



Community Redevelopment Authority (CRA)

Wednesday, December 14, 2016
Regular Meeting

Item C1

Financials 12-14-16

Staff Contact: Chad Nabity

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

	MONTH ENDED <u>November-16</u>	2016-2017 <u>YEAR TO DATE</u>	2017 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
CONSOLIDATED					
Beginning Cash	953,961		843,818		
REVENUE:					
Property Taxes - CRA	-	32,194	566,972	516,447	5.68%
Property Taxes - Lincoln Pool	-	11,852	195,863	186,198	6.05%
Property Taxes - TIF's	-	70,215	1,809,856	1,714,543	3.88%
Loan Income (Poplar Street Water Line)	-	-	8,000	8,000	0.00%
Interest Income - CRA	20	33	300	267	10.84%
Interest Income - TIF'S	2	2	23,720	23,718	0.01%
Land Sales	-	-	250,000	250,000	0.00%
Other Revenue - CRA	-	(802)	130,000	130,802	-0.62%
Other Revenue - TIF's	-	-	-	-	#DIV/0!
TOTAL REVENUE	21	113,495	2,984,710	2,829,974	3.80%
TOTAL RESOURCES	953,982	113,495	3,828,529	2,829,974	
EXPENSES					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	180	285	3,000	2,715	9.50%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	11,114	14,221	75,000	60,779	18.96%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	-	16,000	16,000	0.00%
General Liability Insurance	-	-	250	250	0.00%
Postage	18	24	200	176	12.20%
Life Safety	-	-	265,000	265,000	0.00%
Legal Notices	16	29	500	471	5.75%
Travel & Training	-	100	1,000	900	10.02%
Other Expenditures	-	-	-	-	#DIV/0!
Office Supplies	-	-	1,000	1,000	0.00%
Supplies	-	-	300	300	0.00%
Land	-	-	50,000	50,000	0.00%
Bond Principal - Lincoln Pool	175,000	175,000	175,000	-	100.00%
Bond Interest	10,781	10,781	20,863	10,082	51.68%
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	-	-	835,148	835,148	0.00%
Other Projects	-	-	50,000	50,000	0.00%
Bond Principal-TIF's	68,521	68,521	1,815,774	1,722,155	3.77%
Bond Interest-TIF's	9,403	9,403	17,463	8,060	53.85%
Interest Expense	-	-	-	-	#DIV/0!
TOTAL EXPENSES	275,034	278,365	3,537,498	3,234,035	7.87%
INCREASE(DECREASE) IN CASH	(275,013)	(164,870)	(552,788)		
ENDING CASH	678,948	(164,870)	291,031	-	
CRA CASH	565,846				
Lincoln Pool Tax Income Balance	75,104				
TIF CASH	37,998				
Total Cash	678,948				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2016

	<u>MONTH ENDED</u> <u>November-16</u>	<u>2016-2017</u> <u>YEAR TO DATE</u>	<u>2017</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
CRA					
GENERAL OPERATIONS:					
Property Taxes - CRA		32,194	548,641	516,447	5.87%
Property Taxes - Lincoln Pool		11,852	198,050	186,198	5.98%
Interest Income	20	33	300	267	10.84%
Loan Income (Poplar Street Water Line)		-	8,000	8,000	0.00%
Land Sales		-	250,000	250,000	0.00%
Other Revenue & Motor Vehicle Tax		(802)	130,000	130,802	-0.62%
TOTAL	20	43,278	1,134,991	1,091,713	3.81%
GENTLE DENTAL					
Property Taxes		-	3,598	3,598	0.00%
Interest Income	0	0	404	404	0.10%
TOTAL	0	0	4,002	4,002	0.01%
PROCON TIF					
Property Taxes		8,708	15,601	6,893	55.82%
Interest Income	1	1	4,101	4,100	0.02%
TOTAL	1	8,709	19,702	10,993	44.20%
WALNUT HOUSING PROJECT					
Property Taxes		32,120	55,257	23,137	58.13%
Interest Income	1	1	19,215	19,214	0.00%
TOTAL	1	32,121	74,472	42,351	43.13%
BRUNS PET GROOMING					
Property Taxes		6,493	13,500	7,007	48.10%
TOTAL	-	6,493	13,500	7,007	48.10%
GIRARD VET CLINIC					
Property Taxes		-	14,500	14,500	0.00%
TOTAL	-	-	14,500	14,500	0.00%
GEDDES ST APTS-PROCON					
Property Taxes		-	30,000	30,000	0.00%
TOTAL	-	-	30,000	30,000	0.00%
SOUTHEAST CROSSING					
Property Taxes		-	18,000	18,000	0.00%
TOTAL	-	-	18,000	18,000	0.00%
POPLAR STREET WATER					
Property Taxes		52	8,000	7,948	0.65%
TOTAL	-	52	8,000	7,948	0.65%
CASEY'S @ FIVE POINTS					
Property Taxes		-	10,000	10,000	0.00%
TOTAL	-	-	10,000	10,000	0.00%
SOUTH POINTE HOTEL PROJECT					
Property Taxes		-	90,000	90,000	0.00%
TOTAL	-	-	90,000	90,000	0.00%

