



Community Redevelopment Authority (CRA)

Wednesday, October 18, 2017
Regular Meeting

Item C1

Financials

Staff Contact: Chad Nabity

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

CONSOLIDATED	MONTH ENDED September-17	2016-2017 YEAR TO DATE	2017 BUDGET	REMAINING BALANCE	% OF BUDGET USED
Beginning Cash	1,034,073		843,818		
REVENUE:					
Property Taxes - CRA	156,459	567,931	566,972	-	100.17%
Property Taxes - Lincoln Pool	57,854	187,634	195,863	10,416	95.80%
Property Taxes -TIF's	267,196	1,131,188	1,809,856	727,884	62.50%
Loan Income (Poplar Street Water Line)	-	-	8,000	8,000	0.00%
Interest Income - CRA	23	244	300	56	81.32%
Interest Income - TIF'S	1	5,123	23,720	18,597	21.60%
Land Sales	-	-	250,000	250,000	0.00%
Other Revenue - CRA	5,420	13,875	130,000	116,125	10.67%
Other Revenue - TIF's	-	10,082	-	-	#DIV/0!
TOTAL REVENUE	486,952	1,916,077	2,984,710	1,131,079	64.20%
TOTAL RESOURCES	1,521,026	1,916,077	3,828,529	1,131,079	
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	7,026	50,366	75,000	24,634	67.16%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	205	5,158	16,000	10,842	32.24%
General Liability Insurance	-	-	250	250	0.00%
Postage	77	136	200	64	67.87%
Life Safety	-	-	265,000	265,000	0.00%
Legal Notices	17	207	500	293	41.31%
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	-	1,000	200,000	199,000	0.50%
Building Improvement	300,000	500,303	835,148	334,845	59.91%
Other Projects	-	-	50,000	50,000	0.00%
Bond Principal-TIF's	351,698	1,117,816	1,815,774	713,498	61.56%
Bond Interest-TIF's	-	17,462	17,463	1	100.00%
Interest Expense	-	-	-	-	#DIV/0!
TOTAL EXPENSES	659,023	1,897,893	3,537,498	1,655,670	53.65%
INCREASE(DECREASE) IN CASH	(172,070)	18,184	(552,788)		
ENDING CASH	862,003	18,184	291,031	-	
CRA CASH	564,903				
Lincoln Pool Tax Income Balance	240,280				
TIF CASH	56,820				
Total Cash	862,003				

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

	<u>MONTH ENDED</u> <u>September-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>
GENERAL OPERATIONS:					
Property Taxes - CRA	156,459	567,931	548,641	-	103.52%
Property Taxes - Lincoln Pool	57,854	187,634	198,050	10,416	94.74%
Interest Income	23	244	300	56	81.32%
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	5,420	13,875	130,000	116,125	10.67%
TOTAL	219,756	769,684	1,134,991	384,597	67.81%
GENTLE DENTAL					
Property Taxes		5,713	3,598	-	158.78%
Interest Income	0	2	404	402	0.42%
TOTAL	0	5,715	4,002	402	142.79%
PROCON TIF					
Property Taxes		27,243	15,601	-	174.63%
Interest Income	1	5	4,101	4,096	0.13%
TOTAL	1	27,249	19,702	4,096	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	13,369	27,888	30,000	2,112	92.96%
TOTAL	13,369	27,888	30,000	2,112	92.96%
SOUTHEAST CROSSING					
Property Taxes	1,525	15,352	18,000	2,648	85.29%
TOTAL	1,525	15,352	18,000	2,648	85.29%
POPLAR STREET WATER					
Property Taxes	4,134	12,050	8,000	-	150.63%
TOTAL	4,134	12,050	8,000	-	150.63%
CASEY'S @ FIVE POINTS					
Property Taxes	6,736	14,051	10,000	-	140.51%
TOTAL	6,736	14,051	10,000	-	140.51%
SOUTH POINTE HOTEL PROJECT					
Property Taxes		83,682	90,000	6,318	92.98%
TOTAL	-	83,682	90,000	6,318	92.98%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2017

