



Community Redevelopment Authority (CRA)

Wednesday, March 16, 2016
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF FEBRUARY 2016

CONSOLIDATED	MONTH ENDED	2015-2016	2016	REMAINING	% OF BUDGET
	<u>February-16</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
Beginning Cash	597,885		841,354		
REVENUE:					
Property Taxes - CRA	29,066	109,421	534,000	424,579	20.49%
Property Taxes - Lincoln Pool	5,670	34,743	198,050	163,307	17.54%
Property Taxes -TIF's	20,088	53,252	2,041,892	1,994,810	2.61%
Interest Income - CRA	15	85	300	215	28.37%
Interest Income - TIF'S	1	7	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	-	12,176	130,000	117,824	9.37%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	<u>54,840</u>	<u>209,684</u>	<u>3,004,242</u>	<u>2,800,735</u>	<u>6.98%</u>
TOTAL RESOURCES	<u>652,725</u>	<u>209,684</u>	<u>3,845,596</u>	<u>2,800,735</u>	
EXPENSES					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	-	480	3,000	2,520	16.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,713	36,421	65,000	28,579	56.03%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	8,698	16,000	7,302	54.36%
General Liability Insurance	-	-	250	250	0.00%
Postage	8	37	350	313	10.58%
Life Safety	-	-	285,000	285,000	
Legal Notices	16	80	2,000	1,920	4.00%
Licenses & Fees	-	-	-	-	
Travel & Training	-	-	1,000	1,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	-	870	400	-	217.50%
Supplies	-	-	300	300	0.00%
Land	-	-	200,000	200,000	0.00%
Bond Principal - Lincoln Pool	-	-	-	-	#DIV/0!
Bond Interest	-	-	-	-	
Façade Improvement	-	-	350,000	350,000	0.00%
Building Improvement	-	94,977	368,972	273,995	25.74%
Blank Project	-	-	-	-	
Other Projects	-	186,831	450,000	263,169	41.52%
Bond Principal-TIF's	-	61,696	1,290,022	1,230,125	4.78%
Bond Interest-TIF's	-	11,960	31,070	19,412	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	<u>3,737</u>	<u>402,050</u>	<u>3,074,364</u>	<u>2,674,885</u>	<u>13.08%</u>
INCREASE(DECREASE) IN CASH	51,103	(192,366)	(70,122)		
ENDING CASH	<u>648,988</u>	<u>(192,366)</u>	<u>771,232</u>	-	
CRA CASH	<u>339,904</u>				
Lincoln Pool Tax Income Balance	<u>283,776</u>				
TIF CASH	<u>25,308</u>				
Total Cash	<u>648,988</u>				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF FEBRUARY 2016

	<u>MONTH ENDED</u> <u>February-16</u>	<u>2015-2016</u> <u>YEAR TO DATE</u>	<u>2016</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
CRA					
GENERAL OPERATIONS:					
Property Taxes - CRA	29,066	109,421	534,000	424,579	20.49%
Property Taxes - Lincoln Pool	5,670	34,743	198,050	163,307	17.54%
Interest Income	15	85	300	215	28.37%
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax	-	12,176	130,000	117,824	9.37%
TOTAL	34,751	156,425	962,350	805,925	16.25%
GENTLE DENTAL					
Property Taxes	108	108	-	-	
Interest Income	0	1	-	-	
TOTAL	108	109	-	-	
PROCON TIF					
Property Taxes	607	8,757	19,162	10,405	45.70%
Interest Income	0	2	-	-	
TOTAL	607	8,760	19,162	10,405	45.71%
WALNUT HOUSING PROJECT					
Property Taxes	1,428	1,428	74,472	73,044	1.92%
Interest Income	1	4	-	-	
Other Revenue	-	-	-	-	
TOTAL	1,429	1,432	74,472	73,044	1.92%
BRUNS PET GROOMING					
Property Taxes	289	7,027	13,500	6,473	52.05%
TOTAL	289	7,027	13,500	6,473	52.05%
GIRARD VET CLINIC					
Property Taxes	209	209	14,500	14,291	1.44%
TOTAL	209	209	14,500	14,291	1.44%
GEDDES ST APTS-PROCON					
Property Taxes	593	14,418	30,000	15,582	48.06%
TOTAL	593	14,418	30,000	15,582	48.06%
SOUTHEAST CROSSING					
Property Taxes	304	2,227	15,000	12,773	14.85%
TOTAL	304	2,227	15,000	12,773	14.85%
POPLAR STREET WATER					
Property Taxes	164	216	6,000	5,784	3.59%
TOTAL	164	216	6,000	5,784	3.59%
CASEY'S @ FIVE POINTS					
Property Taxes	190	190	10,000	9,810	1.90%
TOTAL	190	190	10,000	9,810	1.90%

