



Community Redevelopment Authority (CRA)

Wednesday, May 11, 2016
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2016

	MONTH ENDED <u>April-16</u>	2015-2016 <u>YEAR TO DATE</u>	2016 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
CONSOLIDATED					
Beginning Cash	499,017		841,354		
REVENUE:					
Property Taxes - CRA	25,990	147,196	534,000	386,804	27.56%
Property Taxes - Lincoln Pool	7,946	45,398	198,050	152,652	22.92%
Property Taxes - TIF's	31,011	85,092	2,041,892	1,962,970	4.17%
Loan Income (Poplar Street Water Line)	640	640	-	-	#DIV/0!
Interest Income - CRA	13	111	300	189	36.88%
Interest Income - TIF'S	0	8	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	912	13,090	130,000	116,910	10.07%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	<u>66,513</u>	<u>291,535</u>	<u>3,004,242</u>	<u>2,719,525</u>	<u>9.70%</u>
TOTAL RESOURCES	<u>565,530</u>	<u>291,535</u>	<u>3,845,596</u>	<u>2,719,525</u>	
EXPENSES					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	-	705	3,000	2,295	23.50%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	4,068	44,164	65,000	20,836	67.94%
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	50	350	300	14.26%
Life Safety	-	-	285,000	285,000	
Legal Notices	16	112	2,000	1,888	5.60%
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	-	-	-	-	
Bond Interest	-	-	-	-	
Façade Improvement	-	-	350,000	350,000	0.00%
Building Improvement	-	256,365	368,972	112,607	69.48%
Blank Project	-	-	-	-	
Other Projects	-	186,831	450,000	263,169	41.52%
Bond Principal-TIF's	21,557	83,253	1,290,022	1,214,630	6.45%
Bond Interest-TIF's	-	11,960	31,070	19,412	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	<u>25,649</u>	<u>593,008</u>	<u>3,074,364</u>	<u>2,489,989</u>	<u>19.29%</u>
INCREASE(DECREASE) IN CASH	<u>40,864</u>	<u>(301,473)</u>	<u>(70,122)</u>		
ENDING CASH	<u>539,881</u>	<u>(301,473)</u>	<u>771,232</u>	<u>-</u>	
CRA CASH	<u>209,858</u>				
Lincoln Pool Tax Income Balance	<u>294,431</u>				
TIF CASH	<u>35,592</u>				
Total Cash	<u>539,881</u>				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2016

	<u>MONTH ENDED</u> <u>April-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	25,990	147,196	534,000	386,804	27.56%
Property Taxes - Lincoln Pool	7,946	45,398	198,050	152,652	22.92%
Interest Income	13	111	300	189	36.88%
Loan Income (Poplar Street Water Line)	640	640	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax	912	13,090	130,000	116,910	10.07%
TOTAL	35,502	206,435	962,350	756,555	21.45%
GENTLE DENTAL					
Property Taxes	-	108	-	-	
Interest Income	0	1	-	-	
TOTAL	0	109	-	-	
PROCON TIF					
Property Taxes	-	8,757	19,162	10,405	45.70%
Interest Income	0	3	-	-	
TOTAL	0	8,760	19,162	10,405	45.72%
WALNUT HOUSING PROJECT					
Property Taxes	-	1,428	74,472	73,044	1.92%
Interest Income	0	4	-	-	
Other Revenue	-	-	-	-	
TOTAL	0	1,432	74,472	73,044	1.92%
BRUNS PET GROOMING					
Property Taxes	-	7,027	13,500	6,473	52.05%
TOTAL	-	7,027	13,500	6,473	52.05%
GIRARD VET CLINIC					
Property Taxes	-	209	14,500	14,291	1.44%
TOTAL	-	209	14,500	14,291	1.44%
GEDDES ST APTS-PROCON					
Property Taxes	-	14,418	30,000	15,582	48.06%
TOTAL	-	14,418	30,000	15,582	48.06%
SOUTHEAST CROSSING					
Property Taxes	5,920	8,147	15,000	6,853	54.31%
TOTAL	5,920	8,147	15,000	6,853	54.31%
POPLAR STREET WATER					
Property Taxes	504	1,144	6,000	4,856	19.07%
TOTAL	504	1,144	6,000	4,856	19.07%
CASEY'S @ FIVE POINTS					
Property Taxes	-	190	10,000	9,810	1.90%
TOTAL	-	190	10,000	9,810	1.90%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2016

