



Community Redevelopment Authority (CRA)

**Wednesday, June 13, 2018
Regular Meeting**

Item C1

Financial Reports May 1 to May 31, 2018

Staff Contact:

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2018**

CONSOLIDATED	MONTH ENDED May-18	2017-2018 YEAR TO DATE	2018 BUDGET	REMAINING BALANCE	% OF BUDGET USED
Beginning Cash	568,228		1,092,980		
REVENUE:					
Property Taxes - CRA	158,674	303,030	472,191	169,161	64.18%
Property Taxes - Lincoln Pool	50,015	96,102	198,050	101,948	48.52%
Property Taxes -TIF's	557,326	1,008,662	1,850,874	1,193,084	54.50%
Loan Income (Poplar Street Water Line)	-	-	10,500	10,500	0.00%
Interest Income - CRA	11	101	300	199	33.77%
Interest Income - TIF'S	2	12	-	-	#DIV/0!
Land Sales	14,122	14,122	100,000	85,878	14.12%
Other Revenue - CRA	13,556	15,151	130,000	114,849	11.65%
Other Revenue - TIF's	-	14,837	-	-	#DIV/0!
TOTAL REVENUE	793,706	1,452,019	2,761,915	1,675,618	52.57%
TOTAL RESOURCES	1,361,934	1,452,019	3,854,895	1,675,618	
EXPENSES					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	-	645	3,000	2,355	21.50%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	2,502	30,823	75,000	44,177	41.10%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	5,146	16,000	10,854	32.16%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	200	200	0.00%
Life Safety	-	175,000	200,000	25,000	87.50%
Legal Notices	135	257	500	243	51.34%
Travel & Training	-	-	1,000	1,000	0.00%
Other Expenditures	-	-	-	-	#DIV/0!
Office Supplies	-	-	1,000	1,000	0.00%
Supplies	-	-	300	300	0.00%
Land	-	39,000	200,000	161,000	19.50%
Bond Principal - Lincoln Pool	-	175,000	175,000	-	100.00%
Bond Interest	9,163	19,769	20,863	1,094	94.76%
Façade Improvement	-	-	350,000	350,000	0.00%
Building Improvement	-	406,716	554,732	148,016	73.32%
Other Projects	-	-	150,000	150,000	0.00%
Bond Principal-TIF's	946,354	1,050,467	1,882,874	1,882,874	55.79%
Bond Interest-TIF's	5,262	11,932	-	-	#DIV/0!
Interest Expense	-	-	-	-	#DIV/0!
TOTAL EXPENSES	963,416	1,915,503	3,641,719	2,789,364	52.60%
INCREASE(DECREASE) IN CASH	(169,710)	(463,485)	(879,804)		
ENDING CASH	398,518	(463,485)	213,176	-	
CRA CASH	241,333				
Lincoln Pool Tax Income Balance	150,366				
TIF CASH	6,819				
Total Cash	398,518				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2018

	<u>MONTH ENDED</u> <u>May-18</u>	<u>2017-2018</u> <u>YEAR TO DATE</u>	<u>2018</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
GENERAL OPERATIONS:					
Property Taxes - CRA	158,674	303,030	472,191	169,161	64.18%
Property Taxes - Lincoln Pool	50,015	96,102	198,050	101,948	48.52%
Interest Income	11	101	300	199	33.77%
Loan Income (Poplar Street Water Line)		-	10,500	10,500	0.00%
Land Sales	14,122	14,122	100,000	85,878	14.12%
Other Revenue & Motor Vehicle Tax	13,556	15,151	130,000	114,849	11.65%
TOTAL	236,378	428,507	911,041	482,534	47.03%
GENTLE DENTAL					
Property Taxes		-	-	-	#DIV/0!
Interest Income		1	-	-	#DIV/0!
TOTAL	-	1	-	-	#DIV/0!
PROCON TIF					
Property Taxes	534	18,878	-	-	#DIV/0!
Interest Income	1	6	-	-	#DIV/0!
TOTAL	535	18,885	-	-	#DIV/0!
WALNUT HOUSING PROJECT					
Property Taxes	965	25,685	-	-	#DIV/0!
Interest Income	1	5	-	-	#DIV/0!
Other Revenue		14,837	-	-	
TOTAL	966	40,528	-	-	#DIV/0!
BRUNS PET GROOMING					
Property Taxes	7,373	14,481	-	-	#DIV/0!
TOTAL	7,373	14,481	-	-	#DIV/0!
GIRARD VET CLINIC					
Property Taxes	214	5,501	-	-	#DIV/0!
TOTAL	214	5,501	-	-	#DIV/0!
GEDDES ST APTS-PROCON					
Property Taxes	14,453	15,018	-	-	#DIV/0!
TOTAL	14,453	15,018	-	-	#DIV/0!
SOUTHEAST CROSSING					
Property Taxes	6,866	9,358	-	-	#DIV/0!
TOTAL	6,866	9,358	-	-	#DIV/0!
POPLAR STREET WATER					
Property Taxes	5,441	12,596	-	-	#DIV/0!
TOTAL	5,441	12,596	-	-	#DIV/0!
CASEY'S @ FIVE POINTS					
Property Taxes	7,282	7,567	-	-	#DIV/0!
TOTAL	7,282	7,567	-	-	#DIV/0!
SOUTH POINTE HOTEL PROJECT					
Property Taxes	43,369	45,063	-	-	#DIV/0!
TOTAL	43,369	45,063	-	-	#DIV/0!

