



Community Redevelopment Authority (CRA)

**Wednesday, October 10, 2018
Regular Meeting**

Item C1

September 2018 Financial Reports

Staff Contact:

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

CONSOLIDATED	MONTH ENDED September-18	2017-2018 YEAR TO DATE	2018 BUDGET	REMAINING BALANCE	% OF BUDGET USED
Beginning Cash	619,312		1,092,980		
REVENUE:					
Property Taxes - CRA	129,067	499,125	472,191	-	105.70%
Property Taxes - Lincoln Pool	45,318	159,930	198,050	38,120	80.75%
Property Taxes -TIF's	392,833	1,603,980	1,850,874	778,370	86.66%
Loan Income (Poplar Street Water Line)	-	-	10,500	10,500	0.00%
Interest Income - CRA	415	757	300	-	252.23%
Interest Income - TIF'S	18	53	-	-	#DIV/0!
Land Sales	-	14,122	100,000	85,878	14.12%
Other Revenue - CRA	5,816	121,948	130,000	8,052	93.81%
Other Revenue - TIF's	-	14,837	-	-	#DIV/0!
TOTAL REVENUE	573,467	2,414,752	2,761,915	920,920	87.43%
TOTAL RESOURCES	1,192,779	2,414,752	3,854,895	920,920	
EXPENSES					
Auditing & Accounting	-	4,625	5,000	375	92.50%
Legal Services	390	1,035	3,000	1,965	34.50%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,530	47,336	75,000	27,664	63.11%
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	135	135	200	65	67.30%
Life Safety	-	175,000	200,000	25,000	87.50%
Legal Notices	17	344	500	156	68.83%
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	-	42,888	200,000	157,112	21.44%
Bond Principal - Lincoln Pool	-	175,000	175,000	-	100.00%
Bond Interest	-	19,769	20,863	1,094	94.76%
Façade Improvement	-	-	350,000	350,000	0.00%
Building Improvement	26,961	433,677	554,732	121,055	78.18%
Other Projects	-	-	150,000	150,000	0.00%
Bond Principal-TIF's	427,479	1,624,816	1,882,874	1,882,874	86.29%
Bond Interest-TIF's	-	11,968	-	-	#DIV/0!
Interest Expense	-	-	-	-	#DIV/0!
TOTAL EXPENSES	458,512	2,542,488	3,641,719	2,736,764	69.82%
INCREASE(DECREASE) IN CASH	114,954	(127,737)	(879,804)		
ENDING CASH	734,266	(127,737)	213,176	-	
CRA CASH	492,280				
Lincoln Pool Tax Income Balance	214,194				
TIF CASH	27,792				
Total Cash	734,266				

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

	<u>MONTH ENDED</u> <u>September-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	129,067	499,125	472,191	-	105.70%
Property Taxes - Lincoln Pool	45,318	159,930	198,050	38,120	80.75%
Interest Income	415	757	300	-	252.23%
Loan Income (Poplar Street Water Line)		-	10,500	10,500	0.00%
Land Sales		14,122	100,000	85,878	14.12%
Other Revenue & Motor Vehicle Tax	5,816	121,948	130,000	8,052	93.81%
TOTAL	180,616	795,881	911,041	142,550	87.36%
GENTLE DENTAL					
Property Taxes		-	-	-	#DIV/0!
Interest Income		1	-	-	#DIV/0!
TOTAL	-	1	-	-	#DIV/0!
PROCON TIF					
Property Taxes		27,242	-	-	#DIV/0!
Interest Income		18	-	-	#DIV/0!
TOTAL	-	27,260	-	-	#DIV/0!
WALNUT HOUSING PROJECT					
Property Taxes	23,749	73,182	-	-	#DIV/0!
Interest Income	18	34	-	-	#DIV/0!
Other Revenue		14,837	-	-	
TOTAL	23,767	88,054	-	-	#DIV/0!
BRUNS PET GROOMING					
Property Taxes	7,085	21,566	-	-	#DIV/0!
TOTAL	7,085	21,566	-	-	#DIV/0!
GIRARD VET CLINIC					
Property Taxes		10,771	-	-	#DIV/0!
TOTAL	-	10,771	-	-	#DIV/0!
GEDDES ST APTS-PROCON					
Property Taxes	13,889	28,906	-	-	#DIV/0!
TOTAL	13,889	28,906	-	-	#DIV/0!
SOUTHEAST CROSSING					
Property Taxes	6,555	15,912	-	-	#DIV/0!
TOTAL	6,555	15,912	-	-	#DIV/0!
POPLAR STREET WATER					
Property Taxes	4,755	18,774	-	-	#DIV/0!
TOTAL	4,755	18,774	-	-	#DIV/0!
CASEY'S @ FIVE POINTS					
Property Taxes	6,998	14,564	-	-	#DIV/0!
TOTAL	6,998	14,564	-	-	#DIV/0!
SOUTH POINTE HOTEL PROJECT					
Property Taxes	41,676	86,739	-	-	#DIV/0!
TOTAL	41,676	86,739	-	-	#DIV/0!
TODD ENCK PROJECT					

