



Community Redevelopment Authority (CRA)

**Thursday, September 22, 2016
Regular Meeting**

Item C1

Financial Reports

Staff Contact:

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

	MONTH ENDED <u>August-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	734,282		841,354		
REVENUE:					
Property Taxes - CRA	11,855	404,907	534,000	129,093	75.83%
Property Taxes - Lincoln Pool	2,754	128,745	198,050	69,305	65.01%
Property Taxes - TIF's	2,346	442,148	2,041,892	1,677,872	21.65%
Loan Income (Poplar Street Water Line)	-	640	-	-	#DIV/0!
Interest Income - CRA	11	142	300	158	47.40%
Interest Income - TIF'S	0	9	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	-	21,462	130,000	108,538	16.51%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	16,966	998,054	3,004,242	2,084,965	33.22%
TOTAL RESOURCES	751,248	998,054	3,845,596	2,084,965	
EXPENSES					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	-	1,155	3,000	1,845	38.50%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	4,426	61,539	65,000	3,461	94.68%
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	55	136	350	214	38.88%
Life Safety	-	-	285,000	285,000	
Legal Notices	31	191	2,000	1,809	9.57%
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	-	350,855	368,972	18,117	95.09%
Other Projects	-	525	450,000	449,475	0.12%
Bond Principal-TIF's	-	448,809	1,290,022	916,634	34.79%
Bond Interest-TIF's	-	22,663	31,070	8,949	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	4,512	1,092,672	3,074,364	2,255,320	35.54%
INCREASE(DECREASE) IN CASH	12,453	(94,618)	(70,122)		
ENDING CASH	746,736	(94,618)	771,232	-	
CRA CASH	549,655				
Lincoln Pool Tax Income Balance	180,691				
TIF CASH	16,390				
Total Cash	746,736				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2016

	<u>MONTH ENDED</u> <u>August-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	11,855	404,907	534,000	129,093	75.83%
Property Taxes - Lincoln Pool	2,754	128,745	198,050	69,305	65.01%
Interest Income	11	142	300	158	47.40%
Loan Income (Poplar Street Water Line)	-	640	-	-	#DIV/0!
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax	-	21,462	130,000	108,538	16.51%
TOTAL	14,619	555,897	962,350	407,094	57.76%
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	3	-	-	
TOTAL	0	28,191	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	-	5,113	14,500	9,387	35.26%
TOTAL	-	5,113	14,500	9,387	35.26%
GEDDES ST APTS-PROCON					
Property Taxes	-	28,334	30,000	1,667	94.45%
TOTAL	-	28,334	30,000	1,667	94.45%
SOUTHEAST CROSSING					
Property Taxes	-	9,754	15,000	5,246	65.03%
TOTAL	-	9,754	15,000	5,246	65.03%
POPLAR STREET WATER					
Property Taxes	425	6,600	6,000	-	110.00%
TOTAL	425	6,600	6,000	-	110.00%
CASEY'S @ FIVE POINTS					
Property Taxes	-	4,655	10,000	5,345	46.55%
TOTAL	-	4,655	10,000	5,345	46.55%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2016

	<u>MONTH ENDED</u> <u>August-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	-	45,061	90,000	44,939	50.07%
TOTAL	-	45,061	90,000	44,939	50.07%
TODD ENCK PROJECT					
Property Taxes	-	3,410	6,000	2,590	56.84%
TOTAL	-	3,410	6,000	2,590	56.84%
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	-	5,995	11,000	5,005	54.50%
TOTAL	-	5,995	11,000	5,005	54.50%
KEN-RAY LLC					
Property Taxes	-	42,273	34,000	-	124.33%
TOTAL	-	42,273	34,000	-	124.33%
COUNTY FUND 8598					
Property Taxes	-	1,559	1,458	-	106.95%
TOTAL	-	1,559	1,458	-	106.95%
GORDMAN GRAND ISLAND					
Property Taxes	-	9,770	40,000	30,230	24.42%
TOTAL	-	9,770	40,000	30,230	24.42%
BAKER DEVELOPMENT INC					
Property Taxes	-	3,504	3,000	-	116.80%
TOTAL	-	3,504	3,000	-	116.80%
STRATFORD PLAZA INC					
Property Taxes	-	12,454	35,000	22,546	35.58%
TOTAL	-	12,454	35,000	22,546	35.58%
COPPER CREEK					
Property Taxes	-	40,644	-	-	0.00%
TOTAL	-	40,644	-	-	0.00%
FUTURE TIF'S					
Property Taxes	-	-	882,800	882,800	0.00%
TOTAL	-	-	882,800	882,800	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2016

	<u>MONTH ENDED</u> <u>August-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	-	19,737	-	(19,737)	
TOTAL	-	19,737	-	(19,737)	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes	-	1,382	-	(1,382)	
TOTAL	-	1,382	-	(1,382)	
GI HABITAT OF HUMANITY					
Property Taxes	-	2,180	-	(2,180)	
TOTAL	-	2,180	-	(2,180)	
AUTO ONE INC					
Property Taxes	-	6,002	-	(6,002)	
TOTAL	-	6,002	-	(6,002)	
EIG GRAND ISLAND					
Property Taxes	-	26,539	-	(26,539)	
TOTAL	-	26,539	-	(26,539)	
TOKEN PROPERTIES CARY ST					
Property Taxes	-	3,959	-	(3,959)	
TOTAL	-	3,959	-	(3,959)	
WENN HOUSING PROJECT					
Property Taxes	-	2,179	-	(2,179)	
TOTAL	-	2,179	-	(2,179)	
COPPER CREEK PHASE II					
Property Taxes	1,921	62,767	-	(62,767)	
TOTAL	1,921	62,767	-	(62,767)	
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	16,966	998,054	3,004,242	2,062,419	33.22%