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2018

	<u>MONTH ENDED</u> <u>May-18</u>	<u>2017-2018</u> <u>YEAR TO DATE</u>	<u>2018</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TODD ENCK PROJECT					
Property Taxes	3,334	3,464	-	-	#DIV/0!
TOTAL	3,334	3,464	-	-	#DIV/0!
JOHN SCHULTE CONSTRUCTION					
Property Taxes	143	3,670	-	-	#DIV/0!
TOTAL	143	3,670	-	-	#DIV/0!
PHARMACY PROPERTIES INC					
Property Taxes	6,128	6,367	-	-	#DIV/0!
TOTAL	6,128	6,367	-	-	#DIV/0!
KEN-RAY LLC					
Property Taxes	46,085	47,003	-	-	#DIV/0!
TOTAL	46,085	47,003	-	-	#DIV/0!
TOKEN PROPERTIES RUBY					
Property Taxes	1,525	1,584	-	-	#DIV/0!
TOTAL	1,525	1,584	-	-	#DIV/0!
GORDMAN GRAND ISLAND					
Property Taxes	1,077	2,155	-	-	#DIV/0!
TOTAL	1,077	2,155	-	-	#DIV/0!
BAKER DEVELOPMENT INC					
Property Taxes	72	144	-	-	#DIV/0!
TOTAL	72	144	-	-	#DIV/0!
STRATFORD PLAZA INC					
Property Taxes	17,091	17,758	-	-	#DIV/0!
TOTAL	17,091	17,758	-	-	#DIV/0!
COPPER CREEK 2013 HOUSES					
Property Taxes	32,228	42,881	-	-	#DIV/0!
TOTAL	32,228	42,881	-	-	#DIV/0!
FUTURE TIF'S					
Property Taxes		-	1,850,874	1,850,874	0.00%
TOTAL	-	-	1,850,874	1,850,874	-
CHIEF INDUSTRIES AURORA COOP					
Property Taxes	732	1,465	-	(1,465)	#DIV/0!
TOTAL	732	1,465	-	(1,465)	#DIV/0!
TOKEN PROPERTIES KIMBALL ST					
Property Taxes	1,351	2,654	-	(2,654)	#DIV/0!
TOTAL	1,351	2,654	-	(2,654)	#DIV/0!
GI HABITAT OF HUMANITY					
Property Taxes	2,131	2,215	-	(2,215)	#DIV/0!
TOTAL	2,131	2,215	-	(2,215)	#DIV/0!

