inflation	3.0 percent
Investment rate of return	7.5 percent, compounded annually, net after investment expenses and including inflation

The actuarial assumptions used in the June 30, 2017, valuation were based on the results of an actuarial experience study for the period July 1, 2010 to June 30, 2015. In addition, MOSERS' Board reaffirmed its previous decision to reduce the investment return assumption from 7.65 percent to 7.5 percent for the June 30, 2017, valuation. There were no other changes in assumptions.

The total pension liability in the June 30, 2016, actuarial valuations, which is also the date of measurement for GASB 68 purposes, was determined using the following actuarial assumptions, applied to all periods included in the measurement:

2016	
Inflation	2.5 percent, approximate
Salary increases	3.25 to 8.75 percent, including inflation
Investment rate of return	7.65 percent per year, compounded annually, net after investment expenses and including inflation

The actuarial assumptions used in the June 30, 2016, valuation were based on the results of an actuarial experience study for the period July 1, 2010 to June 30, 2015, and July 1, 2007 to June 30, 2011, respectively. As a result of the 2015 actuarial experience study, the MOSERS Board made various demographic assumption changes to more closely reflect actual experience. The most significant change was lowering the assumed annual investment rate of return from 8 percent to 7.65 percent.

Mortality. Mortality rates for post-retirement mortality are based on the RP-2014 Healthy Annuitant mortality table, projected to 2026 with Scale MP-2015 and scaled by 120%. The pre-retirement mortality table used is the RP-2014 Employee mortality table, projected to 2026 with Scale MP-2015 and scaled by 95% for males and 90% for females.

Long-term investment rate of return. The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimates rates of expected future real rates of return (expected returns, net of pension plan investment expense) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of geometric real rates of return for each major asset class included in MOSERS' target asset allocation as of June 30, 2017 and 2016, are summarized in the following tables:

2017			
Asset Class	Policy Allocation	Long-term Expected Real Rate of Return*	Weighted Average Long-Term Expected Real Rate of Return
Opportunistic global equity	38.0%	5.5%	2.1%
Nominal bonds	44.0	1.0	0.5
Commodities	20.0	4.5	0.9
Inflation-linked bonds	39.0	0.8	0.3
Alternative beta	31.0	4.5	1.4
Total Alternative beta	172.0%		5.2%

*Represents best estimates of geometric rates of return for each major asset class included.

2016			
Asset Class	Policy Allocation	Long-term Expected Real Rate of Return*	Weighted Average Long-Term Expected Real Rate of Return
Beta-balanced	80.0%	5.7%	4.6%
Illiquids**	20.0	7.3	1.5
Total	100.0%		6.1%

* Represent best estimates of geometric rates of return for each major asset class included.

** Illiquid portfolio upper limit of 27.5% of capital, no new commitments past 23%.

Discount rate. The discount rate used to measure the total pension liability for the periods ending June 30, 2017 and 2016, were 7.5 percent and 7.65 percent, respectively. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from employers will be made at required rates, actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Board's proportionate share of the net pension liability to changes in the discount rate. The following presents the Board's proportionate share of the net pension liability calculated for the period ended June 30, 2017, using the discount rate of 7.5 percent, as well as what the Board's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.5 percent) or 1-percentage-point higher (8.5 percent) than the current rate:

	2017		
	1% Decrease (6.5%)	Current Discount Rate (7.5%)	1% Increase (8.5%)
Board's proportionate share of the net pension liability	$ 1,703,828	$ 1,323,334	$ 1,003,299

The following presents the Board's proportionate share of the net pension liability calculated for the period ended June 30, 2016, using the discount rate of 7.65 percent, as well as what the Board's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.65 percent) or 1-percentage-point higher (8.65 percent) than the current rate:

	2016		
	1% Decrease (6.65%)	Current Discount Rate (7.65%)	1% Increase (8.65%)
Board's proportionate share of the net pension liability	$ 1,480,198	$ 1,124,116	$ 825,580

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the separately issued MOSERS comprehensive annual financial report.

Pension Expense. For the years ended June 30, 2018 and 2017, the Board recognized pension expense of $225,088 and $169,662, respectively.

Deferred Outflows of Resources and Deferred Inflows of Resources. At June 30, 2018, the Board reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	2018			
	Deferred Outflows of Resources		Deferred Inflows of Resources	
Differences between expected and actual experience	$	7,331	$	(20,842)
Changes of assumptions		116,121		(3,3231)
Net difference between projected and actual earnings on pension plan investments		221,679		-
Changes in proportion and differences between Board contributions and proportionate share of contributions		29,544		(17,340)
Board contributions subsequent to the measurement date of June 30, 2017		97,293		-
Total	$	471,968	$	(41,503)

$97,293 reported as deferred outflows of resources related to pensions resulting from Board contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2019.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in the board's fiscal year following MOSERS' fiscal year as follows:

Year Ending June 30			
MOSERS	Board		Amount
2018	2019	$	106,042
2019	2020		148,033
2020	2021		62,253
2021	2022		16,844
		$	333,172

At June 30, 2017, the Board reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	2017			
	Deferred Outflows of Resources		Deferred Inflows of Resources	
Differences between expected and actual experience	$	11,577	$	(3,284)
Changes of assumptions		117,042		(6,757)
Net difference between projected and actual earnings on pension plan investments		183,669		-
Changes in proportion and differences between Board contributions and proportionate share of contributions		-		(28,103)
Board contributions subsequent to the measurement date of June 30, 2016		77,814		-
Total	$	390,102	$	(38,144)

$77,814 reported as deferred outflows of resources related to pensions resulting from Board contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2018.

Payables to the pension plan. The Board did not report any payables to MOSERS.

NOTE 18
Subsequent Events

In August 2018 the Board approved a commitment to make a loan in an amount not to exceed of $6.1 million to Missouri State University (MSU) to support a portion of the construction costs of a parking garage necessary for an expansion of the Jordan Valley Innovation Center (JVIC). If originated, the principal of the loan will be amortized over the term of the loan, not to exceed 20 years from the date of closing, with annual payments of principal and interest to correspond with special assessments of tax from a Transportation Development District formed by the Board. The Board also will require a first mortgage on the parking garage and an assignment of all rents and revenues of the parking garage. MSU must own and control the parking garage for 20 years and, along with the City of Springfield and the property developer, each must covenant not to build or offer alternate parking unless the parking garage is regularly and routinely full.

MISSOURI DEVELOPMENT FINANCE BOARD

Schedule of the Board's Proportionate Share of the Net Pension Liability
Missouri State Employees' Retirement System
Last 10 Fiscal Years*

	June 30, 2018	June 30, 2017	June 30, 2016	June 30, 2015
Board's proportion of the net pension liability	0.0254%	0.0242%	0.0256%	0.0256%
Board's proportionate share of the net pension liability	$ 1,323,334	$ 1,124,116	$ 812,507	$ 602,887
Board's covered payroll	$ 500,221	$ 468,994	$ 489,820	$ 511,105
Board's proportionate share of the net pension liability as a percentage of its covered payroll	264.55%	239.69%	165.88%	117.96%
Plan fiduciary net position as a percentage of the total pension liability	60.41%	63.60%	72.62%	79.49%

Figures are based on a measurement date and actuarial valuation as of the end of the preceding fiscal year.

*This schedule is ultimately required to show information for 10 years. Only the data for years currently available is displayed.

Schedule of Board Contributions
Last 10 Fiscal Years*

	June 30, 2018	June 30, 2017	June 30, 2016	June 30, 2015
Actuarially determined	$ 97,293	$ 84,888	$ 79,588	$ 83,122
Contribution in relation	$ 104,367	$ 77,814	$ 79,588	$ 83,122
Contribution deficiency (excess)	$ (7,074)	$ 7,074	$ -	$ -
Board's covered employee payroll	$ 500,221	$ 500,221	$ 468,994	$ 489,820
Contributions as a percentage of covered payroll	19.45%	16.97%	16.97%	16.97%

*This schedule is ultimately required to show information for 10 years. Only the data for years currently available is displayed.

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
Changes of Benefit Terms or Assumptions

Changes of benefit terms. Senate Bill 62 (SB 62), which contained changes to the benefit structure for MSEP 2011, was passed by the 2017 legislature. The provisions of the bill decreased vesting from 10 to five years of service, but also included provisions that essentially offset the cost of the vesting change. As a result, SB 62 had no impact on the employer contribution rate and created a decrease to the UAAL of $1.6 million. There were no changes to benefit terms in the plan for the years ended June 30, 2016.

Changes of assumptions. The Board reduced the investment return assumption used in the June 30, 2017, valuation to 7.5%.

Economic and demographic assumptions were updated by the Board of Trustees on July 16, 2016, to be first effective for the June 30, 2016, valuation. The most significant changes to these assumptions were the reduction of the investment return assumption from 8 percent to 7.65 percent and the adoption of new mortality tables. Mortality rates for post-retirement mortality are now based on the RP-2014 Healthy Annuitant mortality table, projected to 2026 with Scale MP-2015 and scaled by 120%. The pre-retirement mortality table used is now the RP-2014 Employee mortality table, projected to 2026 with Scale MP-2015 and scaled by 95% for males and 90% for females.