	<u>MONTH ENDED</u> <u>April-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	90,000	88,160	2.04%
TOTAL	-	1,840	90,000	88,160	2.04%
TODD ENCK PROJECT					
Property Taxes	-	139	6,000	5,861	2.32%
TOTAL	-	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	6,000	5,893	1.79%
TOTAL	-	107	6,000	5,893	1.79%
PHARMACY PROPERTIES INC					
Property Taxes	-	245	11,000	10,755	2.23%
TOTAL	-	245	11,000	10,755	2.23%
KEN-RAY LLC					
Property Taxes	-	900	34,000	33,100	2.65%
TOTAL	-	900	34,000	33,100	2.65%
COUNTY FUND 8598					
Property Taxes	-	64	1,458	1,394	4.37%
TOTAL	-	64	1,458	1,394	4.37%
GORDMAN GRAND ISLAND					
Property Taxes	8,972	9,371	40,000	30,629	23.43%
TOTAL	8,972	9,371	40,000	30,629	23.43%
BAKER DEVELOPMENT INC					
Property Taxes	-	1,742	3,000	1,258	58.07%
TOTAL	-	1,742	3,000	1,258	58.07%
STRATFORD PLAZA INC					
Property Taxes	11,437	11,945	35,000	23,055	34.13%
TOTAL	11,437	11,945	35,000	23,055	34.13%
COPPER CREEK					
Property Taxes	-	5,507	-	-	0.00%
TOTAL	-	5,507	-	-	0.00%
FUTURE TIF'S					
Property Taxes	-	-	882,800	882,800	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2016

	<u>MONTH ENDED</u> <u>April-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>
TOTAL	-	-	882,800	882,800	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes	-	806	-	(806)	
TOTAL	-	806	-	(806)	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes	-	56	-	(56)	
TOTAL	-	56	-	(56)	
GI HABITAT OF HUMANITY					
Property Taxes	-	89	-	(89)	
TOTAL	-	89	-	(89)	
AUTO ONE INC					
Property Taxes	-	245	-	(245)	
TOTAL	-	245	-	(245)	
EIG GRAND ISLAND					
Property Taxes	-	1,084	-	(1,084)	
TOTAL	-	1,084	-	(1,084)	
TOKEN PROPERTIES CARY ST					
Property Taxes	-	162	-	(162)	
TOTAL	-	162	-	(162)	
WENN HOUSING PROJECT					
Property Taxes	-	89	-	(89)	
TOTAL	-	89	-	(89)	
COPPER CREEK PHASE II					
Property Taxes	4,179	8,717	-	(8,717)	
TOTAL	4,179	8,717	-	(8,717)	
TC ENCK BUILDERS					
Property Taxes	-	-	-	-	
TOTAL	-	-	-	-	
SUPER MARKET DEVELOPERS					
Property Taxes	-	-	-	-	
TOTAL	-	-	-	-	
MAINSTAY SUITES					
Property Taxes	-	529	-	(529)	
TOTAL	-	529	-	(529)	
TOWER 217					
Property Taxes	-	25	-	(25)	
TOTAL	-	25	-	(25)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2016

	<u>MONTH ENDED</u> <u>April-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>
TOTAL REVENUE	66,513	291,535	3,004,242	2,696,471	9.70%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2016