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2018

	<u>MONTH ENDED</u> <u>September-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>
Property Taxes		3,464	-	-	#DIV/0!
TOTAL	-	3,464	-	-	#DIV/0!
JOHN SCHULTE CONSTRUCTION					
Property Taxes		7,186	-	-	#DIV/0!
TOTAL	-	7,186	-	-	#DIV/0!
PHARMACY PROPERTIES INC					
Property Taxes	5,889	12,256	-	-	#DIV/0!
TOTAL	5,889	12,256	-	-	#DIV/0!
KEN-RAY LLC					
Property Taxes		47,003	-	-	#DIV/0!
TOTAL	-	47,003	-	-	#DIV/0!
TOKEN PROPERTIES RUBY					
Property Taxes		1,584	-	-	#DIV/0!
TOTAL	-	1,584	-	-	#DIV/0!
GORDMAN GRAND ISLAND					
Property Taxes		28,667	-	-	#DIV/0!
TOTAL	-	28,667	-	-	#DIV/0!
BAKER DEVELOPMENT INC					
Property Taxes	1,775	30,207	-	-	#DIV/0!
TOTAL	1,775	30,207	-	-	#DIV/0!
STRATFORD PLAZA INC					
Property Taxes	16,424	34,182	-	-	#DIV/0!
TOTAL	16,424	34,182	-	-	#DIV/0!
COPPER CREEK 2013 HOUSES					
Property Taxes	24,421	69,268	-	-	#DIV/0!
TOTAL	24,421	69,268	-	-	#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	18,027	37,519	-	(37,519)	#DIV/0!
TOTAL	18,027	37,519	-	(37,519)	#DIV/0!
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		2,654	-	(2,654)	#DIV/0!
TOTAL	-	2,654	-	(2,654)	#DIV/0!
GI HABITAT OF HUMANITY					
Property Taxes	2,048	4,263	-	(4,263)	#DIV/0!
TOTAL	2,048	4,263	-	(4,263)	#DIV/0!

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2018

	<u>MONTH ENDED</u> <u>September-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	6,248	18,693	-	(18,693)	#DIV/0!
TOTAL	6,248	18,693	-	(18,693)	#DIV/0!
EIG GRAND ISLAND					
Property Taxes	35,550	73,989	-	(73,989)	#DIV/0!
TOTAL	35,550	73,989	-	(73,989)	#DIV/0!
TOKEN PROPERTIES CARY ST					
Property Taxes		8,482	-	(8,482)	#DIV/0!
TOTAL	-	8,482	-	(8,482)	#DIV/0!
WENN HOUSING PROJECT					
Property Taxes		2,330	-	(2,330)	#DIV/0!
TOTAL	-	2,330	-	(2,330)	#DIV/0!
COPPER CREEK 2014 HOUSES					
Property Taxes	97,282	253,308	-	(253,308)	#DIV/0!
TOTAL	97,282	253,308	-	(253,308)	#DIV/0!
TC ENCK BUILDERS					
Property Taxes		2,197	-	(2,197)	#DIV/0!
TOTAL	-	2,197	-	(2,197)	#DIV/0!
SUPER MARKET DEVELOPERS					
Property Taxes		126,267	-	(126,267)	#DIV/0!
TOTAL	-	126,267	-	(126,267)	#DIV/0!
MAINSTAY SUITES					
Property Taxes		96,838	-	(96,838)	#DIV/0!
TOTAL	-	96,838	-	(96,838)	#DIV/0!
TOWER 217					
Property Taxes		20,676	-	(20,676)	#DIV/0!
TOTAL	-	20,676	-	(20,676)	#DIV/0!
COPPER CREEK 2015 HOUSES					
Property Taxes	68,059	197,474	-	(197,474)	#DIV/0!
TOTAL	68,059	197,474	-	(197,474)	#DIV/0!
NORTHWEST COMMONS					
Property Taxes	1,339	145,052	-	(145,052)	#DIV/0!
TOTAL	1,339	145,052	-	(145,052)	#DIV/0!
HABITAT - 8TH & SUPERIOR					
Property Taxes	4,682	9,744		(9,744)	#DIV/0!
TOTAL	4,682	9,744	-	(9,744)	#DIV/0!
KAUFMAN BUILDING					
Property Taxes	6,382	13,279		(13,279)	#DIV/0!
TOTAL	6,382	13,279	-	(13,279)	#DIV/0!