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SUPPLEMENTARY INFORMATION

This part of the Board's comprehensive annual financial report presents the Combining Schedules of Net Position; Combining Schedules of Revenues, Expenses, and Changes in Net Position; and Combining Schedules of Cash Flows for the Board's Parking Garage Fund for the Board's Parking Garage Fund and Revolving Loan Fund for fiscal years ended June 30, 2018 and 2017.

Parking Garage Fund

St. Louis Convention Center Hotel Garage Fund

The St. Louis Convention Center Hotel Garage (SLCCHG) is an 880-space garage located at 419 North 9th Street in downtown St. Louis. The Board constructed the garage to support the St. Louis Convention Center Hotel project. Activity related to the SLCCHG is reported in this column.

Ninth Street Garage Fund

The Ninth Street Garage (NSG) consists of 1,050-space garage and 20,800 square feet of retail space located at 905-913 Olive Street in downtown St. Louis. The parking garage was constructed to support the renovation of the Old Post Office project and redevelopment of adjacent vacant buildings in downtown. Activity related to the NSG is reported in this column.

Seventh Street Garage MDFB Fund

The Seventh Street Garage MDFB (SSG) Fund reports SSG Board activity exclusive of the SSGPPC activity, as noted below. The SSG Fund reports activity associated with the redevelopment of floors one through four and loans indirectly tied to the redevelopment of this and adjacent properties. On June 30, 2017, due to the unwinding of the NMTCs structure associated with SSGPPC, followed by the subsequent merger and dissolution of SSGPPC, SSG Fund became the holder of the assets and liabilities of SSGPPC.

Seventh Street Garage Public Parking Corporation Fund (blended component unit):

The Seventh Street Garage Public Parking Corporation (SSGPPC) Fund reports the activity of the 750-space parking garage located at 601 Locust Street in downtown St. Louis. The parking garage is located on floors two through four of a building formerly known as St. Louis Centre. The SSGPPC is a 501(c)(3) created to utilize the Federal New Markets Tax Credits (NMTCs) and is a qualified active low-income community business (QALICB) as required by the NMTCs. SSGPPC leases the parking garage portion of the building from MDFB and owns the leasehold improvements and operates the garage. On June 30, 2017, due to the unwinding of the NMTCs, SSGPPC was acquired by SSG and subsequently dissolved. On that date, the assets and liabilities of SSGPPC were transferred into the SSG Fund.

Revolving Loan Fund

Missouri Infrastructure Development Loan Program Fund (MIDOC)

The MIDOC Fund presents activity from the MIDOC Loan Program. The MIDOC Loan Program offers long-term, low-interest loans to local political subdivisions, including public water and sewer districts, to fund infrastructure improvements. The program is structured as a revolving loan program with repayment proceeds used to provide additional loans for eligible infrastructure projects.

Small Business Loan Fund

The Small Business Loan (SBL) Fund shows activity from the Board's Small Business Loan Program. The SBL Program provides long-term, low-interest direct loans for small businesses located within the State of Missouri. Loans can be used to fund capital, operational, and disaster needs.

Missouri Development Finance Board
Combining Schedule of Net Position
Parking Garage Fund | *June 30, 2018*

	St. Louis Convention Center Hotel Garage Fund	Ninth Street Garage Fund	Seventh Street Garage Fund	Total Parking Garage Fund
ASSETS				
Current assets:				
Cash and cash equivalents	$ 1,907,398	$ 7,053,142	$ 4,409,502	$ 13,370,042
Accrued interest on investments	-	11,402	16,531	27,933
Interfund receivables	171,443	-	-	171,443
Prepaid expenses and other assets	9,323	149,871	195,834	355,028
Total current assets	2,088,164	7,214,415	4,621,867	13,924,446
Noncurrent assets:				
Restricted assets	1,375,000	-	500,00	1,875,000
Derivative instrument – interest rate cap agreement	-	-	172	172
Long-term portion of loans and notes receivable	-	-	5,000,000	5,000,000
Capital assets:				
Assets not being depreciated	5,124,477	2,952,043	-	8,076,520
Assets being depreciated, net	10,562,711	21,418,966	25,902,759	57,884,436
Total noncurrent assets	17,062,188	24,371,009	31,402,931	72,836,128
Total assets	19,150,352	31,585,424	36,024,798	86,760,574
DEFERRED OUTFLOWS OF RESOURCES				
Accumulated decrease in fair value of hedging derivatives	-	-	386,828	386,828
LIABILITIES				
Current liabilities:				
Accounts payable and other accrued liabilities	3,200	3,930	-	7,130
Accrued bond interest payable	849	-	27,738	28,587
Current portion of long-term debt	-	-	223,000	223,000
Total current liabilities	4,049	3,930	250,738	258,717
Noncurrent liabilities:				
Long-term debt	9,320,000	-	7,609,000	16,929,000
Unearned revenue	20,914	15,600	752,778	789,292
Total noncurrent liabilities	9,340,914	15,600	8,361,778	17,718,292
Total liabilities	9,344,963	19,530	8,612,516	17,977,009
NET POSITION				
Net investment in capital assets	6,367,188	24,371,009	18,070,759	48,808,956
Restricted				
Restricted for debt service	1,375,000	-	500,00	1,875,000
Unrestricted	2,063,201	7,194,885	9,228,351	18,486,437
Total net position	$ 9,805,389	$ 31,565,894	$ 27,799,110	$ 69,170,393

Missouri Development Finance Board
Combining Schedule of Net Position
Parking Garage Fund | *June 30, 2017*

	St. Louis Convention Center Hotel Garage Fund	Ninth Street Garage Fund	Seventh Street Garage MDFB Fund	Seventh Street Garage Public Parking Corporation Fund	Total Parking Garage Fund
ASSETS					
Current assets:					
Cash and cash equivalents	$ 3,599,113	$ 5,858,595	$ 3,622,365	$ -	$ 13,080,073
Current portion of loans and notes receivable	15,552	-	-	-	15,552
Accrued interest on investments	2,202	-	-	-	2,202
Interfund receivables	190,100	-	-	-	190,100
Prepaid expenses and other assets	32,286	104,352	51,340	-	187,978
Total current assets	3,839,253	5,962,947	3,673,705	-	13,475,905
Noncurrent assets:					
Restricted assets	1,375,000	-	500,000	-	1,875,000
Derivative instrument – interest rate cap agreement	-	-	261	-	261
Long-term portion of loans and notes receivable	-	-	5,000,000	-	5,000,000
Capital assets:					
Assets not being depreciated	4,739,352	2,684,017	-	-	7,423,369
Assets being depreciated, net	10,922,910	22,169,789	26,713,007	-	59,805,706
Total noncurrent assets	17,037,262	24,853,806	32,213,268	-	74,104,336
Total assets	20,876,515	30,816,753	35,886,973	-	87,580,241
DEFERRED OUTFLOWS OF RESOURCES					
Accumulated decrease in fair value of hedging derivatives	-	-	386,739	-	386,739
LIABILITIES					
Current liabilities:					
Accounts payable and other accrued liabilities	21,578	-	13,041	-	34,619
Accrued bond interest payable	849	-	28,496	-	29,345
Current portion of long-term debt payable	-	-	214,000	-	214,000
Total current liabilities	22,427	-	255,537	-	277,964
Noncurrent liabilities:					
Long-term debt	11,650,000	-	7,832,000	-	19,482,000
Unearned revenue	31,739	19,080	786,111	-	836,930
Total noncurrent liabilities	11,681,739	19,080	8,618,111	-	20,318,930
Total liabilities	11,704,166	19,080	8,873,648	-	20,596,894
NET POSITION					
Net investment in capital assets	4,012,262	24,853,806	18,667,007	-	47,533,075
Restricted					
Restricted for debt service	1,375,000	-	500,000	-	1,875,000
Unrestricted	3,785,087	5,943,867	8,233,057	-	17,962,011
Total net position	$ 9,172,349	$ 30,797,673	$ 27,400,064	$ -	$ 67,370,086

Missouri Development Finance Board
Combining Schedule of Revenues, Expenses, and Changes in Net Position
Parking Garage Fund | *For the Year Ended June 30, 2018*

	St. Louis Convention Center Hotel Garage Fund	Ninth Street Garage Fund	Seventh Street Garage MDFB Fund	Total Parking Garage Fund
OPERATING REVENUES				
Parking garage revenues	$ 1,989,141	$ 1,935,394	$ 1,842,770	$ 5,767,305
Interest on loans and notes receivable	63	-	155,375	155,438
Rental income	-	187,200	33,333	220,533
Other income	8,843	-	-	8,843
Total operating revenues	1,998,047	2,122,594	2,031,478	6,152,119
OPERATING EXPENSES				
Depreciation and amortization	481,239	750,822	815,863	2,047,924
Parking garage operating expenses	598,874	604,688	457,318	1,660,880
Professional fees	28,633	31,146	46,438	106,217
Miscellaneous	2,692	-	41	2,733
Total operating expenses	1,111,438	1,386,656	1,319,660	3,817,754
Operating income	886,609	735,938	711,818	2,334,365
NON-OPERATING REVENUE (EXPENSE)				
Interest on cash and return on investments	3,203	32,283	27,742	63,228
Bond interest expense	(117,316)	-	(337,064)	(454,380)
Bond expense	(139,456)	-	(3,450)	(142,906)
Total non-operating revenue (expense)	(253,569)	32,283	(312,772)	(534,058)
Change in net position	633,040	768,221	399,046	1,800,307
Net position – beginning	9,172,349	30,797,673	27,400,064	67,370,086
Net position – ending	$ 9,805,389	$ 31,565,894	$ 27,799,110	$ 69,170,393

