

**CITY OF GAINESVILLE
COMMUNITY REDEVELOPMENT AGENCY FUND (111)
COMPARATIVE BALANCE SHEET
SEPTEMBER 30, 2017 AND 2018**

	FY17	FY18
<u>ASSETS</u>		
Equity in Pooled Cash	\$ 949,692	\$ 1,166,309
Accounts Receivable	6,192	8,208
Due from GRU	-	-
TOTAL ASSETS	\$ 955,884	\$ 1,174,517
 <u>LIABILITIES AND FUND BALANCE</u>		
<u>LIABILITIES</u>		
Accounts Payable	\$ 16,024	\$ 13,656
Advances from Other Funds	1,840,188	1,596,337
Total Liabilities	1,856,212	1,610,392
 <u>FUND BALANCE</u>		
Unassigned	(900,328)	(435,875)
Total Fund Balance	(900,328)	(435,875)
TOTAL LIABILITIES AND FUND BALANCE	\$ 955,884	\$ 1,174,517

Fund Description: The Community Redevelopment (CRA) Fund is used to account for the operational and administrative costs of the CRA. The CRA was established by Ordinance #4074 in May 1995 in accordance with Chapter 163 of the Florida Statutes.

Funding Source: The CRA is funded primarily from transfers from the four tax district funds which receive their revenue through tax increment tax revenues.

Fund Spending: The CRA administrative policy is the operational expenses will not exceed 25% of the tax increment revenue each trust receives in a fiscal year. Expenditures are restricted to assigned operational expenses of managing the four taxing districts.

**CITY OF GAINESVILLE
COMMUNITY REDEVELOPMENT AGENCY FUND (111)
COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2018**

	<u>FY17</u>	<u>FY18</u>	<u>Increase/(Decrease)</u>	
			<u>(\$)</u>	<u>(%)</u>
<u>REVENUES</u>				
Miscellaneous Revenue	\$ 11	\$ 152	\$ 141	1281.82%
Interest Income	2,509	30,318	27,809	1108.37%
Realized Gain / (Loss) - Investments	(606)	-	606	-100.00%
Unrealized Gain / (Loss) - Investments	(108)	-	108	-100.00%
Proceeds of Long Term Debt	-	-	-	n/a
Total Revenues	<u>1,806</u>	<u>30,470</u>	<u>28,664</u>	<u>1587.15%</u>
<u>EXPENDITURES</u>				
Principal	5,725	7,649	1,924	33.61%
Interest	112,391	70,412	(41,979)	-37.35%
Downtown District	360,834	373,043	12,209	3.38%
5th Avenue/Pleasant Place	175,880	163,514	(12,366)	-7.03%
College Park/University Heights	386,254	487,414	101,160	26.19%
Eastside Development	164,943	152,179	(12,764)	-7.74%
Total Expenditures	<u>1,206,027</u>	<u>1,254,211</u>	<u>48,184</u>	<u>4.00%</u>
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfers from Downtown CRA Fund 610	659,954	623,043	(36,911)	-5.59%
Transfers from 5th Ave/Plsnt St CRA Fund 613	272,220	279,661	7,441	2.73%
Transfers from College Park CRA Fund 618	717,140	669,364	(47,776)	-6.66%
Transfers from Eastside CRA Fund 621	187,971	161,634	(26,337)	-14.01%
Transfer to UDAG Fund 103	-	(24,075)	(24,075)	n/a
Transfer to 2003 POB Debt Svc Fund 226	(30,432)	(21,433)	8,999	-29.57%
Total Other Financing Source (Uses)	<u>1,806,853</u>	<u>1,688,194</u>	<u>(118,659)</u>	<u>-6.57%</u>
Net Change in Fund Balance	602,632	464,453	(138,179)	-22.93%
Fund Balance, October 1	(1,502,960)	(900,328)	602,632	-40.10%
Fund Balance, September 30	<u><u>\$ (900,328)</u></u>	<u><u>\$ (435,875)</u></u>	<u><u>\$ 464,453</u></u>	<u>-51.59%</u>

**CITY OF GAINESVILLE
COMMUNITY REDEVELOPMENT AGENCY FUND (111)
STATEMENT OF EXPENDITURES AND ENCUMBRANCES COMPARED WITH APPROPRIATIONS
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

