



Community Redevelopment Authority (CRA)

Wednesday, April 12, 2017
Regular Meeting

Item C1

Financials 4-12-17

Staff Contact: Chad Nabity

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2017**

CONSOLIDATED	MONTH ENDED March-17	2016-2017 YEAR TO DATE	2017 BUDGET	REMAINING BALANCE	% OF BUDGET USED
Beginning Cash	949,866		843,818		
REVENUE:					
Property Taxes - CRA	10,738	123,889	566,972	424,752	21.85%
Property Taxes - Lincoln Pool	2,039	38,245	195,863	159,805	19.53%
Property Taxes -TIF's	4,586	274,264	1,809,856	1,535,592	15.15%
Loan Income (Poplar Street Water Line)	-	-	8,000	8,000	0.00%
Interest Income - CRA	20	106	300	194	35.46%
Interest Income - TIF'S	1	5,119	23,720	18,601	21.58%
Land Sales	-	-	250,000	250,000	0.00%
Other Revenue - CRA	419	(105)	130,000	130,105	-0.08%
Other Revenue - TIF's	-	-	-	-	#DIV/0!
TOTAL REVENUE	17,803	441,518	2,984,710	2,527,049	14.79%
TOTAL RESOURCES	967,668	441,518	3,828,529	2,527,049	
EXPENSES					
Auditing & Accounting	-	4,475	5,000	525	89.50%
Legal Services	-	613	3,000	2,387	20.43%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,198	25,836	75,000	49,164	34.45%
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	-	59	200	141	29.47%
Life Safety	-	-	265,000	265,000	0.00%
Legal Notices	13	90	500	410	17.91%
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	56,771	76,771	835,148	758,377	9.19%
Other Projects	-	-	50,000	50,000	0.00%
Bond Principal-TIF's	197,217	266,313	1,815,774	1,549,461	14.67%
Bond Interest-TIF's	-	9,403	17,463	8,060	53.85%
Interest Expense	-	-	-	-	#DIV/0!
TOTAL EXPENSES	257,199	574,992	3,537,498	2,962,506	16.25%
INCREASE(DECREASE) IN CASH	(239,396)	(133,473)	(552,788)		
ENDING CASH	710,470	(133,473)	291,031	-	
CRA CASH	560,001				
Lincoln Pool Tax Income Balance	100,972				
TIF CASH	49,497				
Total Cash	710,470				

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2017**

	MONTH ENDED March-17	2016-2017 YEAR TO DATE	2017 BUDGET	REMAINING BALANCE	% OF BUDGET USED
CRA					
GENERAL OPERATIONS:					
Property Taxes - CRA	10,738	123,889	548,641	424,752	22.58%
Property Taxes - Lincoln Pool	2,039	38,245	198,050	159,805	19.31%
Interest Income	20	106	300	194	35.46%
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	419	(105)	130,000	130,105	-0.08%
TOTAL	13,216	162,135	1,134,991	972,856	14.29%
GENTLE DENTAL					
Property Taxes		118	3,598	3,480	3.27%
Interest Income	0	1	404	403	0.24%
TOTAL	0	119	4,002	3,883	2.97%
PROCON TIF					
Property Taxes		9,252	15,601	6,349	59.31%
Interest Income	0	2	4,101	4,099	0.06%
TOTAL	0	9,255	19,702	10,447	46.97%
WALNUT HOUSING PROJECT					
Property Taxes		33,141	55,257	22,116	59.98%
Interest Income	0	5,116	19,215	14,099	26.62%
TOTAL	0	38,257	74,472	36,215	51.37%
BRUNS PET GROOMING					
Property Taxes		6,787	13,500	6,714	50.27%
TOTAL	-	6,787	13,500	6,714	50.27%
GIRARD VET CLINIC					
Property Taxes		218	14,500	14,282	1.50%
TOTAL	-	218	14,500	14,282	1.50%
GEDDES ST APTS-PROCON					
Property Taxes		575	30,000	29,425	1.92%
TOTAL	-	575	30,000	29,425	1.92%
SOUTHEAST CROSSING					
Property Taxes		9,279	18,000	8,721	51.55%
TOTAL	-	9,279	18,000	8,721	51.55%
POPLAR STREET WATER					
Property Taxes	430	826	8,000	7,174	10.33%
TOTAL	430	826	8,000	7,174	10.33%
CASEY'S @ FIVE POINTS					
Property Taxes		290	10,000	9,710	2.90%
TOTAL	-	290	10,000	9,710	2.90%
SOUTH POINTE HOTEL PROJECT					
Property Taxes		1,725	90,000	88,275	1.92%
TOTAL	-	1,725	90,000	88,275	1.92%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2017