Missouri Development Finance Board
Combining Schedule of Revenues, Expenses, and Changes in Net Position
Parking Garage Fund | *For the Year Ended June 30, 2017*

	St. Louis Convention Center Hotel Garage Fund	Ninth Street Garage Fund	Seventh Street Garage MDFB Fund	Seventh Street Garage Public Parking Corporation Fund	Total Parking Garage Fund
OPERATING REVENUES					
Parking garage revenues	$ 1,988,415	$ 1,823,930	$ 11,382	$ 1,725,586	$ 5,549,313
Interest on loans and notes receivable	1,758	-	323,698	-	325,456
Rental income	-	187,200	864,971	33,333	1,085,504
Other operating income	41,365	-	-	-	41,365
Administrative services revenue	-	-	30,000	-	30,000
Total operating revenues	2,031,538	2,011,130	1,230,051	1,758,919	7,031,638
OPERATING EXPENSES					
Depreciation and amortization	472,872	750,822	-	752,334	1,976,028
Parking garage operating expenses	596,561	575,583	-	1,364,282	2,536,426
Professional fees	58,000	58,163	47,064	108,042	271,269
Administrative services agreement	-	-	-	30,000	30,000
Miscellaneous	8,936	13	1,099	38	10,086
Total operating expenses	1,136,369	1,384,581	48,163	2,254,696	4,823,809
Operating income	895,169	626,549	1,181,888	(495,777)	2,207,829
NON-OPERATING REVENUE (EXPENSE)					
Interest on cash and return on investments	12,008	2,321	552	627	15,508
Bond interest expense	(81,798)	-	(345,929)	(252,346)	(680,073)
Bond expense	(158,718)	-	(1,600)	(130,435)	(290,753)
Total non-operating revenue (expense)	(228,508)	2,321	(346,977)	(382,154)	(955,318)
Income (loss) before contributed capital from dissolution of component unit	666,661	628,870	834,911	(877,931)	1,252,511
CONTRIBUTED CAPITAL FROM DISSOLUTION OF COMPONENT UNIT	-	-	3,359,967	2,508,309	5,868,276
Change in net position	666,661	628,870	4,194,878	1,630,378	7,120,787
Total net position – beginning	8,505,688	30,168,803	23,205,186	(1,630,378)	60,249,299
Total net position – ending	$ 9,172,349	$ 30,797,673	$ 27,400,064	$ -	$67,370,086

Missouri Development Finance Board
Combining Schedule of Cash Flows
Parking Garage Fund | *For Year Ended June 30, 2018*

	St. Louis Convention Center Hotel Garage Fund	Ninth Street Garage Fund	Seventh Street Garage MDFB Fund	Total Parking Garage Fund
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers and users	$ 2,005,879	$ 2,122,594	$ 2,001,803	$ 6,130,276
Payments to suppliers	(625,609)	(680,903)	(664,992)	(1,971,504)
Net cash provided by operating activities	1,380,270	1,441,691	1,336,811	4,158,772
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Bond principal paid	(2,330,000)	-	(214,000)	(2,544,000)
Bond interest and fees paid	(256,772)	-	(341,272)	(598,044)
Acquisition of buildings and equipment	(506,165)	(268,025)	(5,615)	(779,805)
Net cash (used) by capital and related financing activities	(3,092,937)	(268,025)	(560,887)	(3,921,849)
CASH FLOWS FROM INVESTING ACTIVITIES				
Purchases of investments	-	(6,040,571)	(2,996,343)	(9,036,914)
Maturities of investments	1,000,000	993,058	-	1,993,058
Interest on cash and investments	5,400	20,881	11,213	37,494
Receipt of loan payments	15,552	-	-	15,552
Net cash provided (used) by investing activities	1,020,952	(5,026,632)	(2,985,130)	(6,990,810)
Net (decrease) in cash and cash equivalents	(691,715)	(3,852,966)	(2,209,206)	(6,753,887)
Cash and cash equivalents – beginning	3,974,113	5,858,595	4,122,365	13,955,073
Cash and cash equivalents – ending	$ 3,282,398	$ 2,005,629	$ 1,913,159	$ 7,201,186
Reconciliation of operating income to net cash provided by operating activities:				
Operating income	$ 886,609	$ 735,938	$ 711,818	$ 2,334,365
Adjustments to reconcile operating income to net cash provided by operating activities:				
Depreciation and amortization expenses	481,239	750,822	851,863	2,047,924
(Increase) decrease in interfund receivables	18,657	-	-	18,657
(Increase) decrease in prepaid expenses and other assets	22,966	(45,519)	(144,493)	(167,046)
Increase (decrease) in accounts payable and other accrued liabilities	(18,376)	450	(13,044)	(30,970)
Increase (decrease) in unearned revenue	(10,825)	-	(33,333)	(44,158)
Total adjustments	493,661	705,753	624,993	1,824,407
Net cash provided by operating activities	$ 1,380,270	$ 1,441,691	$ 1,336,811	$ 4,158,772
Reconciliation of cash and cash equivalents to the statement of net position:				
Cash and cash equivalents	$ 1,907,398	$ 7,053,142	$ 4,409,502	$ 13,370,042
Restricted assets	1,375,00	-	500,000	1,875,000
Less: investments with original maturity of greater than 90 days	-	(5,047,513)	(2,996,343)	(8,043,856)
Total cash and cash equivalents	$ 3,282,398	$ 2,005,629	$ 1,913,159	$ 7,201,186

Missouri Development Finance Board
Combining Schedule of Cash Flows
Parking Garage Fund | *For Year Ended June 30, 2017*

	St. Louis Convention Center Hotel Garage Fund	Ninth Street Garage Fund	Seventh Street Garage MDFB Fund	Seventh Street Garage Public Parking Corporation Fund	Total Parking Garage Fund
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers and users	$ 1,995,472	$ 2,030,210	$ 1,237,289	$ 1,725,586	$ 6,988,557
Payments to suppliers	(704,629)	(581,944)	(53,492)	(1,420,191)	(2,760,256)
Net cash provided by operating activities	1,290,843	1,448,266	1,183,797	305,395	4,228,301
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES					
Interfund transfers	-	-	373,236	(373,236)	-
Net cash provided (used) by noncapital financing activities	-	-	373,236	(373,236)	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Bond principal paid	(2,000,000)	-	(204,000)	(155,286)	(2,359,286)
Bond interest and fees paid	(240,516)	-	(348,252)	(419,710)	(1,008,478)
Acquisition of buildings and equipment	(44,031)	(169,278)	-	(2,753,142)	(2,966,451)
Net cash (used) by capital and related financing activities	(2,284,547)	(169,278)	(552,252)	(3,328,138)	(6,334,215)
CASH FLOWS FROM INVESTING ACTIVITIES					
Maturities of investments	1,510,159	-	-	106,598	1,616,757
Interest on cash and return on investments	13,008	2,320	552	627	16,507
Receipt of loan payments	14,901	-	20,693	-	35,594
Net cash provided by investing activities	1,538,068	2,320	21,245	107,225	1,668,858
Net increase (decrease) in cash and cash equivalents	544,364	1,281,308	1,026,026	(3,288,754)	(437,056)
Cash and cash equivalents – beginning	3,429,749	4,577,287	3,096,339	3,288,754	14,392,129
Cash and cash equivalents – ending	$ 3,974,113	$ 5,858,595	$ 4,122,365	$ -	$ 13,955,073
Reconciliation of operating income to net cash provided by operating activities:					
Operating income (loss)	$ 895,169	$ 626,549	$ 1,181,888	$ (495,777)	$ 2,207,829
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:					
Depreciation and amortization expenses	472,872	750,822	-	752,334	1,976,028
(Increase) decrease in accrued interest on loans and notes receivable	-	-	19,864	-	19,864
(Increase) decrease in prepaid expenses and other assets	(51,050)	51,815	(18,370)	80,004	62,399
Increase (decrease) in accounts payable and other accrued liabilities	9,918	-	13,041	2,167	25,126
Increase (decrease) in unearned revenue	(36,066)	19,080	(12,626)	(33,333)	(62,945)
Total adjustments	395,674	821,717	1,909	801,172	2,020,472
Net cash provided by operating activities	$ 1,290,843	$ 1,448,266	$ 1,183,797	$ 305,395	$ 4,228,301
Reconciliation of cash and cash equivalents to the statement of net assets:					
Cash and cash equivalents	$ 3,599,113	$ 5,858,595	$ 3,622,365	$ -	$ 13,080,073
Restricted assets	1,375,000	-	500,000	-	1,875,000
Less: investments with original maturity of greater than 90 days	(1,000,000)	-	-	-	(1,000,000)
Total cash and cash equivalents	$ 3,974,113	$ 5,858,595	$ 4,122,365	$ -	$ 13,955,073
NONCASH TRANSACTIONS					
Cancellation of debt per dissolution of component unit	$ -	$ -	$ (23,811,332)	$ 29,685,648	$ 5,874,316

Missouri Development Finance Board
Combining Schedule of Net Position
Revolving Loan Fund | *June 30, 2018*

