EXHIBIT 3A-4
LCRA 9/25/19

September 15, 2019

LCRA Board of Commissioners

Reporting: Lee Brown

Monthly Financial Information – August 31, 2019

Recommended Action on Financial Report – Approve financials as presented.

General Cash

Of the general cash balance, **$46,593,225** is restricted (detail below) and **$24,620** is unrestricted.

- **$109,577** related to cash on hand from the Rebuild KC (Beacon Hill) Program.
- **$29** related to the Columbus Park Redevelopment Project.
- **$11,585,412** is related to the 2018 Series A Bond for the KC Convention Center Hotel.
- **$34,873,587** is related to the 2018 Series B Bond for the KC Convention Center Hotel.

Accounts Receivable and Accounts Payable – See Attached Schedule

LCRA Subsequent Notes after Period closing -- See Attached Schedule

LCRA Income Statement Fluctuation Analysis – See attached Schedule

Land Clearance for Redevelopment Authority
Balance Sheet / Statement of Net Assets
August 31, 2019

Current Assets			
Cash - LCRA General Fund	$24,620.35		
Cash - Columbus Park Coop	29.12		
Cash - 2018 Series A Bonds	11,585,411.92		
Cash - 2018 Series B Bonds	34,873,586.86		
Cash - Beacon Hill (Lead Bank)	109,576.50		
Prepaid Insurance	2,805.97		
Accounts Receivable	71,425.90		
Total Current Assets		**46,667,456.62**	
Long Term Assets			
Notes Receivable	1,400,000.00		
Land	1,900,000.00		
Capital Assets	3,938,283.00		
Assets Held for Redevelopment	206,576.78		
KC Rebuild Assets Held for Redevelopment	22,409.00		
Accumulated Depreciation	(2,278,450.83)		
401 Charlotte	170,033.00		
Accumulated Depreciation	(48,881.80)		
Total Long Term Assets		**5,309,969.15**	
Total Assets			**$51,977,425.77**
Current Liabilities			
Accounts Payable - General	$76,182.24		
Due to EDC	103,596.13		
Deferred Revenue - LCRA General	10,423.50		
Accrued Interest Payable - Series B Bonds	947,872.00		
Note Payable - Longfellow Heights #2	1,400,000.00		
Long Term Debt - 2018 Series B Bonds	63,400,000.00		
Discount on Bonds - 2018 Series B Bonds	(385,823.20)		
Total Current Liabilities		**65,552,250.67**	
Fund Balance			
Fund Balance	(75,980,883.94)		
Fund Balance - 2018 Series A Bonds	62,405,837.04		
Net Revenue in Excess (Deficit) of Expenses - Current Year	222.00		
Total Fund Balance / Net Assets		**(13,574,824.90)**	
Total Liablities & Fund Balance			**$51,977,425.77**

Unaudited - For Management Purposes Only

Accounts Payable and Receivables Activity - August 2019

Detail of Accounts Receivable as of end of reporting period

	0-30	31-60	61-90	over 90	Total	
UGA, LLC. (White Goss)	$ 450.00	$ -	$ -	$ -	$ 450.00	
6410 Paseo (White Goss)	$ 2,490.00	$ -	$ -	$ -	$ 2,490.00	
720 Oak Office (White Goss)	$ 75.00	$ -	$ -	$ -	$ 75.00	
Aterra 21, LLC. (White Goss)	$ 930.00	$ 780.00	$ -	$ -	$ 1,710.00	*A*
Broadway Square Partners	$ 26,805.50	$ -	$ -	$ -	$ 26,805.50	
Cuda Holdings (White Goss)	$ 675.00	$ -	$ -	$ -	$ 675.00	
Downtown Convention Center (White Goss)	$ 310.50	$ -	$ -	$ -	$ 310.50	
Hyatt House (White Goss)	$ 3,317.50	$ 21,072.50	$ -	$ -	$ 24,390.00	*B*
Interstate Building (White Goss)	$ 75.00	$ -	$ -	$ -	$ 75.00	
Linwood Shopping Center (White Goss)	$ 1,825.00	$ -	$ -	$ -	$ 1,825.00	
Linwood Gardens (White Goss)	$ -	$ 100.00	$ -	$ -	$ 100.00	*C*
Mark Twain (White Goss)	$ 7,796.66	$ 3,357.24	$ -	$ -	$ 11,153.90	*D*
Quality Hill (White Goss)	$ 1,300.00	$ -	$ -	$ -	$ 1,300.00	
Sunflower Development Group (White Goss)	$ 66.00	$ -	$ -	$ -	$ 66.00	
TOTAL	$ 46,116.16	$ 25,309.74	$ -	$ -	$ 71,425.90	

