



**Community Redevelopment  
Agency of Jackson**

**Financial Statement (Compiled)**

**December 31, 2021 and 2020**

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## *ACCOUNTANTS' COMPILATION REPORT*

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

Management is responsible for the accompanying financial statements of Community Redevelopment Agency of Jackson (the Company), which comprise the statements of net assets as of December 31, 2021 and 2020, and the related statements of revenues, expenses and change in net assets for the month and six months then ended, 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 American Institute of Certified Public Accountants. 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 the disclosures as required 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 financial position, results of operations and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The accompanying supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. The supplementary information was subject to our compilation engagement. We have not audited or reviewed the supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

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

A handwritten signature in black ink that reads 'HORNE' in a cursive, stylized font.

HORNE  
January 24, 2022

Community Redevelopment Agency Of Jackson  
Statements of Net Assets

	<u>Year To Date</u> <u>12/31/2021</u>	<u>Prior Year To Date</u> <u>12/31/2020</u>
Assets		
Current Assets		
Cash - First Bank	\$ 1,353,483.27	\$ 728,735.32
Cash - HUD District 2	333.54	313.54
Cash - NSP 4912 District 1 NSP	320,508.58	229,000.21
Cash - Blight Elimination Program	117,038.95	62,648.32
Cash - SunTrust Bank	0.00	143,274.81
Accounts Receivable	0.00	1,644.77
Note Receivable - JCM-MAM Jackson Investment Fund, LLC	17,056,525.00	17,056,525.00
Note Receivable - 245 Wells Street	0.00	2,999.00
Note Receivable - 218 Wells Street	0.00	2,999.00
Note Receivable - 221 Wells Street	0.00	2,999.00
Note Receivable - 109 Morgan Street	2,000.00	4,000.00
Note Receivable - 214 Wells Street	2,000.00	4,000.00
Note Receivable - 805 Burkett Street	2,000.00	4,000.00
Note Receivable - 530 Whitehall Street	4,000.00	6,000.00
Note Receivable - 101 Stonewall Street	4,000.00	6,000.00
Note Receivable - 708 Lambuth Blvd.	8,999.00	11,999.00
Note Receivable - 187 Dupree St.	8,000.00	10,000.00
Note Receivable - 185 Dupree St.	8,000.00	10,000.00
Note Receivable - 218 Morgan St.	24,000.00	27,000.00
Note Receivable - 223 Morgan St.	11,999.00	14,999.00
Note Receivable - 225 Wells St.	14,999.00	0.00
Note Receivable - 229 Wells St.	14,999.00	0.00
Note Receivable - TRLP 24 Pony Cove	17,064.00	22,064.00
Note Receivable - TRLP 235 Coleman Alley	21,778.00	21,778.00
Note Receivable - TRLP 94 Labelle St.	25,000.40	25,000.40
Note Receivable - TRLP 228 E Deaderick St.	25,270.50	25,270.50
Note Receivable - TRLP 209 Orchard St.	26,375.50	26,375.50
Note Receivable - TRLP 332 Hale St.	598.00	598.00
Total Current Assets	<u>19,068,971.74</u>	<u>18,450,223.37</u>
Fixed Assets		
Buildings	217,771.25	374,556.38
Land	4,098,676.95	4,251,043.02
Accumulated Depreciation	<u>(83,295.67)</u>	<u>(129,392.19)</u>
Total Fixed Assets	<u>4,233,152.53</u>	<u>4,496,207.21</u>
Total Assets	<u>\$ 23,302,124.27</u>	<u>\$ 22,946,430.58</u>

See Accountants' Compilation Report

Community Redevelopment Agency Of Jackson  
Statements of Net Assets

	<u>Year To Date</u> <u>12/31/2021</u>	<u>Prior Year To Date</u> <u>12/31/2020</u>
Liabilities and Net Assets		
Liabilities		
Current Liabilities		
Accounts Payable	\$ 50,000.00	\$ 1,933.23
Other Current Liabilities	0.00	143,407.47
Deferred Revenue - Jackson Walk Phase II	3,720.26	3,720.26
Deferred Revenue - Hub Club	1,617.61	1,617.61
Deferred Revenue - Phase I Apartments Ground Lease	34,410.76	8,078.79
Total Current Liabilities	<u>89,748.63</u>	<u>158,757.36</u>
Long Term Liabilities		
THDA Note Payable - BEP Loans	919,278.52	982,454.00
TRLP Notes Payable	120,988.00	120,988.00
Other Long Term Liabilities	17,056,525.00	17,056,525.00
Long Term Liabilities	<u>(18,096,791.52)</u>	<u>(18,159,967.00)</u>
Total Liabilities	<u>18,186,540.15</u>	<u>18,318,724.36</u>
Net Assets		
Invested in capital assets, net of related debt	4,071,407.46	4,496,207.21
Unrestricted Assets	1,103,724.53	191,046.88
Unrestricted Assets-Designated	(59,547.87)	(59,547.87)
Total Net Assets	<u>5,115,584.12</u>	<u>4,627,706.22</u>
Total Liabilities and Net Assets	<u>\$ 23,302,124.27</u>	<u>\$ 22,946,430.58</u>