	<u>APPROPRIATIONS</u>	<u>EXPENDITURES</u>	<u>ENCUMBRANCES</u>	<u>BALANCE</u>	<u>Restricted or Assigned</u>
DOWNTOWN DISTRICT (#6510)					
Personal Services	\$ 306,897	\$ 239,959	\$ -	\$ 66,938	R
Operating Expenditures	89,791	108,808	-	(19,017)	R
Legal Expenditures	20,038	19,329	-	709	R
Note Advances Interest	40,067	22,623	-	17,444	R
Transfers	6,858	6,858	-	-	R
TOTAL DOWNTOWN DISTRICT	463,651	402,525	-	61,126	
5TH AVENUE/PLEASANT STREET (#6530)					
Personal Services	152,386	132,156	-	20,230	R
Operating Expenditures	22,447	25,795	-	(3,348)	R
Legal Expenditures	5,943	5,563	-	380	R
UDAG Note Princ & Interest	24,075	-	-	24,075	
CRA Building Note Princ & Interest	26,015	25,480	-	535	R
Note Advances Interest	51,928	7,610	-	44,318	R
Transfers	25,790	25,790	-	-	R
TOTAL 5TH AVE/PLEASANT ST	308,584	222,394	-	86,190	
COLLEGE PK/UNIVERSITY HGHTS (#6550)					
Personal Services	390,091	294,359	-	95,732	R
Operating Expenditures	145,910	150,926	-	(5,016)	R
Legal Expenditures	44,293	41,870	-	2,423	R
Note Advances Interest	25,793	18,984	-	6,809	R
Transfers	11,145	11,145	-	-	R
TOTAL COLLEGE PK/UNIVERSITY HGH	617,232	517,543	-	99,689	
EASTSIDE DISTRICT (#6570)					
Personal Services	121,636	119,806	-	1,830	R
Operating Expenditures	22,448	24,025	-	(1,577)	R
Legal Expenditures	8,910	8,347	-	563	R
Note Advances Interest	5,918	3,364	-	2,554	R
Transfers	1,715	1,715	-	-	R
TOTAL EASTSIDE DISTRICT	160,627	157,257	-	3,370	
TOTAL EXPENDITURES	\$ 1,550,094	\$ 1,299,719	\$ -	\$ 250,375	

**CITY OF GAINESVILLE
DOWNTOWN REDEVELOPMENT TAX INCREMENT TRUST FUND (610)
COMPARATIVE BALANCE SHEET
SEPTEMBER 30, 2017 AND 2018**

	FY17	FY18
<u>ASSETS</u>		
Equity in Pooled Cash	\$ 3,117,405	\$ 4,026,749
Account Receivable	14,128	12,892
TOTAL ASSETS	\$ 3,131,533	\$ 4,039,640
 <u>LIABILITIES AND FUND BALANCE</u>		
<u>LIABILITIES</u>		
Current Liabilities:		
Accounts Payable	\$ 8,964	\$ 14,142
Due to Other Funds	59	338
Retainages Payable	2,343	-
Deposits (Security & Power District)	3,561	83,561
Total Liabilities	14,927	98,042
 <u>FUND BALANCE</u>		
Restricted	3,116,606	3,941,598
Total Fund Balance	3,116,606	3,941,598
 TOTAL LIABILITIES AND FUND BALANCE	\$ 3,131,533	\$ 4,039,640

Fund Description: The Downtown Redevelopment Tax Increment Fund is used to account for certain property tax increments and investment earnings. These funds are used for specific redevelopment projects within the taxing district. The City Commission adopted Resolution R-81-32 in September 1981 to establish the trust fund and expanded it in February 2001 with Resolution 001008.

Funding Sources: Funding for this fund is received from property tax increment dollars from the Downtown district and investment earnings on these funds.

Fund Spending: Uses of this fund are restricted to projects in the Downtown district based on CRA management's and CRA advisory board's recommendations.

CITY OF GAINESVILLE
DOWNTOWN REDEVELOPMENT TAX INCREMENT TRUST (610)
COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2018