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	<u>MONTH ENDED</u> <u>February-16</u>	<u>2015-2016</u> <u>YEAR TO DATE</u>	<u>2016</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
SOUTH POINTE HOTEL PROJECT					
Property Taxes	1,840	1,840	90,000	88,160	2.04%
TOTAL	1,840	1,840	90,000	88,160	2.04%
TODD ENCK PROJECT					
Property Taxes	139	139	6,000	5,861	2.32%
TOTAL	139	139	6,000	5,861	2.32%
SKAGWAY					
Property Taxes	-	-	750,000	750,000	0.00%
Interest Income	-	-	-	-	
Other Revenue	-	-	-	-	
TOTAL	-	-	750,000	750,000	0.00%
JOHN SCHULTE CONSTRUCTION					
Property Taxes	107	107	6,000	5,893	1.79%
TOTAL	107	107	6,000	5,893	1.79%
PHARMACY PROPERTIES INC					
Property Taxes	245	245	11,000	10,755	2.23%
TOTAL	245	245	11,000	10,755	2.23%
KEN-RAY LLC					
Property Taxes	900	900	34,000	33,100	2.65%
TOTAL	900	900	34,000	33,100	2.65%
COUNTY FUND 8598					
Property Taxes	64	64	1,458	1,394	4.37%
TOTAL	64	64	1,458	1,394	4.37%
GORDMAN GRAND ISLAND					
Property Taxes	399	399	40,000	39,601	1.00%
TOTAL	399	399	40,000	39,601	1.00%
BAKER DEVELOPMENT INC					
Property Taxes	75	1,742	3,000	1,258	58.07%
TOTAL	75	1,742	3,000	1,258	58.07%
STRATFORD PLAZA INC					
Property Taxes	509	509	35,000	34,491	1.45%
TOTAL	509	509	35,000	34,491	1.45%
COPPER CREEK					
Property Taxes	5,507	5,507	-	-	0.00%
TOTAL	5,507	5,507	-	-	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF FEBRUARY 2016

	<u>MONTH ENDED</u> <u>February-16</u>	<u>2015-2016</u> <u>YEAR TO DATE</u>	<u>2016</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
FUTURE TIF'S					
Property Taxes	-	-	882,800	882,800	0.00%
TOTAL	-	-	882,800	882,800	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes	806	806	-	(806)	
TOTAL	806	806	-	(806)	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes	56	56	-	(56)	
TOTAL	56	56	-	(56)	
GI HABITAT OF HUMANITY					
Property Taxes	89	89	-	(89)	
TOTAL	89	89	-	(89)	
AUTO ONE INC					
Property Taxes	245	245	-	(245)	
TOTAL	245	245	-	(245)	
EIG GRAND ISLAND					
Property Taxes	1,084	1,084	-	(1,084)	
TOTAL	1,084	1,084	-	(1,084)	
TOKEN PROPERTIES CARY ST					
Property Taxes	162	162	-	(162)	
TOTAL	162	162	-	(162)	
WENN HOUSING PROJECT					
Property Taxes	89	89	-	(89)	
TOTAL	89	89	-	(89)	
COPPER CREEK PHASE II					
Property Taxes	3,325	4,134	-	(4,134)	
TOTAL	3,325	4,134	-	(4,134)	
TC ENCK BUILDERS					
Property Taxes	-	-	-	-	
TOTAL	-	-	-	-	
SUPER MARKET DEVELOPERS					
Property Taxes	-	-	-	-	
TOTAL	-	-	-	-	
MAINSTAY SUITES					
Property Taxes	529	529	-	(529)	
TOTAL	529	529	-	(529)	

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TOWER 217					
Property Taxes	25	25		(25)	
TOTAL	25	25	-	(25)	
TOTAL REVENUE	54,840	209,684	3,004,242	2,766,244	6.98%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF FEBRUARY 2016

EXPENSES	MONTH ENDED	2015-2016	2016	REMAINING	% OF BUDGET
	<u>February-16</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	-	480	3,000	2,520	16.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,713	36,421	65,000	28,579	56.03%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	8,698	16,000	7,302	54.36%
General Liability Insurance	-	-	250	250	0.00%
Postage	8	37	350	313	10.58%
Lifesafety Grant	-	-	285,000	285,000	0.00%
Legal Notices	16	80	2,000	1,920	4.00%
Travel & Training	-	-	1,000	1,000	0.00%
Office Supplies	-	870	400	-	
Supplies	-	-	300	300	0.00%
Land	-	-	200,000	200,000	0.00%
PROJECTS					
Façade Improvement	-	-	350,000	350,000	0.00%
Building Improvement	-	94,977	368,972	273,995	0.00%
Other Projects	-	186,831	450,000	263,169	41.52%
TOTAL CRA EXPENSES	3,737	328,394	1,753,272	1,425,348	18.73%
GENTLE DENTAL					
Bond Principal	-	1,799	-	-	
Bond Interest	-	302	-	-	
TOTAL GENTLE DENTAL	-	2,101	-	-	
PROCON TIF					
Bond Principal	-	7,531	13,355	5,824	56.39%
Bond Interest	-	2,050	5,807	3,757	35.31%
TOTAL PROCON TIF	-	9,581	19,162	9,581	50.00%
WALNUT HOUSING PROJECT					
Bond Principal	-	27,628	49,209	21,581	56.14%
Bond Interest	-	9,608	25,263	15,655	38.03%
TOTAL WALNUT HOUSING	-	37,236	74,472	37,236	50.00%
BRUNS PET GROOMING					
Bond Principal	-	6,738	13,500	6,762	49.91%
TOTAL BRUNS PET GROOMING	-	6,738	13,500	6,762	49.91%
GIRARD VET CLINIC					
Bond Principal	-	-	14,500	14,500	0.00%
TOTAL GIRARD VET CLINIC	-	-	14,500	14,500	0.00%
GEDDES ST APTS - PROCON					
Bond Principal	-	13,825	30,000	16,175	46.08%
TOTAL GEDDES ST APTS - PROCON	-	13,825	30,000	16,175	46.08%
SOUTHEAST CROSSINGS					
Bond Principal	-	-	15,000	15,000	0.00%
TOTAL SOUTHEAST CROSSINGS	-	-	15,000	15,000	0.00%