See Accountants' Compilation Report

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

	Month Ending 12/31/2021	Month Ending 12/31/2020	Year To Date 12/31/2021	Prior Year To Date 12/31/2020
<b>Operating Revenue</b>				
Rental Income	\$ 2,569.73	\$ 48,316.66	\$ 18,138.23	\$ 62,657.19
Other Income	106.62	0.00	106.62	0.00
<b>Total Operating Revenue</b>	<u>2,676.35</u>	<u>48,316.66</u>	<u>18,244.85</u>	<u>62,657.19</u>
<b>Operating Expenses</b>				
Bank Charges	0.00	10.64	0.00	65.51
Accounting Fees	0.00	1,295.00	7,770.00	7,770.00
Auditing Fees	0.00	0.00	0.00	6,485.00
Administrative Fees	0.00	3,448.23	10,000.00	10,968.23
Appraisal Services	0.00	525.00	7,923.55	2,490.00
Commissions - Real Estate	0.00	0.00	7,380.00	0.00
Depreciation Expense	684.36	1,135.02	4,106.16	6,810.12
Legal Services	0.00	0.00	16,106.24	2,717.20
Home Warranties	0.00	0.00	1,206.63	0.00
Development Costs	0.00	630.00	855.50	1,575.00
Demolition Costs	0.00	0.00	74,175.00	0.00
Property-Management Fees	0.00	520.00	520.00	3,120.00
Property-Repairs & Maintenance	0.00	1,226.59	808.87	5,998.02
Property-Utilities	0.00	103.64	81.93	103.64
Forgiveness of Debt - Buyer Incentive	0.00	0.00	13,999.00	16,999.00
Taxes	0.00	0.00	(1,028.31)	1,872.24
Insurance Expense	0.00	0.00	0.00	3,880.40
<b>Total Operating Expenses</b>	<u>684.36</u>	<u>8,894.12</u>	<u>143,904.57</u>	<u>70,854.36</u>
<b>Non Operating Revenue (Expenses)</b>				
Interest Income	142.38	83.60	800.54	541.30
Interest Income - HCEP	0.00	143,274.81	0.00	286,549.62
Other Income	0.00	0.00	1,177.89	1,090.46
Gain or Loss on Sale of Assets	0.00	0.00	160,105.07	0.00
Repayment Expense	0.00	0.00	(50,000.00)	(50,000.00)
Interest Expense	0.00	(143,407.47)	0.00	(286,682.28)
<b>Total Non Operating Revenue (Expenses)</b>	<u>142.38</u>	<u>(49.06)</u>	<u>112,083.50</u>	<u>(48,500.90)</u>
<b>Change in Net Assets</b>	<u>\$ 2,134.37</u>	<u>\$ 39,373.48</u>	<u>\$ (13,576.22)</u>	<u>\$ (56,698.07)</u>

See Accountants' Compilation Report

SUPPLEMENTAL INFORMATION

**Community Redevelopment Agency of Jackson  
District 1 Project detail  
12/31/2021**

	<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	-	338,743.40	161.53	(155.00)	338,749.93
BEP Funds	-	(20,518.99)	82,850.00	(36,875.00)	25,456.01
Operating and TIF Funds	126,549.06	2,486,317.52	110,974.13	-	2,723,840.71
<b>Total</b>	<b>\$ 1,709,049.06</b>	<b>\$ 1,242,560.92</b>	<b>\$ 111,135.66</b>	<b>(155.00)</b>	<b>3,088,046.65</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>
	12/31/2021	NSP	Interest		27.22



Community Redevelopment Agency of Jackson  
 District 2 Project detail  
 12/31/2021