	<u>MONTH ENDED</u> <u>September-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	3,084	6,434	6,000	-	107.23%
TOTAL	3,084	6,434	6,000	-	107.23%
JOHN SCHULTE CONSTRUCTION					
Property Taxes		6,092	6,000	-	101.54%
TOTAL	-	6,092	6,000	-	101.54%
PHARMACY PROPERTIES INC					
Property Taxes	5,668	11,824	11,000	-	107.49%
TOTAL	5,668	11,824	11,000	-	107.49%
KEN-RAY LLC					
Property Taxes	21,724	45,346	85,000	39,654	53.35%
TOTAL	21,724	45,346	85,000	39,654	53.35%
TOKEN PROPERTIES RUBY					
Property Taxes	1,410	2,942	1,500	-	196.11%
TOTAL	1,410	2,942	1,500	-	196.11%
GORDMAN GRAND ISLAND					
Property Taxes		53,235	40,000	-	133.09%
TOTAL	-	53,235	40,000	-	133.09%
BAKER DEVELOPMENT INC					
Property Taxes	1,661	5,152	3,000	-	171.74%
TOTAL	1,661	5,152	3,000	-	171.74%
STRATFORD PLAZA INC					
Property Taxes		32,978	35,000	2,022	94.22%
TOTAL	-	32,978	35,000	2,022	94.22%
COPPER CREEK 2013 HOUSES					
Property Taxes	27,351	72,653	80,000	7,347	0.00%
TOTAL	27,351	72,653	80,000	7,347	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	17,352	36,197	40,000	3,803	90.49%
TOTAL	17,352	36,197	40,000	3,803	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	1,972	4,113	8,000	3,887	51.41%
TOTAL	1,972	4,113	8,000	3,887	0.00%

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	<u>MONTH ENDED</u> <u>September-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	34,044	71,016	50,000	(21,016)	142.03%
TOTAL	34,044	71,016	50,000	(21,016)	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	2,074	4,327	4,200	(127)	103.01%
TOTAL	2,074	4,327	4,200	(127)	0.00%
COPPER CREEK 2014 HOUSES					
Property Taxes	104,224	253,290	200,000	(53,290)	126.65%
TOTAL	104,224	253,290	200,000	(53,290)	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	1,289	15,759	12,000	(3,759)	131.33%
TOTAL	1,289	15,759	12,000	(3,759)	0.00%
COPPER CREEK 2015 HOUSES					
Property Taxes	16,643	40,174	-	(40,174)	
TOTAL	16,643	40,174	-	(40,174)	
NORTHWEST COMMONS					
Property Taxes		138,080	-	(138,080)	
TOTAL	-	138,080	-	(138,080)	
HABITAT - 8TH & SUPERIOR					
Property Taxes	2,116	4,412		(4,412)	
TOTAL	2,116	4,412	-	(4,412)	
KAUFMAN BUILDING					
Property Taxes	818	1,706		(1,706)	
TOTAL	818	1,706	-	(1,706)	
TOTAL REVENUE	486,952	1,916,077	2,968,567	1,131,079	64.55%

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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	7,026	50,366	75,000	24,634	67.16%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services	205	5,158	16,000	10,842	32.24%
General Liability Insurance		-	250	250	0.00%
Postage	77	136	200	64	67.87%
Lifesafety Grant		-	265,000	265,000	0.00%
Legal Notices	17	207	500	293	41.31%
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		1,000	200,000	199,000	0.50%
Building Improvement	300,000	500,303	835,148	334,845	0.00%
Other Projects		-	50,000	50,000	0.00%
TOTAL CRA EXPENSES	307,325	762,615	1,704,261	942,171	44.75%
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		5,509	14,500	8,991	37.99%
TOTAL	-	5,509	14,500	8,991	37.99%
GEDDES ST APTS - PROCON					
Bond Principal	13,369	27,888	30,000	2,112	92.96%
TOTAL	13,369	27,888	30,000	2,112	92.96%