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2018

	<u>MONTH ENDED</u> <u>May-18</u>	<u>2017-2018</u> <u>YEAR TO DATE</u>	<u>2018</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
AUTO ONE INC					
Property Taxes	254	6,196	-	(6,196)	#DIV/0!
TOTAL	254	6,196	-	(6,196)	#DIV/0!
EIG GRAND ISLAND					
Property Taxes	36,995	38,439	-	(38,439)	#DIV/0!
TOTAL	36,995	38,439	-	(38,439)	#DIV/0!
TOKEN PROPERTIES CARY ST					
Property Taxes	4,319	8,482	-	(8,482)	#DIV/0!
TOTAL	4,319	8,482	-	(8,482)	#DIV/0!
WENN HOUSING PROJECT					
Property Taxes	88	175	-	(175)	#DIV/0!
TOTAL	88	175	-	(175)	#DIV/0!
COPPER CREEK 2014 HOUSES					
Property Taxes	119,855	147,798	-	(147,798)	#DIV/0!
TOTAL	119,855	147,798	-	(147,798)	#DIV/0!
TC ENCK BUILDERS					
Property Taxes	1,924	2,197	-	(2,197)	#DIV/0!
TOTAL	1,924	2,197	-	(2,197)	#DIV/0!
SUPER MARKET DEVELOPERS					
Property Taxes	63,133	126,267	-	(126,267)	#DIV/0!
TOTAL	63,133	126,267	-	(126,267)	#DIV/0!
MAINSTAY SUITES					
Property Taxes	1,293	33,209	-	(33,209)	#DIV/0!
TOTAL	1,293	33,209	-	(33,209)	#DIV/0!
TOWER 217					
Property Taxes	20,275	20,676	-	(20,676)	#DIV/0!
TOTAL	20,275	20,676	-	(20,676)	#DIV/0!
COPPER CREEK 2015 HOUSES					
Property Taxes	93,127	124,304	-	(124,304)	#DIV/0!
TOTAL	93,127	124,304	-	(124,304)	#DIV/0!
NORTHWEST COMMONS					
Property Taxes	4,171	143,713	-	(143,713)	#DIV/0!
TOTAL	4,171	143,713	-	(143,713)	#DIV/0!
HABITAT - 8TH & SUPERIOR					
Property Taxes	4,872	5,062	-	(5,062)	#DIV/0!
TOTAL	4,872	5,062	-	(5,062)	#DIV/0!
KAUFMAN BUILDING					
Property Taxes	6,640	6,897	-	(6,897)	#DIV/0!
TOTAL	6,640	6,897	-	(6,897)	#DIV/0!

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2018

	<u>MONTH ENDED</u> <u>May-18</u>	<u>2017-2018</u> <u>YEAR TO DATE</u>	<u>2018</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TALON APARTMENTS					
Property Taxes	1,173	58,113		(58,113)	#DIV/0!
TOTAL	1,173	58,113	-	(58,113)	#DIV/0!
VICTORY PLACE					
Property Taxes	813	1,625		(1,625)	
TOTAL	813	1,625	-	(1,625)	#DIV/0!
TOTAL REVENUE	793,706	1,452,019	2,761,915	1,675,618	52.57%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2018

EXPENSES	MONTH ENDED <u>May-18</u>	2017-2018 <u>YEAR TO DATE</u>	2018 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting		-	5,000	5,000	0.00%
Legal Services		645	3,000	2,355	21.50%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	2,502	30,823	75,000	44,177	41.10%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		5,146	16,000	10,854	32.16%
General Liability Insurance		-	250	250	0.00%
Postage		-	200	200	0.00%
Lifesafety Grant		175,000	200,000	25,000	87.50%
Legal Notices	135	257	500	243	51.34%
Licenses & Fees		750	-	-	#DIV/0!
Travel & Training		-	1,000	1,000	0.00%
Office Supplies		-	1,000	1,000	0.00%
Supplies		-	300	300	0.00%
Land		39,000	200,000	161,000	19.50%
Bond Principal - Lincoln Pool		175,000	175,000	-	100.00%
Bond Interest - Lincoln Pool	9,163	19,769	20,863	1,094	94.76%
PROJECTS					
Façade Improvement		-	350,000	350,000	0.00%
Building Improvement		406,716	554,732	148,016	0.00%
Other Projects		-	150,000	150,000	0.00%
TOTAL CRA EXPENSES	11,800	853,105	1,758,845	906,490	48.50%
GENTLE DENTAL					
Bond Principal		1,753	-	-	#DIV/0!
Bond Interest		41	-	-	#DIV/0!
TOTAL GENTLE DENTAL	-	1,793	-	-	#DIV/0!
PROCON TIF					
Bond Principal	8,944	17,585	-	-	#DIV/0!
Bond Interest	637	1,577	-	-	#DIV/0!
TOTAL PROCON TIF	9,581	19,162	-	-	#DIV/0!
WALNUT HOUSING PROJECT					
Bond Principal	32,611	64,158	-	-	#DIV/0!
Bond Interest	4,625	10,314	-	-	#DIV/0!
TOTAL	37,236	74,472	-	-	#DIV/0!
BRUNS PET GROOMING					
Bond Principal	7,661	14,481	-	-	#DIV/0!
TOTAL	7,661	14,481	-	-	#DIV/0!
GIRARD VET CLINIC					
Bond Principal	428	5,501	-	-	#DIV/0!
TOTAL	428	5,501	-	-	#DIV/0!
GEDDES ST APTS - PROCON					
Bond Principal	15,018	15,018	-	-	#DIV/0!
TOTAL	15,018	15,018	-	-	#DIV/0!

