



**Nicole Galloway, CPA**  
Missouri State Auditor

# CITIZENS SUMMARY

## Findings in the audit of BaratHaven Community Improvement District

Property Taxes	BaratHaven Community Improvement District (CID) officials never certified the district's property tax rate with the State Auditor's Office (SAO) as required by Section 137.073, RSMo. As a result, all property taxes imposed by the district and collected by the St. Charles County Collector totaling approximately \$1,325,000 are improper, and the CID imposed property taxes of \$34,400 in excess of what was allowed by the state constitution. In addition, the CID did not identify errors in the assessment rolls provided to the County Collector, allowing commercial property within the district boundaries to not be assessed property taxes for the past 3 years.
Financial Condition	The CID is unable to meet its annual debt service requirements. CID revenues are not sufficient to pay semi-annual interest payments, and no principal payments have been made in the more than 10 years since the district was created.
Allocation of Project Costs	The CID did not maintain, and could not provide, documentation to support how project costs were allocated between the CID and the BaratHaven Transportation Development District.

In the areas audited, the overall performance of this entity was **Fair**.\*

\*The rating(s) cover only audited areas and do not reflect an opinion on the overall operation of the entity. Within that context, the rating scale indicates the following:

- Excellent:** The audit results indicate this entity is very well managed. The report contains no findings. In addition, if applicable, prior recommendations have been implemented.
- Good:** The audit results indicate this entity is well managed. The report contains few findings, and the entity has indicated most or all recommendations have already been, or will be, implemented. In addition, if applicable, many of the prior recommendations have been implemented.
- Fair:** The audit results indicate this entity needs to improve operations in several areas. The report contains several findings, or one or more findings that require management's immediate attention, and/or the entity has indicated several recommendations will not be implemented. In addition, if applicable, several prior recommendations have not been implemented.
- Poor:** The audit results indicate this entity needs to significantly improve operations. The report contains numerous findings that require management's immediate attention, and/or the entity has indicated most recommendations will not be implemented. In addition, if applicable, most prior recommendations have not been implemented.