



Community Redevelopment  
Agency of Jackson  
Financial Statement (Compiled)  
November 30, 2019 and 2018

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26 Security Drive  
Jackson, TN 38305  
731.668.7070  
[HORNELLP.COM](http://HORNELLP.COM)

***ACCOUNTANTS' COMPILATION REPORT***

Community Redevelopment Agency of Jackson  
Stan Pilant  
111 East Main Street  
Jackson, TN 38301

Management is responsible for the accompanying statements of net assets of Community Redevelopment Agency of Jackson as of November 30, 2019 and 2018, and the related statements of revenues, expenses and change in net assets for the one month and five months then ended and related notes to the financial statements in accordance with accounting principles generally accepted in the United States of America. We have performed compilation engagements in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all disclosures ordinarily included in financial statements prepared in accordance with accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's assets, liabilities, equity, revenue, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Community Redevelopment Agency of Jackson.

*HORNE LLP*  
HORNE LLP

February 12, 2020

Community Redevelopment Agency Of Jackson  
Statements of Net Assets

	<u>Year To Date</u> <u>11/30/2019</u>	<u>Prior Year To Date</u> <u>11/30/2018</u>
Assets		
Current Assets		
Cash - First Bank	\$ 974,317.95	\$ 378,464.37
Cash - HUD District 2	371,053.66	370,682.81
Cash - NSP 4912 District 1 NSP	292,128.21	24,542.21
Cash - Blight Elimination Program	93,122.84	33,395.00
Other Current Assets	0.00	6,000.00
Accounts Receivable	8,991.06	17,270.00
Accounts Receivable - TRLP	6,600.00	0.00
Note Receivable - 109 Morgan Street	6,000.00	8,000.00
Note Receivable - 131 Morgan Street	0.00	2,999.00
Note Receivable - 222 Wells Street	0.00	4,000.00
Note Receivable - 226 Wells Street	2,999.00	5,999.00
Note Receivable - 236 Wells Street	2,999.00	5,999.00
Note Receivable - 210 Wells Street	2,000.00	4,000.00
Note Receivable - 245 Wells Street	5,999.00	8,999.00
Note Receivable - 218 Wells Street	5,999.00	8,999.00
Note Receivable - 237 Wells Street	0.00	6,000.00
Note Receivable - 221 Wells Street	5,999.00	8,999.00
Note Receivable - 241 Wells Street	2,000.00	4,000.00
Note Receivable - 214 Wells Street	6,000.00	8,000.00
Note Receivable - 805 Burkett Street	6,000.00	8,000.00
Note Receivable - 530 Whitehall Street	8,000.00	10,000.00
Note Receivable - 101 Stonewall Street	8,000.00	10,000.00
Note Receivable - 708 Lambuth Blvd.	14,999.00	0.00
Note Receivable - 218 Morgan St.	30,000.00	0.00
Total Current Assets	<u>1,853,207.72</u>	<u>934,348.39</u>
Fixed Assets		
Buildings	374,556.38	503,823.61
Land	3,887,640.86	3,441,320.35
Accumulated Depreciation	<u>(114,636.96)</u>	<u>(173,379.93)</u>
Total Fixed Assets	<u>4,147,560.28</u>	<u>3,771,764.03</u>
Total Assets	<u>\$ 6,000,768.00</u>	<u>\$ 4,706,112.42</u>

See Accountants' Compilation Report

Community Redevelopment Agency Of Jackson  
Statements of Net Assets

	<u>Year To Date</u> <u>11/30/2019</u>	<u>Prior Year To Date</u> <u>11/30/2018</u>
Liabilities and Net Assets		
Liabilities		
Current Liabilities		
Accounts Payable	\$ 17,158.46	\$ 11,365.34
Other Current Liabilities	0.00	2,000.00
Deferred Revenue - Jackson Walk	47,313.24	47,313.24
Deferred Revenue - Morgan St. Improvements	230,000.00	0.00
Deferred Revenue - HUD District 2	351,304.12	351,304.12
Deferred Revenue - Jackson Walk Phase II	3,720.26	61,670.76
Deferred Revenue - Hub Club	1,617.61	0.00
Deferred Revenue - Phase I Apartments Ground Lease	904.80	0.00
Total Current Liabilities	<u>652,018.49</u>	<u>473,653.46</u>
Long Term Liabilities	<u>931,578.64</u>	<u>261,049.15</u>
Total Liabilities	<u>1,583,597.13</u>	<u>734,702.61</u>
Net Assets		
Invested in capital assets, net of related debt	4,147,560.28	3,771,764.03
Unrestricted Assets	329,158.46	259,193.65
Unrestricted Assets-Designated	(59,547.87)	(59,547.87)
Total Net Assets	<u>4,417,170.87</u>	<u>3,971,409.81</u>
Total Liabilities and Net Assets	<u>\$ 6,000,768.00</u>	<u>\$ 4,706,112.42</u>

