

**Treasurer's Report**To: **Downtown Development Authority Board of Directors**From: **Paul Hanebuth**Date: **6/9/20**Re: **May 2020 Financial Reports**

**Note: Some relatively minor accounting entries are not included in this report due to COVID-related delays. These entries will be incorporated into future reports.**

**Primary Operating Account:** In addition to rent revenues of \$8,423 from the North Avondale properties, \$150,000 was transferred from the DJJ operating account and then forwarded to Georgia Fund 1 to realize higher returns. Interest income totaled \$1,521, primarily earned in the investment account. Significant expenses in May were for parking lot engineering services (\$5,593), virtual ArtWalk planning (\$1,000), and interest on the Piedmont bond (\$4,168).

**Department of Juvenile Justice (DJJ) Building Operating Account:** Rent on both the building and the MARTA parking lot were received on schedule from the DJJ. May management expenses of \$47,981 will be booked in June.

Cash balances as of 4/30/20 and 05/31/20:

| <i>Account</i>            | <i>Balance, 04/30/20</i> | <i>Balance, 05/31/20</i> |
|---------------------------|--------------------------|--------------------------|
| Primary Operating         | \$106,866.48             | \$81,540.44              |
| DJJ Operating             | \$633,637.46             | \$634,967.72             |
| Piedmont Debt Service     | \$204,391.71             | \$200,239.52             |
| DJJ Capital Reserve       | \$117,728.79             | \$117,733.47             |
| Georgia Fund 1 Investment | \$3,134,149.71           | \$3,285,513.36           |
| Total Cash                | \$4,196,774.15           | \$4,319,994.51           |

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, 2020

|                 |                                     | Current Month        | Year to Date         |
|-----------------|-------------------------------------|----------------------|----------------------|
| <i>Revenues</i> |                                     |                      |                      |
| 5-405-100       | Rent Revenue                        | \$ 8,422.74          | \$ 61,336.44         |
| 5-461-000       | Interest Earned                     | 1,520.56             | 13,650.04            |
| 5-465-000       | Miscellaneous Revenue               | 0.00                 | 0.00                 |
| 5-470-000       | Administrative Fee                  | 0.00                 | 50,000.00            |
| 5-497-045       | Transfer from DJJ Account           | 150,000.00           | 749,917.62           |
|                 | <b>Total Revenues and Transfers</b> | <b>159,943.30</b>    | <b>874,904.10</b>    |
| <i>Expenses</i> |                                     |                      |                      |
| 5-500-5730      | CPP grant funding                   | 0.00                 | 6,000.00             |
| 5-506-000       | Property Expenses                   | 359.84               | 14,650.27            |
| 5-506-132       | Legal Services                      | 0.00                 | 19,193.50            |
| 5-506-133       | Auditing fees                       | 0.00                 | 0.00                 |
| 5-506-134       | Professional Services               | 6,593.04             | 54,530.86            |
| 5-506-136       | Earnest Money                       | 0.00                 | 0.00                 |
| 5-506-210       | Printing and Publishing             | 0.00                 | 0.00                 |
| 5-506-230       | Training and Education              | 0.00                 | 0.00                 |
| 5-506-240       | Advertising                         | 0.00                 | 0.00                 |
| 5-506-380       | Meeting Expenses                    | 0.00                 | 0.00                 |
| 5-506-430       | Dues and Fees                       | 0.00                 | 375.00               |
| 5-510-516       | Co-Work                             | 99.00                | 495.00               |
| 5-510-525       | Wine Walk                           | 0.00                 | 0.00                 |
| 5-550-500       | Interest Payment                    | 4,168.10             | 16,811.34            |
| 5-550-515       | Winter Wanderland                   | 0.00                 | 0.00                 |
| 5-550-521       | Art Walk                            | 0.00                 | 0.00                 |
| 5-550-522       | Marketing & Branding                | 0.00                 | 0.00                 |
| 5-550-580       | Miscellaneous Expense               | 0.00                 | 0.00                 |
| 5-580-134       | Prof. Services (Engineering)        | 0.00                 | 0.00                 |
|                 | <b>Total Expenses</b>               | <b>11,219.98</b>     | <b>112,055.97</b>    |
|                 | <b>Net Income</b>                   | <b>\$ 148,723.32</b> | <b>\$ 762,848.13</b> |