	<u>FY17</u>	<u>FY18</u>	<u>Increase/(Decrease)</u>	
			<u>(\$)</u>	<u>(%)</u>
<u>REVENUES</u>				
Property Taxes - County	\$ 1,565,762	\$ 1,577,441	\$ 11,679	0.75%
Interest Income	13,786	98,508	84,722	614.55%
Realized Gain/(Loss)-Investments	(10,479)	-	10,479	-100.00%
Unrealized Gain/(Loss)	(459)	-	459	-100.00%
Rental Income	14,649	-	(14,649)	-100.00%
Other Income	54,620	5,180	(49,440)	-90.52%
Total Revenues	<u>1,637,879</u>	<u>1,681,129</u>	<u>43,250</u>	<u>2.64%</u>
<u>EXPENDITURES</u>				
Downtown CRA Project Expenses	<u>1,141,240</u>	<u>1,133,250</u>	<u>(7,990)</u>	<u>-0.70%</u>
Total Expenditures	<u>1,141,240</u>	<u>1,133,250</u>	<u>(7,990)</u>	<u>-0.70%</u>
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer-General Fund (City Property Taxes)	790,492	914,805	124,313	15.73%
Transfer to CRA Operating	<u>(659,954)</u>	<u>(637,692)</u>	<u>22,262</u>	<u>-3.37%</u>
Total Other Financing Sources (Uses)	<u>130,538</u>	<u>277,113</u>	<u>146,575</u>	<u>112.29%</u>
Net Change in Fund Balance	627,177	824,992	197,815	31.54%
Fund Balance, October 1	2,489,429	3,116,606	627,177	25.19%
Fund Balance, September 30	<u><u>\$ 3,116,606</u></u>	<u><u>\$ 3,941,598</u></u>	<u><u>\$ 824,992</u></u>	<u><u>26.47%</u></u>

CITY OF GAINESVILLE
DOWNTOWN REDEVELOPMENT TAX INCREMENT TRUST (610)
STATEMENT OF EXPENDITURES AND ENCUMBRANCES COMPARED WITH APPROPRIATIONS
FOR THE YEAR ENDED SEPTEMBER 30, 2018

UNIT NUMBER	UNIT NAME	LIFE TO DATE APPROPRIATIONS	EXPENDITURES		ENCUMBRANCE	UNENCUMBERED BALANCE	RESTRICTED OR ASSIGNED
			PRIOR YEARS	CURRENT YEAR			
W200	University Avenue Interim Impr.	\$ 79,305	\$ 79,305	\$ -	\$ -	\$ -	
W201	Plaza	1,406,219	1,188,446	113,383		104,390	R
W202	Streetscapes	149,120	149,120	-		-	
W203	Transfer to Operating	4,383,719	3,932,686	451,033		-	
W204	Parking Management Agreement	48,019	48,019	-		-	
W207	Downtown Maintenance	803,108	730,631	45,086		27,391	R
W209	Arlington Square Note	73,914	73,914	-		-	
W210	Commerce Building Note	906,736	832,487	74,249		-	
W211	Coordinated Signage	41,745	41,745	-		-	
W212	Downtown Parking Garage Note	1,345,900	1,233,490	112,410		-	
W213	Marketing	766,640	766,640	-		-	
W214	Main Street Project	100	100	-		-	
W215	Union Street Project	2,266,003	2,105,390	160,613		-	
W216	Downtown Sidewalks	20,000	20,000	-		-	
W217	Public Information Campaign	14,616	14,616	-		-	
W218	Capital Projects	4,148	4,148	-		-	
W219	Residential Projects	152,932	152,932	-		-	
W220	Downtown Marketing	152,501	115,428	3,486		33,587	R
W221	Downtown Façade Grant	273,322	128,131	53,969		91,222	R
W222	Downtown Policing	157,190	157,190	-		-	
W223	Downtown Lunchtime Events	19,122	19,122	-		-	
W224	Downtown Improvements	35,950	35,950	-		-	
W226	Landscape Bubbles	24,866	24,866	-		-	
W227	SE 7th Street	98,000	98,000	-		-	
W229	Professional Activity	406,694	107,595	5,112		293,987	R
W231	Porters Neighborhood Improvements	586,178	247,498	3,530		335,150	R
W232	DT Design & Tech. Standards	2,000	2,000	-		-	
W233	6th St. Rails to Trails-DT	6,441	6,441	-		-	
W235	Bethel Station	380	380	-		-	
W236	Depot Building Rehab	1,504,689	931,373	445,801		127,515	R
W237	Lynch Park	191,497	191,497	-		-	
W238	The Palms	539,965	484,732	55,233		-	
W239	Jefferson on 2nd	1,406,945	1,208,298	198,646		1	R
W243	Porters SW 3rd St Improvements	793,491	793,491	-		-	
W244	Depot Ave. Lighting & Pavement (Seg 3)	72,868	72,868	-		-	
W246	CRA Office Building-Downtown Portion	180,652	180,652	-		-	
W247	Demolitions-Downtown	5,714	5,714	-		-	
W251	SE 1st Street Landscaping	43,740	43,740	-		-	
W256	ED Finance Programs	862,907	673,684	6,427		182,796	R
W260	Community Partnerships-DRAB	188,940	164,679	8,381		15,880	R
W270	Downtown Property Management	29,775	19,841	-		9,934	R
W736	Depot Area Master Plan	3,663,067	978,373	33,583		2,651,111	R
W820	DRAB Univ. Ave Police Sub Station	30,000	-	-		30,000	R
		\$ 23,739,118	\$ 18,065,212	\$ 1,770,942	\$ -	\$ 3,902,964	
Balance Uncommitted/Available for Appropriations						38,634	
Encumbered						-	
Fund Balance						\$ 3,941,598	