See Accountants' Compilation Report

**Community Redevelopment Agency Of Jackson**  
**Statements of Revenue, Expenses and Change in Net Assets**

	Month Ending 11/30/2019	Month Ending 11/30/2018	Year To Date 11/30/2019	Prior Year To Date 11/30/2018
Operating Revenue				
Rental Income	\$ 3,134.79	\$ 865.00	\$ 16,183.95	\$ 13,905.50
Other Income	0.00	425,000.00	3,000.00	487,492.50
Total Operating Revenue	<u>3,134.79</u>	<u>425,865.00</u>	<u>19,183.95</u>	<u>501,398.00</u>
Operating Expenses				
Bank Charges	0.55	1.60	4.85	21.40
Accounting Fees	1,295.00	2,590.00	6,475.00	6,475.00
Auditing Fees	6,295.00	0.00	6,295.00	0.00
Administrative Fees	0.00	3,000.00	14,194.21	13,000.00
Appraisal Services	0.00	0.00	3,395.00	0.00
Commissions - Real Estate	0.00	4,200.00	15,000.00	5,400.00
Depreciation Expense	1,135.02	1,994.53	5,675.10	9,972.65
Dues and Memberships	0.00	0.00	62.00	0.00
Legal Services	566.00	6,016.14	2,721.80	12,168.14
Home Warranties	0.00	0.00	600.00	0.00
Development Costs	0.00	435,359.12	80.00	526,555.01
Professional Fees	0.00	150.00	0.00	1,812.50
Property-Leasing Fees & Expenses	0.00	0.00	120.45	525.00
Property-Management Fees	545.00	80.00	2,985.79	4,360.00
Property-Repairs & Maintenance	1,927.25	0.00	19,625.17	11,735.28
Property-Utilities	115.21	0.00	786.46	1,448.12
Recording Fees	0.00	0.00	0.00	1,517.00
Forgiveness of Debt - Buyer Incentive	2,000.00	2,000.00	14,000.00	10,000.00
Taxes	(84.30)	1,771.00	3,457.27	1,072.15
Insurance Expense	0.00	0.00	0.00	5,038.39
Total Operating Expenses	<u>13,794.73</u>	<u>457,162.39</u>	<u>95,478.10</u>	<u>611,100.64</u>
Non Operating Revenue (Expenses)				
Interest Income	127.80	90.70	507.03	513.56
Other Income	900.00	0.00	1,340.89	0.00
Gain or Loss on Sale of Assets	0.00	(84,371.10)	(64,707.99)	(74,195.61)
Dog Walk Grant	0.00	0.00	(5,000.00)	0.00
Repayment Expense	0.00	0.00	(50,000.00)	(50,000.00)
Total Non Operating Revenue (Expenses)	<u>1,027.80</u>	<u>(84,280.40)</u>	<u>(117,860.07)</u>	<u>(123,682.05)</u>
Change in Net Assets	<u>\$ (9,632.14)</u>	<u>\$ (115,577.79)</u>	<u>\$ (194,154.22)</u>	<u>\$ (233,384.69)</u>

See Accountants' Compilation Report

**SUPPLEMENTAL INFORMATION**

**Community Redevelopment Agency of Jackson**  
**District 1 Project detail**  
**11/30/2019**

	<b>Beginning Cash Balance</b>	<b>Prior Years Activity</b>	<b>Current Year Receipts</b>	<b>Current Year Expenses**</b>	<b>Non-obligated Ending Cash Balance</b>
HUD Funds	1,582,500.00	(1,582,500.00)	-	-	(0.00)
NSP Funds	-	(47,613.01)	184,442.29	(3,534.98)	133,294.30
BEP Funds	-	40,945.00	36,520.00	(42,310.00)	35,155.00
Operating and TIF Funds	126,549.06	1,269,937.82	428,022.08	(1,084.00)	1,823,424.96
<b>Total</b>	<b>\$ 1,709,049.06</b>	<b>\$ (360,175.19)</b>	<b>\$ 612,464.37</b>	<b>(4,618.98)</b>	<b>1,991,874.26</b>

