



Community Redevelopment Authority (CRA)

Wednesday, May 17, 2017
Regular Meeting

Item C1

Financials

Staff Contact: Chad Nabity

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

CONSOLIDATED	MONTH ENDED <u>April-17</u>	2016-2017 <u>YEAR TO DATE</u>	2017 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
Beginning Cash	710,470		843,818		
REVENUE:					
Property Taxes - CRA	39,081	162,969	566,972	385,672	28.74%
Property Taxes - Lincoln Pool	6,948	45,193	195,863	152,857	23.07%
Property Taxes -TIF's	58,708	332,847	1,809,856	1,480,598	18.39%
Loan Income (Poplar Street Water Line)	-	-	8,000	8,000	0.00%
Interest Income - CRA	19	126	300	174	41.95%
Interest Income - TIF'S	1	5,120	23,720	18,600	21.58%
Land Sales	-	-	250,000	250,000	0.00%
Other Revenue - CRA	1,227	1,122	130,000	128,878	0.86%
Other Revenue - TIF's	-	-	-	-	#DIV/0!
TOTAL REVENUE	<u>105,983</u>	<u>547,377</u>	<u>2,984,710</u>	<u>2,424,779</u>	<u>18.34%</u>
TOTAL RESOURCES	<u>816,453</u>	<u>547,377</u>	<u>3,828,529</u>	<u>2,424,779</u>	
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	7,088	32,925	75,000	42,075	43.90%
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	16	106	500	394	21.11%
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	3,798	3,798	50,000	46,203	7.60%
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	2,000	78,771	835,148	756,377	9.43%
Other Projects	-	-	50,000	50,000	0.00%
Bond Principal-TIF's	-	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	<u>12,902</u>	<u>587,894</u>	<u>3,537,498</u>	<u>2,949,605</u>	<u>16.62%</u>
INCREASE(DECREASE) IN CASH	93,082	(40,516)	(552,788)		
ENDING CASH	<u>803,551</u>	<u>(40,516)</u>	<u>291,031</u>	<u>-</u>	
CRA CASH	587,427				
Lincoln Pool Tax Income Balance	107,919				
TIF CASH	108,205				
Total Cash	<u>803,551</u>				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2017

	<u>MONTH ENDED</u> <u>April-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	39,081	162,969	548,641	385,672	29.70%
Property Taxes - Lincoln Pool	6,948	45,193	198,050	152,857	22.82%
Interest Income	19	126	300	174	41.95%
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	1,227	1,122	130,000	128,878	0.86%
TOTAL	47,275	209,410	1,134,991	925,581	18.45%
GENTLE DENTAL					
Property Taxes	118	235	3,598	3,363	6.54%
Interest Income	0	1	404	403	0.28%
TOTAL	118	237	4,002	3,765	5.91%
PROCON TIF					
Property Taxes	9,938	19,191	15,601	-	123.01%
Interest Income	1	3	4,101	4,098	0.07%
TOTAL	9,939	19,193	19,702	4,098	97.42%
WALNUT HOUSING PROJECT					
Property Taxes	1,021	34,163	55,257	21,094	61.82%
Interest Income	0	5,116	19,215	14,099	26.62%
TOTAL	1,021	39,278	74,472	35,194	52.74%
BRUNS PET GROOMING					
Property Taxes	293	7,080	13,500	6,420	52.44%
TOTAL	293	7,080	13,500	6,420	52.44%
GIRARD VET CLINIC					
Property Taxes	218	436	14,500	14,064	3.01%
TOTAL	218	436	14,500	14,064	3.01%
GEDDES ST APTS-PROCON					
Property Taxes	575	1,150	30,000	28,851	3.83%
TOTAL	575	1,150	30,000	28,851	3.83%
SOUTHEAST CROSSING					
Property Taxes	316	9,596	18,000	8,404	53.31%
TOTAL	316	9,596	18,000	8,404	53.31%
POPLAR STREET WATER					
Property Taxes	645	1,471	8,000	6,529	18.39%
TOTAL	645	1,471	8,000	6,529	18.39%
CASEY'S @ FIVE POINTS					
Property Taxes	290	579	10,000	9,421	5.79%
TOTAL	290	579	10,000	9,421	5.79%
SOUTH POINTE HOTEL PROJECT					
Property Taxes	1,725	3,449	90,000	86,551	3.83%
TOTAL	1,725	3,449	90,000	86,551	3.83%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2017

	<u>MONTH ENDED</u> <u>April-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	265	6,000	5,735	4.42%
TOTAL	133	265	6,000	5,735	4.42%
JOHN SCHULTE CONSTRUCTION					
Property Taxes	146	2,708	6,000	3,292	45.13%
TOTAL	146	2,708	6,000	3,292	45.13%
PHARMACY PROPERTIES INC					
Property Taxes	244	487	11,000	10,513	4.43%
TOTAL	244	487	11,000	10,513	4.43%
KEN-RAY LLC					
Property Taxes	22,688	23,622	85,000	61,378	27.79%
TOTAL	22,688	23,622	85,000	61,378	27.79%
TOKEN PROPERTIES RUBY					
Property Taxes	61	121	1,500	1,379	8.08%
TOTAL	61	121	1,500	1,379	8.08%
GORDMAN GRAND ISLAND					
Property Taxes	1,097	2,194	40,000	37,806	5.49%
TOTAL	1,097	2,194	40,000	37,806	5.49%
BAKER DEVELOPMENT INC					
Property Taxes	71	1,830	3,000	1,170	60.99%
TOTAL	71	1,830	3,000	1,170	60.99%
STRATFORD PLAZA INC					
Property Taxes	680	1,359	35,000	33,641	3.88%
TOTAL	680	1,359	35,000	33,641	3.88%
COPPER CREEK 2013 HOUSES					
Property Taxes	1,744	8,967	80,000	71,033	0.00%
TOTAL	1,744	8,967	80,000	71,033	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	1,492	40,000	38,508	3.73%
TOTAL	746	1,492	40,000	38,508	0.00%
TOKEN PROPERTIES KIMBALL ST					
Property Taxes	54	1,377	2,700	1,323	50.99%
TOTAL	54	1,377	2,700	1,323	0.00%
GI HABITAT OF HUMANITY					
Property Taxes	85	170	8,000	7,831	2.12%
TOTAL	85	170	8,000	7,831	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2017

