



Community Redevelopment Authority (CRA)

Wednesday, October 12, 2016
Regular Meeting

Item C1

Financials

Staff Contact: Chad Nabity

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

	MONTH ENDED <u>September-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	746,736		841,354		
REVENUE:					
Property Taxes - CRA	147,437	552,344	534,000	-	103.44%
Property Taxes - Lincoln Pool	54,458	183,203	198,050	14,847	92.50%
Property Taxes -TIF's	226,276	668,424	2,041,892	1,493,784	32.74%
Loan Income (Poplar Street Water Line)	4,391	5,031	-	-	#DIV/0!
Interest Income - CRA	11	153	300	147	50.91%
Interest Income - TIF'S	0	9	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	1,000	22,462	130,000	107,538	17.28%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	433,573	1,431,627	3,004,242	1,716,316	47.65%
TOTAL RESOURCES	1,180,308	1,431,627	3,845,596	1,716,316	
EXPENSES					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	240	1,395	3,000	1,605	46.50%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,090	64,629	65,000	371	99.43%
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	-	136	350	214	38.88%
Life Safety	-	-	285,000	285,000	
Legal Notices	48	239	2,000	1,761	11.95%
Licenses & Fees	-	53	-	-	
Travel & Training	-	-	1,000	1,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	-	926	400	-	231.40%
Supplies	-	35	300	265	11.67%
Land	-	-	200,000	200,000	0.00%
Bond Principal - Lincoln Pool	-	175,000	-	-	
Bond Interest	-	22,088	-	-	
Façade Improvement	-	-	350,000	350,000	0.00%
Building Improvement	104,076	454,931	368,972	-	123.30%
Other Projects	-	525	450,000	449,475	0.12%
Bond Principal-TIF's	229,046	677,855	1,290,022	728,944	52.55%
Bond Interest-TIF's	-	22,663	31,070	8,949	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	336,499	1,429,172	3,074,364	2,046,137	46.49%
INCREASE(DECREASE) IN CASH	97,073	2,455	(70,122)		
ENDING CASH	843,809	2,455	771,232	-	
CRA CASH	595,040				
Lincoln Pool Tax Income Balance	235,149				
TIF CASH	13,620				
Total Cash	843,809				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2016

	<u>MONTH ENDED</u> <u>September-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	147,437	552,344	534,000	-	103.44%
Property Taxes - Lincoln Pool	54,458	183,203	198,050	14,847	92.50%
Interest Income	11	153	300	147	50.91%
Loan Income (Poplar Street Water Line)	4,391	5,031	-	-	#DIV/0!
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax	1,000	22,462	130,000	107,538	17.28%
TOTAL	207,297	763,193	962,350	222,532	79.31%
GENTLE DENTAL					
Property Taxes	-	5,084	-	-	
Interest Income	0	2	-	-	
TOTAL	0	5,086	-	-	
PROCON TIF					
Property Taxes	-	28,188	19,162	-	147.10%
Interest Income	0	4	-	-	
TOTAL	0	28,192	19,162	-	147.12%
WALNUT HOUSING PROJECT					
Property Taxes	-	34,977	74,472	39,495	46.97%
Interest Income	-	4	-	-	
Other Revenue	-	-	-	-	
TOTAL	-	34,981	74,472	39,495	46.97%
BRUNS PET GROOMING					
Property Taxes	-	13,809	13,500	-	102.29%
TOTAL	-	13,809	13,500	-	102.29%
GIRARD VET CLINIC					
Property Taxes	4,695	9,808	14,500	4,692	67.64%
TOTAL	4,695	9,808	14,500	4,692	67.64%
GEDDES ST APTS-PROCON					
Property Taxes	13,323	41,657	30,000	-	138.86%
TOTAL	13,323	41,657	30,000	-	138.86%
SOUTHEAST CROSSING					
Property Taxes	4,513	14,267	15,000	733	95.12%
TOTAL	4,513	14,267	15,000	733	95.12%
POPLAR STREET WATER					
Property Taxes	3,542	10,142	6,000	-	169.03%
TOTAL	3,542	10,142	6,000	-	169.03%
CASEY'S @ FIVE POINTS					
Property Taxes	4,275	8,930	10,000	1,070	89.30%
TOTAL	4,275	8,930	10,000	1,070	89.30%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2016