CITY OF GAINESVILLE
5th AVENUE TAX INCREMENT TRUST FUND (613)
COMPARATIVE BALANCE SHEET
SEPTEMBER 30, 2017 AND 2018

	FY17	FY18
<u>ASSETS</u>		
Equity in Pooled Cash	\$ 847,163	\$ 983,681
Accounts Receivable	1,483	1,574
Notes Receivable	1,390	1,390
TOTAL ASSETS	\$ 850,036	\$ 986,645
 <u>LIABILITIES AND FUND BALANCE</u>		
<u>LIABILITIES</u>		
Accounts Payable	\$ 296	\$ 7,790
Deposits Payable	-	14,484
Deferred Revenues	15,873	1,390
Total Liabilities	16,169	23,664
 <u>FUND BALANCE</u>		
Restricted	833,867	962,981
Total Fund Balance	833,867	962,981
TOTAL LIABILITIES AND FUND BALANCE	\$ 850,036	\$ 986,645

Fund Description: The 5th Avenue Redevelopment Tax Increment Fund is used to account for certain property tax increments and investment earnings. These funds are used for specific redevelopment projects within the taxing district. The City Commission adopted Resolution R-80-53 in May 1980 to establish the trust fund and expanded it in June 1988 with Resolution R-88-19.

Funding Sources: Funding for this fund is received from property tax increment dollars from the 5th Avenue district and investment earnings on these funds.

Fund Spending: Uses of this fund are restricted to projects in the 5th Avenue district based on CRA management's and CRA advisory board's recommendations.

CITY OF GAINESVILLE
5th AVENUE TAX INCREMENT TRUST FUND (613)
COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2018

	<u>FY17</u>	<u>FY18</u>	<u>Increase/(Decrease)</u>	
			<u>(\$)</u>	<u>(%)</u>
<u>REVENUES</u>				
Property Taxes - County	\$ 355,030	\$ 376,011	\$ 20,981	5.91%
Interest Income	3,829	24,098	20,269	529.35%
Realized Gain/(Loss)-Investments	(2,890)	-	2,890	-100.00%
Unrealized Gain/(Loss)	(137)	-	137	-100.00%
Recapture of Model Home Sales Discount	-	-	-	n/a
CRA Office Rental Income	17,803	18,707	904	5.08%
Miscellaneous Revenue	-	11	11	n/a
Total Revenues	<u>373,635</u>	<u>418,827</u>	<u>45,192</u>	<u>12.10%</u>
<u>EXPENDITURES</u>				
FAPS CRA Project Expenses	<u>236,019</u>	<u>245,009</u>	<u>8,990</u>	<u>3.81%</u>
Total Expenditures	<u>236,019</u>	<u>245,009</u>	<u>8,990</u>	<u>3.81%</u>
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer - General Fund (City Property Taxes)	179,241	210,882	31,641	17.65%
Transfer to CRA Operating	<u>(247,720)</u>	<u>(255,586)</u>	<u>(7,866)</u>	<u>3.18%</u>
Total Other Financing Sources (Uses)	<u>(68,479)</u>	<u>(44,704)</u>	<u>23,775</u>	<u>-34.72%</u>
Net Change in Fund Balance	69,137	129,114	59,977	86.75%
Fund Balance, October 1	764,730	833,867	69,137	9.04%
Fund Balance, September 30	<u><u>\$ 833,867</u></u>	<u><u>\$ 962,981</u></u>	<u><u>\$ 129,114</u></u>	<u>15.48%</u>