	<u>MONTH ENDED</u> <u>April-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	489	11,000	10,511	4.45%
TOTAL	245	489	11,000	10,511	0.00%
EIG GRAND ISLAND					
Property Taxes	1,464	2,927	50,000	47,073	5.85%
TOTAL	1,464	2,927	50,000	47,073	0.00%
TOKEN PROPERTIES CARY ST					
Property Taxes	172	3,979	8,000	4,021	49.74%
TOTAL	172	3,979	8,000	4,021	0.00%
WENN HOUSING PROJECT					
Property Taxes	89	178	4,200	4,022	4.25%
TOTAL	89	178	4,200	4,022	0.00%
COPPER CREEK 2014 HOUSES					
Property Taxes	7,758	32,678	200,000	167,322	16.34%
TOTAL	7,758	32,678	200,000	167,322	0.00%
TC ENCK BUILDERS					
Property Taxes	9	17	3,000	2,983	0.57%
TOTAL	9	17	3,000	2,983	0.00%
SUPER MARKET DEVELOPERS					
Property Taxes		-	20,000	20,000	0.00%
TOTAL	-	-	20,000	20,000	0.00%
MAINSTAY SUITES					
Property Taxes	1,317	14,535	25,000	10,465	58.14%
TOTAL	1,317	14,535	25,000	10,465	0.00%
TOWER 217					
Property Taxes	284	14,471	12,000	(2,471)	120.59%
TOTAL	284	14,471	12,000	(2,471)	0.00%
COPPER CREEK 2015 HOUSES					
Property Taxes	1,488	4,840	-	(4,840)	
TOTAL	1,488	4,840	-	(4,840)	
NORTHWEST COMMONS					
Property Taxes	2,872	136,792	-	(136,792)	
TOTAL	2,872	136,792	-	(136,792)	
HABITAT - 8TH & SUPERIOR					
Property Taxes	90	179		(179)	
TOTAL	90	179	-	(179)	
KAUFMAN BUILDING					
Property Taxes	35	70		(70)	
TOTAL	35	70	-	(70)	
TOTAL REVENUE	105,983	547,377	2,968,567	2,424,779	18.44%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2017

EXPENSES	MONTH ENDED <u>April-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	7,088	32,925	75,000	42,075	43.90%
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	16	106	500	394	21.11%
Travel & Training		100	1,000	900	10.02%
Office Supplies		72	1,000	928	7.17%
Supplies		-	300	300	0.00%
Land	3,798	3,798	50,000	46,203	7.60%
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	2,000	78,771	835,148	756,377	0.00%
Other Projects		-	50,000	50,000	0.00%
TOTAL CRA EXPENSES	12,902	312,177	1,704,261	1,392,084	18.32%
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		6,787	13,500	6,714	50.27%
TOTAL	-	6,787	13,500	6,714	50.27%
GIRARD VET CLINIC					
Bond Principal		218	14,500	14,282	1.50%
TOTAL	-	218	14,500	14,282	1.50%
GEDDES ST APTS - PROCON					
Bond Principal		575	30,000	29,425	1.92%
TOTAL	-	575	30,000	29,425	1.92%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2017

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

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2017

	<u>MONTH ENDED</u> <u>April-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	40,000	39,254	1.86%
TOTAL	-	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	11,000	10,755	2.22%
TOTAL	-	245	11,000	10,755	2.22%
EIG GRAND ISLAND					
Bond Principal		1,464	50,000	48,536	2.93%
TOTAL	-	1,464	50,000	48,536	2.93%
TOKEN PROPERTIES CARY STREET					
Bond Principal		3,807	8,000	4,193	47.59%
TOTAL	-	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	200,000	178,973	10.51%
TOTAL	-	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		13,219	25,000	11,781	52.87%
TOTAL	-	13,219	25,000	11,781	52.87%
TOWER 217					
Bond Principal		14,186	12,000	(2,186)	118.22%
TOTAL	-	14,186	12,000	(2,186)	118.22%
COPPER CREEK 2015 HOUSES					
Bond Principal		-	3,349	(3,349)	
TOTAL	-	3,349	-	(3,349)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2017

	<u>MONTH ENDED</u> <u>April-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)	
TOTAL	-	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	12,902	587,894	3,537,498	2,949,605	16.62%

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CITY OF GRAND ISLAND
BALANCE SHEET FOR 2017 7

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FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	93,081.62	803,551.47
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			93,081.62	1,938,634.86
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	-105,983.42	-547,626.49
900	39600	EXPENDITURE CONTROL	12,901.80	587,893.50
TOTAL FUND BALANCE			-93,081.62	-427,608.92
TOTAL LIABILITIES + FUND BALANCE			-93,081.62	-1,938,634.86

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