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

	MONTH ENDED <u>August-16</u>	2015-2016 <u>YEAR TO DATE</u>	2016 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	-	1,155	3,000	1,845	38.50%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	4,426	61,539	65,000	3,461	94.68%
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	55	136	350	214	38.88%
Lifesafety Grant	-	-	285,000	285,000	0.00%
Legal Notices	31	191	2,000	1,809	9.57%
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	-	350,855	368,972	18,117	0.00%
Other Projects	-	525	450,000	449,475	0.12%
TOTAL CRA EXPENSES	4,512	621,200	1,753,272	1,329,737	35.43%
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	-	5,113	14,500	9,387	35.26%
TOTAL GIRARD VET CLINIC	-	5,113	14,500	9,387	35.26%
GEDDES ST APTS - PROCON					
Bond Principal	-	28,334	30,000	1,667	94.45%
TOTAL GEDDES ST APTS - PROCON	-	28,334	30,000	1,667	94.45%
SOUTHEAST CROSSINGS					

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2016

	MONTH ENDED August-16	2015-2016 YEAR TO DATE	2016 BUDGET	REMAINING BALANCE	% OF BUDGET USED
Bond Principal	-	9,754	15,000	5,246	65.03%
TOTAL SOUTHEAST CROSSINGS	-	9,754	15,000	5,246	65.03%
POPLAR STREET WATER					
Bond Principal	-	5,751	6,000	249	95.85%
TOTAL POPLAR STREET WATER	-	5,751	6,000	249	95.85%
CASEY'S @ FIVE POINTS					
Bond Principal	-	4,655	10,000	5,345	46.55%
TOTAL CASEY'S @ FIVE POINTS	-	4,655	10,000	5,345	46.55%
SOUTH POINTE HOTEL PROJECT					
Bond Principal	-	45,061	90,000	44,939	50.07%
TOTAL SOUTH POINTE HOTEL PROJECT	-	45,061	90,000	44,939	50.07%
TODD ENCK PROJECT					
Bond Principal	-	3,410	6,000	2,590	56.84%
TOTAL TODD ENCK PROJECT	-	3,410	6,000	2,590	56.84%
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	-	5,995	11,000	5,005	54.50%
TOTAL PHARMACH PROPERTIES INC	-	5,995	11,000	5,005	54.50%
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	-	1,559	1,458	(101)	
TOTAL COUNTY FUND #8598	-	1,559	1,458	(101)	
GORDMAN GRAND ISLAND					
Bond Principal	-	9,770	40,000	30,230	
TOTAL GORDMAN GRAND ISLAND	-	9,770	40,000	30,230	
BAKER DEVELOPMENT INC					
Bond Principal	-	3,504	3,000	(504)	
TOTAL BAKER DEVELOPMENT INC	-	3,504	3,000	(504)	
STRATFORD PLAZA LLC					
Bond Principal	-	12,454	35,000	22,546	
TOTAL STRATFORD PLAZA LLC	-	12,454	35,000	22,546	
COPPER CREEK					
Bond Principal	-	40,644	-	-	
TOTAL COPPER CREEK	-	40,644	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2016

	<u>MONTH ENDED</u> <u>August-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	-	19,737		(19,737)	
TOTAL CHIEF IND AURORA COOP	-	19,737		(19,737)	
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	-	2,180		(2,180)	
TOTAL BLANK	-	2,180		(2,180)	
AUTO ONE INC					
Bond Principal	-	6,002		(6,002)	
TOTAL AUTO ONE INC	-	6,002		(6,002)	
EIG GRAND ISLAND					
Bond Principal	-	26,539		(26,539)	
TOTAL BLANK	-	26,539		(26,539)	
TOKEN PROPERTIES CARY STREET					
Bond Principal	-	3,959		(3,959)	
TOTAL TOKEN PROPERTIES CARY ST	-	3,959		(3,959)	
WENN HOUSING PROJECT					
Bond Principal	-	2,179		(2,179)	
TOTAL WENN HOUSING PROJECT	-	2,179		(2,179)	
COPPER CREEK PHASE II					
Bond Principal	-	60,846		(60,846)	
TOTAL COPPER CREEK PHASE II	-	60,846		(60,846)	
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	4,512	1,092,672	3,074,364	2,241,733	

FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	12,453.36	746,745.18
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			12,453.36	1,933,623.94
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	-16,965.79	-998,064.33
900	39600	EXPENDITURE CONTROL	4,512.43	1,092,672.19
TOTAL FUND BALANCE			-12,453.36	-84,252.43
TOTAL LIABILITIES + FUND BALANCE			-12,453.36	-1,933,623.94

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