



Community Redevelopment Authority (CRA)

Wednesday, June 14, 2017
Regular Meeting

Item C1

Financial Reports May

Staff Contact: Chad Nabity

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

	MONTH ENDED <u>May-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	803,551		843,818		
REVENUE:					
Property Taxes - CRA	150,321	313,290	566,972	235,351	55.26%
Property Taxes - Lincoln Pool	55,598	100,790	195,863	97,260	51.46%
Property Taxes - TIF's	255,542	585,455	1,809,856	1,228,391	32.35%
Loan Income (Poplar Street Water Line)	-	-	8,000	8,000	0.00%
Interest Income - CRA	16	142	300	158	47.24%
Interest Income - TIF'S	1	5,120	23,720	18,600	21.59%
Land Sales	-	-	250,000	250,000	0.00%
Other Revenue - CRA	421	1,543	130,000	128,457	1.19%
Other Revenue - TIF's	-	-	-	-	#DIV/0!
TOTAL REVENUE	461,898	1,006,341	2,984,710	1,966,216	33.72%
TOTAL RESOURCES	1,265,449	1,006,341	3,828,529	1,966,216	
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	3,284	36,208	75,000	38,792	48.28%
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	122	500	378	24.32%
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	50,000	46,203	7.60%
Bond Principal - Lincoln Pool	-	175,000	175,000	-	100.00%
Bond Interest	10,081	21,388	20,863	-	102.51%
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	-	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	13,381	601,274	3,537,498	2,936,748	17.00%
INCREASE(DECREASE) IN CASH	448,517	405,066	(552,788)		
ENDING CASH	1,252,069	405,066	291,031	-	
CRA CASH	734,885				
Lincoln Pool Tax Income Balance	153,436				
TIF CASH	363,748				
Total Cash	1,252,069				

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

	MONTH ENDED <u>May-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:					
Property Taxes - CRA	150,321	313,290	548,641	235,351	57.10%
Property Taxes - Lincoln Pool	55,598	100,790	198,050	97,260	50.89%
Interest Income	16	142	300	158	47.24%
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	421	1,543	130,000	128,457	1.19%
TOTAL	206,355	415,765	1,134,991	719,226	36.63%
GENTLE DENTAL					
Property Taxes		235	3,598	3,363	6.54%
Interest Income	0	1	404	403	0.32%
TOTAL	0	237	4,002	3,765	5.92%
PROCON TIF					
Property Taxes		19,191	15,601	-	123.01%
Interest Income	1	3	4,101	4,098	0.08%
TOTAL	1	19,194	19,702	4,098	97.42%
WALNUT HOUSING PROJECT					
Property Taxes		34,163	55,257	21,094	61.82%
Interest Income	0	5,116	19,215	14,099	26.62%
TOTAL	0	39,278	74,472	35,194	52.74%
BRUNS PET GROOMING					
Property Taxes	6,820	13,900	13,500	-	102.96%
TOTAL	6,820	13,900	13,500	-	102.96%
GIRARD VET CLINIC					
Property Taxes		436	14,500	14,064	3.01%
TOTAL	-	436	14,500	14,064	3.01%
GEDDES ST APTS-PROCON					
Property Taxes		1,150	30,000	28,851	3.83%
TOTAL	-	1,150	30,000	28,851	3.83%
SOUTHEAST CROSSING					
Property Taxes	4,230	13,826	18,000	4,174	76.81%
TOTAL	4,230	13,826	18,000	4,174	76.81%
POPLAR STREET WATER					
Property Taxes	4,641	6,112	8,000	1,888	76.40%
TOTAL	4,641	6,112	8,000	1,888	76.40%
CASEY'S @ FIVE POINTS					
Property Taxes		579	10,000	9,421	5.79%
TOTAL	-	579	10,000	9,421	5.79%
SOUTH POINTE HOTEL PROJECT					
Property Taxes	40,117	43,566	90,000	46,434	48.41%
TOTAL	40,117	43,566	90,000	46,434	48.41%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2017

