



Community Redevelopment Authority (CRA)

Wednesday, February 8, 2017
Regular Meeting

Item C1

Financials January

Staff Contact: Chad

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2017

	MONTH ENDED <u>January-17</u>	2016-2017 <u>YEAR TO DATE</u>	2017 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
CONSOLIDATED					
Beginning Cash	684,881		843,818		
REVENUE:					
Property Taxes - CRA	43,829	80,854	566,972	467,787	14.26%
Property Taxes - Lincoln Pool	16,074	29,627	195,863	168,423	15.13%
Property Taxes -TIF's	166,194	236,985	1,809,856	1,572,871	13.09%
Loan Income (Poplar Street Water Line)	-	-	8,000	8,000	0.00%
Interest Income - CRA	16	67	300	233	22.23%
Interest Income - TIF'S	1	5,118	23,720	18,602	21.58%
Land Sales	-	-	250,000	250,000	0.00%
Other Revenue - CRA	278	(524)	130,000	130,524	-0.40%
Other Revenue - TIF's	-	-	-	-	#DIV/0!
TOTAL REVENUE	<u>226,393</u>	<u>352,128</u>	<u>2,984,710</u>	<u>2,616,439</u>	11.80%
TOTAL RESOURCES	<u>911,274</u>	<u>352,128</u>	<u>3,828,529</u>	<u>2,616,439</u>	
EXPENSES					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	178	613	3,000	2,387	20.43%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,215	17,436	75,000	57,564	23.25%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	4,953	16,000	11,047	30.96%
General Liability Insurance	-	-	250	250	0.00%
Postage	13	53	200	147	26.39%
Life Safety	-	-	265,000	265,000	0.00%
Legal Notices	16	61	500	439	12.16%
Travel & Training	-	100	1,000	900	10.02%
Other Expenditures	-	-	-	-	#DIV/0!
Office Supplies	-	72	1,000	928	7.17%
Supplies	-	-	300	300	0.00%
Land	-	-	50,000	50,000	0.00%
Bond Principal - Lincoln Pool	-	175,000	175,000	-	100.00%
Bond Interest	-	11,306	20,863	9,557	54.19%
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	-	69,097	1,815,774	1,746,677	3.81%
Bond Interest-TIF's	-	9,403	17,463	8,060	53.85%
Interest Expense	-	-	-	-	#DIV/0!
TOTAL EXPENSES	<u>3,421</u>	<u>288,094</u>	<u>3,537,498</u>	<u>3,249,404</u>	8.14%
INCREASE(DECREASE) IN CASH	222,971	64,034	(552,788)		
ENDING CASH	<u>907,852</u>	<u>64,034</u>	<u>291,031</u>	-	
CRA CASH	606,189				
Lincoln Pool Tax Income Balance	92,354				
TIF CASH	209,309				
Total Cash	<u>907,852</u>				

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FOR THE MONTH OF JANUARY 2017

	<u>MONTH ENDED</u> <u>January-17</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	43,829	80,854	548,641	467,787	14.74%
Property Taxes - Lincoln Pool	16,074	29,627	198,050	168,423	14.96%
Interest Income	16	67	300	233	22.23%
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	278	(524)	130,000	130,524	-0.40%
TOTAL	60,198	110,024	1,134,991	1,024,967	9.69%
GENTLE DENTAL					
Property Taxes		-	3,598	3,598	0.00%
Interest Income	0	1	404	403	0.20%
TOTAL	0	1	4,002	4,001	0.02%
PROCON TIF					
Property Taxes		8,708	15,601	6,893	55.82%
Interest Income	0	2	4,101	4,099	0.05%
TOTAL	0	8,710	19,702	10,992	44.21%
WALNUT HOUSING PROJECT					
Property Taxes		32,120	55,257	23,137	58.13%
Interest Income		5,116	19,215	14,099	26.62%
TOTAL	-	37,236	74,472	37,236	50.00%
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	8,963	8,963	18,000	9,037	49.80%
TOTAL	8,963	8,963	18,000	9,037	49.80%
POPLAR STREET WATER					
Property Taxes	129	181	8,000	7,819	2.26%
TOTAL	129	181	8,000	7,819	2.26%
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 JANUARY 2017

