



Community Redevelopment Authority (CRA)

**Wednesday, December 12, 2018
Regular Meeting**

Item C1

Financial Reports for November 1 to November 30, 2018

Staff Contact:

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

CONSOLIDATED	MONTH ENDED November-18	2018-2019 YEAR TO DATE	2019 BUDGET	REMAINING BALANCE	% OF BUDGET USED
Beginning Cash	841,284		675,752		
REVENUE:					
Property Taxes - CRA	6,008	36,511	489,000	452,489	7.47%
Property Taxes - Lincoln Pool	2,021	12,699	197,000	184,301	6.45%
Property Taxes - TIF's	4,887	103,867	3,149,000	3,064,683	3.30%
Loan Income (Poplar Street Water Line)	-	-	14,000	14,000	0.00%
Interest Income - CRA	-	754	300	-	251.39%
Interest Income - TIF'S	-	54	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	3,936	952,874	430,000	-	221.60%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	16,853	1,106,760	4,379,300	3,815,473	25.27%
TOTAL RESOURCES	858,137	1,106,760	5,055,052	3,815,473	
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	3,648	7,831	75,000	67,169	10.44%
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	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	140	140	-	-	
Bond Principal - Lincoln Pool	180,000	180,000	180,000	-	100.00%
Bond Interest	9,163	9,163	17,065	7,903	53.69%
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	273,677	303,677	926,000	622,323	32.79%
Other Projects	-	-	25,000	25,000	0.00%
Bond Principal-TIF's	132,691	881,379	3,149,000	2,400,312	27.99%
Bond Interest-TIF's	3,526	3,526	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	602,844	1,585,733	5,003,315	3,553,939	31.69%
INCREASE(DECREASE) IN CASH	(585,991)	(478,973)	(624,015)		
ENDING CASH	255,293	(478,973)	51,737	-	
CRA CASH	222,065				
Lincoln Pool Tax Income Balance	37,731				
TIF CASH	(4,503)				
Total Cash	255,293				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2018

	<u>MONTH ENDED</u> <u>November-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	6,008	36,511	489,000	452,489	7.47%
Property Taxes - Lincoln Pool	2,021	12,699	197,000	184,301	6.45%
Interest Income		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	3,936	952,874	430,000	-	221.60%
TOTAL	11,966	1,002,838	1,230,300	750,790	81.51%
WALNUT HOUSING PROJECT					
Property Taxes		-	-	-	
Interest Income		54	-	-	
Other Revenue		-	-	-	
TOTAL	-	54	-	-	
GIRARD VET CLINIC					
Property Taxes		5,270	-	-	
TOTAL	-	5,270	-	-	
GEDDES ST APTS-PROCON					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
SOUTHEAST CROSSING					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
POPLAR STREET WATER					
Property Taxes		3,936	-	-	
TOTAL	-	3,936	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
TODD ENCK PROJECT					
Property Taxes		3,204	-	-	
TOTAL	-	3,204	-	-	
JOHN SCHULTE CONSTRUCTION					
Property Taxes		3,516	-	-	
TOTAL	-	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>November-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	-	-	
TOTAL	-	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	-	-	
TOTAL	-	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)	
TOTAL	-	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)	
TOTAL	-	4,150	-	(4,150)	
WENN HOUSING PROJECT					
Property Taxes		2,155	-	(2,155)	
TOTAL	-	2,155	-	(2,155)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2018

	<u>MONTH ENDED</u> <u>November-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)	
TOTAL	-	15,727	-	(15,727)	
TC ENCK BUILDERS					
Property Taxes		1,849	-	(1,849)	
TOTAL	-	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	4,887	19,134	-	(19,134)	
TOTAL	4,887	19,134	-	(19,134)	
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)	
TOTAL	-	40,004	-	(40,004)	
TOTAL REVENUE	16,853	1,106,760	4,379,300	3,855,477	25.27%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2018