CITY OF GAINESVILLE
5th AVENUE TAX INCREMENT TRUST FUND (613)
STATEMENT OF EXPENDITURES AND ENCUMBRANCES COMPARED WITH APPROPRIATIONS
FOR THE YEAR ENDED SEPTEMBER 30, 2018

UNIT NUMBER	UNIT NAME	LIFE TO DATE APPROPRIATIONS	EXPENDITURES		ENCUMBRANCE	UNENCUMBERED BALANCE	RESTRICTED OR ASSIGNED
			PRIOR YEARS	CURRENT YEAR			
W500	Revolving Loan Program	\$ 14,943	\$ 14,943	\$ -	\$ -	\$ -	
W501	FAPS Neighborhood Spruce-up	34,114	16,902	440	-	16,772	R
W502	Seward Johnson Sculptures	15,473	15,473	-	-	-	
W503	Residential Acquisition	240,367	105,112	410	-	134,845	R
W504	FAPS Sidewalks	270,883	54,500	52,528	-	163,855	R
W506	Transfer to CRA Fund	2,068,855	1,891,212	177,643	-	-	
W507	NW 5th Avenue Coordinated Signage	2,224	2,224	-	-	-	
W508	Signage/Streetscape	578,767	578,767	-	-	-	
W509	Model Block Program	936,844	936,844	-	-	-	
W510	FFGFC 2002 Debt Service Fund	728,633	676,705	51,928	-	-	
W513	FAPS Maintenance	178,118	148,812	9	-	29,297	R
W516	FAPS Marketing	22,899	16,976	925	-	4,998	R
W519	NW 5th Avenue Projects	60,905	60,905	-	-	-	
W520	A.Quinn Jones Project	308,908	282,030	3,892	-	22,986	R
W521	FAPS Project - Prof. Activity	82,490	41,206	2,089	-	39,195	R
W522	Public Art	9,930	9,930	-	-	-	
W523	5th Avenue Arts Festival	7,000	7,000	-	-	-	
W529	Union Academy	95,977	95,977	-	-	-	
W530	Model Block Program-C	186,657	186,657	-	-	-	
W531	Model Block Program-E	154,936	154,936	-	-	-	
W532	Model Block Program-F	162,360	162,360	-	-	-	
W533	Model Block Program-G	61,707	61,707	-	-	-	
W534	Model Block Program-H	52,505	52,505	-	-	-	
W535	Model Block Program-I	63,953	63,953	-	-	-	
W536	University House on NW 13th St	1,208,889	1,067,630	141,259	-	-	
W537	FAPS Primary Corridors-NW 5th Ave	432,438	432,438	-	-	-	
W538	University House	120,000	120,000	-	-	-	
W539	Façade/Paint Program	69,744	31,168	13,926	-	24,650	R
W540	Model Block Program-J	16,936	16,936	-	-	-	
W541	Historic Heritage Trail	143,759	9,864	199	-	133,696	R
W542	Demolitions-FAPS	6,328	6,328	-	-	-	
W543	5th Ave. Commercial Bldg Note	218,109	192,094	26,015	-	-	
W544	FAPS Maintenance-Lawn	8,815	8,815	-	-	-	
W545	FAPS ED Finance Programs	114,727	93,058	1,600	-	20,069	R
W547	Seminary Lane	367,687	106,007	-	-	261,680	R
W548	Community Partnerships-FAPS	27,688	7,942	3,636	-	16,110	R
W550	UDAG Loan Repayment	73,075	49,000	24,075	-	-	
W570	5th Ave/Pleasant St Prop Mgmt	2,592	1,296	21	-	1,275	R
		\$ 9,150,235	\$ 7,780,212	\$ 500,595	\$ -	869,428	
Balance Uncommitted/Available for Appropriations						93,553	
Encumbered						-	
Fund Balance						\$ 962,981	

**CITY OF GAINESVILLE
COLLEGE PARK REDEVELOPMENT TAX INCREMENT TRUST FUND (618)
COMPARATIVE BALANCE SHEET
SEPTEMBER 30, 2017 AND 2018**

	FY17	FY18
<u>ASSETS</u>		
Equity in Pooled Cash	\$ 13,152,447	\$ 7,407,155
TOTAL ASSETS	\$ 13,152,447	\$ 7,407,155
 <u>LIABILITIES</u>		
Accounts Payable	\$ 835,460	\$ 103,811
Contract Retainage	69,766	210,772
Due to Other Funds	22,621	39,457
Deposits	1,000	1,000
Total Liabilities	928,847	355,040
 <u>FUND BALANCE</u>		
Restricted	12,223,600	7,052,115
Total Fund Balance	12,223,600	7,052,115
 TOTAL LIABILITIES AND FUND BALANCE	\$ 13,152,447	\$ 7,407,155

Fund Description: The College Park Redevelopment Tax Increment Fund is used to account for certain property tax increments and investment earnings. These funds are used for specific redevelopment projects within the taxing district. The City Commission adopted Resolution R-94-63 in September 1994 to establish the trust fund and expanded it in June 2005 with Resolution 050067.