EXPENSES	MONTH ENDED <u>April-16</u>	2015-2016 <u>YEAR TO DATE</u>	2016 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	-	705	3,000	2,295	23.50%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	4,068	44,164	65,000	20,836	67.94%
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	50	350	300	14.26%
Lifesafety Grant	-	-	285,000	285,000	0.00%
Legal Notices	16	112	2,000	1,888	5.60%
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	-	256,365	368,972	112,607	0.00%
Other Projects	-	186,831	450,000	263,169	41.52%
TOTAL CRA EXPENSES	4,092	497,795	1,753,272	1,255,947	28.39%
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	289	7,027	13,500	6,473	52.05%
TOTAL BRUNS PET GROOMING	289	7,027	13,500	6,473	52.05%
GIRARD VET CLINIC					
Bond Principal	209	209	14,500	14,291	1.44%
TOTAL GIRARD VET CLINIC	209	209	14,500	14,291	1.44%
GEDDES ST APTS - PROCON					
Bond Principal	593	14,418	30,000	15,582	48.06%
TOTAL GEDDES ST APTS - PROCON	593	14,418	30,000	15,582	48.06%
SOUTHEAST CROSSINGS					
Bond Principal	2,227	2,227	15,000	12,773	14.85%
TOTAL SOUTHEAST CROSSINGS	2,227	2,227	15,000	12,773	14.85%
POPLAR STREET WATER					

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2016

	MONTH ENDED <u>April-16</u>	2015-2016 <u>YEAR TO DATE</u>	2016 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
Bond Principal	640	640	6,000	5,360	10.67%
TOTAL POPLAR STREET WATER	640	640	6,000	5,360	10.67%
CASEY'S @ FIVE POINTS					
Bond Principal	190	190	10,000	9,810	1.90%
TOTAL CASEY'S @ FIVE POINTS	190	190	10,000	9,810	1.90%
SOUTH POINTE HOTEL PROJECT					
Bond Principal	1,840	1,840	90,000	88,160	2.04%
TOTAL SOUTH POINTE HOTEL PROJECT	1,840	1,840	90,000	88,160	2.04%
TODD ENCK PROJECT					
Bond Principal	139	139	6,000	5,861	2.32%
TOTAL TODD ENCK PROJECT	139	139	6,000	5,861	2.32%
SKAGWAY					
Bond Principal	-	-	750,000	750,000	0.00%
TOTAL SKAGWAY	-	-	750,000	750,000	0.00%
JOHN SCHULTE CONSTRUCTION					
Bond Principal	107	2,615	6,000	3,385	43.59%
TOTAL JOHN SCHULTE CONSTRUCTION	107	2,615	6,000	3,385	43.59%
PHARMACY PROPERTIES INC					
Bond Principal	245	245	11,000	10,755	2.23%
TOTAL PHARMACH PROPERTIES INC	245	245	11,000	10,755	2.23%
KEN-RAY LLC					
Bond Principal	900	900	34,000	33,100	2.65%
TOTAL KEN-RAY LLC	900	900	34,000	33,100	2.65%
COUNTY FUND #8598					
Bond Principal	64	64	1,458	1,394	
TOTAL COUNTY FUND #8598	64	64	1,458	1,394	
GORDMAN GRAND ISLAND					
Bond Principal	399	399	40,000	39,601	
TOTAL GORDMAN GRAND ISLAND	399	399	40,000	39,601	
BAKER DEVELOPMENT INC					
Bond Principal	75	1,742	3,000	1,258	
TOTAL BAKER DEVELOPMENT INC	75	1,742	3,000	1,258	
STRATFORD PLAZA LLC					
Bond Principal	509	509	35,000	34,491	
TOTAL STRATFORD PLAZA LLC	509	509	35,000	34,491	
COPPER CREEK					
Bond Principal	5,507	5,507	-	-	
TOTAL COPPER CREEK	5,507	5,507	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal	806	806		(806)	
TOTAL CHIEF IND AURORA COOP	806	806		(806)	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal	56	56		(56)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2016