	MIDOC Fund	Small Business Loan Fund	Total Revolving Loan Fund
ASSETS			
Current assets:			
Current portion of loans and notes receivable	$ 114,706	$ 120,848	$ 235,554
Accrued interest on investments	5,443	-	5,443
Accrued interest on loans and notes receivable	12,622	-	12,622
Total current assets	132,771	120,848	253,619
Noncurrent assets:			
Restricted assets – cash available on loan	1,579,110	1,393,604	2,972,714
Long-term portion of loans and notes receivable	1,317,449	439,803	1,757,252
Total noncurrent assets	2,896,559	1,833,407	4,729,966
Total assets	3,029,330	1,954,255	4,983,585
LIABILITIES			
Current liabilities:			
Accounts payable and other accrued liabilities	750	155	905
Total current liabilities	750	155	905
Total liabilities	750	155	905
NET POSITION			
Restricted			
Restricted for revolving loan funds	3,028,580	1,954,100	4,982,680
Total net position	$ 3,028,580	$ 1,954,100	$ 4,982,680

Missouri Development Finance Board
Combining Schedule of Net Position
Revolving Loan Fund | *June 30, 2017*

	MIDOC Fund	Small Business Loan Fund	Total Revolving Loan Fund
ASSETS			
Current assets:			
Current portion of loans and notes receivable	$ 113,047	$ 112,044	$ 225,091
Accrued interest on investments	5,442	-	5,442
Accrued interest on loans and notes receivable	11,920	-	11,920
Total current assets	130,409	112,044	242,453
Noncurrent assets:			
Restricted assets – cash available on loan	1,712,927	1,291,945	3,004,872
Long-term portion of loans and notes receivable	1,132,133	534,321	1,666,454
Total noncurrent assets	2,845,060	1,826,266	4,671,326
Total assets	2,975,469	1,938,310	4,913,779
LIABILITIES			
Current liabilities:			
Accounts payable and other accrued liabilities	-	80	80
Total current liabilities	-	80	80
Total liabilities	-	80	80
NET POSITION			
Restricted			
Restricted for revolving loan funds	2,975,469	1,938,230	4,913,699
Total net position	$ 2,975,469	$ 1,938,230	$ 4,913,699

Missouri Development Finance Board
Combining Schedule of Revenues, Expenses, and Changes in Net Position
Revolving Loan Fund | *For the Year Ended June 30, 2018*

	MIDOC Fund	Small Business Loan Fund	Total Revolving Loan Fund
OPERATING REVENUES:			
Interest income on loans and notes receivable	$ 41,166	$ 10,109	$ 51,275
Other income	3,361	2,892	6,253
Total operating revenues	44,527	13,001	57,528
OPERATING EXPENSES:			
Professional fees	-	1,031	1,031
Office expenses	22	141	163
Total operating expenses	22	1,172	1,194
Operating income	44,505	11,829	56,334
NON-OPERATING REVENUE:			
Interest on cash and return on investments	8,606	4,041	12,647
Total non-operating revenue	8,606	4,041	12,647
Change in net position	53,111	15,870	68,981
Total net position – beginning	2,975,469	1,938,230	4,913,699
Total net position – ending	$ 3,028,580	$ 1,954,100	$ 4,982,680

Missouri Development Finance Board
Combining Schedule of Revenues, Expenses, and Changes in Net Position
Revolving Loan Fund | *For the Year Ended June 30, 2017*

	MIDOC Fund	Small Business Loan Fund	Total Revolving Loan Fund
OPERATING REVENUES:			
Interest income on loans and notes receivable	$ 41,017	$ 14,211	$ 55,228
Other income	2,993	3,512	6,505
Total operating revenues	44,010	17,723	61,733
OPERATING EXPENSES:			
Bad debt expense	-	21,912	21,912
Professional fees	-	870	870
Office expenses	6	80	86
Total operating expenses	6	22,862	22,868
Operating income (loss)	44,004	(5,139)	38,865
NON-OPERATING REVENUE (EXPENSE):			
Interest on cash and return on investments	(2,723)	610	(2,113)
Total non-operating revenue (expense)	(2,723)	610	(2,113)
Change in net position	41,281	(4,529)	36,752
Total net position – beginning	2,934,188	1,942,759	4,876,947
Total net position – ending	$ 2,975,469	$ 1,938,230	$ 4,913,699

Missouri Development Finance Board
Combining Schedule of Cash Flows
Revolving Loan Fund | *For the Year Ended June 30, 2018*

	MIDOC Fund	Small Business Loan Fund	Total Revolving Loan Fund
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers and users	$ 43,825	$ 13,001	$ 56,826
Payments to suppliers	728	(1,097)	(369)
Net cash provided by operating activities	44,553	11,904	56,457
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest on cash and investments	8,606	4,041	12,647
Disbursement of loan proceeds	(300,000)	(96,307)	(396,307)
Receipt of loan payments	113,024	182,021	295,045
Net cash provided (used) by investing activities	(178,370)	89,755	(88,615)
Net increase (decrease) in cash and cash equivalents	(133,817)	101,659	(32,158)
Cash and cash equivalents – beginning	703,487	1,291,945	1,995,432
Cash and cash equivalents – ending	$ 569,670	$ 1,393,604	$ 1,963,274
Reconciliation of operating income to net cash provided by operating activities:			
Operating income	$ 44,505	$ 11,829	$ 56,334
Adjustments to reconcile operating income to net cash provided by operating activities:			
(Increase) decrease in accrued interest on loans and notes receivable	(702)	-	(702)
Increase (decrease) in accounts payable and other accrued liabilities	750	75	825
Total adjustments	48	75	123
Net cash provided by operating activities	$ 44,553	$ 11,904	$ 56,457
Reconciliation of cash and cash equivalents to the statement of net assets:			
Restricted assets – MIDOC program funds	$ 1,579,110	$ -	$ 1,579,110
Less: restricted investments with original maturity of greater than 90 days	(1,009,440)	-	(1,009,440)
Restricted assets – small business program funds	-	1,393,604	1,393,604
Total cash and cash equivalents	$ 569,670	$ 1,393,604	$ 1,963,274
NONCASH TRANSACTIONS			
Change in fair value of non-cash equivalent investments	$ (21,753)	$ -	$ (21,753)

Missouri Development Finance Board
Combining Schedule of Cash Flows
Revolving Loan Fund | *For the Year Ended June 30, 2017*

	MIDOC Fund	Small Business Loan Fund	Total Revolving Loan Fund
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers and users	$ 43,777	$ 14,364	$ 58,141
Payments to suppliers	(756)	(938)	(1,694)
Net cash provided by operating activities	43,021	13,426	56,447
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchases of investments	(1,009,440)	-	(1,009,440)
Maturities of investments	1,007,690	-	1,007,690
Interest on cash and return on investments	(5,565)	607	(4,958)
Disbursement of loan proceeds	(105,173)	(7,372)	(112,545)
Receipt of loan payments	164,664	125,629	290,293
Net cash provided by investing activities	52,176	118,864	171,040
Net increase in cash and cash equivalents	95,197	132,290	227,487
Cash and cash equivalents – beginning	608,290	1,159,655	1,767,945
Cash and cash equivalents – ending	$ 703,487	$ 1,291,945	$ 1,995,432
Reconciliation of operating income to net cash provided by operating activities:			
Operating income (loss)	$ 44,004	$ (5,139)	$ 38,865
Adjustments to reconcile operating income to net cash provided by operating activities:			
Adjustment to allowance for bad debt	(2,993)	18,553	15,560
(Increase) decrease in accrued interest on loans and notes receivable	2,760	-	2,760
Increase (decrease) in accounts payable and other accrued liabilities	(750)	12	(738)
Total adjustments	(983)	18,565	17,582
Net cash provided by operating activities	$ 43,021	$ 13,426	$ 56,447
Reconciliation of cash and cash equivalents to the statement of net position:			
Restricted assets – MIDOC program funds	$ 1,712,927	$ -	$ 1,712,927
Less: investments with original maturity of greater than 90 days	(1,009,440)	-	(1,009,440)
Restricted assets – small business program funds	-	1,291,945	1,291,945
Total cash and cash equivalents	$ 703,487	$ 1,291,945	$ 1,995,432
NONCASH TRANSACTIONS			
Change in fair value of non-cash equivalent investments	$ (14,567)	$ -	$ (14,567)

Missouri Development Finance Board
Comprehensive Annual Financial Report 2018
For the Fiscal Years Ended June 30, 2018 and 2017

STATISTICAL SECTION

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Statistical Section (Unaudited)

This part of the Board's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Board's overall financial health. The Board is a discretely presented component unit of the State of Missouri as defined by Government Accounting Standards Board (GASB) Statement No. 61, *The Financial Reporting Entity*. Based on GASB No. 61, some of the accompanying statistical section segments will include references to the State of Missouri. Such segments will be noted as such. All other information is to be deemed as attributable to the Board, and does not reflect the financial position and results of operations of the State.

Financial Trends – These schedules contain trend information to help the reader understand how the Board's financial performance and well-being have changed over time.

Revenue Capacity – These schedules contain information to help the reader assess the factors affecting the Board's ability to generate its own source income.

Debt Capacity – These schedules present information to help the reader assess the affordability of the Board's current levels of outstanding debt and the Board's ability to issue additional debt in the future.