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FOR THE MONTH OF NOVEMBER 2016

	<u>MONTH ENDED</u> <u>November-16</u>	<u>2016-2017</u> <u>YEAR TO DATE</u>	<u>2017</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TODD ENCK PROJECT					
Property Taxes		-	6,000	6,000	0.00%
TOTAL	-	-	6,000	6,000	0.00%
JOHN SCHULTE CONSTRUCTION					
Property Taxes		2,417	6,000	3,583	40.28%
TOTAL	-	2,417	6,000	3,583	40.28%
PHARMACY PROPERTIES INC					
Property Taxes		-	11,000	11,000	0.00%
TOTAL	-	-	11,000	11,000	0.00%
KEN-RAY LLC					
Property Taxes		-	85,000	85,000	0.00%
TOTAL	-	-	85,000	85,000	0.00%
TOKEN PROPERTIES RUBY					
Property Taxes		-	1,500	1,500	0.00%
TOTAL	-	-	1,500	1,500	0.00%
GORDMAN GRAND ISLAND					
Property Taxes		-	40,000	40,000	0.00%
TOTAL	-	-	40,000	40,000	0.00%
BAKER DEVELOPMENT INC					
Property Taxes		1,687	3,000	1,313	56.23%
TOTAL	-	1,687	3,000	1,313	56.23%
STRATFORD PLAZA INC					
Property Taxes		-	35,000	35,000	0.00%
TOTAL	-	-	35,000	35,000	0.00%
COPPER CREEK 2013 HOUSES					
Property Taxes		1,602	80,000	78,398	0.00%
TOTAL	-	1,602	80,000	78,398	0.00%
FUTURE TIF'S					
Property Taxes		-	900,000	900,000	0.00%
TOTAL	-	-	900,000	900,000	0.00%
CHIEF INDUSTRIES AURORA COOP					
Property Taxes		-	40,000	40,000	0.00%
TOTAL	-	-	40,000	40,000	0.00%
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		1,269	2,700	1,431	47.01%
TOTAL	-	1,269	2,700	1,431	0.00%
GI HABITAT OF HUMANITY					
Property Taxes		-	8,000	8,000	0.00%
TOTAL	-	-	8,000	8,000	0.00%
AUTO ONE INC					
Property Taxes		-	11,000	11,000	0.00%
TOTAL	-	-	11,000	11,000	0.00%

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	<u>MONTH ENDED</u> <u>November-16</u>	<u>2016-2017</u> <u>YEAR TO DATE</u>	<u>2017</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
EIG GRAND ISLAND					
Property Taxes		-	50,000	50,000	0.00%
TOTAL	-	-	50,000	50,000	0.00%
TOKEN PROPERTIES CARY ST					
Property Taxes		3,636	8,000	4,364	45.45%
TOTAL	-	3,636	8,000	4,364	0.00%
WENN HOUSING PROJECT					
Property Taxes		-	4,200	4,200	0.00%
TOTAL	-	-	4,200	4,200	0.00%
COPPER CREEK 2014 HOUSES					
Property Taxes		329	200,000	199,671	0.16%
TOTAL	-	329	200,000	199,671	0.00%
TC ENCK BUILDERS					
Property Taxes		-	3,000	3,000	0.00%
TOTAL	-	-	3,000	3,000	0.00%
SUPER MARKET DEVELOPERS					
Property Taxes		-	20,000	20,000	0.00%
TOTAL	-	-	20,000	20,000	0.00%
MAINSTAY SUITES					
Property Taxes		11,902	25,000	13,098	47.61%
TOTAL	-	11,902	25,000	13,098	0.00%
TOWER 217					
Property Taxes		-	12,000	12,000	0.00%
TOTAL	-	-	12,000	12,000	0.00%
TOTAL REVENUE	21	113,495	2,968,567	2,794,974	3.82%