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POPLAR STREET WATER					
Bond Principal	-	-	6,000	6,000	0.00%
TOTAL POPLAR STREET WATER	-	-	6,000	6,000	0.00%
CASEY'S @ FIVE POINTS					
Bond Principal	-	-	10,000	10,000	0.00%
TOTAL CASEY'S @ FIVE POINTS	-	-	10,000	10,000	0.00%
SOUTH POINTE HOTEL PROJECT					
Bond Principal	-	-	90,000	90,000	0.00%
TOTAL SOUTH POINTE HOTEL PROJECT	-	-	90,000	90,000	0.00%
TODD ENCK PROJECT					
Bond Principal	-	-	6,000	6,000	0.00%
TOTAL TODD ENCK PROJECT	-	-	6,000	6,000	0.00%
SKAGWAY					
Bond Principal	-	-	750,000	750,000	0.00%
TOTAL SKAGWAY	-	-	750,000	750,000	0.00%
JOHN SCHULTE CONSTRUCTION					
Bond Principal	-	2,508	6,000	3,492	41.80%
TOTAL JOHN SCHULTE CONSTRUCTION	-	2,508	6,000	3,492	41.80%
PHARMACY PROPERTIES INC					
Bond Principal	-	-	11,000	11,000	0.00%
TOTAL PHARMACH PROPERTIES INC	-	-	11,000	11,000	0.00%
KEN-RAY LLC					
Bond Principal	-	-	34,000	34,000	0.00%
TOTAL KEN-RAY LLC	-	-	34,000	34,000	0.00%
COUNTY FUND #8598					
Bond Principal	-	-	1,458	1,458	
TOTAL COUNTY FUND #8598	-	-	1,458	1,458	
GORDMAN GRAND ISLAND					
Bond Principal	-	-	40,000	40,000	
TOTAL GORDMAN GRAND ISLAND	-	-	40,000	40,000	
BAKER DEVELOPMENT INC					
Bond Principal	-	1,667	3,000	1,333	
TOTAL BAKER DEVELOPMENT INC	-	1,667	3,000	1,333	
STRATFORD PLAZA LLC					
Bond Principal	-	-	35,000	35,000	
TOTAL STRATFORD PLAZA LLC	-	-	35,000	35,000	
COPPER CREEK					
Bond Principal	-	-	-	-	
TOTAL COPPER CREEK	-	-	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal	-	-	-	-	
TOTAL CHIEF IND AURORA COOP	-	-	-	-	

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	<u>MONTH ENDED</u> <u>February-16</u>	<u>2015-2016</u> <u>YEAR TO DATE</u>	<u>2016</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal	-	-	-	-	-
TOTAL TOKEN PROPERTIES KIMBALL ST	-	-	-	-	-
GI HABITAT FOR HUMANITY					
Bond Principal	-	-	-	-	-
TOTAL BLANK	-	-	-	-	-
AUTO ONE INC					
Bond Principal	-	-	-	-	-
TOTAL AUTO ONE INC	-	-	-	-	-
EIG GRAND ISLAND					
Bond Principal	-	-	-	-	-
TOTAL BLANK	-	-	-	-	-
TOKEN PROPERTIES CARY STREET					
Bond Principal	-	-	-	-	-
TOTAL TOKEN PROPERTIES CARY ST	-	-	-	-	-
WENN HOUSING PROJECT					
Bond Principal	-	-	-	-	-
TOTAL WENN HOUSING PROJECT	-	-	-	-	-
COPPER CREEK PHASE II					
Bond Principal	-	-	-	-	-
TOTAL COPPER CREEK PHASE II	-	-	-	-	-
TC ENCK BUILDERS					
Bond Principal	-	-	-	-	-
TOTAL TC ENCK BUILDERS	-	-	-	-	-
SUPER MARKET DEVELOPERS					
Bond Principal	-	-	-	-	-
TOTAL SUPER MARKET DEVELOPERS	-	-	-	-	-
FUTURE TIF'S					
Bond Principal	-	-	162,000	162,000	-
Bond Interest	-	-	-	-	-
Auditing & Accounting	-	-	-	-	-
TOTAL FUTURE TIF'S	-	-	162,000	162,000	-
TOTAL EXPENSES	3,737	402,050	3,074,364	2,674,885	-