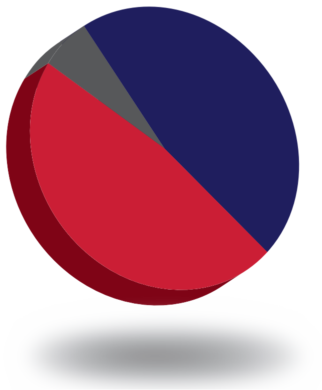
Demographic and Economic Information – These schedules offer demographic and economic indicators to help the reader understand the environment within which the Board's financial activities take place. Due to the fact that the Board was established to serve the State of Missouri, and is a component unit as defined by GASB Statement No. 61, demographic and economic information for the State of Missouri will be presented in this section.

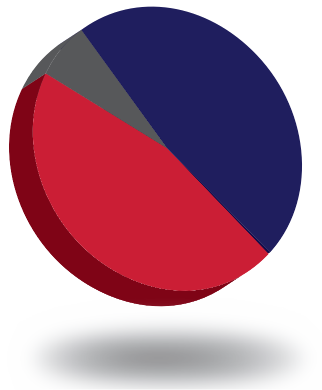
Operating Information – These schedules contain information about the Board's operations and resources to help the reader understand how the Boards' financial information relates to the services the Board provides and the activities it performs.

Missouri Development Finance Board
Schedule of Net Position By Component | *Fiscal Years 2009 to 2018*

	2018			2017		
Net investment in capital assets	$	48,809,955	46.47%	$	47,533,205	47.45%
Restricted		6,857,680	6.53%		6,788,699	6.78%
Unrestricted		49,377,331	47.01%		45,862,953	45.78%
	$	105,044,966	100.00%	$	100,184,857	100.00%

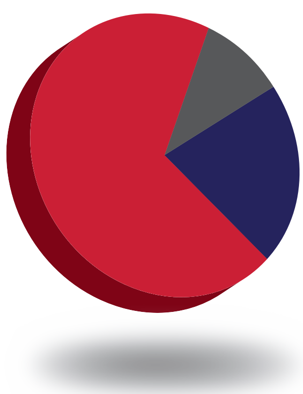
Investment
Restricted
Unrestricted

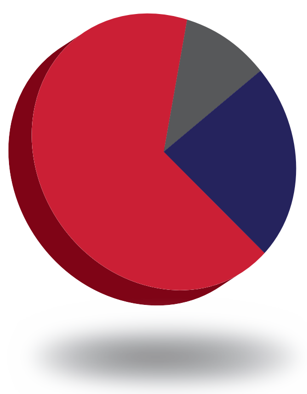




	2013			2012		
Net investment in capital assets	$	17,801,907	21.30%	$	19,499,463	23.20%
Restricted		8,069,284	9.66%		8,668,115	10.32%
Unrestricted		57,703,168	69.04%		55,847,527	66.47%
	$	83,574,359	100.00%	$	84,015,105	100.00%

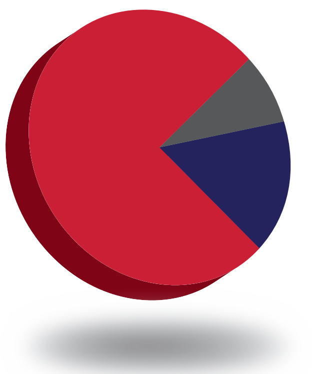
Investment
Restricted
Unrestricted



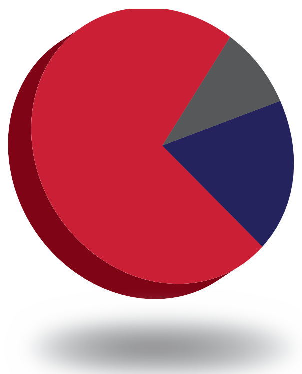


Note: Fiscal years 2010-2011 amounts have been restated to include the SSGPPC component unit.
Note: Fiscal years 2010-2012 unrestricted and total amounts have been restated due to the implementation of GASB No. 65.

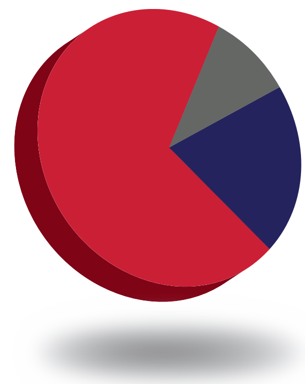
	2016	
$	14,607,854	16.17%
	7,394,180	8.19%
	68,327,150	75.64%
$	90,329,184	100.00%



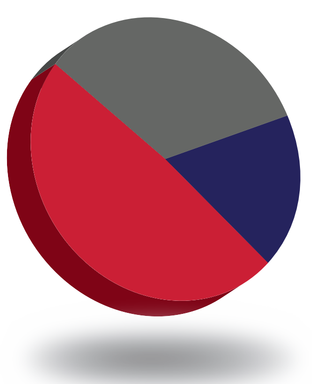
	2015	
$	16,031,157	18.43%
	7,936,899	9.12%
	63,036,142	72.45%
$	87,004,198	100.00%



	2014	
$	17,753,127	20.38%
	8,407,066	9.65%
	60,932,952	69.96%
$	87,093,145	100.00%

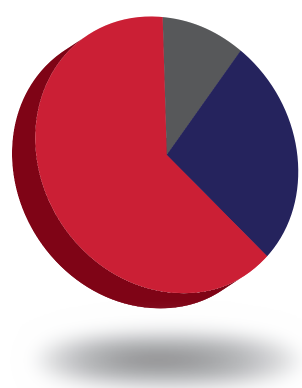


	2011	
$	15,196,313	18.17%
	7,868,870	33.32%
	40,567,366	48.51%
$	83,632,549	100.00%



	2010	
$	70,973	0.08%
	45,267,090	51.77%
	42,097,604	48.15%
$	87,435,667	100.00%

	2009	
$	20,069,761	26.78%
	7,410,706	9.89%
	47,452,756	63.33%
$	74,933,223	100.00%



Missouri Development Finance Board
Schedule of Expenses by Function | *Fiscal Years 2009 to 2018*

	2018	2017	2016	2015	2014
Operating expenses					
Personnel	$ 892,203	$ 833,768	$ 700,913	$ 726,121	$ 784,481
Professional fees	214,916	480,823	274,227	232,300	195,910
Travel	28,047	39,251	36,361	38,662	29,058
Supplies and other	125,778	154,193	129,046	156,178	138,550
Depreciation and amortization	2,048,351	1,979,420	1,946,991	1,927,783	1,936,745
Parking garage operating expense	1,660,880	2,536,426	1,585,903	1,690,374	1,653,820
DREAM expense	-	-	256,040	326,289	419,632
Bad debt and miscellaneous	61,414	60,394	85,320	160,133	115,430[1]
License and other payments	908,746	30,000	705,540	705,655	-
Total operating expenses	5,940,335	6,114,275	5,720,341	5,963,495	5,273,626
Non-operating expenses					
Interest and bond expense	597,286	970,826	971,685	701,838	712,795
Research and development expense	-	-	-	-	-
Contributions to others	-	14,450	-	1,850,000	14,400
Total non-operating expenses	597,286	985,276	971,685	2,551,838	727,195
Total expenses	$ 6,537,621	$ 7,099,551	$ 6,692,026	$ 8,515,333	$ 6,000,821

	2013	2012	2011	2010	2009
Operating expenses					
Personnel	$ 806,177	$ 811,731	$ 863,310	$ 809,289	$ 786,596
Professional fees	155,546	238,806	291,826	233,485	490,168
Travel	37,872	36,678	47,448	59,337	67,536
Supplies and other	140,480	116,711	118,594	116,152	113,348
Depreciation and amortization	1,941,705	1,936,144	1,490,679	1,231,998	1,279,643
Parking garage operating expense	1,458,828	1,325,879	1,174,816	1,020,824	1,032,951
DREAM expense	603,238	1,158,332	1,272,301	1,663,518	1,856,262
Bad debt and miscellaneous	120,642[2]	101,992[3]	174,466[4]	97,642[5]	153,211
License and other payments	-	-	-	-	-
Total operating expenses	5,264,488	5,726,273	5,433,440	5,232,245	5,779,715
Non-operating expenses					
Interest and bond expense	750,010	1,227,098	1,005,485	705,815	878,092
Research and development expense	-	-	-	35,350	-
Contributions to others	5,014,400	-	5,000,000	-	1,600,000
Total non-operating expenses	5,764,410	1,227,098	6,005,485	741,165	2,478,092
Total expenses	$ 11,028,898	$ 6,953,371	$ 11,438,925	$ 5,973,410	$ 8,257,807

1 *Includes bad debt expense of $21,912*
2 *Includes bad debt expense of $48,570*
3 *Includes bad debt expense of $31,341*
4 *Includes bad debt expense of $19,036*
5 *Includes bad debt expense of $111,013*

Note: Fiscal years 2010-2011 amounts have been restated to include the SSGPPC component unit.
Note: Fiscal years 2010-2012 unrestricted and total amounts have been restated due to the implementation of GASB No. 65.

