



Community Redevelopment Authority (CRA)

**Wednesday, June 8, 2016
Regular Meeting**

Item C1

Financials

Staff Contact: Chad Nabity

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2016**

	MONTH ENDED May-16	2015-2016 YEAR TO DATE	2016 BUDGET	REMAINING BALANCE	% OF BUDGET USED
CONSOLIDATED					
Beginning Cash	539,881		841,354		
REVENUE:					
Property Taxes - CRA	164,285	311,482	534,000	222,518	58.33%
Property Taxes - Lincoln Pool	53,884	99,282	198,050	98,768	50.13%
Property Taxes -TIF's	199,535	284,627	2,041,892	1,802,174	13.94%
Loan Income (Poplar Street Water Line)	-	640	-	-	#DIV/0!
Interest Income - CRA	-	111	300	189	36.88%
Interest Income - TIF'S	-	8	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	487	13,577	130,000	116,423	10.44%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	418,192	709,727	3,004,242	2,340,073	23.62%
TOTAL RESOURCES	958,072	709,727	3,845,596	2,340,073	
EXPENSES					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	150	855	3,000	2,145	28.50%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,633	47,797	65,000	17,203	73.53%
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	5	55	350	295	15.76%
Life Safety	-	-	285,000	285,000	
Legal Notices	16	128	2,000	1,872	6.40%
Licenses & Fees	-	-	-	-	
Travel & Training	-	-	1,000	1,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	56	926	400	-	231.40%
Supplies	-	-	300	300	0.00%
Land	-	-	200,000	200,000	0.00%
Bond Principal - Lincoln Pool	-	-	-	-	
Bond Interest	10,781	10,781	-	-	
Façade Improvement	-	-	350,000	350,000	0.00%
Building Improvement	94,490	350,855	368,972	18,117	95.09%
Blank Project	-	-	-	-	
Other Projects	-	186,831	450,000	263,169	41.52%
Bond Principal-TIF's	-	83,253	1,290,022	1,214,630	6.45%
Bond Interest-TIF's	-	11,960	31,070	19,412	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	109,131	702,139	3,074,364	2,391,694	22.84%
INCREASE(DECREASE) IN CASH	309,061	7,587	(70,122)		
ENDING CASH	848,941	7,587	771,232	-	
CRA CASH	276,280				
Lincoln Pool Tax Income Balance	337,534				
TIF CASH	235,127				
Total Cash	848,941				

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2016**

	MONTH ENDED May-16	2015-2016 YEAR TO DATE	2016 BUDGET	REMAINING BALANCE	% OF BUDGET USED
CRA					
GENERAL OPERATIONS:					
Property Taxes - CRA	164,285	311,482	534,000	222,518	58.33%
Property Taxes - Lincoln Pool	53,884	99,282	198,050	98,768	50.13%
Interest Income	-	111	300	189	36.88%
Loan Income (Poplar Street Water Line)	-	640	-	-	#DIV/0!
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax	487	13,577	130,000	116,423	10.44%
TOTAL	218,656	425,092	962,350	537,899	44.17%
GENTLE DENTAL					
Property Taxes	108	216	-	-	
Interest Income	-	1	-	-	
TOTAL	108	218	-	-	
PROCON TIF					
Property Taxes	10,722	19,480	19,162	-	101.66%
Interest Income	-	3	-	-	
TOTAL	10,722	19,482	19,162	-	101.67%
WALNUT HOUSING PROJECT					
Property Taxes	1,428	2,857	74,472	71,615	3.84%
Interest Income	-	4	-	-	
Other Revenue	-	-	-	-	
TOTAL	1,428	2,861	74,472	71,615	3.84%
BRUNS PET GROOMING					
Property Taxes	289	7,315	13,500	6,185	54.19%
TOTAL	289	7,315	13,500	6,185	54.19%
GIRARD VET CLINIC					
Property Taxes	209	418	14,500	14,082	2.88%
TOTAL	209	418	14,500	14,082	2.88%
GEDDES ST APTS-PROCON					
Property Taxes	13,916	28,334	30,000	1,667	94.45%
TOTAL	13,916	28,334	30,000	1,667	94.45%
SOUTHEAST CROSSING					
Property Taxes	304	8,451	15,000	6,549	56.34%
TOTAL	304	8,451	15,000	6,549	56.34%
POPLAR STREET WATER					
Property Taxes	980	2,124	6,000	3,876	35.40%
TOTAL	980	2,124	6,000	3,876	35.40%
CASEY'S @ FIVE POINTS					
Property Taxes	190	380	10,000	9,620	3.80%
TOTAL	190	380	10,000	9,620	3.80%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2016

