



Community Redevelopment Authority (CRA)

**Wednesday, November 14, 2018
Regular Meeting**

Item C1

Financial Reports for October 1 to October 31, 2018

Staff Contact:

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

	MONTH ENDED	2018-2019	2019	REMAINING	% OF BUDGET
	October-18	YEAR TO DATE	BUDGET	BALANCE	USED
CONSOLIDATED					
Beginning Cash	734,266		675,752		
REVENUE:					
Property Taxes - CRA	30,503	30,503	489,000	458,497	6.24%
Property Taxes - Lincoln Pool	10,678	10,678	197,000	186,322	5.42%
Property Taxes - TIF's	98,980	98,980	3,149,000	3,069,570	3.14%
Loan Income (Poplar Street Water Line)	-	-	14,000	14,000	0.00%
Interest Income - CRA	754	754	300	-	251.39%
Interest Income - TIF'S	54	54	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	200,250	948,938	430,000	-	220.68%
Other Revenue - TIF's	748,688	-	-	-	
TOTAL REVENUE	1,089,907	1,089,907	4,379,300	3,828,390	24.89%
TOTAL RESOURCES	1,824,173	1,089,907	5,055,052	3,828,390	
EXPENSES					
Auditing & Accounting	-	-	3,000	3,000	0.00%
Legal Services	-	-	3,000	3,000	0.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	4,184	4,184	75,000	70,816	5.58%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	-	16,000	16,000	0.00%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	200	200	0.00%
Life Safety	-	-	200,000	200,000	0.00%
Legal Notices	17	17	500	483	3.50%
Travel & Training	-	-	1,000	1,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	-	-	1,000	1,000	0.00%
Supplies	-	-	300	300	0.00%
Land	-	-	-	-	
Bond Principal - Lincoln Pool	-	-	180,000	180,000	0.00%
Bond Interest	-	-	17,065	17,065	0.00%
Husker Harvest Days	200,000	200,000	200,000	-	100.00%
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	30,000	30,000	926,000	896,000	3.24%
Other Projects	-	-	25,000	25,000	0.00%
Bond Principal-TIF's	748,688	748,688	3,149,000	2,400,312	23.78%
Bond Interest-TIF's	-	-	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	982,889	982,889	5,003,315	4,020,426	19.64%
INCREASE(DECREASE) IN CASH	107,018	107,018	(624,015)		
ENDING CASH	841,284	107,018	51,737	-	
CRA CASH	489,585				
Lincoln Pool Tax Income Balance	224,872				
TIF CASH	126,827				
Total Cash	841,284				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2018

	<u>MONTH ENDED</u> <u>October-18</u>	<u>2018-2019</u> <u>YEAR TO DATE</u>	<u>2019</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
GENERAL OPERATIONS:					
Property Taxes - CRA	30,503	30,503	489,000	458,497	6.24%
Property Taxes - Lincoln Pool	10,678	10,678	197,000	186,322	5.42%
Interest Income	754	754	300	-	251.39%
Loan Income (Poplar Street Water Line)		-	14,000	14,000	0.00%
Land Sales		-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax	948,938	948,938	430,000	-	220.68%
TOTAL	990,872	990,872	1,230,300	758,820	80.54%
WALNUT HOUSING PROJECT					
Property Taxes		-	-	-	
Interest Income	54	54	-	-	
Other Revenue		-	-	-	
TOTAL	54	54	-	-	
GIRARD VET CLINIC					
Property Taxes	5,270	5,270	-	-	
TOTAL	5,270	5,270	-	-	
GEDDES ST APTS-PROCON					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
SOUTHEAST CROSSING					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
POPLAR STREET WATER					
Property Taxes	3,936	3,936	-	-	
TOTAL	3,936	3,936	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
TODD ENCK PROJECT					
Property Taxes	3,204	3,204	-	-	
TOTAL	3,204	3,204	-	-	
JOHN SCHULTE CONSTRUCTION					
Property Taxes	3,516	3,516	-	-	
TOTAL	3,516	3,516	-	-	
PHARMACY PROPERTIES INC					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
KEN-RAY LLC					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2018

	<u>MONTH ENDED</u> <u>October-18</u>	<u>2018-2019</u> <u>YEAR TO DATE</u>	<u>2019</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TOKEN PROPERTIES RUBY					
Property Taxes	1,465	1,465	-	-	
TOTAL	1,465	1,465	-	-	
GORDMAN GRAND ISLAND					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
BAKER DEVELOPMENT INC					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
STRATFORD PLAZA INC					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes	2,159	2,159	-	-	
TOTAL	2,159	2,159	-	-	
FUTURE TIF'S					
Property Taxes		-	3,149,000	3,149,000	
TOTAL	-	-	3,149,000	3,149,000	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes	1,299	1,299	-	(1,299)	
TOTAL	1,299	1,299	-	(1,299)	
GI HABITAT OF HUMANITY					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
AUTO ONE INC					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
EIG GRAND ISLAND					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES CARY ST					
Property Taxes	4,150	4,150	-	(4,150)	
TOTAL	4,150	4,150	-	(4,150)	
WENN HOUSING PROJECT					
Property Taxes	2,155	2,155	-	(2,155)	
TOTAL	2,155	2,155	-	(2,155)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2018