Missouri Development Finance Board
Schedule of Expenses by Identifiable Activity | *Fiscal Years 2009 to 2018*

	2018	2017	2016	2015	2014
Operating expenses					
Program administration	$ 1,260,944	$ 1,508,035	$ 1,396,587	$ 1,479,550	$ 1,567,631
Parking garage operating expense	1,660,880	2,536,426	1,585,903	1,690,374	1,653,820
Depreciation and amortization	2,048,351	1,979,420	1,946,991	1,927,783	1,936,745
Bad debt and miscellaneous	61,414	60,394	85,320	160,133	115,430[1]
License and other payments	908,746	30,000	705,540	705,655	-
Total operating expenses	5,940,335	6,114,275	5,720,341	5,963,495	5,273,626
Non-operating expenses					
Interest and bond expense	597,286	970,826	971,685	701,838	712,795
Research and development expense	-	-	-	-	-
Contributions to others	-	14,450	-	1,850,000	14,400
Total non-operating expenses	597,286	985,276	971,685	2,551,838	727,195
Total expenses	$ 6,537,621	$ 7,099,551	$ 6,692,026	$ 8,515,333	$ 6,000,821

	2013	2012	2011	2010	2009
Operating expenses					
Program administration	$ 1,743,313	$ 2,362,258	$ 2,593,479	$ 2,881,781	$ 3,313,910
Parking garage operating expense	1,458,828	1,325,879	1,174,816	1,020,824	1,032,951
Depreciation and amortization	1,941,705	1,936,144	1,490,679	1,231,998	1,279,643
Bad debt and miscellaneous	120,642[2]	101,992[3]	174,466[4]	97,642[5]	153,211
License and other payments	-	-	-	-	-
Total operating expenses	5,264,488	5,726,273	5,433,440	5,232,245	5,779,715
Non-operating expenses					
Interest and bond expense	750,010	1,227,098	1,005,485	705,815	878,092
Research and development expense	-	-	-	35,350	-
Contributions to others	5,014,400	-	5,000,000	-	1,600,000
Total non-operating expenses	5,764,410	1,227,098	6,005,485	741,165	2,478,092
Total expenses	$ 11,028,898	$ 6,953,371	$ 11,438,925	$ 5,973,410	$ 8,257,807

[1] *Includes bad debt expense of $21,912*
[2] *Includes bad debt expense of $48,570*
[3] *Includes bad debt expense of $31,341*
[4] *Includes bad debt expense of $19,036*
[5] *Includes bad debt expense of $111,013*

Note: Fiscal years 2010-2011 amounts have been restated to include the SSGPPC component unit.
Note: Fiscal years 2010-2012 unrestricted and total amounts have been restated due to the implementation of GASB No. 65.

Missouri Development Finance Board
Schedule of Revenues by Source | *Fiscal Years 2009 to 2018*

	2018	2017	2016	2015	2014
Operating revenues					
Participation fees – Private Activity Bonds	$ -	$ -	$ 37,490	$ 50,000	$ -
Participation fees – Public Activity Bonds	3,630	29,313	78,679	89,471	147,608
Participation fees – Notes Receivable	-	13,000	5,000	-	-
Participation fees – Tax Credits	584,642	345,764	1,210,854	723,099	2,218,088
Participation fees – BUILD Missouri	975,898	594,892	896,984	612,698	743,302
Participation fees – MODESA	-	-	-	-	-
Interest income on loans and notes receivable	918,271	864,724	561,999	559,810	572,347
Rental income	220,533	1,085,504	233,159	233,159	233,159
Contractual income	-	-	-	11,250	74,444
DREAM revenues	-	-	-	5,698	68,663
Parking garage revenues	5,767,305	5,549,313	5,277,053	5,175,893	4,973,252
Other income	270,730	2,505,571	326,652	705,836	274,207
Sales tax revenues	908,385	954,680	705,540	705,655	-
Total operating revenues	9,649,394	11,942,761	9,333,410	8,872,569	9,305,070
Non-operating revenues					
Interest on cash and investments	256,421	98,866	83,603	273,467	214,537
Other non-operating income	1,491,915	-	600,000	-	-
Total non-operating revenues	1,748,336	98,866	683,603	273,467	214,537
Total revenues	$ 11,397,730	$ 12,041,627	$ 10,017,013	$ 9,146,036	$ 9,519,607

	2013	2012	2011	2010	2009
Operating revenues					
Participation fees – Private Activity Bonds	$ 50,000	$ 36,175	$ 47,500	$ 115,000	$ 158,160
Participation fees – Public Activity Bonds	428,732	226,951	75,000	112,122	352,308
Participation fees – Notes Receivable	-	-	-	5,000	2,162
Participation fees – Tax Credits	554,792	889,337	1,227,639	2,787,360	1,498,369
Participation fees – BUILD Missouri	3,724,025	479,239	670,288	855,547	464,964
Participation fees – MODESA	25,000	-	-	-	-
Interest income on loans and notes receivable	570,472	593,558	932,215	289,535	160,837
Rental income	233,159	233,060	215,918	169,795	25,008
Contractual income	70,000	70,000	70,000	69,782	77,210
DREAM revenues	271,426	554,527	826,170	924,639	873,330
Parking garage revenues	4,372,019	3,829,013	3,106,486	2,599,226	3,080,901
Other income	260,817	355,320	239,999	234,503	43,362
Sales tax revenues	-	-	-	-	-
Total operating revenues	10,560,442	7,267,180	7,411,215	8,162,509	6,736,611
Non-operating revenues					
Interest on cash and investments	27,710	68,747	224,592	313,345	1,131,792
Other non-operating income	-	-	-	-	-
Total non-operating revenues	27,710	68,747	224,592	313,345	1,131,792
Total revenues	$ 10,588,152	$ 7,335,927	$ 7,635,807	$ 8,475,854	$ 13,982,808

Note: Fiscal years 2010-2011 amounts have been restated to include the SSGPPC component unit.
Note: Fiscal years 2010-2012 unrestricted and total amounts have been restated due to the implementation of GASB No. 65.

Missouri Development Finance Board
Schedule of Other Changes in Net Position | *Fiscal Years 2009 to 2018*

	2018	2017	2016	2015	2014
Income (loss) before other changes in net position	$ 4,860,109	$ 3,987,396	$ 3,324,987	$ 630,703	$ 3,518,786
Contributed capital from dissolution of component unit	-	5,868,276	-	-	-
Contributed revenue	-	-	-	-	-
Total change in net position	$ 4,860,109	$ 9,855,672	$ 3,324,987	$ 630,703	$ 3,518,786

	2013	2012	2011	2010	2009
Income (loss) before other changes in net position	$ (440,746)	$ 382,556	$ (3,803,118)	$ 2,502,444	$ 5,725,001
Contributed capital from dissolution of component unit	-	-	-	-	-
Contributed revenue	-	-	-	10,000,000	-
Total change in net position	$ (440,746)	$ 382,556	$ (3,803,118)	$ 12,502,444	$ 5,725,001

Missouri Development Finance Board
Parking Garage Space and Rate Information – Principal Parking Garage Lessees | *Fiscal Years 2009 to 2018*

	2018		2017		2016		2015	
	# of Leased Spaces	Monthly Rate	# of Leased Spaces	Monthly Rate	# of Leased Spaces	Monthly Rate	# of Leased Spaces	Monthly Rate
St. Louis Convention Center Hotel Garage Leases								
(880-space parking garage)								
800 Washington, LLC previously Renaissance Grand Hotel*	275	$ 227	275	$ 227	275	$ 227	275	$ 167
Merchandise Mart Equity LLC*	20	105	20	105	20	105	12	105
Strategic STL Lofts, LLC, previously STL Loft Partners, LLC, and Roberts Old School House Lofts, LP – reserved spaces	65	130	65	130	65	130	65	130
Lennox Suites, LLC	50	167	50	167	50	37	-	n/a
	410		410		410		352	
Ninth Street Garage Leases								
(1,050-space parking garage)								
Court of Appeals – reserved spaces	13	$ 125	13	$ 125	13	$ 125	13	$ 115
Court of Appeals – unreserved spaces	20	110	20	105	20	105	20	99
Webster University – unreserved spaces	30	110	30	105	30	105	30	105
Cas-Tex-Neda, LLC/Frisco Associates – unreserved spaces	100	110	100	105	100	105	100	105
Pyramid Construction assigned to Paul Brown Developer, LP – reserved spaces	75	130	75	130	75	130	75	130
Roberts Old School House Lofts, LP – reserved spaces	-	-	-	n/a	-	n/a	-	n/a
Locust Street Lofts TWG, LLC – unreserved spaces	10	110	-	n/a	-	n/a	-	n/a
913 Locust (Talley Properties, LLC) – unreserved spaces	-	-	-	n/a	-	n/a	-	n/a
917 Locust (Roberts Brothers Prop.) – reserved spaces	-	-	-	n/a	-	n/a	-	n/a
917 Locust (Roberts Brothers Prop.) – unreserved spaces	-	-	-	n/a	-	n/a	-	n/a
Syndicate Apartments – unreserved spaces	28	110	28	105	28	105	28	105
Syndicate Retail – unreserved spaces	42	110	42	105	42	105	42	105
STL Tower Partners LLC/Strategic STL Tower Partners – reserved spaces	100	130	100	130	100	130	100	130
STL Tower Partners LLC/Strategic STL Tower Partners – unreserved spaces	50	110	50	115	50	115	50	115
	468		458		458		458	
Seventh Street Garage Leases								
(750-space parking garage)								
600 Tower, LLC – reserved spaces	89	$ 170	86	$ 165	125	$ 165	89	$ 165
600 Tower, LLC – unreserved spaces	386	140	390	140	386	140	386	140
US Bank, NA – unreserved spaces	400	135	400	130	400	130	400	130
	875		876		875		875	
	1,753		1,744		1,743		1,685	

