



Community Redevelopment Authority (CRA)

Thursday, August 10, 2017
Regular Meeting

Item C1

Financials

Staff Contact: Chad Nabity

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

	MONTH ENDED	2016-2017	2017	REMAINING	% OF BUDGET
	<u>July-17</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
CONSOLIDATED					
Beginning Cash	1,201,882		843,818		
REVENUE:					
Property Taxes - CRA	10,658	400,748	566,972	147,893	70.68%
Property Taxes - Lincoln Pool	(526)	125,262	195,863	72,788	63.95%
Property Taxes - TIF's	5,920	781,704	1,809,856	1,048,768	43.19%
Loan Income (Poplar Street Water Line)	-	-	8,000	8,000	0.00%
Interest Income - CRA	30	193	300	107	64.20%
Interest Income - TIF'S	-	5,121	23,720	18,599	21.59%
Land Sales	-	-	250,000	250,000	0.00%
Other Revenue - CRA	526	7,355	130,000	122,645	5.66%
Other Revenue - TIF's	-	10,082	-	-	#DIV/0!
TOTAL REVENUE	16,608	1,330,465	2,984,710	1,668,800	44.58%
TOTAL RESOURCES	1,218,490	1,330,465	3,828,529	1,668,800	
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	3,768	43,265	75,000	31,735	57.69%
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	154	500	346	30.72%
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	-	21,388	20,863	-	102.51%
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	53,400	132,171	835,148	702,977	15.83%
Other Projects	-	-	50,000	50,000	0.00%
Bond Principal-TIF's	156,648	766,118	1,815,774	1,053,332	42.19%
Bond Interest-TIF's	-	17,462	17,463	1	100.00%
Interest Expense	-	-	-	-	#DIV/0!
TOTAL EXPENSES	213,833	1,169,627	3,537,498	2,372,073	33.06%
INCREASE(DECREASE) IN CASH	(197,225)	160,838	(552,788)		
ENDING CASH	1,004,657	160,838	291,031	-	
CRA CASH	767,718				
Lincoln Pool Tax Income Balance	177,907				
TIF CASH	59,032				
Total Cash	1,004,657				

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

	MONTH ENDED <u>July-17</u>	2016-2017 <u>YEAR TO DATE</u>	2017 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
GENERAL OPERATIONS:					
Property Taxes - CRA	10,658	400,748	548,641	147,893	73.04%
Property Taxes - Lincoln Pool	(526)	125,262	198,050	72,788	63.25%
Interest Income	30	193	300	107	64.20%
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	526	7,355	130,000	122,645	5.66%
TOTAL	10,688	533,558	1,134,991	601,433	47.01%
GENTLE DENTAL					
Property Taxes		5,713	3,598	-	158.78%
Interest Income		1	404	403	0.36%
TOTAL	-	5,714	4,002	403	142.79%
PROCON TIF					
Property Taxes		27,243	15,601	-	174.63%
Interest Income		4	4,101	4,097	0.09%
TOTAL	-	27,247	19,702	4,097	138.30%
WALNUT HOUSING PROJECT					
Property Taxes		57,918	55,257	-	104.82%
Interest Income		5,116	19,215	14,099	26.62%
Other Revenue		10,082		-	
TOTAL	-	73,116	74,472	14,099	98.18%
BRUNS PET GROOMING					
Property Taxes		13,900	13,500	-	102.96%
TOTAL	-	13,900	13,500	-	102.96%
GIRARD VET CLINIC					
Property Taxes		5,509	14,500	8,991	37.99%
TOTAL	-	5,509	14,500	8,991	37.99%
GEDDES ST APTS-PROCON					
Property Taxes		14,519	30,000	15,481	48.40%
TOTAL	-	14,519	30,000	15,481	48.40%
SOUTHEAST CROSSING					
Property Taxes		13,826	18,000	4,174	76.81%
TOTAL	-	13,826	18,000	4,174	76.81%
POPLAR STREET WATER					
Property Taxes	430	7,487	8,000	513	93.58%
TOTAL	430	7,487	8,000	513	93.58%
CASEY'S @ FIVE POINTS					
Property Taxes		7,315	10,000	2,685	73.15%
TOTAL	-	7,315	10,000	2,685	73.15%
SOUTH POINTE HOTEL PROJECT					
Property Taxes		43,566	90,000	46,434	48.41%
TOTAL	-	43,566	90,000	46,434	48.41%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2017