	MONTH ENDED <u>September-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	41,380	86,441	90,000	3,559	96.05%
TOTAL	41,380	86,441	90,000	3,559	96.05%
TODD ENCK PROJECT					
Property Taxes	3,132	6,542	6,000	-	109.04%
TOTAL	3,132	6,542	6,000	-	109.04%
SKAGWAY					
Property Taxes	-	-	750,000	750,000	0.00%
TOTAL	-	-	750,000	750,000	0.00%
JOHN SCHULTE CONSTRUCTION					
Property Taxes	-	2,632	6,000	3,368	43.86%
TOTAL	-	2,632	6,000	3,368	43.86%
PHARMACY PROPERTIES INC					
Property Taxes	5,505	11,500	11,000	-	104.55%
TOTAL	5,505	11,500	11,000	-	104.55%
KEN-RAY LLC					
Property Taxes	-	42,273	34,000	-	124.33%
TOTAL	-	42,273	34,000	-	124.33%
COUNTY FUND 8598					
Property Taxes	1,432	2,991	1,458	-	205.17%
TOTAL	1,432	2,991	1,458	-	205.17%
GORDMAN GRAND ISLAND					
Property Taxes	8,972	18,741	40,000	21,259	46.85%
TOTAL	8,972	18,741	40,000	21,259	46.85%
BAKER DEVELOPMENT INC					
Property Taxes	-	3,504	3,000	-	116.80%
TOTAL	-	3,504	3,000	-	116.80%
STRATFORD PLAZA INC					
Property Taxes	11,437	23,891	35,000	11,109	68.26%
TOTAL	11,437	23,891	35,000	11,109	68.26%
COPPER CREEK					
Property Taxes	24,516	65,159	-	-	0.00%
TOTAL	24,516	65,159	-	-	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 SEPTEMBER 2016

	<u>MONTH ENDED</u> <u>September-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					
Property Taxes	18,125	37,862	-	(37,862)	
TOTAL	18,125	37,862	-	(37,862)	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes	-	1,382	-	(1,382)	
TOTAL	-	1,382	-	(1,382)	
GI HABITAT OF HUMANITY					
Property Taxes	2,002	4,182	-	(4,182)	
TOTAL	2,002	4,182	-	(4,182)	
AUTO ONE INC					
Property Taxes	5,511	11,513	-	(11,513)	
TOTAL	5,511	11,513	-	(11,513)	
EIG GRAND ISLAND					
Property Taxes	24,371	50,910	-	(50,910)	
TOTAL	24,371	50,910	-	(50,910)	
TOKEN PROPERTIES CARY ST					
Property Taxes	-	3,959	-	(3,959)	
TOTAL	-	3,959	-	(3,959)	
WENN HOUSING PROJECT					
Property Taxes	2,001	4,180	-	(4,180)	
TOTAL	2,001	4,180	-	(4,180)	
COPPER CREEK PHASE II					
Property Taxes	47,544	110,311	-	(110,311)	
TOTAL	47,544	110,311	-	(110,311)	
TC ENCK BUILDERS					
Property Taxes	-	-	-	-	
TOTAL	-	-	-	-	
SUPER MARKET DEVELOPERS					
Property Taxes	-	-	-	-	
TOTAL	-	-	-	-	
MAINSTAY SUITES					
Property Taxes		12,961		(12,961)	
TOTAL	-	12,961	-	(12,961)	
TOWER 217					
Property Taxes		626		(626)	
TOTAL	-	626	-	(626)	
TOTAL REVENUE	433,573	1,431,627	3,004,242	1,705,207	47.65%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2016

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EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	240	1,395	3,000	1,605	46.50%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,090	64,629	65,000	371	99.43%
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	-	136	350	214	38.88%
Lifesafety Grant	-	-	285,000	285,000	0.00%
Legal Notices	48	239	2,000	1,761	11.95%
Licenses & Fees	-	53	-	-	
Travel & Training	-	-	1,000	1,000	0.00%
Office Supplies	-	926	400	-	
Supplies	-	35	300	265	11.67%
Land	-	-	200,000	200,000	0.00%
Bond Principal - Lincoln Pool	-	175,000	-	-	
Bond Interest - Lincoln Pool	-	22,088	-	-	
PROJECTS					
Façade Improvement	-	-	350,000	350,000	0.00%
Building Improvement	104,076	454,931	368,972	-	0.00%
Other Projects	-	525	450,000	449,475	0.12%
TOTAL CRA EXPENSES	107,453	728,654	1,753,272	1,308,243	41.56%
GENTLE DENTAL					
Bond Principal	-	3,660		-	
Bond Interest	-	542		-	
TOTAL GENTLE DENTAL	-	4,202	-	-	
PROCON TIF					
Bond Principal	-	15,325	13,355	-	114.75%
Bond Interest	-	3,837	5,807	1,970	66.08%
TOTAL PROCON TIF	-	19,162	19,162	1,970	100.00%
WALNUT HOUSING PROJECT					
Bond Principal	-	56,188	49,209	-	114.18%
Bond Interest	-	18,284	25,263	6,979	72.37%
TOTAL WALNUT HOUSING	-	74,472	74,472	6,979	100.00%
BRUNS PET GROOMING					
Bond Principal	-	13,809	13,500	-	102.29%
TOTAL BRUNS PET GROOMING	-	13,809	13,500	-	102.29%
GIRARD VET CLINIC					
Bond Principal	4,695	9,808	14,500	4,692	67.64%
TOTAL GIRARD VET CLINIC	4,695	9,808	14,500	4,692	67.64%
GEDDES ST APTS - PROCON					
Bond Principal	13,323	41,657	30,000	-	138.86%
TOTAL GEDDES ST APTS - PROCON	13,323	41,657	30,000	-	138.86%

