

Treasurer's ReportTo: **Downtown Development Authority Board of Directors**From: **Paul Hanebuth**Date: **7/10/2019**Re: **May 2019 Financial Reports**

Primary Operating Account: Rent payments were the primary source of revenue during April, totaling \$10,698 from the North Avondale properties; the \$190,324 DJJ rent that was mistakenly deposited into the primary operating account rather than the dedicated DJJ account in April was corrected at the beginning of May, and June's payment was received May 31. Interest income totaled \$2,174, of which \$2,060 was earned in the Georgia Fund 1 investment account. May expenses included \$1,975 in contracted property services related to the North Avondale properties, \$450 for a training event in Decatur, and \$2,059 in advertising and marketing materials. \$250,000 was transferred from the primary operating account to the new account at Piedmont Bank to satisfy one of the terms of the loan; the June 1 interest payment will be automatically debited from this account instead of being paid in advance, so no interest expense appears on the income statement for May.

Department of Juvenile Justice (DJJ) Building Operating Account: May expenses included the pass-through payment to MARTA for parking lot rent and the monthly management expenses for the DJJ building. DJJ rent revenue was booked, and the cash deposit, shown as a transfer to the DDA account, is reversed here. Management expenses for May of \$36,533 will be booked in June.

Cash balances as of 4/30/2019 and 5/31/2019:

<i>Account</i>	<i>Balance, 4/30/19</i>	<i>Balance, 5/31/19</i>	
Primary Operating	\$615,065.12	\$178,991.27	
DJJ Operating	\$731,247.79	\$1,059,100.36	
Piedmont Debt Service	N/A	\$250,075.46	
DJJ Capital Reserve	\$117,436.55	\$116,151.41	
Georgia Fund 1 Investment	<u>\$1,003,148.60</u>	<u>\$1,005,208.27</u>	
Total cash	\$2,466,898.06	\$2,609,526.77	

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 Five Months Ending May 31, 2019

		Current Month	Year to Date
Revenues			
5-405-100	Rent Revenue	\$ 10,697.74	\$ 42,790.96
5-461-000	Interest Earned	2,174.32	5,509.62
5-465-000	Miscellaneous Revenue	0.00	421.54
5-470-000	Administrative Fee	0.00	350,000.00
5-497-045	Transfer from DJJ Account	(190,324.28)	1,000,000.00
	Total Revenues and Transfers	<u>(177,452.22)</u>	<u>1,398,722.12</u>
Expenses			
5-506-000	Property Expenses	1,150.00	4,997.00
5-506-132	Legal Services	0.00	2,288.00
5-506-134	Professional Services	825.00	13,657.71
5-506-136	Earnest Money	0.00	20,000.00
5-506-380	Meeting Expenses	0.00	146.56
5-506-230	Training and Education	450.00	450.00
5-506-240	Advertising	559.00	559.00
5-506-380	Meeting Expenses	0.00	146.56
5-506-390	General Supplies	35.20	161.97
5-510-516	Co-Work	99.00	198.00
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	0.00	13,114.32
5-550-521	Art Walk	0.00	8,948.66
5-550-522	Marketing & Branding	1,500.00	1,767.55
5-550-580	Miscellaneous Expense	0.00	30.00
	Total Expenses	<u>4,618.20</u>	<u>78,318.77</u>
	Net Income	\$ (182,070.42)	\$ 1,320,403.35

DJJ Building Operating Account

Income Statement

For the Five Months Ending May 31, 2019

	Current Month	Year to Date
Revenues		
Rent Revenue	\$ 190,324.28	\$ 951,621.40
Interest Earned	129.88	742.02
Miscellaneous Revenue	2,600.00	7,800.00
Insurance Reimbursement	0.00	(814.32)
	<hr/>	<hr/>
Total Revenues	193,054.16	959,349.10
	<hr/>	<hr/>
Expenses		
Administrative Services	55,511.01	155,212.08
Parking Lot Rent	1,300.00	7,800.00
Transfer to DDA	(190,324.28)	1,000,000.00
	<hr/>	<hr/>
Total Expenses and Transfers	(133,513.27)	1,163,012.08
	<hr/>	<hr/>
Net Income	\$ 326,567.43	(\$ 203,662.98)

Downtown Development Authority Primary Operating Account

Balance Sheet

May 31, 2019

ASSETS

Current Assets		
Cash	\$	178,991.27
Georgia Fund 1		1,005,208.27
Piedmont Debt Service MM		<u>250,075.46</u>
Total Current Assets		<u>1,434,275.00</u>
Total Assets	\$	<u><u>1,434,275.00</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	<u>35.20</u>
Total Current Liabilities		<u>35.20</u>
Total Liabilities		35.20
Capital		
Beginning Balance Equity		74,482.88
Fund Balance		39,353.57
Net Income		<u>1,320,403.35</u>
Total Capital		<u>1,434,239.80</u>
Total Liabilities & Capital	\$	<u><u>1,434,275.00</u></u>

DJJ Building Operating Account

Balance Sheet

May 31, 2019

ASSETS		
Current Assets		
Cash	\$	1,059,100.36
Capital Reserve Fund		116,151.41
Total Current Assets		1,175,251.77
Property and Equipment		
Land		600,000.00
Building		14,057,508.11
Accumulated Depreciation		(233,275.49)
Accumulated Depreciation		(4,378,468.39)
Total Property and Equipment		10,045,764.23
Other Assets		
Rent Deposit		500.00
		<hr/>
Total Other Assets		500.00
Total Assets		\$ 11,221,516.00
		<hr/> <hr/>
LIABILITIES AND CAPITAL		
Current Liabilities		
Accounts Payable	\$	1,300.00
Deferred Rental Income		190,324.28
Total Current Liabilities		191,624.28
Long-Term Liabilities		
Total Long-Term Liabilities		0.00
Total Liabilities		191,624.28
Capital		
Fund Balance		11,233,554.70
Net Income		(203,662.98)
		<hr/>
Total Capital		11,029,891.72
Total Liabilities & Capital		\$ 11,221,516.00
		<hr/> <hr/>