\*\*Includes Current Month Accounts Payable

**Current Month Activity**

<b>Project</b>	<b>Date</b>	<b>Fund Type</b>	<b>Description</b>	<b>Receipts</b>	<b>Expenses</b>
	11/7/2019	TIF	Annual TIF payment	409,058.53	
	11/30/2019	NSP	Interest		24.01
	11/20/2019	BEP	BEP Deposit - Admin Fees	1,000.00	



**Community Redevelopment Agency of Jackson  
District 2 Project detail  
11/30/2019**

	<b>Beginning Cash Balance</b>	<b>Prior Year Activity</b>	<b>Current Year Receipts</b>	<b>Current Year Expenses **</b>	<b>Non-obligated Ending Cash Balance</b>
City of Jackson and Operating Funds	35,000.00	(29,813.85)	-	(381.00)	4,805.15
BEP Funds	-	45,436.31	27,312.00	(19,758.00)	52,990.31
HUD Funds	1,575,304.12	(1,204,405.95)	155.49	-	371,053.66
<b>Total</b>	<b>\$ 1,610,304.12</b>	<b>\$ (1,188,783.49)</b>	<b>\$ 27,467.49</b>	<b>\$ (20,139.00)</b>	<b>\$ 428,849.12</b>

\*\*Includes Current Month Accounts Payable

<b>Current Month Activity</b>					
<b>Project</b>	<b>Date</b>	<b>Fund Type</b>	<b>Description</b>	<b>Receipts</b>	<b>Expenses</b>
	11/5/2019	BEP	Earnest Money Reimbursements on BEP Properties	2,500.00	
	11/15/2019	BEP	Property Tax Refund		112.00
	11/20/2019	BEP	BEP Deposit - Admin Fees	2,000.00	
	11/30/2019	HUD	Interest		30.49

**Community Redevelopment Agency of Jackson  
Property List**

<b>Number</b>	<b>Street</b>	<b>Date Acquired</b>	<b>Purchase Price</b>	<b>Remaining Fixed Assets</b>
503	Burkett	06/30/10	48,408	48,408
512/514	Burkett	06/30/10	55,904	55,904
815	N. Fairgrounds	06/30/10	43,071	43,071
805	W. King L/S	06/30/10	52,855	52,855
805	W. King R/S	06/30/10	2,668	2,668
521	Lambuth Blvd.	06/30/10	64,417	64,417
536	Burkett	06/30/10	52,855	52,855
915	Burkett	06/30/10	54,379	54,379
563	Lambuth Blvd.	06/30/10	2,287	2,287
905	W. King	06/30/10	1,016	1,016
509	Burkett	06/30/10	6,226	6,226
603	Burkett	06/30/10	6,734	6,734
	Downtown Lot (17 Acres)	06/30/10	1,679,997	1,529,565
202/204	Wells Street	09/21/10	3,861	9,579
706	Lambuth Blvd.	12/28/10	19,800	19,800
223	Morgan Street	12/28/10	6,980	204,734
228	Morgan Street	01/25/11	4,158	5,313
250	Morgan Street	01/25/11	6,485	6,485
805	W. King (lot behind)	07/01/10	4,000	4,000
114	Wells Alley	07/01/10	3,000	7,549
105	Wells Street	07/01/10	3,000	4,858
209	Wells Street	07/01/10	3,000	7,898
220	Wells Street	07/01/10	3,000	3,000
225	Wells Street	07/01/10	3,000	3,000
	Chester St. Properties	04/29/11	434,525	435,322
	Phillips/Cartmell Properties	04/29/11	81,000	77,000
207	Wells Alley	09/07/11	5,539	5,539
124	Morgan Street	11/21/11	37,371	18,686
300	East of Johnson	12/05/11	4,626	4,833
129	Morgan Street	01/13/12	707	707
133	Morgan Street	05/31/11	13,018	-
221	W. College	08/17/11	28,462	28,462
227	Wells Street	08/03/11	5,779	6,218
121-123	W. College St	08/28/13	28,076	28,076
	R/R & Farrar	08/28/13	20,988	20,988
219-221	North Highland	08/28/13	6,652	6,652
225-229	North Highland	08/28/13	58,781	58,781
223	North Highland	08/28/13	6,415	6,415
177	W. College	08/28/13	17,907	17,907
235	North Highland	08/28/13	37,422	37,422
241	North Highland	08/28/13	19,958	19,958
245-249	North Highland	08/28/13	26,730	26,730
215	Wells Street	08/28/13	4,554	4,554
104.5	Wells Street	08/28/13	5,100	5,100
101	Farrar	08/28/13	6,633	6,633
781 R 11		08/28/13	1,920	1,920
206-208	Wells Street	08/28/13	14,703	14,703
259	West Deaderick Street	02/03/15	215,000	160,193
307	Johnson	11/18/15	7,325	10,153
243	Morgan Street	12/09/15	20,419	23,130
245	Morgan Street	02/11/16	28,000	35,223
268	Deaderick Street	06/03/16	27,500	35,251
256	Morgan Street	01/04/17	17,000	19,504
133	W. Deaderick St.	06/21/17	20,000	20,000
137	W. Deaderick St.	02/28/17	20,000	20,000
233	W. King St.	07/06/18	11,074	18,684
211	Edgewood Ave.	09/14/18	10,729	15,719
135	Edgewood Ave.	09/25/18	12,701	16,446
125	Otis St.	09/25/18	10,697	13,497
227	Hale St.	09/25/18	12,800	16,990
118	Hale St.	09/25/18	12,666	15,866