	MONTH ENDED <u>May-16</u>	2015-2016 <u>YEAR TO DATE</u>	2016 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
SOUTH POINTE HOTEL PROJECT					
Property Taxes	43,221	45,061	90,000	44,939	50.07%
TOTAL	43,221	45,061	90,000	44,939	50.07%
TODD ENCK PROJECT					
Property Taxes	139	279	6,000	5,721	4.64%
TOTAL	139	279	6,000	5,721	4.64%
SKAGWAY					
Property Taxes	-	-	750,000	750,000	0.00%
TOTAL	-	-	750,000	750,000	0.00%
JOHN SCHULTE CONSTRUCTION					
Property Taxes	107	215	6,000	5,785	3.58%
TOTAL	107	215	6,000	5,785	3.58%
PHARMACY PROPERTIES INC					
Property Taxes	5,750	5,995	11,000	5,005	54.50%
TOTAL	5,750	5,995	11,000	5,005	54.50%
KEN-RAY LLC					
Property Taxes	41,373	42,273	34,000	-	124.33%
TOTAL	41,373	42,273	34,000	-	124.33%
COUNTY FUND 8598					
Property Taxes	64	127	1,458	1,331	8.74%
TOTAL	64	127	1,458	1,331	8.74%
GORDMAN GRAND ISLAND					
Property Taxes	399	9,770	40,000	30,230	24.42%
TOTAL	399	9,770	40,000	30,230	24.42%
BAKER DEVELOPMENT INC					
Property Taxes	75	1,817	3,000	1,183	60.57%
TOTAL	75	1,817	3,000	1,183	60.57%
STRATFORD PLAZA INC					
Property Taxes	509	12,454	35,000	22,546	35.58%
TOTAL	509	12,454	35,000	22,546	35.58%
COPPER CREEK					
Property Taxes	29,486	34,993	-	-	0.00%
TOTAL	29,486	34,993	-	-	0.00%
FUTURE TIF'S					
Property Taxes	-	-	882,800	882,800	0.00%
TOTAL	-	-	882,800	882,800	0.00%

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2016**

	MONTH ENDED May-16	2015-2016 YEAR TO DATE	2016 BUDGET	REMAINING BALANCE	% OF BUDGET USED
CHIEF INDUSTRIES AURORA COOP					
Property Taxes	806	1,612	-	(1,612)	
TOTAL	806	1,612	-	(1,612)	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes	1,326	1,382	-	(1,382)	
TOTAL	1,326	1,382	-	(1,382)	
GI HABITAT OF HUMANITY					
Property Taxes	89	178	-	(178)	
TOTAL	89	178	-	(178)	
AUTO ONE INC					
Property Taxes	245	490	-	(490)	
TOTAL	245	490	-	(490)	
EIG GRAND ISLAND					
Property Taxes	1,084	2,168	-	(2,168)	
TOTAL	1,084	2,168	-	(2,168)	
TOKEN PROPERTIES CARY ST					
Property Taxes	3,797	3,959	-	(3,959)	
TOTAL	3,797	3,959	-	(3,959)	
WENN HOUSING PROJECT					
Property Taxes	2,090	2,179	-	(2,179)	
TOTAL	2,090	2,179	-	(2,179)	
COPPER CREEK PHASE II					
Property Taxes	40,276	48,992	-	(48,992)	
TOTAL	40,276	48,992	-	(48,992)	
TC ENCK BUILDERS					
Property Taxes	-	-	-	-	
TOTAL	-	-	-	-	
SUPER MARKET DEVELOPERS					
Property Taxes	-	-	-	-	
TOTAL	-	-	-	-	
MAINSTAY SUITES					
Property Taxes	529	1,059	-	(1,059)	
TOTAL	529	1,059	-	(1,059)	
TOWER 217					
Property Taxes	25	51	-	(51)	
TOTAL	25	51	-	(51)	
TOTAL REVENUE	418,192	709,727	3,004,242	2,317,527	23.62%

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2016**

	MONTH ENDED May-16	2015-2016 YEAR TO DATE	2016 BUDGET	REMAINING BALANCE	% OF BUDGET USED
EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	150	855	3,000	2,145	28.50%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,633	47,797	65,000	17,203	73.53%
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	5	55	350	295	15.76%
Lifesafety Grant	-	-	285,000	285,000	0.00%
Legal Notices	16	128	2,000	1,872	6.40%
Travel & Training	-	-	1,000	1,000	0.00%
Office Supplies	56	926	400	-	-
Supplies	-	-	300	300	0.00%
Land	-	-	200,000	200,000	0.00%
Bond Interest - Lincoln Pool	10,781	10,781	-	-	-
PROJECTS					
Façade Improvement	-	-	350,000	350,000	0.00%
Building Improvement	94,490	350,855	368,972	18,117	0.00%
Other Projects	-	186,831	450,000	263,169	41.52%
TOTAL CRA EXPENSES	109,131	606,926	1,753,272	1,157,652	34.62%
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	-	7,027	13,500	6,473	52.05%
TOTAL BRUNS PET GROOMING	-	7,027	13,500	6,473	52.05%
GIRARD VET CLINIC					
Bond Principal	-	209	14,500	14,291	1.44%
TOTAL GIRARD VET CLINIC	-	209	14,500	14,291	1.44%
GEDDES ST APTS - PROCON					
Bond Principal	-	14,418	30,000	15,582	48.06%
TOTAL GEDDES ST APTS - PROCON	-	14,418	30,000	15,582	48.06%
SOUTHEAST CROSSINGS					
Bond Principal	-	2,227	15,000	12,773	14.85%
TOTAL SOUTHEAST CROSSINGS	-	2,227	15,000	12,773	14.85%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2016

