



Community Redevelopment Authority (CRA)

**Wednesday, April 10, 2019
Regular Meeting**

Item C1

March 2019 Financial Reports

Staff Contact:

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

	MONTH ENDED	2018-2019	2019	REMAINING	% OF BUDGET
	<u>March-19</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
CONSOLIDATED					
Beginning Cash	388,552		675,752		
REVENUE:					
Property Taxes - CRA	37,944	109,363	489,000	379,637	22.36%
Property Taxes - Lincoln Pool	7,243	32,839	197,000	164,161	16.67%
Property Taxes -TIF's	344,768	740,624	3,149,000	2,774,446	23.52%
Loan Income (Poplar Street Water Line)	-	-	14,000	14,000	0.00%
Interest Income - CRA	854	5,242	300	-	1747.37%
Interest Income - TIF'S	0	194	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	1,060	954,371	430,000	-	221.95%
Other Revenue - TIF's	-	24,897	-	-	
TOTAL REVENUE	391,870	1,867,531	4,379,300	3,432,243	42.64%
TOTAL RESOURCES	780,423	1,867,531	5,055,052	3,432,243	
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	5,217	24,924	75,000	50,076	33.23%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	4	5,107	16,000	10,893	31.92%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	200	200	0.00%
Life Safety	-	-	200,000	200,000	0.00%
Legal Notices	17	104	500	396	20.84%
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	100,000	438,677	926,000	487,323	47.37%
Other Projects	-	-	25,000	25,000	0.00%
Bond Principal-TIF's	457,233	1,521,679	3,149,000	2,400,231	48.32%
Bond Interest-TIF's	-	3,526	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	562,471	2,383,846	5,003,315	3,396,046	47.65%
INCREASE(DECREASE) IN CASH	(170,601)	(516,315)	(624,015)		
ENDING CASH	217,951	(516,315)	51,737	-	
CRA CASH	143,091				
Lincoln Pool Tax Income Balance	57,871				
TIF CASH	16,990				
Total Cash	217,951				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2019

	<u>MONTH ENDED</u> <u>March-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>
GENERAL OPERATIONS:					
Property Taxes - CRA	37,944	109,363	489,000	379,637	22.36%
Property Taxes - Lincoln Pool	7,243	32,839	197,000	164,161	16.67%
Interest Income	854	5,242	300	-	1747.37%
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	1,060	954,371	430,000	-	221.95%
TOTAL	47,102	1,101,816	1,230,300	657,798	89.56%
WALNUT HOUSING PROJECT					
Property Taxes	942	942	-	-	
Interest Income	0	194	-	-	
Other Revenue		24,897	-	-	
TOTAL	943	26,033	-	-	
GIRARD VET CLINIC					
Property Taxes	211	5,481	-	-	
TOTAL	211	5,481	-	-	
GEDDES ST APTS-PROCON					
Property Taxes	630	630	-	-	
TOTAL	630	630	-	-	
SOUTHEAST CROSSING					
Property Taxes	2,476	9,827	-	-	
TOTAL	2,476	9,827	-	-	
POPLAR STREET WATER					
Property Taxes	800	4,997	-	-	
TOTAL	800	4,997	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes	280	280	-	-	
TOTAL	280	280	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes	1,665	1,665	-	-	
TOTAL	1,665	1,665	-	-	
TODD ENCK PROJECT					
Property Taxes	124	3,328	-	-	
TOTAL	124	3,328	-	-	
JOHN SCHULTE CONSTRUCTION					
Property Taxes	155	3,671	-	-	
TOTAL	155	3,671	-	-	
PHARMACY PROPERTIES INC					
Property Taxes	235	235	-	-	
TOTAL	235	235	-	-	
KEN-RAY LLC					
Property Taxes	920	920	-	-	
TOTAL	920	920	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2019

	<u>MONTH ENDED</u> <u>March-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	58	1,523	-	-	
TOTAL	58	1,523	-	-	
GORDMAN GRAND ISLAND					
Property Taxes	1,407	1,407	-	-	
TOTAL	1,407	1,407	-	-	
BAKER DEVELOPMENT INC					
Property Taxes	74	74	-	-	
TOTAL	74	74	-	-	
STRATFORD PLAZA INC					
Property Taxes	656	656	-	-	
TOTAL	656	656	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes	1,856	8,040	-	-	
TOTAL	1,856	8,040	-	-	
FUTURE TIF'S					
Property Taxes	81	81	3,149,000	3,148,919	
TOTAL	81	81	3,149,000	3,148,919	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes	749	749	-	(749)	
TOTAL	749	749	-	(749)	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes	55	1,353	-	(1,353)	
TOTAL	55	1,353	-	(1,353)	
GI HABITAT OF HUMANITY					
Property Taxes	86	86	-	(86)	
TOTAL	86	86	-	(86)	
AUTO ONE INC					
Property Taxes	277	277	-	(277)	
TOTAL	277	277	-	(277)	
EIG GRAND ISLAND					
Property Taxes	1,421	1,421	-	(1,421)	
TOTAL	1,421	1,421	-	(1,421)	
TOKEN PROPERTIES CARY ST					
Property Taxes	156	4,306	-	(4,306)	
TOTAL	156	4,306	-	(4,306)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2019