2014		2013		2012		2011		2010		2009	
# of Leased Spaces	Monthly Rate	# of Leased Spaces	Monthly Rate	# of Leased Spaces	Monthly Rate	# of Leased Spaces	Monthly Rate	# of Leased Spaces	Monthly Rate	# of Leased Spaces	Monthly Rate
275	$ 227	375	$ 123	375	$ 123	375	$ 123	375	$ 123	375	$ 123
18	105	20	105	20	105	20	105	20	105	20	105
65	130	40	125	50	125	32	125	75	125	75	125
-	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
358		435		445		427		470		470	
13	$ 115	13	$ 115	13	$ 115	13	$ 115	13	$ 105	13	$ 105
20	99	20	99	20	99	20	99	20	90	20	90
30	105	30	100	30	100	30	100	30	100	30	90
100	105	100	100	100	100	100	100	100	100	100	90
75	130	75	125	75	125	75	125	75	125	75	125
-	n/a	-	n/a	-	n/a	-	n/a	20	100	20	90
-	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
-	n/a	-	n/a	-	n/a	5	100	5	100	5	90
-	n/a	-	n/a	-	n/a	26	125	26	125	26	125
-	n/a	-	n/a	-	n/a	15	100	15	100	15	90
28	105	28	100	28	100	28	100	28	100	20	90
42	105	42	100	42	100	42	100	42	100	10	90
100	130	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
50	115	-	n/a	-	n/a	-	n/a	-	n/a	-	n/a
458		308		308		354		374		334	
85	$ 160	89	$ 160	85	$ 155	85	$ 155				
380	135	293	130	230	130	170	130				
400	135	400	125	400	125	400	125				
865		782		715		655					
1,681		1,525		1,468		1,436		844		804	

Missouri Development Finance Board
Parking Garage Revenues – Principle Parking Garage Lessees | *Fiscal Years 2018 and 2009*

	2018	% of Actual Parking Revenue	2009	% of Actual Parking Revenue
St. Louis Convention Center Hotel Garage				
800 Washington LLC/Renaissance Grand Hotel	$ 750,000	13%	$ 554,282	18%
Merchandise Mart	25,000	0%	25,000	1%
Strategic STL Lofts LLC/STL Loft Partners, LLC	101,400	2%	112,00	4%
Lennox Suites, LLC	100,000	2%	-	0%
	976,400	17%	691,782	22%
Ninth Street Garage				
Court of Appeals	45,900	1%	37,980	1%
Webster University	39,600	1%	32,400	1%
Cas-Tex-Neda, LLC/Frisco Associates	132,000	2%	108,000	4%
Paul Brown Developer, LP	117,000	2%	112,500	4%
Roberts Lofts	-	0%	21,600	1%
Locust Street Lofts TWG, LLC	12,100	0%	-	0%
913 Locust	-	0%	5,400	0%
917 Locust	-	0%	55,200	2%
Syndicate Apartments	36,960	1%	21,600	1%
Syndicate Retail	55,440	1%	10,800	0%
STL Tower Partners, LLC	222,000	4%	-	0%
	661,000	11%	405,480	13%
Seventh Street Garage				
600 Tower	830,040	14%	-	0%
US Bank, NA	648,000	11%	-	0%
	1,478,040	26%	-	0%
Total Base	$ 3,115,440	54%	$ 1,097,262	36%
Actual Parking Garage Revenue	$ 5,767,305		$ 3,080,901	

Missouri Development Finance Board
Pledged Revenue Coverage by Net Revenue Available | *Fiscal Years 2009 to 2018*

	2018	2017	2016	2015	2014
Total operating and non-operating revenues	$ 11,397,730	$ 12,041,627	$ 10,017,013	$ 9,146,036	$ 9,519,607
Total operating and non-operating expenses	6,537,621	7,099,551	6,692,026	8,515,333	6,000,821
Net revenue available	$ 4,860,109	$ 4,942,076	$ 3,324,987	$ 630,703	$ 3,518,786
Debt service					
Principal	$ 2,544,000	$ 2,359,286	$ 195,000	$ 189,000	$ 1,880,000
Interest[1]	454,380	680,073	684,452	409,933	424,743
Bond expenses	142,906	290,753	287,233	291,905	288,052
Total debt service	$ 3,141,286	$ 3,330,112	$ 1,166,685	$ 890,838	$ 2,592,795
Debt service coverage	1.55	1.48	2.85	0.71	1.36

	2013	2012	2011	2010	2009
Total operating and non-operating revenues	$ 10,588,152	$ 7,335,927	$ 7,635,807	$ 8,475,854	$ 13,982,808
Total operating and non-operating expenses	11,028,898	6,953,371	11,438,925	5,973,410	8,257,807
Net revenue available	$ (440,746)	$ 382,556	$ (3,803,118)	$ 2,502,444	$ 5,725,001
Debt service					
Principal	$ 172,000	$ 15,014,000	$ 255,000	$ 245,000	$ 1,000,000
Interest[1]	429,760	739,314	595,190	157,074	517,121
Bond expenses	320,250	487,784	410,295	548,741	360,971
Total debt service	$ 922,010	$ 16,241,098	$ 1,260,485	$ 950,815	$ 1,878,092
Debt service coverage	(0.48)	0.02	(3.02)	2.63	3.05

[1] Interest does not include capitalized interest paid from bond proceeds.

Note: Fiscal years 2010-2011 amounts have been restated to include the SSGPPC component unit.
Note: Fiscal years 2010-2012 unrestricted and total amounts have been restated due to the implementation of GASB No. 65.

Missouri Development Finance Board
Pledged Revenue Coverage by Parking Capacity | *Fiscal Years 2009 to 2018*

	2018	2017	2016	2015	2014
Garages					
Total number of operational garages	3	3	3	3	3
Parking capacity per year[1]	978,200	978,200	978,200	978,200	978,200
Total debt outstanding	$ 17,152,000	$ 19,696,000	$ 51,740,934	$ 51,935,934	$ 52,124,934
Debt service					
Principal	$ 2,544,000	$ 2,359,286	$ 195,000	$ 189,000	$ 1,880,000
Interest[2]	454,380	680,073	684,452	409,933	424,743
Bond expense	142,906	290,753	287,233	291,905	288,052
Total debt service	$ 3,141,286	$ 3,330,112	$ 1,166,685	$ 890,838	$ 2,592,795
Daily required revenue per space to cover annual debt service	3.21	3.40	1.19	0.91	2.65

	2013	2012	2011	2010	2009
Garages					
Total number of operational garages	3	3	3	2	2
Parking capacity per year[1]	978,200	978,200	978,200	704,450	704,450
Total debt outstanding	$ 54,004,934	$ 54,176,934	$ 69,190,934	$ 69,445,934	$ 30,850,000
Debt service					
Principal	$ 172,000	$ 15,014,000	$ 255,000	$ 245,000	$ 1,000,000
Interest[2]	429,760	739,314	595,190	157,074	517,121
Bond expense	320,250	487,784	410,295	548,741	360,971
Total debt service	$ 922,010	$ 16,241,098	$ 1,260,485	$ 950,815	$ 1,878,092
Daily required revenue per space to cover annual debt service	0.94	16.60	1.29	1.35	2.67

[1] *Calculated as total number of spaces x 365 days*
[2] *Interest does not include capitalized interest paid from bond proceeds*

Note: Fiscal years 2010-2011 amounts have been restated to include the SSGPPC component unit.
Note: Fiscal years 2010-2012 unrestricted and total amounts have been restated due to the implementation of GASB No. 65.

Missouri Development Finance Board
Outstanding Debt by Type | *Fiscal Years 2009 to 2018*

	2018	2017	2016	2015	2014
Bond debt					
Ninth Street Garage	$ -	$ -	$ -	$ -	$ -
Seventh Street Garage	7,832,000	8,046,000	8,250,000	8,445,000	8,634,000
St. Louis Convention Center Hotel Garage	9,320,000	11,650,000	13,650,000	13,650,000	13,650,000
Total bond debt outstanding	17,152,000	19,696,000	21,900,000	22,095,000	22,284,000
Notes payable					
Seventh Street Garage	-	-	29,840,934	29,840,934	29,840,934
Total debt	$ 17,152,000	$ 19,696,000	$ 51,740,934	$ 51,935,934	$ 52,124,934

	2013	2012	2011	2010	2009
Bond debt					
Ninth Street Garage	$ -	$ -	$ 15,000,000	$ 15,255,000	$ 15,500,000
Seventh Street Garage	8,814,000	8,986,000	9,000,000	9,000,000	-
St. Louis Convention Center Hotel Garage	15,350,000	15,350,000	15,350,000	15,350,000	15,350,000
Total bond debt outstanding	24,164,000	24,336,000	39,350,000	39,605,000	30,850,000
Notes payable					
Seventh Street Garage	29,840,934	29,840,934	29,840,934	29,840,934	-
Total debt	$ 54,004,934	$ 54,176,934	$ 69,190,934	$ 69,445,934	$ 30,850,000

Note: Fiscal years 2010-2011 amounts have been restated to include the SSGPPC component unit.
Note: Fiscal years 2010-2012 unrestricted and total amounts have been restated due to the implementation of GASB No. 65.