	<u>MONTH ENDED</u> <u>May-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>
POPLAR STREET WATER					
Bond Principal	-	640	6,000	5,360	10.67%
TOTAL POPLAR STREET WATER	-	640	6,000	5,360	10.67%
CASEY'S @ FIVE POINTS					
Bond Principal	-	190	10,000	9,810	1.90%
TOTAL CASEY'S @ FIVE POINTS	-	190	10,000	9,810	1.90%
SOUTH POINTE HOTEL PROJECT					
Bond Principal	-	1,840	90,000	88,160	2.04%
TOTAL SOUTH POINTE HOTEL PROJECT	-	1,840	90,000	88,160	2.04%
TODD ENCK PROJECT					
Bond Principal	-	139	6,000	5,861	2.32%
TOTAL TODD ENCK PROJECT	-	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	-	2,615	6,000	3,385	43.59%
TOTAL JOHN SCHULTE CONSTRUCTION	-	2,615	6,000	3,385	43.59%
PHARMACY PROPERTIES INC					
Bond Principal	-	245	11,000	10,755	2.23%
TOTAL PHARMACY PROPERTIES INC	-	245	11,000	10,755	2.23%
KEN-RAY LLC					
Bond Principal	-	900	34,000	33,100	2.65%
TOTAL KEN-RAY LLC	-	900	34,000	33,100	2.65%
COUNTY FUND #8598					
Bond Principal	-	64	1,458	1,394	
TOTAL COUNTY FUND #8598	-	64	1,458	1,394	
GORDMAN GRAND ISLAND					
Bond Principal	-	399	40,000	39,601	
TOTAL GORDMAN GRAND ISLAND	-	399	40,000	39,601	
BAKER DEVELOPMENT INC					
Bond Principal	-	1,742	3,000	1,258	
TOTAL BAKER DEVELOPMENT INC	-	1,742	3,000	1,258	
STRATFORD PLAZA LLC					
Bond Principal	-	509	35,000	34,491	
TOTAL STRATFORD PLAZA LLC	-	509	35,000	34,491	
COPPER CREEK					
Bond Principal	-	5,507	-	-	
TOTAL COPPER CREEK	-	5,507	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2016

	<u>MONTH ENDED</u> <u>May-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>
CHIEF INDUSTRIES AURORA COOP					
Bond Principal	-	806		(806)	
TOTAL CHIEF IND AURORA COOP	-	806		(806)	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal	-	56		(56)	
TOTAL TOKEN PROPERTIES KIMBALL ST	-	56		(56)	
GI HABITAT FOR HUMANITY					
Bond Principal	-	89		(89)	
TOTAL BLANK	-	89		(89)	
AUTO-ONE INC					
Bond Principal	-	245		(245)	
TOTAL AUTO ONE INC	-	245		(245)	
EIG GRAND ISLAND					
Bond Principal	-	1,084		(1,084)	
TOTAL BLANK	-	1,084		(1,084)	
TOKEN PROPERTIES CARY STREET					
Bond Principal	-	162		(162)	
TOTAL TOKEN PROPERTIES CARY ST	-	162		(162)	
WENN HOUSING PROJECT					
Bond Principal	-	89		(89)	
TOTAL WENN HOUSING PROJECT	-	89		(89)	
COPPER CREEK PHASE II					
Bond Principal	-	4,538		(4,538)	
TOTAL COPPER CREEK PHASE II	-	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)	
TOTAL MAINSTAY SUITES	-	529		(529)	
TOWER 217					
Bond Principal	-	25		(25)	
TOTAL TOWER 217	-	25		(25)	
FUTURE TIF'S					
Bond Principal	-	-	162,000	162,000	
TOTAL FUTURE TIF'S	-	-	162,000	162,000	
TOTAL EXPENSES	<u>109,131</u>	<u>702,139</u>	<u>3,074,364</u>	<u>2,391,140</u>	

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CITY OF GRAND ISLAND
BALANCE SHEET FOR 2016 8

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FUND : 900 COMMUNITY REDEVELOPMENT AUTHOR

NET CHANGE
FOR PERIOD

ACCOUNT
BALANCE

ASSETS

900	11110	OPERATING CASH	309,060.59	848,938.89
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

309,060.59 2,035,817.65

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	ACCURED 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 - UNRESERVED	.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	-418,191.51	-709,725.17
900	39600	EXPENDITURE CONTROL	109,130.92	702,139.32

TOTAL FUND BALANCE

-309,060.59 -186,446.14

TOTAL LIABILITIES + FUND BALANCE

-309,060.59 -2,035,817.65

** END OF REPORT - Generated by Brian Schultz **