	<u>MONTH ENDED</u> <u>March-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>
WENN HOUSING PROJECT					
Property Taxes	90	2,245	-	(2,245)	
TOTAL	90	2,245	-	(2,245)	
COPPER CREEK 2014 HOUSES					
Property Taxes	8,574	31,483	-	(31,483)	
TOTAL	8,574	31,483	-	(31,483)	
TC ENCK BUILDERS					
Property Taxes	68	1,916	-	(1,916)	
TOTAL	68	1,916	-	(1,916)	
SUPER MARKET DEVELOPERS					
Property Taxes	2,424	2,424	-	(2,424)	
TOTAL	2,424	2,424	-	(2,424)	
MAINSTAY SUITES					
Property Taxes	1,271	1,271	-	(1,271)	
TOTAL	1,271	1,271	-	(1,271)	
TOWER 217					
Property Taxes	525	525	-	(525)	
TOTAL	525	525	-	(525)	
COPPER CREEK 2015 HOUSES					
Property Taxes	5,811	31,605	-	(31,605)	
TOTAL	5,811	31,605	-	(31,605)	
NORTHWEST COMMONS					
Property Taxes	3,827	179,544	-	(179,544)	
TOTAL	3,827	179,544	-	(179,544)	
HABITAT - 8TH & SUPERIOR					
Property Taxes	217	217	-	(217)	
TOTAL	217	217	-	(217)	
KAUFMAN BUILDING					
Property Taxes	253	253	-	(253)	
TOTAL	253	253	-	(253)	
TALON APARTMENTS					
Property Taxes	74,032	74,032	-	(74,032)	
TOTAL	74,032	74,032	-	(74,032)	
VICTORY PLACE					
Property Taxes	761	40,765	-	(40,765)	
TOTAL	761	40,765	-	(40,765)	
THINK SMART					
Property Taxes	37	1,883	-	(1,883)	
TOTAL	37	1,883	-	(1,883)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2019

	<u>MONTH ENDED</u> <u>March-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>
BOSELMAN HQ					
Property Taxes	1,792	90,739		(90,739)	
TOTAL	1,792	90,739	-	(90,739)	
TALON APARTMENTS 2017					
Property Taxes	58,973	58,973		(58,973)	
TOTAL	58,973	58,973	-	(58,973)	
WEINRICH DEVELOPMENT					
Property Taxes	28	28		(28)	
TOTAL	28	28	-	(28)	
WING WILLIAMSONS					
Property Taxes	55	55		(55)	
TOTAL	55	55	-	(55)	
HATCHERY HOLDINGS					
Property Taxes	163,339	163,339		(163,339)	
TOTAL	163,339	163,339	-	(163,339)	
FEDERATION LABOR TEMPLE					
Property Taxes	20	20		(20)	
TOTAL	20	20	-	(20)	
MIDDLETON PROPERTIES II					
Property Taxes	282	282		(282)	
TOTAL	282	282	-	(282)	
COPPER CREEK 2016 HOUSES					
Property Taxes	4,914	4,914		(4,914)	
TOTAL	4,914	4,914	-	(4,914)	
EAST PARK ON STUHR					
Property Taxes	2,161	2,161		(2,161)	
TOTAL	2,161	2,161	-	(2,161)	
TOTAL REVENUE	391,870	1,867,531	4,379,300	3,547,510	42.64%

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FOR THE MONTH OF MARCH 2019**