	<u>MONTH ENDED</u> <u>July-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		3,349	6,000	2,651	55.82%
TOTAL	-	3,349	6,000	2,651	55.82%
JOHN SCHULTE CONSTRUCTION					
Property Taxes		6,092	6,000	-	101.54%
TOTAL	-	6,092	6,000	-	101.54%
PHARMACY PROPERTIES INC					
Property Taxes		6,156	11,000	4,844	55.96%
TOTAL	-	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		1,531	1,500	-	102.10%
TOTAL	-	1,531	1,500	-	102.10%
GORDMAN GRAND ISLAND					
Property Taxes		27,715	40,000	12,285	69.29%
TOTAL	-	27,715	40,000	12,285	69.29%
BAKER DEVELOPMENT INC					
Property Taxes		3,491	3,000	-	116.37%
TOTAL	-	3,491	3,000	-	116.37%
STRATFORD PLAZA INC					
Property Taxes		17,168	35,000	17,832	49.05%
TOTAL	-	17,168	35,000	17,832	49.05%
COPPER CREEK 2013 HOUSES					
Property Taxes	2,190	45,041	80,000	34,959	0.00%
TOTAL	2,190	45,041	80,000	34,959	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		18,844	40,000	21,156	47.11%
TOTAL	-	18,844	40,000	21,156	0.00%
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		2,627	2,700	73	97.29%
TOTAL	-	2,627	2,700	73	0.00%
GI HABITAT OF HUMANITY					
Property Taxes		2,141	8,000	5,859	26.76%
TOTAL	-	2,141	8,000	5,859	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2017

	<u>MONTH ENDED</u> <u>July-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		6,178	11,000	4,822	56.16%
TOTAL	-	6,178	11,000	4,822	0.00%
EIG GRAND ISLAND					
Property Taxes		36,971	50,000	13,029	73.94%
TOTAL	-	36,971	50,000	13,029	0.00%
TOKEN PROPERTIES CARY ST					
Property Taxes		7,974	8,000	26	99.67%
TOTAL	-	7,974	8,000	26	0.00%
WENN HOUSING PROJECT					
Property Taxes		2,252	4,200	1,948	53.63%
TOTAL	-	2,252	4,200	1,948	0.00%
COPPER CREEK 2014 HOUSES					
Property Taxes	3,297	148,919	200,000	51,081	74.46%
TOTAL	3,297	148,919	200,000	51,081	0.00%
TC ENCK BUILDERS					
Property Taxes		215	3,000	2,785	7.16%
TOTAL	-	215	3,000	2,785	0.00%
SUPER MARKET DEVELOPERS					
Property Taxes		-	20,000	20,000	0.00%
TOTAL	-	-	20,000	20,000	0.00%
MAINSTAY SUITES					
Property Taxes		45,159	25,000	(20,159)	180.64%
TOTAL	-	45,159	25,000	(20,159)	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	3	23,527	-	(23,527)	
TOTAL	3	23,527	-	(23,527)	
NORTHWEST COMMONS					
Property Taxes		138,080	-	(138,080)	
TOTAL	-	138,080	-	(138,080)	
HABITAT - 8TH & SUPERIOR					
Property Taxes		2,296		(2,296)	
TOTAL	-	2,296	-	(2,296)	
KAUFMAN BUILDING					
Property Taxes		888		(888)	
TOTAL	-	888	-	(888)	
TOTAL REVENUE	16,608	1,330,465	2,968,567	1,668,800	44.82%

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

	MONTH ENDED <u>July-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	3,768	43,265	75,000	31,735	57.69%
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	154	500	346	30.72%
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		21,388	20,863	-	102.51%
PROJECTS					
Façade Improvement		-	200,000	200,000	0.00%
Building Improvement	53,400	132,171	835,148	702,977	0.00%
Other Projects		-	50,000	50,000	0.00%
TOTAL CRA EXPENSES	57,184	386,046	1,704,261	1,318,739	22.65%
GENTLE DENTAL					
Bond Principal		3,917	3,917	0	99.99%
Bond Interest		285	285	-	100.14%
TOTAL GENTLE DENTAL	-	4,202	4,202	0	100.00%
PROCON TIF					
Bond Principal		16,416	16,416	-	100.00%
Bond Interest		2,746	2,747	1	99.95%
TOTAL PROCON TIF	-	19,162	19,163	1	99.99%
WALNUT HOUSING PROJECT					
Bond Principal		60,041	60,041	0	100.00%
Bond Interest		14,431	14,431	-	100.00%
TOTAL	-	74,472	74,472	0	100.00%
BRUNS PET GROOMING					
Bond Principal		13,900	13,500	-	102.96%
TOTAL	-	13,900	13,500	-	102.96%
GIRARD VET CLINIC					
Bond Principal	5,073	5,509	14,500	8,991	37.99%
TOTAL	5,073	5,509	14,500	8,991	37.99%
GEDDES ST APTS - PROCON					
Bond Principal	13,369	14,519	30,000	15,481	48.40%
TOTAL	13,369	14,519	30,000	15,481	48.40%