COMMUNITY REDEVELOPMENT AUTHORITY
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	<u>MONTH ENDED</u> <u>September-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		58,113		(58,113)	#DIV/0!
TOTAL	-	58,113	-	(58,113)	#DIV/0!
VICTORY PLACE					
Property Taxes		1,625		(1,625)	
TOTAL	-	1,625	-	(1,625)	#DIV/0!
TOTAL REVENUE	573,467	2,414,752	2,761,915	1,003,682	87.43%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2018

EXPENSES	MONTH ENDED <u>September-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		4,625	5,000	375	92.50%
Legal Services	390	1,035	3,000	1,965	34.50%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	3,530	47,336	75,000	27,664	63.11%
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	135	135	200	65	67.30%
Lifesafety Grant		175,000	200,000	25,000	87.50%
Legal Notices	17	344	500	156	68.83%
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		42,888	200,000	157,112	21.44%
Bond Principal - Lincoln Pool		175,000	175,000	-	100.00%
Bond Interest - Lincoln Pool		19,769	20,863	1,094	94.76%
PROJECTS					
Façade Improvement		-	350,000	350,000	0.00%
Building Improvement	26,961	433,677	554,732	121,055	0.00%
Other Projects		-	150,000	150,000	0.00%
TOTAL CRA EXPENSES	31,033	905,705	1,758,845	853,890	51.49%
GENTLE DENTAL					
Bond Principal		1,753	-	-	#DIV/0!
Bond Interest		41	-	-	#DIV/0!
TOTAL GENTLE DENTAL	-	1,793	-	-	#DIV/0!
PROCON TIF					
Bond Principal	24,883	52,478	-	-	#DIV/0!
Bond Interest		1,613	-	-	#DIV/0!
TOTAL PROCON TIF	24,883	54,091	-	-	#DIV/0!
WALNUT HOUSING PROJECT					
Bond Principal		64,158	-	-	#DIV/0!
Bond Interest		10,314	-	-	#DIV/0!
TOTAL	-	74,472	-	-	#DIV/0!
BRUNS PET GROOMING					
Bond Principal	7,085	21,566	-	-	#DIV/0!
TOTAL	7,085	21,566	-	-	#DIV/0!
GIRARD VET CLINIC					
Bond Principal		10,771	-	-	#DIV/0!
TOTAL	-	10,771	-	-	#DIV/0!
GEDDES ST APTS - PROCON					
Bond Principal	13,889	28,906	-	-	#DIV/0!
TOTAL	13,889	28,906	-	-	#DIV/0!

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FOR THE MONTH OF SEPTEMBER 2018

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SOUTHEAST CROSSINGS					
Bond Principal	6,555	15,912	-	-	#DIV/0!
TOTAL	6,555	15,912	-	-	#DIV/0!
POPLAR STREET WATER					
Bond Principal	5,675	19,203	-	-	#DIV/0!
TOTAL	5,675	19,203	-	-	#DIV/0!
CASEY'S @ FIVE POINTS					
Bond Principal	6,998	14,564	-	-	#DIV/0!
TOTAL	6,998	14,564	-	-	#DIV/0!
SOUTH POINTE HOTEL PROJECT					
Bond Principal	41,676	86,739	-	-	#DIV/0!
TOTAL	41,676	86,739	-	-	#DIV/0!
TODD ENCK PROJECT					
Bond Principal		3,464	-	-	#DIV/0!
TOTAL	-	3,464	-	-	#DIV/0!
JOHN SCHULTE CONSTRUCTION					
Bond Principal		7,186	-	-	#DIV/0!
TOTAL	-	7,186	-	-	#DIV/0!
PHARMACY PROPERTIES INC					
Bond Principal	5,889	12,256	-	-	#DIV/0!
TOTAL	5,889	12,256	-	-	#DIV/0!
KEN-RAY LLC					
Bond Principal		47,003	-	-	#DIV/0!
TOTAL	-	47,003	-	-	#DIV/0!
TOKEN PROPERTIES RUBY					
Bond Principal		1,584	-	-	#DIV/0!
TOTAL	-	1,584	-	-	#DIV/0!
GORDMAN GRAND ISLAND					
Bond Principal	26,513	55,180	-	-	#DIV/0!
TOTAL	26,513	55,180	-	-	#DIV/0!
BAKER DEVELOPMENT INC					
Bond Principal	1,775	3,695	-	-	#DIV/0!
TOTAL	1,775	3,695	-	-	#DIV/0!
STRATFORD PLAZA LLC					
Bond Principal	16,424	34,182	-	-	#DIV/0!
TOTAL	16,424	34,182	-	-	#DIV/0!
COPPER CREEK 2013 HOUSES					
Bond Principal	24,421	67,601	-	-	#DIV/0!
TOTAL	24,421	67,601	-	-	#DIV/0!