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2018

	<u>MONTH ENDED</u> <u>May-18</u>	<u>2017-2018</u> <u>YEAR TO DATE</u>	<u>2018</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
SOUTHEAST CROSSINGS					
Bond Principal	9,358	9,358	-	-	#DIV/0!
TOTAL	9,358	9,358	-	-	#DIV/0!
POPLAR STREET WATER					
Bond Principal	13,026	13,026	-	-	#DIV/0!
TOTAL	13,026	13,026	-	-	#DIV/0!
CASEY'S @ FIVE POINTS					
Bond Principal	7,567	7,567	-	-	#DIV/0!
TOTAL	7,567	7,567	-	-	#DIV/0!
SOUTH POINTE HOTEL PROJECT					
Bond Principal	45,063	45,063	-	-	#DIV/0!
TOTAL	45,063	45,063	-	-	#DIV/0!
TODD ENCK PROJECT					
Bond Principal	3,464	3,464	-	-	#DIV/0!
TOTAL	3,464	3,464	-	-	#DIV/0!
JOHN SCHULTE CONSTRUCTION					
Bond Principal	286	3,670	-	-	#DIV/0!
TOTAL	286	3,670	-	-	#DIV/0!
PHARMACY PROPERTIES INC					
Bond Principal	6,367	6,367	-	-	#DIV/0!
TOTAL	6,367	6,367	-	-	#DIV/0!
KEN-RAY LLC					
Bond Principal	47,003	47,003	-	-	#DIV/0!
TOTAL	47,003	47,003	-	-	#DIV/0!
TOKEN PROPERTIES RUBY					
Bond Principal	1,584	1,584	-	-	#DIV/0!
TOTAL	1,584	1,584	-	-	#DIV/0!
GORDMAN GRAND ISLAND					
Bond Principal	2,155	2,155	-	-	#DIV/0!
TOTAL	2,155	2,155	-	-	#DIV/0!
BAKER DEVELOPMENT INC					
Bond Principal	144	144	-	-	#DIV/0!
TOTAL	144	144	-	-	#DIV/0!
STRATFORD PLAZA LLC					
Bond Principal	17,758	17,758	-	-	#DIV/0!
TOTAL	17,758	17,758	-	-	#DIV/0!
COPPER CREEK 2013 HOUSES					
Bond Principal	41,214	41,214	-	-	#DIV/0!
TOTAL	41,214	41,214	-	-	#DIV/0!

