



Community Redevelopment Authority (CRA)

**Wednesday, February 13, 2019
Regular Meeting**

Item C1

Review of Financial Reports for January 2019

Staff Contact:

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2019**

	MONTH ENDED January-19	2018-2019 YEAR TO DATE	2019 BUDGET	REMAINING BALANCE	% OF BUDGET USED
CONSOLIDATED					
Beginning Cash	259,977		675,752		
REVENUE:					
Property Taxes - CRA	22,061	62,055	489,000	426,945	12.69%
Property Taxes - Lincoln Pool	8,454	22,304	197,000	174,696	11.32%
Property Taxes -TIF's	190,847	296,363	3,149,000	2,885,669	9.41%
Loan Income (Poplar Street Water Line)	-	-	14,000	14,000	0.00%
Interest Income - CRA	553	3,614	300	-	1204.63%
Interest Income - TIF'S	-	193	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	437	953,311	430,000	-	221.70%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	222,352	1,337,841	4,379,300	3,601,310	30.55%
TOTAL RESOURCES	482,329	1,337,841	5,055,052	3,601,310	
EXPENSES					
Auditing & Accounting	-	-	3,000	3,000	0.00%
Legal Services	-	525	3,000	2,475	17.50%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,813	15,148	75,000	59,852	20.20%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	5,103	5,103	16,000	10,897	31.89%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	200	200	0.00%
Life Safety	-	-	200,000	200,000	0.00%
Legal Notices	-	34	500	466	6.90%
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	-	-	
Bond Principal - Lincoln Pool	-	180,000	180,000	-	100.00%
Bond Interest	-	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	35,000	338,677	926,000	587,323	36.57%
Other Projects	-	-	25,000	25,000	0.00%
Bond Principal-TIF's	-	881,379	3,149,000	2,400,312	27.99%
Bond Interest-TIF's	-	3,526	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	43,916	1,633,694	5,003,315	3,505,977	32.65%
INCREASE(DECREASE) IN CASH	178,435	(295,853)	(624,015)		
ENDING CASH	438,413	(295,853)	51,737	-	
CRA CASH	202,945				
Lincoln Pool Tax Income Balance	47,336				
TIF CASH	188,132				
Total Cash	438,413				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2019

	MONTH ENDED <u>January-19</u>	2018-2019 <u>YEAR TO DATE</u>	2019 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
GENERAL OPERATIONS:					
Property Taxes - CRA	22,061	62,055	489,000	426,945	12.69%
Property Taxes - Lincoln Pool	8,454	22,304	197,000	174,696	11.32%
Interest Income	553	3,614	300	-	1204.63%
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	437	953,311	430,000	-	221.70%
TOTAL	31,505	1,041,285	1,230,300	715,640	84.64%
WALNUT HOUSING PROJECT					
Property Taxes		-	-	-	
Interest Income		193	-	-	
Other Revenue		-	-	-	
TOTAL	-	193	-	-	
GIRARD VET CLINIC					
Property Taxes		5,270	-	-	
TOTAL	-	5,270	-	-	
GEDDES ST APTS-PROCON					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
SOUTHEAST CROSSING					
Property Taxes	7,351	7,351	-	-	
TOTAL	7,351	7,351	-	-	
POPLAR STREET WATER					
Property Taxes	260	4,196	-	-	
TOTAL	260	4,196	-	-	
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 JANUARY 2019

	<u>MONTH ENDED</u> <u>January-19</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	4,025	6,184	-	-	
TOTAL	4,025	6,184	-	-	
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 JANUARY 2019

	<u>MONTH ENDED</u> <u>January-19</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	1,648	19,023	-	(19,023)	
TOTAL	1,648	19,023	-	(19,023)	
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		19,134	-	(19,134)	
TOTAL	-	19,134	-	(19,134)	
NORTHWEST COMMONS					
Property Taxes	175,717	175,717	-	(175,717)	
TOTAL	175,717	175,717	-	(175,717)	
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)	
THINK SMART					
Property Taxes	1,845	1,845		(1,845)	
TOTAL	1,845	1,845	-	(1,845)	#DIV/0!
TOTAL REVENUE	222,352	1,337,841	4,379,300	3,641,314	30.55%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2019

	<u>MONTH ENDED</u> <u>January-19</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>
EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting		-	3,000	3,000	0.00%
Legal Services		525	3,000	2,475	17.50%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	3,813	15,148	75,000	59,852	20.20%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services	5,103	5,103	16,000	10,897	31.89%
General Liability Insurance		-	250	250	0.00%
Postage		-	200	200	0.00%
Lifesafety Grant		-	200,000	200,000	0.00%
Legal Notices		34	500	466	6.90%
Travel & Training		-	1,000	1,000	0.00%
Office Supplies		-	1,000	1,000	0.00%
Supplies		-	300	300	0.00%
Land		140	-	-	
Bond Principal - Lincoln Pool		180,000	180,000	-	100.00%
Bond Interest - Lincoln Pool		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	35,000	338,677	926,000	587,323	0.00%
Other Projects		-	25,000	25,000	0.00%
TOTAL CRA EXPENSES	43,916	748,790	1,854,315	1,105,665	40.38%
WALNUT HOUSING PROJECT					
Bond Principal		33,710	-	-	
Bond Interest		3,526	-	-	
TOTAL	-	37,236	-	-	
GIRARD VET CLINIC					
Bond Principal		5,270	-	-	
TOTAL	-	5,270	-	-	
GEDDES ST APTS - PROCON					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
SOUTHEAST CROSSINGS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
POPLAR STREET WATER					
Bond Principal		3,936	-	-	
TOTAL	-	3,936	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

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SOUTH POINTE HOTEL PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TODD ENCK PROJECT					
Bond Principal		3,204	-	-	
TOTAL	-	3,204	-	-	
JOHN SCHULTE CONSTRUCTION					
Bond Principal		3,516	-	-	
TOTAL	-	3,516	-	-	
PHARMACY PROPERTIES INC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
KEN-RAY LLC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES RUBY					
Bond Principal		1,465	-	-	
TOTAL	-	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	-	-	
TOTAL	-	2,159	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal		1,299	-	-	
TOTAL	-	1,299	-	-	
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		4,150	-	-	
TOTAL	-	4,150	-	-	
WENN HOUSING PROJECT					
Bond Principal		2,155	-	-	
TOTAL	-	2,155	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal		15,727	-	-	
TOTAL	-	15,727	-	-	
TC ENCK BUILDERS					
Bond Principal		1,849	-	-	
TOTAL	-	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	-	-	
TOTAL	-	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 JANUARY 2019

	MONTH ENDED <u>January-19</u>	2018-2019 <u>YEAR TO DATE</u>	2019 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
VICTORY PLACE					
Bond Principal		40,004	-	-	
TOTAL	-	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	43,916	1,633,694	5,003,315	3,505,977	32.65%

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CITY OF GRAND ISLAND
BALANCE SHEET FOR 2019 4

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FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	178,435.29	438,412.87
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			178,435.29	1,408,477.73
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	-222,351.75	-1,337,840.72
900	39600	EXPENDITURE CONTROL	43,916.46	1,633,694.05
TOTAL FUND BALANCE			-178,435.29	-95,406.88
TOTAL LIABILITIES + FUND BALANCE			-178,435.29	-1,408,477.73

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