	<u>MONTH ENDED</u> <u>March-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		133	6,000	5,867	2.21%
TOTAL	-	133	6,000	5,867	2.21%
JOHN SCHULTE CONSTRUCTION					
Property Taxes		2,562	6,000	3,438	42.71%
TOTAL	-	2,562	6,000	3,438	42.71%
PHARMACY PROPERTIES INC					
Property Taxes		244	11,000	10,756	2.22%
TOTAL	-	244	11,000	10,756	2.22%
KEN-RAY LLC					
Property Taxes		935	85,000	84,065	1.10%
TOTAL	-	935	85,000	84,065	1.10%
TOKEN PROPERTIES RUBY					
Property Taxes		61	1,500	1,439	4.04%
TOTAL	-	61	1,500	1,439	4.04%
GORDMAN GRAND ISLAND					
Property Taxes		1,097	40,000	38,903	2.74%
TOTAL	-	1,097	40,000	38,903	2.74%
BAKER DEVELOPMENT INC					
Property Taxes		1,758	3,000	1,242	58.61%
TOTAL	-	1,758	3,000	1,242	58.61%
STRATFORD PLAZA INC					
Property Taxes		680	35,000	34,320	1.94%
TOTAL	-	680	35,000	34,320	1.94%
COPPER CREEK 2013 HOUSES					
Property Taxes	261	7,222	80,000	72,778	0.00%
TOTAL	261	7,222	80,000	72,778	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		746	40,000	39,254	1.86%
TOTAL	-	746	40,000	39,254	0.00%
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		1,323	2,700	1,377	49.00%
TOTAL	-	1,323	2,700	1,377	0.00%
GI HABITAT OF HUMANITY					
Property Taxes		85	8,000	7,915	1.06%
TOTAL	-	85	8,000	7,915	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2017

	<u>MONTH ENDED</u> <u>March-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>
AUTO ONE INC					
Property Taxes		245	11,000	10,755	2.22%
TOTAL	-	245	11,000	10,755	0.00%
EIG GRAND ISLAND					
Property Taxes		1,464	50,000	48,536	2.93%
TOTAL	-	1,464	50,000	48,536	0.00%
TOKEN PROPERTIES CARY ST					
Property Taxes		3,807	8,000	4,193	47.59%
TOTAL	-	3,807	8,000	4,193	0.00%
WENN HOUSING PROJECT					
Property Taxes		89	4,200	4,111	2.12%
TOTAL	-	89	4,200	4,111	0.00%
COPPER CREEK 2014 HOUSES					
Property Taxes	3,892	24,919	200,000	175,081	12.46%
TOTAL	3,892	24,919	200,000	175,081	0.00%
TC ENCK BUILDERS					
Property Taxes		9	3,000	2,992	0.28%
TOTAL	-	9	3,000	2,992	0.00%
SUPER MARKET DEVELOPERS					
Property Taxes		-	20,000	20,000	0.00%
TOTAL	-	-	20,000	20,000	0.00%
MAINSTAY SUITES					
Property Taxes		13,219	25,000	11,781	52.87%
TOTAL	-	13,219	25,000	11,781	0.00%
TOWER 217					
Property Taxes		14,186	12,000	(2,186)	118.22%
TOTAL	-	14,186	12,000	(2,186)	0.00%
COPPER CREEK 2015 HOUSES					
Property Taxes	3	3,352	-	(3,352)	
TOTAL	3	3,352	-	(3,352)	
NORTHWEST COMMONS					
Property Taxes		133,919	-	(133,919)	
TOTAL	-	133,919	-	(133,919)	
HABITAT - 8TH & SUPERIOR					
Property Taxes		90	-	(90)	
TOTAL	-	90	-	(90)	
KAUFMAN BUILDING					
Property Taxes		35	-	(35)	
TOTAL	-	35	-	(35)	
TOTAL REVENUE	17,803	441,518	2,968,567	2,527,049	14.87%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2017

EXPENSES	MONTH ENDED <u>March-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		4,475	5,000	525	89.50%
Legal Services		613	3,000	2,387	20.43%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	3,198	25,836	75,000	49,164	34.45%
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		59	200	141	29.47%
Lifesafety Grant		-	265,000	265,000	0.00%
Legal Notices	13	90	500	410	17.91%
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	56,771	76,771	835,148	758,377	0.00%
Other Projects		-	50,000	50,000	0.00%
TOTAL CRA EXPENSES	59,982	299,275	1,704,261	1,404,986	17.56%
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	293	6,787	13,500	6,714	50.27%
TOTAL	293	6,787	13,500	6,714	50.27%
GIRARD VET CLINIC					
Bond Principal	218	218	14,500	14,282	1.50%
TOTAL	218	218	14,500	14,282	1.50%
GEDDES ST APTS - PROCON					
Bond Principal	575	575	30,000	29,425	1.92%
TOTAL	575	575	30,000	29,425	1.92%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2017