	MONTH ENDED <u>April-16</u>	2015-2016 <u>YEAR TO DATE</u>	2016 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
TOTAL TOKEN PROPERTIES KIMBALL ST	56	56		(56)	
GI HABITAT FOR HUMANITY					
Bond Principal	89	89		(89)	
TOTAL BLANK	89	89		(89)	
AUTO ONE INC					
Bond Principal	245	245		(245)	
TOTAL AUTO ONE INC	245	245		(245)	
EIG GRAND ISLAND					
Bond Principal	1,084	1,084		(1,084)	
TOTAL BLANK	1,084	1,084		(1,084)	
TOKEN PROPERTIES CARY STREET					
Bond Principal	162	162		(162)	
TOTAL TOKEN PROPERTIES CARY ST	162	162		(162)	
WENN HOUSING PROJECT					
Bond Principal	89	89		(89)	
TOTAL WENN HOUSING PROJECT	89	89		(89)	
COPPER CREEK PHASE II					
Bond Principal	4,538	4,538		(4,538)	
TOTAL COPPER CREEK PHASE II	4,538	4,538		(4,538)	
TC ENCK BUILDERS					
Bond Principal	-	-		-	
TOTAL TC ENCK BUILDERS	-	-		-	
SUPER MARKET DEVELOPERS					
Bond Principal	-	-		-	
TOTAL SUPER MARKET DEVELOPERS	-	-		-	
MAINSTAY SUITES					
Bond Principal	529	529		(529)	
TOTAL TC ENCK BUILDERS	529	529		(529)	
TOWER 217					
Bond Principal	25	25		(25)	
TOTAL SUPER MARKET DEVELOPERS	25	25		(25)	
FUTURE TIF'S					
Bond Principal	-	-	162,000	162,000	
TOTAL FUTURE TIF'S	-	-	162,000	162,000	
TOTAL EXPENSES	25,649	593,008	3,074,364	2,489,434	

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CITY OF GRAND ISLAND
BALANCE SHEET FOR 2016 7

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FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	40,864.08	539,878.30
900	11120	COUNTY TREASURER CASH	.00	87,328.23
900	11305	PROPERTY TAXES RECEIVABLE	.00	74,663.00
900	14100	NOTES RECEIVABLE	.00	449,518.20
900	14700	LAND	.00	575,369.33
TOTAL ASSETS			40,864.08	1,726,757.06
LIABILITIES				
900	22100	LONG TERM DEBT	.00	-356,842.00
900	22200	ACCOUNTS PAYABLE	.00	-9,225.31
900	22400	OTHER LONG TERM DEBT	.00	-1,455,000.00
900	22900	ACCRUED INTEREST PAYABLE	.00	-6,289.06
900	25315	DEFERRED REVENUE-PROPERTY TAX	.00	-80,687.00
900	25316	DEFERRED REVENUE-YR END ADJ	.00	58,671.86
TOTAL LIABILITIES			.00	-1,849,371.51
FUND BALANCE				
900	39107	BUDGETARY FUND BAL - UNRESERVD	.00	70,122.00
900	39110	INVESTMENT IN FIXED ASSETS	.00	-575,369.33
900	39112	FUND BALANCE-BONDS	.00	1,425,994.94
900	39120	UNRESTRICTED FUND BALANCE	.00	-1,029,485.90
900	39130	ESTIMATED REVENUES	.00	3,004,242.00
900	39140	ESTIMATED EXPENSES	.00	-3,074,364.00
900	39500	REVENUE CONTROL	-66,513.04	-291,533.66
900	39600	EXPENDITURE CONTROL	25,648.96	593,008.40
TOTAL FUND BALANCE			-40,864.08	122,614.45
TOTAL LIABILITIES + FUND BALANCE			-40,864.08	-1,726,757.06

** END OF REPORT - Generated by William Clingman **