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SOUTHEAST CROSSINGS					
Bond Principal	1,525	15,352	18,000	2,648	85.29%
TOTAL	1,525	15,352	18,000	2,648	85.29%
POPLAR STREET WATER					
Bond Principal	4,564	11,621	8,000	-	145.26%
TOTAL	4,564	11,621	8,000	-	145.26%
CASEY'S @ FIVE POINTS					
Bond Principal	6,736	14,051	10,000	-	140.51%
TOTAL	6,736	14,051	10,000	-	140.51%
SOUTH POINTE HOTEL PROJECT					
Bond Principal	40,117	83,682	90,000	6,318	92.98%
TOTAL	40,117	83,682	90,000	6,318	92.98%
TODD ENCK PROJECT					
Bond Principal	3,084	6,434	6,000	-	107.23%
TOTAL	3,084	6,434	6,000	-	107.23%
JOHN SCHULTE CONSTRUCTION					
Bond Principal		6,092	6,000	-	101.54%
TOTAL	-	6,092	6,000	-	101.54%
PHARMACY PROPERTIES INC					
Bond Principal	5,668	11,824	11,000	-	107.49%
TOTAL	5,668	11,824	11,000	-	107.49%
KEN-RAY LLC					
Bond Principal	21,724	45,346	85,000	39,654	53.35%
TOTAL	21,724	45,346	85,000	39,654	53.35%
TOKEN PROPERTIES RUBY					
Bond Principal	1,410	2,942	1,500	(1,442)	196.11%
TOTAL	1,410	2,942	1,500	(1,442)	196.11%
GORDMAN GRAND ISLAND					
Bond Principal	25,521	53,235	40,000	(13,235)	133.09%
TOTAL	25,521	53,235	40,000	(13,235)	133.09%
BAKER DEVELOPMENT INC					
Bond Principal	1,661	5,152	3,000	(2,152)	171.74%
TOTAL	1,661	5,152	3,000	(2,152)	171.74%
STRATFORD PLAZA LLC					
Bond Principal	15,809	32,978	35,000	2,022	94.22%
TOTAL	15,809	32,978	35,000	2,022	94.22%
COPPER CREEK 2013 HOUSES					
Bond Principal	29,541	74,320	80,000	5,680	92.90%
TOTAL	29,541	74,320	80,000	5,680	92.90%

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FOR THE MONTH OF SEPTEMBER 2017

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CHIEF INDUSTRIES AURORA COOP					
Bond Principal	17,352	36,197	40,000	3,803	90.49%
TOTAL	17,352	36,197	40,000	3,803	90.49%
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal		2,627	2,700	73	97.29%
TOTAL	-	2,627	2,700	73	97.29%
GI HABITAT FOR HUMANITY					
Bond Principal	1,972	4,113	8,000	3,887	51.41%
TOTAL	1,972	4,113	8,000	3,887	51.41%
AUTO ONE INC					
Bond Principal		6,178	11,000	4,822	56.16%
TOTAL	-	6,178	11,000	4,822	56.16%
EIG GRAND ISLAND					
Bond Principal	34,044	71,016	50,000	(21,016)	142.03%
TOTAL	34,044	71,016	50,000	(21,016)	142.03%
TOKEN PROPERTIES CARY STREET					
Bond Principal		7,974	8,000	26	99.67%
TOTAL	-	7,974	8,000	26	99.67%
WENN HOUSING PROJECT					
Bond Principal	2,074	4,327	4,200	(127)	103.01%
TOTAL	2,074	4,327	4,200	(127)	103.01%
COPPER CREEK 2014 HOUSES					
Bond Principal	104,371	249,398	200,000	(49,398)	124.70%
TOTAL	104,371	249,398	200,000	(49,398)	124.70%
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		45,159	25,000	(20,159)	180.64%
TOTAL	-	45,159	25,000	(20,159)	180.64%
TOWER 217					
Bond Principal	284	14,471	12,000	(2,471)	120.59%
TOTAL	284	14,471	12,000	(2,471)	120.59%
COPPER CREEK 2015 HOUSES					
Bond Principal	16,647	40,171	-	(40,171)	
TOTAL	16,647	40,171		(40,171)	

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	<u>MONTH ENDED</u> <u>September-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	1,289	139,369	-	(139,369)	
TOTAL	1,289	139,369		(139,369)	
HABITAT - 8TH & SUPERIOR					
Bond Principal	2,116	4,412	-	(4,412)	
TOTAL	2,116	4,412		(4,412)	
KAUFMAN BUILDING					
Bond Principal	818	1,706	-	(1,706)	
TOTAL	818	1,706		(1,706)	
FUTURE TIF'S					
Bond Principal	-	-	900,000	900,000	0.00%
TOTAL	-	-	900,000	900,000	0.00%
TOTAL EXPENSES	659,023	1,897,893	3,537,498	1,655,670	53.65%

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CITY OF GRAND ISLAND
BALANCE SHEET FOR 2017 12

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FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	-172,070.27	862,002.87
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			-172,070.27	1,997,086.26
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	-486,952.43	-1,916,077.05
900	39600	EXPENDITURE CONTROL	659,022.70	1,897,892.66
TOTAL FUND BALANCE			172,070.27	-486,060.32
TOTAL LIABILITIES + FUND BALANCE			172,070.27	-1,997,086.26

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