	<u>MONTH ENDED</u> <u>March-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>
SOUTHEAST CROSSINGS					
Bond Principal	9,279	9,279	18,000	8,721	51.55%
TOTAL	9,279	9,279	18,000	8,721	51.55%
POPLAR STREET WATER					
Bond Principal	397	397	8,000	7,603	4.96%
TOTAL	397	397	8,000	7,603	4.96%
CASEY'S @ FIVE POINTS					
Bond Principal	290	290	10,000	9,710	2.90%
TOTAL	290	290	10,000	9,710	2.90%
SOUTH POINTE HOTEL PROJECT					
Bond Principal	1,725	1,725	90,000	88,275	1.92%
TOTAL	1,725	1,725	90,000	88,275	1.92%
TODD ENCK PROJECT					
Bond Principal	133	133	6,000	5,867	2.21%
TOTAL	133	133	6,000	5,867	2.21%
JOHN SCHULTE CONSTRUCTION					
Bond Principal	146	2,562	6,000	3,438	42.71%
TOTAL	146	2,562	6,000	3,438	42.71%
PHARMACY PROPERTIES INC					
Bond Principal	244	244	11,000	10,756	2.22%
TOTAL	244	244	11,000	10,756	2.22%
KEN-RAY LLC					
Bond Principal	935	935	85,000	84,065	1.10%
TOTAL	935	935	85,000	84,065	1.10%
TOKEN PROPERTIES RUBY					
Bond Principal		-	1,500	1,500	0.00%
TOTAL		-	1,500	1,500	0.00%
GORDMAN GRAND ISLAND					
Bond Principal	1,097	1,097	40,000	38,903	2.74%
TOTAL	1,097	1,097	40,000	38,903	2.74%
BAKER DEVELOPMENT INC					
Bond Principal		1,687	3,000	1,313	56.23%
TOTAL		-	1,687	1,313	56.23%
STRATFORD PLAZA LLC					
Bond Principal	680	680	35,000	34,320	1.94%
TOTAL	680	680	35,000	34,320	1.94%
COPPER CREEK 2013 HOUSES					
Bond Principal	5,359	6,961	80,000	73,039	8.70%
TOTAL	5,359	6,961	80,000	73,039	8.70%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2017

	<u>MONTH ENDED</u> <u>March-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>
CHIEF INDUSTRIES AURORA COOP					
Bond Principal	746	746	40,000	39,254	1.86%
TOTAL	746	746	40,000	39,254	1.86%
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	245	245	11,000	10,755	2.22%
TOTAL	245	245	11,000	10,755	2.22%
EIG GRAND ISLAND					
Bond Principal	1,464	1,464	50,000	48,536	2.93%
TOTAL	1,464	1,464	50,000	48,536	2.93%
TOKEN PROPERTIES CARY STREET					
Bond Principal	172	3,807	8,000	4,193	47.59%
TOTAL	172	3,807	8,000	4,193	47.59%
WENN HOUSING PROJECT					
Bond Principal		-	4,200	4,200	0.00%
TOTAL	-	-	4,200	4,200	0.00%
COPPER CREEK 2014 HOUSES					
Bond Principal	21,027	21,027	200,000	178,973	10.51%
TOTAL	21,027	21,027	200,000	178,973	10.51%
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	1,317	13,219	25,000	11,781	52.87%
TOTAL	1,317	13,219	25,000	11,781	52.87%
TOWER 217					
Bond Principal	13,611	14,186	12,000	(2,186)	118.22%
TOTAL	13,611	14,186	12,000	(2,186)	118.22%
COPPER CREEK 2015 HOUSES					
Bond Principal	3,349	3,349	-	(3,349)	
TOTAL	3,349	3,349	-	(3,349)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2017

	<u>MONTH ENDED</u> <u>March-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	133,919	133,919	-	(133,919)	
TOTAL	133,919	133,919		(133,919)	
HABITAT - 8TH & SUPERIOR					
Bond Principal	-	-	-	-	
TOTAL	-	-		-	
KAUFMAN BUILDING					
Bond Principal	-	-	-	-	
TOTAL	-	-		-	
FUTURE TIF'S					
Bond Principal	-	-	900,000	900,000	0.00%
TOTAL	-	-	900,000	900,000	0.00%
TOTAL EXPENSES	257,199	574,992	3,537,498	2,962,506	16.25%

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CITY OF GRAND ISLAND
BALANCE SHEET FOR 2017 6

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FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	-239,395.88	710,469.85
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			-239,395.88	1,845,553.24
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	39107	BUDGETARY FUND BAL - UNRESERVD	.00	552,787.93
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	39130	ESTIMATED REVENUES	.00	2,984,710.07
900	39140	ESTIMATED EXPENSES	.00	-3,537,498.00
900	39500	REVENUE CONTROL	-17,802.75	-441,643.07
900	39600	EXPENDITURE CONTROL	257,198.63	574,991.70
TOTAL FUND BALANCE			239,395.88	-334,527.30
TOTAL LIABILITIES + FUND BALANCE			239,395.88	-1,845,553.24

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