

Treasurer's Report

To: **Downtown Development Authority Board of Directors**

From: **Paul Hanebuth**

Date: **1/13/2020**

Re: **December 2019 Financial Reports**

Primary Operating Account: Rent payments were the primary source of revenue during December, totaling \$25,274 from the North Avondale properties, including reconciliation payments from the lease transition period from February-June. Interest income totaled \$3,693, of which \$3,476 was earned in the Georgia Fund 1 investment account. The largest expenses in December were for interest on the loan for the North Avondale properties for November and December (\$8,475), the services of the Executive Director for November and December (\$6,960), engineering for the parking solution (\$2,471) and legal services largely related to due diligence for the DJJ building (\$10,652).

Department of Juvenile Justice (DJJ) Building Operating Account: December expenses included the pass-through payment to MARTA for parking lot rent and the monthly management expenses for the DJJ building. DJJ rent revenue for December was received and booked, though the amount will likely be adjusted when a new lease agreement is finalized. Management expenses for December of \$38,627 have been accrued on these statements but will be paid in January. It may be worth noting that total management expenses for the calendar year are about \$15,700 over budget even before the \$17,500 Administrative Expense withdrawal the DDA is entitled to as landlord.

Cash balances as of 11/30/19 and 12/31/19:

<i>Account</i>	<i>Balance, 11/30/19</i>	<i>Balance, 12/31/19</i>	
Primary Operating	\$98,223.29	\$91,520.91	
DJJ Operating	\$472,506.64	\$624,263.13	
Piedmont Debt Service	\$225,166.59	\$221,095.31	
DJJ Capital Reserve	\$117,668.33	\$117,683.81	
Georgia Fund 1 Investment	<u>\$2,519,292.99</u>	<u>\$2,522,769.13</u>	
Total Cash	\$3,432,857.84	\$3,577,332.29	

Tentative financial statements follow; please note that these are unaudited and are presented here merely to keep management – the DDA Board of Directors – apprised of the general financial health of the organization.

Downtown Development Authority Primary Operating Account

Income Statement

For the Year Ending December 31, 2019

		Current Month	Year to Date
Revenues			
5-405-100	Rent Revenue	\$ 25,253.73	\$ 176,469.83
5-461-000	Interest Earned	3,692.57	24,444.88
5-465-000	Miscellaneous Revenue	300.00	10,648.74
5-470-000	Administrative Fee	0.00	350,000.00
5-497-045	Transfer from DJJ Account	0.00	2,500,000.00
	Total Revenues and Transfers	29,246.30	3,061,563.45
Expenses			
5-506-000	Property Expenses	1,974.26	25,531.89
5-506-132	Legal Services	10,652.00	40,807.00
5-506-133	Auditing fees	0.00	3,525.00
5-506-134	Professional Services	7,066.98	93,234.02
5-506-136	Earnest Money	0.00	20,000.00
5-506-210	Printing and Publishing	0.00	152.51
5-506-230	Training and Education	0.00	450.00
5-506-240	Advertising	0.00	1,480.98
5-506-380	Meeting Expenses	0.00	146.56
5-506-390	General Supplies	0.00	214.42
5-510-516	Co-Work	99.00	891.00
5-510-525	Wine Walk	0.00	15,113.28
5-510-530	Avondale Estates Farmers Mkt	0.00	6,000.00
5-510-540	Avondale May Ham Fest	0.00	6,000.00
5-550-500	Interest Payment	8,475.14	47,153.82
5-550-515	Winter Wanderland	1,256.40	5,321.49
5-550-521	Art Walk	0.00	12,457.91
5-550-522	Marketing & Branding	0.00	1,767.55
5-550-580	Miscellaneous Expense	0.00	72.77
5-580-134	Prof. Services (Engineering)	2,407.50	20,672.45
	Total Expenses	31,931.28	300,992.65
	Net Income	(\$ 2,684.98)	\$ 2,760,570.80

DJJ Building Operating Account

Income Statement

For the Year Ending December 31, 2019

	Current Month	Year to Date
Revenues		
Rent Revenue	\$ 190,324.28	\$ 2,283,891.36
Interest Earned	74.91	1,659.93
Miscellaneous Revenue	0.00	15,600.00
Insurance Reimbursement	0.00	(814.32)
Transfers In	0.00	0.00
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Total Revenues and Transfers	190,399.19	2,300,336.97
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Expenses		
Roof Maintenance	0.00	790.00
Administrative Services	38,549.68	457,709.34
Parking Lot Rent	0.00	16,055.12
Transfer to DDA	0.00	2,500,000.00
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Total Expenses and Transfers	38,549.68	2,974,554.46
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Net Income	\$ 151,849.51	(\$ 674,217.49)

Downtown Development Authority Primary Operating Account

Balance Sheet

December 31, 2019

ASSETS

Current Assets

Cash	\$	86,720.91
Georgia Fund 1		2,522,769.13
Piedmont debt service account		221,095.31
Accounts Receivable		<u>50,536.44</u>

Total Current Assets 2,881,121.79

Total Assets \$ 2,881,121.79

LIABILITIES AND CAPITAL

Current Liabilities

Accounts Payable	\$	<u>6,714.54</u>
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Total Current Liabilities 6,714.54

Total Liabilities 6,714.54

Capital

Beginning Balance Equity		74,482.88
Fund Balance		39,353.57
Net Income		<u>2,760,570.80</u>

Total Capital 2,874,407.25

Total Liabilities & Capital \$ 2,881,121.79

DJJ Building Operating Account

Balance Sheet

December 31, 2019

ASSETS		
Current Assets		
Cash	\$ 624,263.13	
Capital Reserve Fund	117,683.81	
		741,946.94
Total Current Assets		
Property and Equipment		
Land	600,000.00	
Building	14,057,508.11	
Accumulated Depreciation	(4,611,743.88)	
		10,045,764.23
Total Property and Equipment		
Other Assets		
Rent Deposit (MARTA)	500.00	
		500.00
Total Other Assets		
Total Assets		
		\$ 10,788,211.17
LIABILITIES AND CAPITAL		
Current Liabilities		
Accounts Payable	\$ 38,549.68	
Deferred Rental Income	190,324.28	
		228,873.96
Total Current Liabilities		
Long-Term Liabilities		
Total Long-Term Liabilities		0.00
		228,951.50
Total Liabilities		
Capital		
Fund Balance	11,233,554.70	
Net Income	(674,217.49)	
		10,559,337.21
Total Capital		
Total Liabilities & Capital		
		\$ 10,788,211.17