	<u>MONTH ENDED</u> <u>October-18</u>	<u>2018-2019</u> <u>YEAR TO DATE</u>	<u>2019</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
COPPER CREEK 2014 HOUSES					
Property Taxes	15,727	15,727	-	(15,727)	
TOTAL	15,727	15,727	-	(15,727)	
TC ENCK BUILDERS					
Property Taxes	1,849	1,849	-	(1,849)	
TOTAL	1,849	1,849	-	(1,849)	
SUPER MARKET DEVELOPERS					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
MAINSTAY SUITES					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
TOWER 217					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2015 HOUSES					
Property Taxes	14,247	14,247	-	(14,247)	
TOTAL	14,247	14,247	-	(14,247)	
NORTHWEST COMMONS					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
HABITAT - 8TH & SUPERIOR					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
KAUFMAN BUILDING					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
TALON APARTMENTS					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
VICTORY PLACE					
Property Taxes	40,004	40,004	-	(40,004)	
TOTAL	40,004	40,004	-	(40,004)	
TOTAL REVENUE	1,089,907	1,089,907	4,379,300	3,868,394	24.89%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2018

EXPENSES	MONTH ENDED <u>October-18</u>	2018-2019 <u>YEAR TO DATE</u>	2019 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting		-	3,000	3,000	0.00%
Legal Services		-	3,000	3,000	0.00%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	4,184	4,184	75,000	70,816	5.58%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		-	16,000	16,000	0.00%
General Liability Insurance		-	250	250	0.00%
Postage		-	200	200	0.00%
Lifesafety Grant		-	200,000	200,000	0.00%
Legal Notices	17	17	500	483	3.50%
Travel & Training		-	1,000	1,000	0.00%
Office Supplies		-	1,000	1,000	0.00%
Supplies		-	300	300	0.00%
Land		-	-	-	
Bond Principal - Lincoln Pool		-	180,000	180,000	0.00%
Bond Interest - Lincoln Pool		-	17,065	17,065	0.00%
PROJECTS					
Husker Harvest Days	200,000	200,000	200,000	-	100.00%
Façade Improvement		-	200,000	200,000	0.00%
Building Improvement	30,000	30,000	926,000	896,000	0.00%
Other Projects		-	25,000	25,000	0.00%
TOTAL CRA EXPENSES	234,201	234,201	1,854,315	1,620,114	12.63%
WALNUT HOUSING PROJECT					
Bond Principal		-	-	-	
Bond Interest		-	-	-	
TOTAL	-	-	-	-	
GIRARD VET CLINIC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GEDDES ST APTS - PROCON					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
SOUTHEAST CROSSINGS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
POPLAR STREET WATER					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

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FOR THE MONTH OF OCTOBER 2018

	<u>MONTH ENDED</u> <u>October-18</u>	<u>2018-2019</u> <u>YEAR TO DATE</u>	<u>2019</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
SOUTH POINTE HOTEL PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TODD ENCK PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
JOHN SCHULTE CONSTRUCTION					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
PHARMACY PROPERTIES INC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
KEN-RAY LLC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES RUBY					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GORDMAN GRAND ISLAND					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
BAKER DEVELOPMENT INC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
STRATFORD PLAZA LLC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
AUTO ONE INC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

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EIG GRAND ISLAND					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
WENN HOUSING PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TC ENCK BUILDERS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
SUPER MARKET DEVELOPERS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
MAINSTAY SUITES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOWER 217					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2015 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
NORTHWEST COMMONS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
HABITAT - 8TH & SUPERIOR					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
KAUFMAN BUILDING					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TALON APARTMENTS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2018

	<u>MONTH ENDED</u> <u>October-18</u>	<u>2018-2019</u> <u>YEAR TO DATE</u>	<u>2019</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
VICTORY PLACE					
Bond Principal		-	-	-	
TOTAL	-	-		-	
FUTURE TIF'S					
Bond Principal	748,688	748,688	3,149,000	2,400,312	
TOTAL	748,688	748,688	3,149,000	2,400,312	
TOTAL EXPENSES	982,889	982,889	5,003,315	4,020,426	19.64%

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CITY OF GRAND ISLAND
BALANCE SHEET FOR 2019 1

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FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	107,017.97	841,284.17
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			107,017.97	1,922,785.22
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	-63,511.37
900	25315	DEFERRED REVENUE-PROPERY TAX	.00	-140,461.00
TOTAL LIABILITIES			.00	-1,513,632.10
FUND BALANCE				
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	-801,353.76
900	39500	REVENUE CONTROL	-1,089,907.02	-1,089,907.02
900	39600	EXPENDITURE CONTROL	982,889.05	982,889.05
TOTAL FUND BALANCE			-107,017.97	-409,153.12
TOTAL LIABILITIES + FUND BALANCE			<u>-107,017.97</u>	<u>-1,922,785.22</u>

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