	<u>MONTH ENDED</u> <u>January-17</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>January-17</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	11,244	11,573	200,000	188,427	5.79%
TOTAL	11,244	11,573	200,000	188,427	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	13,326	13,902	12,000	(1,902)	115.85%
TOTAL	13,326	13,902	12,000	(1,902)	0.00%
COPPER CREEK 2015 HOUSES					
Property Taxes	1,485	1,485	-	(1,485)	
TOTAL	1,485	1,485	-	(1,485)	
NORTHWEST COMMONS					
Property Taxes	131,047	131,047	-	(131,047)	
TOTAL	131,047	131,047	-	(131,047)	
TOTAL REVENUE	226,393	352,128	2,968,567	2,616,439	11.86%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2017

EXPENSES	MONTH ENDED <u>January-17</u>	2016-2017 <u>YEAR TO DATE</u>	2017 <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	178	613	3,000	2,387	20.43%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	3,215	17,436	75,000	57,564	23.25%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		4,953	16,000	11,047	30.96%
General Liability Insurance		-	250	250	0.00%
Postage	13	53	200	147	26.39%
Lifesafety Grant		-	265,000	265,000	0.00%
Legal Notices	16	61	500	439	12.16%
Travel & Training		100	1,000	900	10.02%
Office Supplies		72	1,000	928	7.17%
Supplies		-	300	300	0.00%
Land		-	50,000	50,000	0.00%
Bond Principal - Lincoln Pool		175,000	175,000	-	100.00%
Bond Interest - Lincoln Pool		11,306	20,863	9,557	54.19%
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	3,421	209,594	1,704,261	1,494,667	12.30%
GENTLE DENTAL					
Bond Principal		1,925	3,917	1,992	49.15%
Bond Interest		176	285	109	61.72%
TOTAL GENTLE DENTAL	-	2,101	4,202	2,101	50.00%
PROCON TIF					
Bond Principal		8,067	16,416	8,349	49.14%
Bond Interest		1,514	2,747	1,233	55.12%
TOTAL PROCON TIF	-	9,581	19,163	9,582	50.00%
WALNUT HOUSING PROJECT					
Bond Principal		29,523	60,041	30,518	49.17%
Bond Interest		7,713	14,431	6,718	53.45%
TOTAL	-	37,236	74,472	37,236	50.00%
BRUNS PET GROOMING					
Bond Principal		6,493	13,500	7,007	48.10%
TOTAL	-	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	6,000	3,583	40.28%
TOTAL	-	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	3,000	1,313	56.23%
TOTAL	-	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	80,000	78,398	2.00%
TOTAL	-	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	2,700	1,431	47.01%
TOTAL	-	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	8,000	4,364	45.45%
TOTAL	-	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	25,000	13,098	47.61%
TOTAL	-	11,902	25,000	13,098	47.61%
TOWER 217					
Bond Principal		576	12,000	11,424	4.80%
TOTAL	-	576	12,000	11,424	4.80%
COPPER CREEK 2015 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

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	<u>MONTH ENDED</u> <u>January-17</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>
NORTHWEST COMMONS					
Bond Principal	-	-	-	-	
TOTAL	-	-	-	-	
FUTURE TIF'S					
Bond Principal	-	-	900,000	900,000	0.00%
TOTAL	-	-	900,000	900,000	0.00%
TOTAL EXPENSES	3,421	288,094	3,537,498	3,249,404	8.14%

FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	222,971.25	907,852.15
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			222,971.25	2,042,935.54
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-PROPERY 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	-226,392.73	-352,127.74
900	39600	EXPENDITURE CONTROL	3,421.48	288,094.07
TOTAL FUND BALANCE			-222,971.25	-531,909.60
TOTAL LIABILITIES + FUND BALANCE			<u>-222,971.25</u>	<u>-2,042,935.54</u>

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