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2018

	<u>MONTH ENDED</u> <u>May-18</u>	<u>2017-2018</u> <u>YEAR TO DATE</u>	<u>2018</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
CHIEF INDUSTRIES AURORA COOP					
Bond Principal	1,465	1,465	-	-	#DIV/0!
TOTAL	1,465	1,465	-	-	#DIV/0!
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal	1,404	2,654	-	-	#DIV/0!
TOTAL	1,404	2,654	-	-	#DIV/0!
GI HABITAT FOR HUMANITY					
Bond Principal	2,215	2,215	-	-	#DIV/0!
TOTAL	2,215	2,215	-	-	#DIV/0!
AUTO ONE INC					
Bond Principal	508	6,196	-	-	#DIV/0!
TOTAL	508	6,196	-	-	#DIV/0!
EIG GRAND ISLAND					
Bond Principal	38,439	38,439	-	-	#DIV/0!
TOTAL	38,439	38,439	-	-	#DIV/0!
TOKEN PROPERTIES CARY STREET					
Bond Principal	4,487	8,482	-	-	#DIV/0!
TOTAL	4,487	8,482	-	-	#DIV/0!
WENN HOUSING PROJECT					
Bond Principal	175	175	-	-	#DIV/0!
TOTAL	175	175	-	-	#DIV/0!
COPPER CREEK 2014 HOUSES					
Bond Principal	146,353	151,690	-	-	#DIV/0!
TOTAL	146,353	151,690	-	-	#DIV/0!
TC ENCK BUILDERS					
Bond Principal	2,412	2,412	-	-	#DIV/0!
TOTAL	2,412	2,412	-	-	#DIV/0!
SUPER MARKET DEVELOPERS					
Bond Principal	126,267	126,267	-	-	#DIV/0!
TOTAL	126,267	126,267	-	-	#DIV/0!
MAINSTAY SUITES					
Bond Principal	2,585	33,209	-	-	#DIV/0!
TOTAL	2,585	33,209	-	-	#DIV/0!
TOWER 217					
Bond Principal	20,676	20,676	-	-	#DIV/0!
TOTAL	20,676	20,676	-	-	#DIV/0!
COPPER CREEK 2015 HOUSES					
Bond Principal	124,307	124,307	-	-	#DIV/0!
TOTAL	124,307	124,307	-	-	#DIV/0!

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2018

	<u>MONTH ENDED</u> <u>May-18</u>	<u>2017-2018</u> <u>YEAR TO DATE</u>	<u>2018</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
NORTHWEST COMMONS					
Bond Principal	143,713	143,713	-	-	#DIV/0!
TOTAL	143,713	143,713		-	#DIV/0!
HABITAT - 8TH & SUPERIOR					
Bond Principal	5,062	5,062	-	-	#DIV/0!
TOTAL	5,062	5,062		-	#DIV/0!
KAUFMAN BUILDING					
Bond Principal	6,897	6,897	-	-	#DIV/0!
TOTAL	6,897	6,897		-	#DIV/0!
TALON APARTMENTS					
Bond Principal	58,113	58,113	-	-	#DIV/0!
TOTAL	58,113	58,113		-	#DIV/0!
VICTORY PLACE					
Bond Principal	1,625	1,625	-	-	#DIV/0!
TOTAL	1,625	1,625		-	#DIV/0!
FUTURE TIF'S					
Bond Principal	-	-	1,882,874	1,882,874	0.00%
TOTAL	-	-	1,882,874	1,882,874	0.00%
TOTAL EXPENSES	963,416	1,915,503	3,641,719	2,789,364	52.60%

06/05/2018 10:24
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CITY OF GRAND ISLAND
BALANCE SHEET FOR 2018 8

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FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	-169,710.20	398,518.26
900	11120	COUNTY TREASURER CASH	.00	130,439.66
900	11305	PROPERTY TAXES RECEIVABLE	.00	146,501.00
900	14100	NOTES RECEIVABLE	.00	229,191.06
900	14700	LAND	.00	575,369.33
TOTAL ASSETS			-169,710.20	1,480,019.31
LIABILITIES				
900	22100	LONG TERM DEBT	.00	-198,779.00
900	22400	OTHER LONG TERM DEBT	.00	-1,105,000.00
900	22900	ACCRUED INTEREST PAYABLE	.00	-5,880.73
900	25100	ACCOUNTS PAYABLE	.00	-66,767.03
900	25315	DEFERRED REVENUE-PROPERTY TAX	.00	-140,461.00
TOTAL LIABILITIES			.00	-1,516,887.76
FUND BALANCE				
900	39107	BUDGETARY FUND BAL - UNRESERVD	.00	645,381.00
900	39110	INVESTMENT IN FIXED ASSETS	.00	-575,369.33
900	39112	FUND BALANCE-BONDS	.00	1,074,587.94
900	39120	UNRESTRICTED FUND BALANCE	.00	-925,834.77
900	39130	ESTIMATED REVENUES	.00	2,892,117.00
900	39140	ESTIMATED EXPENSES	.00	-3,537,498.00
900	39500	REVENUE CONTROL	-793,705.76	-1,452,018.78
900	39600	EXPENDITURE CONTROL	963,415.96	1,915,503.39
TOTAL FUND BALANCE			169,710.20	36,868.45
TOTAL LIABILITIES + FUND BALANCE			169,710.20	-1,480,019.31

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