**Community Redevelopment Agency of Jackson  
Property List**

<b>Number</b>	<b>Street</b>	<b>Date Acquired</b>	<b>Purchase Price</b>	<b>Remaining Fixed Assets</b>
811	E. Lafayette St.	09/25/18	10,692	13,642
818	Camden St.	09/25/18	12,669	15,969
827	E. Lafayette St.	09/25/18	10,656	15,006
407	Greenwood Ave.	10/12/18	12,717	15,567
819	Camden St.	10/31/18	12,686	15,261
189	Barr Ave.	10/26/18	10,841	14,216
242	Hamilton St.	10/12/18	10,738	14,228
243	Highview St.	10/12/18	10,737	14,037
127	McCorry St.	11/19/18	10,992	14,592
120	Prince Edward St.	12/21/18	13,879	19,224
447	Hays Ave.	12/21/18	14,902	18,102
76	Cloverdale St.	12/21/18	12,858	15,658
367	Preston St.	12/21/18	12,910	16,110
153	Preston St.	01/01/19	14,893	18,893
149	Pine St.	02/25/19	13,709	17,859
319	N. Lindsey St.	02/25/19	14,705	18,755
55	Mitchell St.	02/25/19	14,705	17,855
111	Hatton St.	02/25/19	13,720	20,870
218	Mobile St.	02/25/19	14,729	18,879
222	Mobile St.	03/08/19	14,697	18,847
261	McRee St.	03/08/19	14,682	18,182
808	E. Lafayette St.	02/25/19	14,735	20,385
82	Idlewild St.	04/05/19	14,730	18,430
119	Theus St.	04/01/19	14,687	18,687
103	Eden St.	04/05/19	14,769	18,769
309	White St.	06/07/19	14,671	14,671
114	Hollywood Dr.	06/07/19	14,737	19,037
849	Whitehall St.	05/29/19	14,754	18,254
167	McCorry St.	05/29/19	14,697	18,397
164	Dupree St.	05/29/19	14,848	18,848
224	W. King St.	05/29/19	14,793	19,793
310	Hatton St.	07/31/19	15,250	18,950
204	Middleton St.	07/31/19	14,713	18,413
222	Middleton St.	07/31/19	14,671	18,171
157	Williams St.	07/31/19	14,728	18,428
229	Cedar St.	08/27/19	14,778	14,778
537	E. Deaderick St.	08/27/19	10,677	14,677
327	Gordon St.	09/01/19	14,752	21,822
561	S. Royal St.	09/01/19	15,550	18,850
237	Simms St.	10/11/19	14,686	14,686
161	Dupree St.	10/11/19	14,681	14,681
44	Labelle St.	10/25/19	12,722	12,722
103	Panola St.	10/25/19	12,691	12,691
112	Neff St.	10/25/19	14,733	14,733
117	Dupree St.	10/25/19	12,764	12,764
128	Dupree St.	10/25/19	12,702	12,702
132	Dupree St.	10/25/19	12,687	12,687
131	Elizabeth St.	10/25/19	10,770	10,770
133	Dupree St.	11/06/19	12,787	12,787
		<b>Subtotal</b>		<u>4,262,197</u>
		<b>Less Depreciation</b>		<u>(114,637)</u>
		<b>Total</b>		<u><u>4,147,560</u></u>



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