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FOR THE MONTH OF NOVEMBER 2016

	<u>MONTH ENDED</u> <u>November-16</u>	<u>2016-2017</u> <u>YEAR TO DATE</u>	<u>2017</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting		-	5,000	5,000	0.00%
Legal Services	180	285	3,000	2,715	9.50%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	11,114	14,221	75,000	60,779	18.96%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		-	16,000	16,000	0.00%
General Liability Insurance		-	250	250	0.00%
Postage	18	24	200	176	12.20%
Lifesafety Grant		-	265,000	265,000	0.00%
Legal Notices	16	29	500	471	5.75%
Travel & Training		100	1,000	900	10.02%
Office Supplies		-	1,000	1,000	0.00%
Supplies		-	300	300	0.00%
Land		-	50,000	50,000	0.00%
Bond Principal - Lincoln Pool	175,000	175,000	175,000	-	100.00%
Bond Interest - Lincoln Pool	10,781	10,781	20,863	10,082	51.68%
PROJECTS					
Façade Improvement		-	200,000	200,000	0.00%
Building Improvement		-	835,148	835,148	0.00%
Other Projects		-	50,000	50,000	0.00%
TOTAL CRA EXPENSES	197,110	200,441	1,704,261	1,503,820	11.76%
GENTLE DENTAL					
Bond Principal	1,925	1,925	3,917	1,992	49.15%
Bond Interest	176	176	285	109	61.72%
TOTAL GENTLE DENTAL	2,101	2,101	4,202	2,101	50.00%
PROCON TIF					
Bond Principal	8,067	8,067	16,416	8,349	49.14%
Bond Interest	1,514	1,514	2,747	1,233	55.12%
TOTAL PROCON TIF	9,581	9,581	19,163	9,582	50.00%
WALNUT HOUSING PROJECT					
Bond Principal	29,523	29,523	60,041	30,518	49.17%
Bond Interest	7,713	7,713	14,431	6,718	53.45%
TOTAL	37,236	37,236	74,472	37,236	50.00%
BRUNS PET GROOMING					
Bond Principal	6,493	6,493	13,500	7,007	48.10%
TOTAL	6,493	6,493	13,500	7,007	48.10%
GIRARD VET CLINIC					
Bond Principal		-	14,500	14,500	0.00%
TOTAL	-	-	14,500	14,500	0.00%
GEDDES ST APTS - PROCON					
Bond Principal		-	30,000	30,000	0.00%
TOTAL	-	-	30,000	30,000	0.00%

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SOUTHEAST CROSSINGS					
Bond Principal		-	18,000	18,000	0.00%
TOTAL	-	-	18,000	18,000	0.00%
POPLAR STREET WATER					
Bond Principal		-	8,000	8,000	0.00%
TOTAL	-	-	8,000	8,000	0.00%
CASEY'S @ FIVE POINTS					
Bond Principal		-	10,000	10,000	0.00%
TOTAL	-	-	10,000	10,000	0.00%
SOUTH POINTE HOTEL PROJECT					
Bond Principal		-	90,000	90,000	0.00%
TOTAL	-	-	90,000	90,000	0.00%
TODD ENCK PROJECT					
Bond Principal		-	6,000	6,000	0.00%
TOTAL	-	-	6,000	6,000	0.00%
JOHN SCHULTE CONSTRUCTION					
Bond Principal	2,417	2,417	6,000	3,583	40.28%
TOTAL	2,417	2,417	6,000	3,583	40.28%
PHARMACY PROPERTIES INC					
Bond Principal		-	11,000	11,000	0.00%
TOTAL	-	-	11,000	11,000	0.00%
KEN-RAY LLC					
Bond Principal		-	85,000	85,000	0.00%
TOTAL	-	-	85,000	85,000	0.00%
TOKEN PROPERTIES RUBY					
Bond Principal		-	1,500	1,500	0.00%
TOTAL	-	-	1,500	1,500	0.00%
GORDMAN GRAND ISLAND					
Bond Principal		-	40,000	40,000	0.00%
TOTAL	-	-	40,000	40,000	0.00%
BAKER DEVELOPMENT INC					
Bond Principal	1,687	1,687	3,000	1,313	56.23%
TOTAL	1,687	1,687	3,000	1,313	56.23%
STRATFORD PLAZA LLC					
Bond Principal		-	35,000	35,000	0.00%
TOTAL	-	-	35,000	35,000	0.00%
COPPER CREEK 2013 HOUSES					
Bond Principal	1,602	1,602	80,000	78,398	2.00%
TOTAL	1,602	1,602	80,000	78,398	2.00%