Funding Sources: Funding for this fund is received from property tax increment dollars from the College Park district and investment earnings on these funds.

Fund Spending: Uses of this fund are restricted to projects in the College Park district based on CRA management's and CRA advisory board's recommendations.

CITY OF GAINESVILLE
COLLEGE PARK REDEVELOPMENT TAX INCREMENT TRUST (618)
COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2018

	<u>FY17</u>	<u>FY18</u>	<u>Increase/(Decrease)</u>	
			<u>(\$)</u>	<u>(%)</u>
<u>REVENUES</u>				
Property Taxes - County	\$ 2,607,361	\$ 2,722,625	\$ 115,264	4.42%
Transfer - CRA Operating Fund	-	87,020	87,020	n/a
Interest Income	59,653	210,712	151,059	253.23%
Realized Gain/(Loss) - Investments	(41,826)	-	41,826	-100.00%
Unrealized Gain/(Loss) - Investments	(2,147)	-	2,147	-100.00%
Miscellaneous Revenue	-	68	68	n/a
Total Revenues	<u>2,623,041</u>	<u>3,020,425</u>	<u>397,384</u>	<u>15.15%</u>
<u>EXPENDITURES</u>				
College Park/Univ Hghts CRA Project Expenses	<u>3,177,624</u>	<u>9,049,504</u>	<u>5,871,880</u>	<u>184.79%</u>
Total Expenditures	<u>3,177,624</u>	<u>9,049,504</u>	<u>5,871,880</u>	<u>184.79%</u>
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer - General Fund (City Property Taxes)	1,316,353	1,526,958	210,605	16.00%
Transfer - Tree Mitigation Fund	-	87,020	87,020	n/a
Transfer to CRA Operating	(717,140)	(669,364)	47,776	6.66%
Total Other Financing Sources (Uses)	<u>599,213</u>	<u>857,594</u>	<u>258,381</u>	<u>43.12%</u>
Net Change in Fund Balance	44,630	(5,171,485)	(5,216,115)	-11687.46%
Fund Balance, October 1	12,178,970	12,223,600	44,630	0.37%
Fund Balance, September 30	<u><u>\$ 12,223,600</u></u>	<u><u>\$ 7,052,115</u></u>	<u><u>\$ (5,171,485)</u></u>	<u><u>-42.31%</u></u>

CITY OF GAINESVILLE
COLLEGE PARK REDEVELOPMENT TAX INCREMENT TRUST (618)
STATEMENT OF EXPENDITURES AND ENCUMBRANCES COMPARED WITH APPROPRIATIONS
FOR THE YEAR ENDED SEPTEMBER 30, 2018