	<u>MONTH ENDED</u> <u>May-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		265	6,000	5,735	4.42%
TOTAL	-	265	6,000	5,735	4.42%
JOHN SCHULTE CONSTRUCTION					
Property Taxes		2,708	6,000	3,292	45.13%
TOTAL	-	2,708	6,000	3,292	45.13%
PHARMACY PROPERTIES INC					
Property Taxes	5,668	6,156	11,000	4,844	55.96%
TOTAL	5,668	6,156	11,000	4,844	55.96%
KEN-RAY LLC					
Property Taxes		23,622	85,000	61,378	27.79%
TOTAL	-	23,622	85,000	61,378	27.79%
TOKEN PROPERTIES RUBY					
Property Taxes		121	1,500	1,379	8.08%
TOTAL	-	121	1,500	1,379	8.08%
GORDMAN GRAND ISLAND					
Property Taxes		2,194	40,000	37,806	5.49%
TOTAL	-	2,194	40,000	37,806	5.49%
BAKER DEVELOPMENT INC					
Property Taxes		1,830	3,000	1,170	60.99%
TOTAL	-	1,830	3,000	1,170	60.99%
STRATFORD PLAZA INC					
Property Taxes	15,809	17,168	35,000	17,832	49.05%
TOTAL	15,809	17,168	35,000	17,832	49.05%
COPPER CREEK 2013 HOUSES					
Property Taxes	25,873	34,840	80,000	45,160	0.00%
TOTAL	25,873	34,840	80,000	45,160	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		1,492	40,000	38,508	3.73%
TOTAL	-	1,492	40,000	38,508	0.00%
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		1,377	2,700	1,323	50.99%
TOTAL	-	1,377	2,700	1,323	0.00%
GI HABITAT OF HUMANITY					
Property Taxes	1,972	2,141	8,000	5,859	26.76%
TOTAL	1,972	2,141	8,000	5,859	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2017

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AUTO ONE INC					
Property Taxes		489	11,000	10,511	4.45%
TOTAL	-	489	11,000	10,511	0.00%
EIG GRAND ISLAND					
Property Taxes	34,044	36,971	50,000	13,029	73.94%
TOTAL	34,044	36,971	50,000	13,029	0.00%
TOKEN PROPERTIES CARY ST					
Property Taxes		3,979	8,000	4,021	49.74%
TOTAL	-	3,979	8,000	4,021	0.00%
WENN HOUSING PROJECT					
Property Taxes	2,074	2,252	4,200	1,948	53.63%
TOTAL	2,074	2,252	4,200	1,948	0.00%
COPPER CREEK 2014 HOUSES					
Property Taxes	96,880	129,558	200,000	70,442	64.78%
TOTAL	96,880	129,558	200,000	70,442	0.00%
TC ENCK BUILDERS					
Property Taxes		17	3,000	2,983	0.57%
TOTAL	-	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		14,535	25,000	10,465	58.14%
TOTAL	-	14,535	25,000	10,465	0.00%
TOWER 217					
Property Taxes		14,471	12,000	(2,471)	120.59%
TOTAL	-	14,471	12,000	(2,471)	0.00%
COPPER CREEK 2015 HOUSES					
Property Taxes	13,190	18,030	-	(18,030)	
TOTAL	13,190	18,030	-	(18,030)	
NORTHWEST COMMONS					
Property Taxes	1,289	138,080	-	(138,080)	
TOTAL	1,289	138,080	-	(138,080)	
HABITAT - 8TH & SUPERIOR					
Property Taxes	2,116	2,296		(2,296)	
TOTAL	2,116	2,296	-	(2,296)	
KAUFMAN BUILDING					
Property Taxes	818	888		(888)	
TOTAL	818	888	-	(888)	
TOTAL REVENUE	461,898	1,006,341	2,968,567	1,966,216	33.90%

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

	MONTH ENDED <u>May-17</u>	2016-2017 <u>YEAR TO DATE</u>	2017 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
EXPENSES					
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	3,284	36,208	75,000	38,792	48.28%
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	122	500	378	24.32%
Travel & Training		100	1,000	900	10.02%
Office Supplies		72	1,000	928	7.17%
Supplies		-	300	300	0.00%
Land		3,798	50,000	46,203	7.60%
Bond Principal - Lincoln Pool		175,000	175,000	-	100.00%
Bond Interest - Lincoln Pool	10,081	21,388	20,863	-	102.51%
PROJECTS					
Façade Improvement		-	200,000	200,000	0.00%
Building Improvement		78,771	835,148	756,377	0.00%
Other Projects		-	50,000	50,000	0.00%
TOTAL CRA EXPENSES	13,381	325,558	1,704,261	1,379,228	19.10%
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%

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FOR THE MONTH OF MAY 2017

	<u>MONTH ENDED</u> <u>May-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 MAY 2017

	<u>MONTH ENDED</u> <u>May-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 MAY 2017

	MONTH ENDED <u>May-17</u>	2016-2017 <u>YEAR TO DATE</u>	2017 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <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	13,381	601,274	3,537,498	2,936,748	17.00%

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CITY OF GRAND ISLAND
BALANCE SHEET FOR 2017 8

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FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	448,517.10	1,252,068.57
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			448,517.10	2,387,151.96
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	-461,897.87	-1,009,524.36
900	39600	EXPENDITURE CONTROL	13,380.77	601,274.27
TOTAL FUND BALANCE			-448,517.10	-876,126.02
TOTAL LIABILITIES + FUND BALANCE			-448,517.10	-2,387,151.96

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