Missouri Development Finance Board
State of Missouri Demographic Statistics – Employment

(In Thousands Except Unemployment Rates Data)

Calendar Year	Civilian Labor Force	Total Employed	Total Unemployed	Missouri Unemployment Rate	U.S. Unemployment Rate
2017	3,048	2,937	111	3.7	4.1
2016	3,111	2,970	141	4.5	4.9
2015	3,128	2,989	139	4.4	5.0
2014	3,058	2,880	178	6.6	6.5
2013	3,066	2,850	216	7.1	7.7
2012	2,993	2,785	207	6.9	8.1
2011	3,022	2,767	255	8.4	8.9
2010	3,039	2,756	283	9.3	9.6
2009	3,068	2,779	289	9.4	9.3
2008	3,050	2,870	180	5.9	5.8
2007	3,049	2,895	154	5.0	4.6
2006	3,036	2,889	147	4.8	4.6
2005	3,011	2,850	162	5.4	5.1
2004	2,988	2,816	172	5.8	5.5
2003	2,979	2,814	166	5.6	6.0
2002	2,986	2,830	156	5.2	5.8
2001	3,003	2,868	135	4.5	4.7
2000	2,973	5,875	98	3.3	4.0
1999	2,911	2,820	91	3.1	4.2
1998	2,911	2,795	116	4.0	4.5
1997	2,904	2,780	124	4.3	4.9
1996	2,869	2,735	135	4.7	5.4
1995	2,822	2,690	132	4.7	5.6

Data Source: Missouri Economic Research and Information Center,
U.S. Department of Labor, Bureau of Labor Statistics

Missouri Development Finance Board
State of Missouri Demographic Statistics – Personal Income

Calendar Year	Missouri Total Personal Income (In Millions)	U.S. Total Personal Income (In Millions)	Missouri Per Capita Personal Income	U.S. Per Capita Personal Income	Missouri % Change From Prior Year	U.S. % Change From Prior Year
2017	$ 266,920	$ 16,413,550	$ 43,661	$ 50,392	2.1	3.1
2016	266,406	16,017,781	43,723	49,571	3.5	3.6
2015	260,100	15,324,109	42,752	47,669	3.0	4.4
2014	252,300	14,708,582	41,617	46,129	2.7	3.9
2013	241,145	14,081,242	39,897	44,543	1.8	2.6
2012	235,154	13,401,869	39,049	42,693	2.8	2.7
2011	228,218	12,949,905	37,969	41,560	4.3	4.4
2010	218,278	12,308,496	36,406	39,791	1.6	3.0
2009	213,630	11,852,715	35,837	38,637	-5.0	-5.6
2008	223,554	12,451,660	37,738	40,947	6.2	3.6
2007	209,131	11,900,562	35,521	39,506	4.4	4.7
2006	198,727	11,256,516	34,013	37,725	5.5	6.4
2005	186,753	10,476,669	32,253	35,452	2.7	4.6
2004	180,547	9,928,790	31,412	33,909	4.0	5.0
2003	172,529	9,369,072	30,218	32,295	3.2	2.6
2002	166,195	9,054,702	29,286	31,481	2.3	1.0
2001	161,545	8,878,830	28,637	31,157	2.7	2.8
2000	156,359	8,554,866	27,885	30,319	6.4	7.0
1999	145,826	7,906,131	26,218	28,333	3.1	3.9
1998	140,360	7,519,327	25,419	27,258	5.5	6.3
1997	132,117	6,994,388	24,104	25,654	5.3	5.0
1996	124,385	6,584,404	22,901	24,442	4.9	5.1
1995	117,418	6,194,245	21,832	23,262	3.8	4.3

Data Source: Missouri Economic Research and Information Center,
U.S. Department of Commerce, Bureau of Economic Analysis

Missouri Development Finance Board
State of Missouri Demographic Statistics – Population

Census Year	Population (In Thousands)	% Change	% of Total	
			Urban	Rural
2010	5,989	7.0	70.44	29.56
2000	5,595	9.3	67.8	32.2
1990	5,117	4.1	68.7	31.3
1980	4,917	5.1	68.1	31.9
1970	4,677	8.3	70.1	29.9
1960	4,320	9.2	66.6	33.4
1950	3,955	4.5	61.5	38.5
1940	3,785	4.3	51.8	48.2
1930	3,629	6.6	51.2	48.8
1920	3,404	3.4	46.6	53.4
1910	3,293	6.0	42.3	57.7

Data Source: Missouri Economic Research and Information Center,
U.S. Department of Commerce, Bureau of the Census

Missouri Development Finance Board

State of Missouri Economic Data – Privately Owned Housing Units Authorized by Building Permits

Calendar Year	Number of Units	Valuation (In Thousands)
2017	17,852	$ 3,267,283
2016	18,997	3,282,703
2015	18,344	3,146,410
2014	16,003	2,682,665
2013	13,708	2,234,221
2012	12,297	1,878,836
2011	9,242	1,425,673
2010	9,699	1,430,224
2009	10,056	1,433,735
2008	13,273	1,889,739
2007	21,525	3,128,424
2006	29,172	4,086,728
2005	33,114	4,702,016
2004	32,791	4,286,161
2003	29,309	3,596,524
2002	28,255	3,186,632
2001	24,739	2,750,047
2000	24,321	2,569,405
1999	26,840	2,739,418
1998	25,657	2,424,875
1997	25,156	2,265,005
1996	26,298	2,275,667
1995	24,282	2,032,503

Data Source: Missouri Economic Research and Information Center,
U.S. Department of Commerce, Bureau of the Census

Missouri Development Finance Board
State of Missouri – Major Employers 2017 and 2008

2017

Employer	Number of Employees	Percent of Total State Employment
1. State of Missouri	60,000+	2.13%
2. Wal-Mart Associates, Inc.	40,000+	1.42%
3. Mercy Health	20,000-25,000	0.71%-0.88%
4. University of Missouri	15,000-20,000	0.53%-0.71%
5. The Washington University	15,000-20,000	0.53%-0.71%
6. U.S. Post Office	15,000-20,000	0.53%-0.71%
7. The Boeing Company	10,000-15,000	0.35%-0.53%
8. Cerner Corporation	10,000-15,000	0.35%-0.53%
9. Office of Administration	10,000-15,000	0.35%-0.53%
10. SSM Health Care	10,000-15,000	0.35%-0.53%
11. Department of Veterans Affairs	7,500-10,000	0.26%-0.35%
	215,000-250,000	7.51%-9.03%
Total Statewide Employment	2,809,367	

2008

Employer	Number of Employees	Percent of Total State Employment
1. State of Missouri	60,000+	2.20%
2. Wal-Mart Associates, Inc.	40,000+	1.47%
3. University of Missouri	20,000-25,000	0.73%-0.92%
4. U.S. Post Office	15,000-20,000	0.55%-0.73%
5. The Washington University	10,000-15,000	0.36%-0.55%
6. The Boeing Company	10,000-15,000	0.36%-0.55%
7. Barnes-Jewish Hospital	7,500-10,000	0.27%-0.36%
8. U.S. Department of Defense	7,500-10,000	0.27%-0.36%
9. Division of Adult Institutions	7,500-10,000	0.27%-0.36%
10. Schnuck Markets, Inc.	7,500-10,000	0.27%-0.36%
11. City of St. Louis	7,500-10,000	0.27%-0.36%
	192,500-225,000	7.02%-8.22%
Total Statewide Employment	2,715,256	

Data Source: Missouri Department of Economic Development/MERIC

Missouri Development Finance Board
Schedule of Employee Statistics | *Fiscal Years 2009 to 2018*

	2018	2016	2016	2015	2014	2013	2012	2011	2010	2009
Program Staff										
Full-time	3	3	3	3	4	4	4	5	5	5
Accounting Staff										
Full-time	2	2	2	2	2	3	3	3	3	2
Support Staff										
Full-time	2	2	2	2	2	2	2	2	2	2
Total Staff	7	7	7	7	8	9	9	10	10	9

Missouri Development Finance Board
Schedule of Projects Approved | *Fiscal Years 2009 to 2018*

	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Bonds										
Private	-	-	2	1	-	1	1	4	2	3
Public	-	1	5	4	4	13	6	2	3	9
MIDOC	2	1	-	3	4	2	1	1	1	2
Tax Credits	10	6	6	6	9	3	6	2	3	9
BUILD	2	3	1	1	4	7	4	6	6	4
MODESA	-	-	-	-	-	1	-	-	-	-
DREAM	-	-	-	-	-	-	-	-	5	5
Small Business Loans	2	-	1	-	2	-	13	6	48	-
	16	11	15	15	23	27	31	21	68	32

Missouri Development Finance Board
Schedule of Capital Assets | *Fiscal Years 2009 to 2018*

	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Office buildings	-	-	-	-	-	-	-	-	-	1
Garage	3	3	3	3	3	3	3	3	2	2
Parking capacity	2,680	2,680	2,680	2,680	2,680	2,680	2,680	2,680	1,930	1,930

MDFB

MISSOURI DEVELOPMENT FINANCE BOARD

200 Madison Street
Suite 1000 (65101)
P.O. Box 567
Jefferson City, MO 65102

573.751.8479

mdfb@ded.mo.gov