UNIT NUMBER	UNIT NAME	LIFE TO DATE APPROPRIATIONS	EXPENDITURES		ENCUMBRANCE	UNENCUMBERED BALANCE	RESTRICTED OR ASSIGNED
			PRIOR YEARS	CURRENT YEAR			
W702	Oaks on the Avenue	\$ 17,996	\$ 17,838	\$ -		\$ 158	R
W703	University Ave/13th Street	288,631	93,800	-		194,831	R
W704	CPUH Sidewalks	282,077	282,077	-		-	
W708	Transfer to CRA Fund	7,269,744	6,690,475	579,269		-	
W710	CPUH Coordinated Signage	12,210	12,210	-		-	
W711	Streetscape/Park Matching	339,259	339,259	-		-	
W714	Stormwater Management	163,030	163,030	-		-	
W715	NW 1st Avenue	4,535,755	2,723,373	1,501,892		310,490	R
W717	West University Avenue Loft	909,920	598,591	31,760		279,569	R
W719	CPUH Maintenance	744,739	687,471	17,300		39,968	R
W721	Façade Grant Program	735,000	584,524	93,540		56,936	R
W723	CPUH Marketing	185,939	131,514	7,828		46,597	R
W724	University Ave. Interim Improvements	237,443	237,443	-		-	
W727	SW 5th Avenue Improvements	303,632	303,632	-		-	
W734	SW 7th Ave. Improvements	648,823	648,823	-		-	
W735	Depot Rail Trail	2,208,497	2,208,497	-		-	
W736	Depot Park Area Master Plan	8,667	8,667	-		-	
W737	CPUH Project	243,776	195,239	8,306		40,231	R
W738	FFGFC of 2005 Loan - CPUH	640,023	581,688	58,335		-	
W739	Campus View I	368,180	368,180	-		-	
W740	Stratford Court	83,435	83,435	-		-	
W741	Parking Management	24,139	24,139	-		-	
W743	Options/Acquisitions (Residential/Commercial)	821,782	821,782	-		-	
W746	6th Street Rail to Trail	10,286	10,286	-		-	
W749	Primary Corridors-SW 13th St	1,473,130	1,473,130	-		-	
W750	CPUH Primary Corridors-NW 13th Street	55,024	55,024	-		-	
W751	Primary Corridors-SW 6th St	23,713	23,713	-		-	
W752	Primary Corridors-S Main St	9,427,351	663,767	5,086,251		3,677,333	R
W754	SW 8th Ave Improvements	1,393,312	1,393,312	-		-	
W756	Banner Activities	7,447	7,447	-		-	
W758	Linear Stormwater Study	1,324	1,324	-		-	
W760	CRA Office Building	382,364	382,364	-		-	
W761	Camden Court	62,309	62,309	-		-	
W763	Innovation Square	3,886,780	3,083,760	4,000		799,020	R
W766	SW 12th Street Lighting	306,282	306,282	-		-	
W767	CPUH-ED Finance Programs	750,504	483,959	265,900		645	R
W768	Community Partnerships-CPUH	54,673	31,067	7,382		16,224	R
W769	University Corners	3,100,000	-	-		3,100,000	R
W770	CPUH Property Management	24,761	4,759	2,037,606		(2,017,604)	R
W771	NW 1st Ave Prj (UF Foundation)	50,000	3,060	8,099		38,841	R
W772	College Park Neighborhood Imp.	107,450	-	11,400		96,050	R
		\$ 42,189,407	\$ 25,791,250	\$ 9,718,868	\$ -	6,679,289	
Balance Uncommitted/Available for Appropriations						372,826	
Encumbered						<u>0</u>	
Fund Balance						\$ 7,052,115	

**CITY OF GAINESVILLE
EASTSIDE TAX INCREMENT TRUST FUND (621)
COMPARATIVE BALANCE SHEET
SEPTEMBER 30, 2017 AND 2018**

	FY17	FY18
<u>ASSETS</u>		
Equity in Pooled Cash	\$ 2,720,567	\$ 989,045
Accounts Receivable	6,400	12,994
TOTAL ASSETS	\$ 2,726,967	\$ 1,002,038
 <u>LIABILITIES</u>		
Accounts Payable	\$ 263,408	\$ 142,889
Contract Retainage	-	104,224
Due to Other Funds	-	4,404
Total Liabilities	263,408	251,517
 <u>FUND BALANCE</u>		
Restricted	2,463,559	750,521
Total Fund Balance	2,463,559	750,521
TOTAL LIABILITIES AND FUND BALANCE	\$ 2,726,967	\$ 1,002,038

Fund Description: The Eastside Redevelopment Tax Increment Fund is used to account for certain property tax increments and investment earnings. These funds are used for specific redevelopment projects within the taxing district. The City Commission adopted Resolution 000728 in November 2000 to establish the trust fund and expanded it in July 2010 with Resolution 090966.

Funding Sources: Funding for this fund is received from property tax increment dollars from the Eastside district and investment earnings on these funds.

Fund Spending: Uses of this fund are restricted to projects in the Eastside district based on CRA management's and CRA advisory board's recommendations.