	Beginning Cash Balance	Prior Year Activity	Current Year Receipts	Current Year Expenses **	Non-obligated Ending Cash Balance
City of Jackson and Operating Funds	35,000.00	(59,737.54)	-	-	(24,737.54)
BEP Funds	-	66,177.72	57,303.23	(61,750.00)	61,730.95
HUD Funds	1,575,304.12	(1,574,970.58)	-	-	333.54
<b>Total</b>	<b>\$ 1,610,304.12</b>	<b>\$ (1,568,530.40)</b>	<b>\$ 57,303.23</b>	<b>\$ (61,750.00)</b>	<b>\$ 37,326.95</b>

\*\*Includes Current Month Accounts Payable

Current Month Activity					
Project	Date	Fund Type	Description	Receipts	Expenses

**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	0
512/514	Burkett	06/30/10	55,904	55,904
815	N. Fairgrounds	06/30/10	43,071	43,071
521	Lambuth Blvd.	06/30/10	64,417	64,417
915	Burkett	06/30/10	54,379	54,379
563	Lambuth Blvd.	06/30/10	2,287	2,287
	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
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
	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
300	East of Johnson	12/05/11	4,626	4,833
221	W. College	08/17/11	28,462	28,462
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	136,193
307	Johnson	11/18/15	7,325	10,153
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	16,546
125	Otis St.	09/25/18	10,697	13,597
227	Hale St.	09/25/18	12,800	16,990
118	Hale St.	09/25/18	12,666	15,866
811	E. Lafayette St.	09/25/18	10,692	13,642
818	Camden St.	09/25/18	12,669	16,119
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	15,361
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	14,692
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	21,610
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	16,421
114	Hollywood Dr.	06/07/19	14,737	19,037

Community Redevelopment Agency of Jackson  
Property List

Number	Street	Date Acquired	Purchase Price	Remaining Fixed Assets
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
202	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	18,778
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	18,350
237	Simms St.	10/11/19	14,686	19,086
161	Dupree St.	10/11/19	14,681	21,181
44	Labelle St.	10/25/19	12,722	18,472
103	Panola St.	10/25/19	12,691	17,191
112	Neff St.	10/25/19	14,733	19,333
117	Dupree St.	10/25/19	12,764	16,964
128	Dupree St.	10/25/19	12,702	16,702
132	Dupree St.	10/25/19	12,687	18,587
131	Elizabeth St.	10/25/19	10,770	16,570
133	Dupree St.	11/06/19	12,787	18,637
114	Dupree St.	03/13/20	14,764	28,877
152	Bennett St.	02/18/20	13,820	18,820
229	Simms St.	02/18/20	14,714	19,714
168	Dupree St.	02/18/20	13,733	17,733
127	Prince Edward St.	05/29/20	14,731	18,231
333	Webster St.	05/29/20	13,240	17,040
122	Faris St.	05/29/20	13,222	17,972
535	E Deaderick St.	05/29/20	14,681	18,181
539	Berry St.	06/30/20	14,718	17,218
376	Preston St.	05/29/20	14,178	20,078
150	Lee St.	06/18/20	14,740	14,740
140	E Deaderick St.	10/23/20	14,741	22,208
322	Hatton St.	10/23/20	14,786	18,386
1438	N Highland Ave	10/23/20	14,731	18,731
795	N Royal St.	10/23/20	14,721	17,721
401	Lexington Ave	10/23/20	14,763	19,563
832	E College St.	10/23/20	15,004	24,704
142	Glendale St.	12/30/20	14,000	14,000
712	N. Hays Ave.	02/05/21	14,000	14,000
201	Pleasant St.	03/19/21	14,000	14,000
859	N. Royal	03/19/21	14,000	14,000
244	Simms St.	03/19/21	14,000	14,000
272	Talbot St	06/25/21	22,610	22,610
165	Park Place	05/21/21	14,000	14,000
112	Lawrence Alley	06/04/21	14,000	14,000
142	Taylor St	06/04/21	14,000	14,000
113	Rivers St	06/04/21	14,000	14,000
236	Hatton St.	04/30/21	14,000	14,000
63	Cartmell St	06/30/21	14,000	14,000
184	Dupree St.	06/18/21	14,000	14,000
369	Preston St.	05/28/21	14,000	14,000
618	Whitehall St.	06/04/21	14,000	14,000
616	Whitehall St.	05/28/21	13,140	13,140
176	Allen St	06/04/21	14,000	14,000
Subtotal				4,316,448
Less Depreciation				(83,149)
Total				4,233,299



**HORNE**