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SOUTHEAST CROSSINGS					
Bond Principal	4,513	14,267	15,000	733	95.12%
TOTAL SOUTHEAST CROSSINGS	4,513	14,267	15,000	733	95.12%
POPLAR STREET WATER					
Bond Principal	4,391	10,142	6,000	-	169.03%
TOTAL POPLAR STREET WATER	4,391	10,142	6,000	-	169.03%
CASEY'S @ FIVE POINTS					
Bond Principal	4,275	8,930	10,000	1,070	89.30%
TOTAL CASEY'S @ FIVE POINTS	4,275	8,930	10,000	1,070	89.30%
SOUTH POINTE HOTEL PROJECT					
Bond Principal	41,380	86,441	90,000	3,559	96.05%
TOTAL SOUTH POINTE HOTEL PROJECT	41,380	86,441	90,000	3,559	96.05%
TODD ENCK PROJECT					
Bond Principal	3,132	6,542	6,000	-	109.04%
TOTAL TODD ENCK PROJECT	3,132	6,542	6,000	-	109.04%
SKAGWAY					
Bond Principal	-	-	750,000	750,000	0.00%
TOTAL SKAGWAY	-	-	750,000	750,000	0.00%
JOHN SCHULTE CONSTRUCTION					
Bond Principal	-	5,140	6,000	860	85.66%
TOTAL JOHN SCHULTE CONSTRUCTION	-	5,140	6,000	860	85.66%
PHARMACY PROPERTIES INC					
Bond Principal	5,505	11,500	11,000	-	104.55%
TOTAL PHARMACH PROPERTIES INC	5,505	11,500	11,000	-	104.55%
KEN-RAY LLC					
Bond Principal	-	42,273	34,000	-	124.33%
TOTAL KEN-RAY LLC	-	42,273	34,000	-	124.33%
COUNTY FUND #8598					
Bond Principal	1,432	2,991	1,458	(1,533)	
TOTAL COUNTY FUND #8598	1,432	2,991	1,458	(1,533)	
GORDMAN GRAND ISLAND					
Bond Principal	8,972	18,741	40,000	21,259	
TOTAL GORDMAN GRAND ISLAND	8,972	18,741	40,000	21,259	
BAKER DEVELOPMENT INC					
Bond Principal	-	3,504	3,000	(504)	
TOTAL BAKER DEVELOPMENT INC	-	3,504	3,000	(504)	
STRATFORD PLAZA LLC					
Bond Principal	11,437	23,891	35,000	11,109	
TOTAL STRATFORD PLAZA LLC	11,437	23,891	35,000	11,109	
COPPER CREEK					
Bond Principal	24,516	65,159	-	-	
TOTAL COPPER CREEK	24,516	65,159	-	-	

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FOR THE MONTH OF SEPTEMBER 2016

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CHIEF INDUSTRIES AURORA COOP					
Bond Principal	18,125	37,862		(37,862)	
TOTAL CHIEF IND AURORA COOP	18,125	37,862		(37,862)	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal	-	1,382		(1,382)	
TOTAL TOKEN PROPERTIES KIMBALL ST	-	1,382		(1,382)	
GI HABITAT FOR HUMANITY					
Bond Principal	2,002	4,182		(4,182)	
TOTAL BLANK	2,002	4,182		(4,182)	
AUTO ONE INC					
Bond Principal	5,511	11,513		(11,513)	
TOTAL AUTO ONE INC	5,511	11,513		(11,513)	
EIG GRAND ISLAND					
Bond Principal	24,371	50,910		(50,910)	
TOTAL BLANK	24,371	50,910		(50,910)	
TOKEN PROPERTIES CARY STREET					
Bond Principal	-	3,959		(3,959)	
TOTAL TOKEN PROPERTIES CARY ST	-	3,959		(3,959)	
WENN HOUSING PROJECT					
Bond Principal	2,001	4,180		(4,180)	
TOTAL WENN HOUSING PROJECT	2,001	4,180		(4,180)	
COPPER CREEK PHASE II					
Bond Principal	49,465	110,311		(110,311)	
TOTAL COPPER CREEK PHASE II	49,465	110,311		(110,311)	
TC ENCK BUILDERS					
Bond Principal	-	-		-	
TOTAL TC ENCK BUILDERS	-	-		-	
SUPER MARKET DEVELOPERS					
Bond Principal	-	-		-	
TOTAL SUPER MARKET DEVELOPERS	-	-		-	
MAINSTAY SUITES					
Bond Principal	-	12,961		(12,961)	
TOTAL MAINSTAY SUITES	-	12,961		(12,961)	
TOWER 217					
Bond Principal	-	626		(626)	
TOTAL TOWER 217	-	626		(626)	
FUTURE TIF'S					
Bond Principal	-	-	162,000	162,000	
TOTAL FUTURE TIF'S	-	-	162,000	162,000	
TOTAL EXPENSES	336,499	1,429,172	3,074,364	2,032,549	

FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	97,073.30	843,818.48
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			97,073.30	2,030,697.24
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	-433,572.72	-1,431,637.05
900	39600	EXPENDITURE CONTROL	336,499.42	1,429,171.61
TOTAL FUND BALANCE			-97,073.30	-181,325.73
TOTAL LIABILITIES + FUND BALANCE			-97,073.30	-2,030,697.24

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