**CITY OF GAINESVILLE
EASTSIDE TAX INCREMENT TRUST (621)
COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE YEARS ENDED SEPTEMBER 30, 2017 AND 2018**

	<u>FY17</u>	<u>FY18</u>	<u>Increase/(Decrease)</u>	
			<u>(\$)</u>	<u>(%)</u>
<u>REVENUES</u>				
Property Taxes - County	\$ 385,974	\$ 366,777	\$ (19,197)	-4.97%
Rental Income	22,347	19,200	(3,147)	-14.08%
Other Income	-	9	9	n/a
Interest Income	12,442	30,624	18,182	146.13%
Realized Gain/(Loss) - Investments	(8,094)	-	8,094	-100.00%
Unrealized Gain/(Loss) - Investments	(471)	-	471	-100.00%
Total Revenues	<u>412,198</u>	<u>416,610</u>	<u>4,412</u>	<u>1.07%</u>
<u>EXPENDITURES</u>				
Eastside CRA Project Expenses	<u>568,029</u>	<u>2,173,982</u>	<u>1,605,953</u>	<u>282.72%</u>
Total Expenditures	<u>568,029</u>	<u>2,173,982</u>	<u>1,605,953</u>	<u>282.72%</u>
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfer - General Fund (City Property Taxes)	194,863	205,869	11,006	5.65%
Transfer - FFGFC 2005 Debt Service Fund	-	99	99	n/a
Transfer to CRA Operating	(187,971)	(161,634)	26,337	14.01%
Total Other Financing Sources (Uses)	<u>6,892</u>	<u>44,334</u>	<u>37,442</u>	<u>543.27%</u>
Net Change in Fund Balance	(148,939)	(1,713,038)	(1,564,099)	1050.16%
Fund Balance, October 1	2,612,498	2,463,559	(148,939)	-5.70%
Fund Balance, September 30	<u><u>\$ 2,463,559</u></u>	<u><u>\$ 750,521</u></u>	<u><u>\$ (1,713,038)</u></u>	<u><u>-69.54%</u></u>

CITY OF GAINESVILLE
EASTSIDE TAX INCREMENT TRUST (621)
STATEMENT OF EXPENDITURES AND ENCUMBRANCES COMPARED WITH APPROPRIATIONS
FOR THE YEAR ENDED SEPTEMBER 30, 2018

UNIT NUMBER	UNIT NAME	LIFE TO DATE APPROP.	EXPENDITURES		ENCUMBRANCE	UNENCUMBERED BALANCE	RESTRICTED OR ASSIGNED
			PRIOR YEARS	CURRENT YEAR			
W736	Depot Park Area Master Plan	\$ 4,661	\$ 4,661	\$ -	\$ -	\$ -	
W900	Transfer to CRA Operating Fund	1,733,190	1,593,431	139,758	-	1	R
W901	Façade Grant Program	197,960	100,633	50,266		47,061	R
W902	Coordinated Public Signage	1,986	1,986	-		-	
W906	Eastside Marketing	153,268	69,842	76,316	792	6,318	R
W907	Eastside Maintenance	135,813	109,740	2,489		23,584	R
W909	Eastside CRA Note Principal & Interest	287,266	265,391	21,875		-	
W914	East Univ. Ave. Medians	78,915	78,915	-		-	
W916	Eastside Project - Prof. Activity	54,570	44,771	6,344		3,455	R
W917	Cotton Club	301,934	301,594	-		340	R
W918	Gateway Project	370,585	370,585	-		-	
W919	Residential/Commercial Option & Acq.	36,980	36,980	-		-	
W920	1717 SE 8th Ave	1,492,197	99,812	1,069,934		322,451	R
W923	Hawthorne Road Redevelopment	430,655	430,655	-		-	
W924	Eastside Primary Corridors-Hawthorne Rd	31,300	31,300	-		-	
W927	CRA Office Building	76,735	76,735	-		-	
W928	SE 2nd Ave Parking (1700 Block)	23,640	23,640	-		-	
W929	Demolitions-Eastside	7,827	7,827	-		-	
W930	Sponsorship of Triathlon	28,352	28,352	-		-	
W931	GTEC	1,489,043	356,955	918,504	1,208	212,376	R
W933	Duval Improvements	500	500	-		-	
W934	ED Finance Programs	166,938	51,016	29,953		85,969	R
W935	Perryman's	90,220	89,662	-		558	R
W936	Community Partnerships-Eastside	36,143	16,285	11,068		8,790	R
W937	ERAB Residential Paint Program	12,427	339	8,108		3,980	R
W938	ERAB/NRI Partnership for Paint	8,500	6,500	1,000		1,000	R
W940	Southern Charm Property	2,500	-	-	-	2,500	R
W970	Eastside Property Management	6,478	2,465	-	-	4,013	R
		\$ 7,260,583	\$ 4,200,572	\$ 2,335,615	\$ 2,000	722,396	
Balance Uncommitted/Available for Appropriations						26,125	
Encumbered						2,000	
Fund Balance						\$ 750,521	