Detail of Accounts Payable as of end of reporting period

	0-30	31-60	61-90	over 90	Total
City Treasurer	$ 22,667.90	$ -	$ -	$ -	$ 22,667.90
Rouse Frets White Goss Gentile Rhodes, P.C.	$ 31,561.84	$ 21,952.50	$ -	$ -	$ 53,514.34
TOTAL	$ 54,229.74	$ 21,952.50	$ -	$ -	$ 76,182.24

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

LCRA A/P Subsequent notes after period closing at August 31, 2019

- A. Arterra LLC – Will be paid at closing. ***Anticipated closing – September 2019.***
- B. Hyatt House – Will be paid at closing. ***Anticipated closing – Uncertain as of the end of August 2019.***
- C. Linwood Gardens - Spoke to Kelly Hrabe. Will pay in September 2019.
- D. Mark Twain – Will be paid at closing. ***Anticipated closing – Uncertain as of the end of August 2019.***

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LCRA
LAND CLEARANCE FOR REDEVELOPMENT

Land Clearance for Redevelopment Authority

For the Month and The Four Months, August 31, 2019 and August 31, 2018

	Aug Current Year	Aug Prior Year	Variance	% Variance	FY2019-20 YTD	FY2018-19 YTD	Variance	% Variance
Revenues								
Program Income - Due To City	-	-	-	0%	-	302,315	(302,315)	0%
Program Income - Wyd. Garage	16,857	15,462	1,395	9%	66,522	62,696	3,827	6%
Lease Revenue	-	-	-	0%	-	-	-	0%
Land Purchase Revenue	-	-	-	0%	-	-	-	0%
Revenue - Tax Abatement	6,937	34,814	(27,877)	0%	9,737	106,166	(96,429)	0%
Revenue - Developers	6,844	18,832	(11,987)	-64%	33,231	48,380	(15,148)	-31%
Revenue - EEZ	-	-	-	0%	-	-	-	0%
Revenue - Intergovernmental	-	-	-	0%	50,725	-	50,725	0%
Real Estate Owned Income	-	-	-	0%	-	-	-	0%
Interest Income	100	463	(363)	-78%	501	1,233	(733)	0%
Interest Income - Series 2018A	-	83,825	(83,825)	-100%	-	354,890	(354,890)	0%
Interest Income - Series 2018B	-	83,014	(83,014)	-100%	-	308,396	(308,396)	0%
Revenue - Other	102,500	-	102,500	0%	102,500	-	102,500	0% A
Total Revenues	**133,238**	**236,410**	**(103,172)**	-44%	**263,217**	**1,184,076**	**(920,859)**	-78%
Expenses								
Travel & Entertainment	-	-	-	0%	-	-	-	0%
Advertising	-	70	(70)	0%	206	3,327	(3,121)	0%
Miscellaneous Expense	-	-	-	0%	5,154	22,494	(17,340)	0%
Office Supplies	8	458	(450)	0%	8	458	(450)	0%
Outside Reproduction	-	606	(606)	0%	1,639	1,806	(167)	-9%
Postage/Delivery	-	131	(131)	0%	202	196	6	3%
Board Meeting Expense	-	16	(16)	0%	290	113	177	157%
Plan Expense	-	-	-	0%	-	-	-	0%
Parking Expense	-	56	(56)	0%	-	134	(134)	-100%
Utilities	111	158	(47)	0%	683	402	281	0%
Accounting Services	-	-	-	0%	-	-	-	0%
Legal Services	-	16,474	(16,474)	0%	76,546	44,052	32,493	0%
Arch. & Engineering Services	-	-	-	0%	-	-	-	0%
Consultant Expense	-	(1,714)	1,714	0%	-	(1,714)	1,714	0%
Appraisal Services	-	-	-	0%	-	-	-	0%
Demolition	-	-	-	0%	-	-	-	0%
Property Maintenance	110	-	110	0%	375	155	220	0%
Construction/Rehab Expense	-	-	-	0%	-	-	-	0%
Associated fees, Property Transfer	-	-	-	0%	-	97,600	(97,600)	0%
Title Services	-	(1,424)	1,424	0%	-	(1,424)	1,424	0%
Acquisition Costs	-	-	-	0%	-	-	-	0%
Closing Costs	-	-	-	0%	-	-	-	0%
Disposition Costs	-	-	-	0%	-	-	-	0%
Insurance	1,233	1,023	211	21%	4,934	3,068	1,866	61%
Bank Service Charge	26	3	23	0%	65	32	33	101%
Real Estate Commissions	-	-	-	0%	-	-	-	0%