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FOR THE MONTH OF SEPTEMBER 2018

	<u>MONTH ENDED</u> <u>September-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	18,027	37,519	-	-	#DIV/0!
TOTAL	18,027	37,519	-	-	#DIV/0!
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal		2,654	-	-	#DIV/0!
TOTAL	-	2,654	-	-	#DIV/0!
GI HABITAT FOR HUMANITY					
Bond Principal	2,048	4,263	-	-	#DIV/0!
TOTAL	2,048	4,263	-	-	#DIV/0!
AUTO ONE INC					
Bond Principal	6,248	18,693	-	-	#DIV/0!
TOTAL	6,248	18,693	-	-	#DIV/0!
EIG GRAND ISLAND					
Bond Principal	35,550	73,989	-	-	#DIV/0!
TOTAL	35,550	73,989	-	-	#DIV/0!
TOKEN PROPERTIES CARY STREET					
Bond Principal		8,482	-	-	#DIV/0!
TOTAL	-	8,482	-	-	#DIV/0!
WENN HOUSING PROJECT					
Bond Principal		2,330	-	-	#DIV/0!
TOTAL	-	2,330	-	-	#DIV/0!
COPPER CREEK 2014 HOUSES					
Bond Principal	100,902	257,200	-	-	#DIV/0!
TOTAL	100,902	257,200	-	-	#DIV/0!
TC ENCK BUILDERS					
Bond Principal		2,412	-	-	#DIV/0!
TOTAL	-	2,412	-	-	#DIV/0!
SUPER MARKET DEVELOPERS					
Bond Principal		126,267	-	-	#DIV/0!
TOTAL	-	126,267	-	-	#DIV/0!
MAINSTAY SUITES					
Bond Principal		96,838	-	-	#DIV/0!
TOTAL	-	96,838	-	-	#DIV/0!
TOWER 217					
Bond Principal		20,676	-	-	#DIV/0!
TOTAL	-	20,676	-	-	#DIV/0!
COPPER CREEK 2015 HOUSES					
Bond Principal	70,519	197,477	-	-	#DIV/0!
TOTAL	70,519	197,477	-	-	#DIV/0!

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2018

	<u>MONTH ENDED</u> <u>September-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	1,339	145,052	-	-	#DIV/0!
TOTAL	1,339	145,052		-	#DIV/0!
HABITAT - 8TH & SUPERIOR					
Bond Principal	4,682	9,744	-	-	#DIV/0!
TOTAL	4,682	9,744		-	#DIV/0!
KAUFMAN BUILDING					
Bond Principal	6,382	13,279	-	-	#DIV/0!
TOTAL	6,382	13,279		-	#DIV/0!
TALON APARTMENTS					
Bond Principal		58,113	-	-	#DIV/0!
TOTAL	-	58,113		-	#DIV/0!
VICTORY PLACE					
Bond Principal		1,625	-	-	#DIV/0!
TOTAL	-	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	458,512	2,542,488	3,641,719	2,736,764	69.82%

10/05/2018 09:10
briansc

CITY OF GRAND ISLAND
BALANCE SHEET FOR 2018 12

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FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	114,954.28	734,266.20
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			114,954.28	1,815,767.25
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	-573,466.62	-2,414,751.64
900	39600	EXPENDITURE CONTROL	458,512.34	2,542,488.31
TOTAL FUND BALANCE			-114,954.28	-298,879.49
TOTAL LIABILITIES + FUND BALANCE			-114,954.28	-1,815,767.25

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