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CHIEF INDUSTRIES AURORA COOP					
Bond Principal		-	40,000	40,000	0.00%
TOTAL	-	-	40,000	40,000	0.00%
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal	1,269	1,269	2,700	1,431	47.01%
TOTAL	1,269	1,269	2,700	1,431	47.01%
GI HABITAT FOR HUMANITY					
Bond Principal		-	8,000	8,000	0.00%
TOTAL	-	-	8,000	8,000	0.00%
AUTO ONE INC					
Bond Principal		-	11,000	11,000	0.00%
TOTAL	-	-	11,000	11,000	0.00%
EIG GRAND ISLAND					
Bond Principal		-	50,000	50,000	0.00%
TOTAL	-	-	50,000	50,000	0.00%
TOKEN PROPERTIES CARY STREET					
Bond Principal	3,636	3,636	8,000	4,364	45.45%
TOTAL	3,636	3,636	8,000	4,364	45.45%
WENN HOUSING PROJECT					
Bond Principal		-	4,200	4,200	0.00%
TOTAL	-	-	4,200	4,200	0.00%
COPPER CREEK 2014 HOUSES					
Bond Principal		-	200,000	200,000	0.00%
TOTAL	-	-	200,000	200,000	0.00%
TC ENCK BUILDERS					
Bond Principal		-	3,000	3,000	0.00%
TOTAL	-	-	3,000	3,000	0.00%
SUPER MARKET DEVELOPERS					
Bond Principal		-	20,000	20,000	0.00%
TOTAL	-	-	20,000	20,000	0.00%
MAINSTAY SUITES					
Bond Principal	11,902	11,902	25,000	13,098	47.61%
TOTAL	11,902	11,902	25,000	13,098	47.61%
TOWER 217					
Bond Principal		-	12,000	12,000	0.00%
TOTAL	-	-	12,000	12,000	0.00%
FUTURE TIF'S					
Bond Principal	-	-	900,000	900,000	0.00%
TOTAL	-	-	900,000	900,000	0.00%
TOTAL EXPENSES	275,034	278,365	3,537,498	3,259,133	7.87%

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CITY OF GRAND ISLAND
BALANCE SHEET FOR 2017 2

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FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	-275,012.73	678,948.37
900	11120	COUNTY TREASURER CASH	.00	114,460.48
900	11305	PROPERTY TAXES RECEIVABLE	.00	80,176.00
900	14100	NOTES RECEIVABLE	.00	365,077.58
900	14700	LAND	.00	575,369.33
TOTAL ASSETS			-275,012.73	1,814,031.76
LIABILITIES				
900	22100	LONG TERM DEBT	.00	-281,669.00
900	22200	ACCOUNTS PAYABLE	.00	-2,500.00
900	22400	OTHER LONG TERM DEBT	.00	-1,280,000.00
900	22900	ACCRUED INTEREST PAYABLE	.00	-6,289.06
900	25100	ACCOUNTS PAYABLE	.00	-2,587.06
900	25315	DEFERRED REVENUE-PROPERTY TAX	.00	-5,914.00
900	25316	DEFERRED REVENUE-YR END ADJ	.00	67,933.18
TOTAL LIABILITIES			.00	-1,511,025.94
FUND BALANCE				
900	39110	INVESTMENT IN FIXED ASSETS	.00	-575,369.33
900	39112	FUND BALANCE-BONDS	.00	1,250,994.94
900	39120	UNRESTRICTED FUND BALANCE	.00	-1,143,501.54
900	39500	REVENUE CONTROL	-21.11	-113,495.05
900	39600	EXPENDITURE CONTROL	275,033.84	278,365.16
TOTAL FUND BALANCE			275,012.73	-303,005.82
TOTAL LIABILITIES + FUND BALANCE			=====275,012.73=====	===== -1,814,031.76=====

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