Contribution Expense	-	-	-	0%	-	-	-	0%
Return to City	-	300,000	(300,000)	0%	-	300,000	(300,000)	0%
Amortization Exp - Bonds		1,546		0%		4,639	(4,639)	0%
Project Cost Exp - Series 2018A	-	1,588,024	(1,588,024)	0%	-	14,581,660	(14,581,660)	0%
Project Cost Exp - Series 2018B	-	1,126,363	(1,126,363)	0%	-	6,112,479	(6,112,479)	0%
BPA Expense - 2018 Series A Bonds	-	-	-	0%	-	-	-	0%
BPA Expense - 2018 Series B Bonds	-	-	-	0%	-	-	-	0%
CIA Expense - 2018 Series A Bonds	-	-	-	0%	-	-	-	0%
CIA Expense - 2018 Series B Bonds	-	-	-	0%	-	-	-	0%
DSR Expense - 2018 Series A Bonds	-	-	-	0%	-	-	-	0%
IA Expense - 2018 Series B Bonds	-	-	-	0%	-	-	-	0%
Cost of Issuance - 2018 Series A Bonds	-	-	-	0%	-	-	-	0%
Cost of Issuance - 2018 Series B Bonds	-	-	-	0%	-	-	-	0%
Gain/Loss on Inv - Series 2018 B Bonds	-	(46,860)	46,860	0%	-	(168,812)	168,812	0%
Prgm Inc Ret to City - Wyan	-	17,246	(17,246)	0%	32,359	47,233	(14,874)	0%
Gain/Loss on Sale of Assets	-	-	-	0%	-	57,800	(57,800)	0%
Impairment Loss	-	-	-	0%	-	-	-	0%
EDC/LCRA Transfer of Fees	102,500	6,966	95,534	0%	102,500	71,352	31,148	0% B
Total Expenses	**107,789**	**3,009,143**	**(2,899,808)**	**-96%**	**228,759**	**21,177,052**	**(20,948,293)**	**-99%**
Net Profit / (Loss)	**$ 25,450**	**$ (2,772,733)**	**$ 2,796,636**	**-101%**	**$ 34,458**	**$ (19,992,976)**	**$ 20,027,433**	**-100%**
Depreciation Expense	8,559	8,559	-	0%	34,236	25,677	8,559	33%
Net Profit / (Loss) After Depreciation	**$ 16,891**	**$ (2,781,292)**	**$ 2,798,182**	**-101%**	**$ 222**	**$ (20,018,653)**	**$ 20,018,874**	**-100%**

Unaudited - For Management Purposes Only

LCRA Income Statement Fluctuation Analysis – August 2019

A. Revenue – Other – This revenue represents the sale/closing of the Beacon House project. (Beacon Hill)
B. EDC/LCRA transfer of fees – This variance is caused by the collection and transfer of the LCRA fees to EDC. Because of GAAP standards, we are required show the original revenue and the corresponding expense. This will be an ongoing variance.