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

	MONTH ENDED <u>July-17</u>	2016-2017 <u>YEAR TO DATE</u>	2017 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
SOUTHEAST CROSSINGS					
Bond Principal		13,826	18,000	4,174	76.81%
TOTAL	-	13,826	18,000	4,174	76.81%
POPLAR STREET WATER					
Bond Principal	1,375	7,057	8,000	943	88.22%
TOTAL	1,375	7,057	8,000	943	88.22%
CASEY'S @ FIVE POINTS					
Bond Principal	6,736	7,315	10,000	2,685	73.15%
TOTAL	6,736	7,315	10,000	2,685	73.15%
SOUTH POINTE HOTEL PROJECT					
Bond Principal		43,566	90,000	46,434	48.41%
TOTAL	-	43,566	90,000	46,434	48.41%
TODD ENCK PROJECT					
Bond Principal	3,217	3,349	6,000	2,651	55.82%
TOTAL	3,217	3,349	6,000	2,651	55.82%
JOHN SCHULTE CONSTRUCTION					
Bond Principal	3,530	6,092	6,000	-	101.54%
TOTAL	3,530	6,092	6,000	-	101.54%
PHARMACY PROPERTIES INC					
Bond Principal		6,156	11,000	4,844	55.96%
TOTAL	-	6,156	11,000	4,844	55.96%
KEN-RAY LLC					
Bond Principal		23,622	85,000	61,378	27.79%
TOTAL	-	23,622	85,000	61,378	27.79%
TOKEN PROPERTIES RUBY					
Bond Principal	1,531	1,531	1,500	(31)	102.10%
TOTAL	1,531	1,531	1,500	(31)	102.10%
GORDMAN GRAND ISLAND					
Bond Principal	25,521	27,715	40,000	12,285	69.29%
TOTAL	25,521	27,715	40,000	12,285	69.29%
BAKER DEVELOPMENT INC					
Bond Principal	1,804	3,491	3,000	(491)	116.37%
TOTAL	1,804	3,491	3,000	(491)	116.37%
STRATFORD PLAZA LLC					
Bond Principal		17,168	35,000	17,832	49.05%
TOTAL	-	17,168	35,000	17,832	49.05%
COPPER CREEK 2013 HOUSES					
Bond Principal	10,201	44,779	80,000	35,221	55.97%
TOTAL	10,201	44,779	80,000	35,221	55.97%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2017

	<u>MONTH ENDED</u> <u>July-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	17,352	18,844	40,000	21,156	47.11%
TOTAL	17,352	18,844	40,000	21,156	47.11%
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal	1,358	2,627	2,700	73	97.29%
TOTAL	1,358	2,627	2,700	73	97.29%
GI HABITAT FOR HUMANITY					
Bond Principal		2,141	8,000	5,859	26.76%
TOTAL	-	2,141	8,000	5,859	26.76%
AUTO ONE INC					
Bond Principal	5,933	6,178	11,000	4,822	56.16%
TOTAL	5,933	6,178	11,000	4,822	56.16%
EIG GRAND ISLAND					
Bond Principal		36,971	50,000	13,029	73.94%
TOTAL	-	36,971	50,000	13,029	73.94%
TOKEN PROPERTIES CARY STREET					
Bond Principal	4,167	7,974	8,000	26	99.67%
TOTAL	4,167	7,974	8,000	26	99.67%
WENN HOUSING PROJECT					
Bond Principal		2,252	4,200	1,948	53.63%
TOTAL	-	2,252	4,200	1,948	53.63%
COPPER CREEK 2014 HOUSES					
Bond Principal	19,361	145,027	200,000	54,973	72.51%
TOTAL	19,361	145,027	200,000	54,973	72.51%
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	30,624	45,159	25,000	(20,159)	180.64%
TOTAL	30,624	45,159	25,000	(20,159)	180.64%
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	5,497	23,524	-	(23,524)	
TOTAL	5,497	23,524		(23,524)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2017

	<u>MONTH ENDED</u> <u>July-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	-	138,080	-	(138,080)	
TOTAL	-	138,080		(138,080)	
HABITAT - 8TH & SUPERIOR					
Bond Principal	-	2,296	-	(2,296)	
TOTAL	-	2,296		(2,296)	
KAUFMAN BUILDING					
Bond Principal	-	888	-	(888)	
TOTAL	-	888		(888)	
FUTURE TIF'S					
Bond Principal	-	-	900,000	900,000	0.00%
TOTAL	-	-	900,000	900,000	0.00%
TOTAL EXPENSES	213,833	1,169,627	3,537,498	2,372,073	33.06%

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CITY OF GRAND ISLAND
BALANCE SHEET FOR 2017 10

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FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	-197,224.74	1,004,656.97
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			-197,224.74	2,139,740.36
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	-16,607.82	-1,330,464.99
900	39600	EXPENDITURE CONTROL	213,832.56	1,169,626.50
TOTAL FUND BALANCE			197,224.74	-628,714.42
TOTAL LIABILITIES + FUND BALANCE			197,224.74	-2,139,740.36
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** END OF REPORT - Generated by Brian Schultz **