EXPENSES	MONTH ENDED <u>November-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	3,648	7,831	75,000	67,169	10.44%
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	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	140	140	-	-	
Bond Principal - Lincoln Pool	180,000	180,000	180,000	-	100.00%
Bond Interest - Lincoln Pool	9,163	9,163	17,065	7,903	53.69%
PROJECTS					
Husker Harvest Days		200,000	200,000	-	100.00%
Façade Improvement		-	200,000	200,000	0.00%
Building Improvement	273,677	303,677	926,000	622,323	0.00%
Other Projects		-	25,000	25,000	0.00%
TOTAL CRA EXPENSES	466,627	700,828	1,854,315	1,153,627	37.79%
WALNUT HOUSING PROJECT					
Bond Principal	33,710	33,710	-	-	
Bond Interest	3,526	3,526	-	-	
TOTAL	37,236	37,236	-	-	
GIRARD VET CLINIC					
Bond Principal	5,270	5,270	-	-	
TOTAL	5,270	5,270	-	-	
GEDDES ST APTS - PROCON					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
SOUTHEAST CROSSINGS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
POPLAR STREET WATER					
Bond Principal	3,936	3,936	-	-	
TOTAL	3,936	3,936	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2018

	<u>MONTH ENDED</u> <u>November-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	3,204	3,204	-	-	
TOTAL	3,204	3,204	-	-	
JOHN SCHULTE CONSTRUCTION					
Bond Principal	3,516	3,516	-	-	
TOTAL	3,516	3,516	-	-	
PHARMACY PROPERTIES INC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
KEN-RAY LLC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES RUBY					
Bond Principal	1,465	1,465	-	-	
TOTAL	1,465	1,465	-	-	
GORDMAN GRAND ISLAND					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
BAKER DEVELOPMENT INC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
STRATFORD PLAZA LLC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal	2,159	2,159	-	-	
TOTAL	2,159	2,159	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal	1,299	1,299	-	-	
TOTAL	1,299	1,299	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
AUTO ONE INC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2018

	<u>MONTH ENDED</u> <u>November-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>
EIG GRAND ISLAND					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal	4,150	4,150	-	-	
TOTAL	4,150	4,150	-	-	
WENN HOUSING PROJECT					
Bond Principal	2,155	2,155	-	-	
TOTAL	2,155	2,155	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal	15,727	15,727	-	-	
TOTAL	15,727	15,727	-	-	
TC ENCK BUILDERS					
Bond Principal	1,849	1,849	-	-	
TOTAL	1,849	1,849	-	-	
SUPER MARKET DEVELOPERS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
MAINSTAY SUITES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOWER 217					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2015 HOUSES					
Bond Principal	14,247	14,247	-	-	
TOTAL	14,247	14,247	-	-	
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>November-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	40,004	40,004	-	-	
TOTAL	40,004	40,004		-	
FUTURE TIF'S					
Bond Principal		748,688	3,149,000	2,400,312	
TOTAL	-	748,688	3,149,000	2,400,312	
TOTAL EXPENSES	602,844	1,585,733	5,003,315	3,553,939	31.69%

12/06/2018 15:21
briansc

CITY OF GRAND ISLAND
BALANCE SHEET FOR 2019 2

P 1
gibalsht

FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	-585,990.72	255,293.45
900	11120	COUNTY TREASURER CASH	.00	140,410.38
900	11305	PROPERTY TAXES RECEIVABLE	.00	213,070.00
900	11500	INTEREST RECEIVABLE	.00	808.64
900	14100	NOTES RECEIVABLE	.00	125,290.09
900	14700	LAND	.00	490,485.75
TOTAL ASSETS			-585,990.72	1,225,358.31
LIABILITIES				
900	22100	LONG TERM DEBT	.00	-105,250.00
900	22400	OTHER LONG TERM DEBT	.00	-930,000.00
900	22900	ACCRUED INTEREST PAYABLE	.00	-5,344.79
900	25100	ACCOUNTS PAYABLE	.00	-65,572.06
900	25315	DEFERRED REVENUE-PROPERTY TAX	.00	-206,904.00
TOTAL LIABILITIES			.00	-1,313,070.85
FUND BALANCE				
900	39110	INVESTMENT IN FIXED ASSETS	.00	-490,485.75
900	39112	FUND BALANCE-BONDS	.00	909,959.91
900	39120	UNRESTRICTED FUND BALANCE	.00	-810,734.37
900	39500	REVENUE CONTROL	-16,852.88	-1,106,759.90
900	39600	EXPENDITURE CONTROL	602,843.60	1,585,732.65
TOTAL FUND BALANCE			585,990.72	87,712.54
TOTAL LIABILITIES + FUND BALANCE			=====585,990.72=====	===== -1,225,358.31 =====

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