DJJ Building Operating Account  
Income Statement  
For the Five Months Ending May 31, 2020

|                         | Current Month           | Year to Date            |
|-------------------------|-------------------------|-------------------------|
| <i>Revenues</i>         |                         |                         |
| Rent Revenue            | \$ 190,324.28           | \$ 951,621.40           |
| Interest Earned         | 25.50                   | 330.26                  |
| Miscellaneous Revenue   | 0.00                    | 5,200.00                |
| Insurance Reimbursement | 0.00                    | 0.00                    |
| Transfers In            | 0.00                    | 0.00                    |
|                         | 190349.78               | 957,151.66              |
| <br><i>Expenses</i>     |                         |                         |
| Roof Maintenance        | 0.00                    | 0.00                    |
| Administrative Services | 0.00                    | 148,222.67              |
| Parking Lot Rent        | 0.00                    | 8,775.60                |
| Insurance               | 0.00                    | 915.42                  |
| Transfer to DDA         | 150,000                 | 749,917.62              |
|                         | 150,000.00              | 907,831.31              |
| <br><b>Net Income</b>   | <br><b>\$ 40,349.78</b> | <br><b>\$ 49,320.35</b> |

Downtown Development Authority Primary Operating Account

Balance Sheet

May 31, 2020

| ASSETS                            |    |              |                        |
|-----------------------------------|----|--------------|------------------------|
| <i>Current Assets</i>             |    |              |                        |
| Cash                              | \$ | 81,540.44    |                        |
| Georgia Fund 1                    |    | 3,285,513.36 |                        |
| Piedmont debt service account     |    | 200,239.52   |                        |
| Accounts Receivable               |    | 25,268.22    |                        |
| Prepaid Expenses                  |    | 435.61       |                        |
|                                   |    |              | 3,592,997.15           |
| Total Current Assets              |    |              |                        |
| <br><i>Property and Equipment</i> |    |              |                        |
| Land                              |    | 633,601.63   |                        |
| Buildings and Improvements        |    | 766,398.37   |                        |
| Accumulated Depreciation          |    | (23,417.73)  |                        |
| Total Property and Equipment      |    |              | 1,376,582.27           |
| <b>Total Assets</b>               |    |              | <b>\$ 4,969,579.42</b> |
| LIABILITIES AND CAPITAL           |    |              |                        |
| <i>Current Liabilities</i>        |    |              |                        |
| Accounts Payable                  | \$ | 719.84       |                        |
| Total Current Liabilities         |    |              | 719.84                 |
| <br><i>Long-Term Liabilities</i>  |    |              |                        |
| Long-term Debt                    |    | 1,445,585.59 |                        |
| Total Long-Term Liabilities       |    |              | 1,445,585.59           |
| <b>Total Liabilities</b>          |    |              | <b>1,446,305.43</b>    |
| <br><i>Capital</i>                |    |              |                        |
| Beginning Balance Equity          |    | 74,482.88    |                        |
| Fund Balance                      |    | 2,685,942.98 |                        |
| Net Income                        |    | 762,848.13   |                        |
|                                   |    |              | \$ 3,523,273.99        |
| <b>Total Capital</b>              |    |              | <b>3,523,273.99</b>    |

DJJ Building Operating Account

Balance Sheet

May 31, 2020

ASSETS

*Current Assets*

|                      |               |            |
|----------------------|---------------|------------|
| Cash                 | \$ 634,967.72 |            |
| Capital Reserve Fund | 117,733.47    |            |
| Prepaid Expenses     | 130.20        |            |
| Total Current Assets |               | 752,831.39 |

*Property and Equipment*

|                              |                |               |
|------------------------------|----------------|---------------|
| Land                         | 600,000.00     |               |
| Building                     | 14,057,508.11  |               |
| Accumulated Depreciation     | (4,611,743.88) |               |
| Total Property and Equipment |                | 10,045,764.23 |

*Other Assets*

|                      |        |        |
|----------------------|--------|--------|
| Rent Deposit (MARTA) | 500.00 |        |
| Total Other Assets   |        | 500.00 |

**Total Assets** \$ 10,799,095.62

LIABILITIES AND CAPITAL

*Current Liabilities*

|                           |            |            |
|---------------------------|------------|------------|
| Accounts Payable          | \$ 0.00    |            |
| Deferred Rental Income    | 190,324.28 |            |
| Total Current Liabilities |            | 190,324.28 |

*Long-Term Liabilities*

|                             |  |      |
|-----------------------------|--|------|
| Total Long-Term Liabilities |  | 0.00 |
|-----------------------------|--|------|

**Total Liabilities** 190,324.28

*Capital*

|              |               |  |
|--------------|---------------|--|
| Fund Balance | 10,559,450.99 |  |
| Net Income   | 49,320.35     |  |

Total Capital 10,608,771.34

**Total Liabilities & Capital** \$ 10,797,760.68