	MONTH ENDED	2018-2019	2019	REMAINING	% OF BUDGET
	<u>March-19</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</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	5,217	24,924	75,000	50,076	33.23%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services	4	5,107	16,000	10,893	31.92%
General Liability Insurance		-	250	250	0.00%
Postage		-	200	200	0.00%
Lifesafety Grant		-	200,000	200,000	0.00%
Legal Notices	17	104	500	396	20.84%
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	100,000	438,677	926,000	487,323	0.00%
Other Projects		-	25,000	25,000	0.00%
TOTAL CRA EXPENSES	105,238	858,640	1,854,315	995,815	46.30%
WALNUT HOUSING PROJECT					
Bond Principal		33,710	-	-	
Bond Interest		3,526	-	-	
TOTAL	-	37,236	-	-	
GIRARD VET CLINIC					
Bond Principal	211	5,481	-	-	
TOTAL	211	5,481	-	-	
GEDDES ST APTS - PROCON					
Bond Principal	630	630	-	-	
TOTAL	630	630	-	-	
SOUTHEAST CROSSINGS					
Bond Principal	2,476	9,827	-	-	
TOTAL	2,476	9,827	-	-	
POPLAR STREET WATER					
Bond Principal	1,060	4,997	-	-	
TOTAL	1,060	4,997	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal	280	280	-	-	
TOTAL	280	280	-	-	

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FOR THE MONTH OF MARCH 2019

	<u>MONTH ENDED</u> <u>March-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>
SOUTH POINTE HOTEL PROJECT					
Bond Principal	1,665	1,665	-	-	
TOTAL	1,665	1,665	-	-	
TODD ENCK PROJECT					
Bond Principal	124	3,328	-	-	
TOTAL	124	3,328	-	-	
JOHN SCHULTE CONSTRUCTION					
Bond Principal	155	3,671	-	-	
TOTAL	155	3,671	-	-	
PHARMACY PROPERTIES INC					
Bond Principal	235	235	-	-	
TOTAL	235	235	-	-	
KEN-RAY LLC					
Bond Principal	920	920	-	-	
TOTAL	920	920	-	-	
TOKEN PROPERTIES RUBY					
Bond Principal	58	1,523	-	-	
TOTAL	58	1,523	-	-	
GORDMAN GRAND ISLAND					
Bond Principal	1,407	1,407	-	-	
TOTAL	1,407	1,407	-	-	
BAKER DEVELOPMENT INC					
Bond Principal	74	74	-	-	
TOTAL	74	74	-	-	
STRATFORD PLAZA LLC					
Bond Principal	656	656	-	-	
TOTAL	656	656	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal	5,881	8,040	-	-	
TOTAL	5,881	8,040	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal	749	749	-	-	
TOTAL	749	749	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal	55	1,353	-	-	
TOTAL	55	1,353	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal	86	86	-	-	
TOTAL	86	86	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2019

	<u>MONTH ENDED</u> <u>March-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>
AUTO ONE INC					
Bond Principal	277	277	-	-	
TOTAL	277	277	-	-	
EIG GRAND ISLAND					
Bond Principal	1,421	1,421	-	-	
TOTAL	1,421	1,421	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal	156	4,306	-	-	
TOTAL	156	4,306	-	-	
WENN HOUSING PROJECT					
Bond Principal		2,155	-	-	
TOTAL	-	2,155	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal	15,756	31,483	-	-	
TOTAL	15,756	31,483	-	-	
TC ENCK BUILDERS					
Bond Principal	68	1,916	-	-	
TOTAL	68	1,916	-	-	
SUPER MARKET DEVELOPERS					
Bond Principal	2,424	2,424	-	-	
TOTAL	2,424	2,424	-	-	
MAINSTAY SUITES					
Bond Principal	1,271	1,271	-	-	
TOTAL	1,271	1,271	-	-	
TOWER 217					
Bond Principal	525	525	-	-	
TOTAL	525	525	-	-	
COPPER CREEK 2015 HOUSES					
Bond Principal	17,358	31,605	-	-	
TOTAL	17,358	31,605	-	-	
NORTHWEST COMMONS					
Bond Principal	3,827	179,544	-	-	
TOTAL	3,827	179,544	-	-	
HABITAT - 8TH & SUPERIOR					
Bond Principal	217	217	-	-	
TOTAL	217	217	-	-	
KAUFMAN BUILDING					
Bond Principal	253	253	-	-	
TOTAL	253	253	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2019

	<u>MONTH ENDED</u> <u>March-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>
TALON APARTMENTS					
Bond Principal	74,032	74,032	-	-	
TOTAL	74,032	74,032		-	
VICTORY PLACE					
Bond Principal	761	40,765	-	-	
TOTAL	761	40,765		-	
FUTURE TIF'S					
Bond Principal	81	748,769	3,149,000	2,400,231	
TOTAL	81	748,769	3,149,000	2,400,231	
THINK SMART					
Bond Principal	1,883	1,883	-	-	
TOTAL	1,883	1,883		-	
BOSSELMAN HQ					
Bond Principal	90,739	90,739	-	-	
TOTAL	90,739	90,739		-	
TALON APARTMENTS 2017					
Bond Principal	58,973	58,973	-	-	
TOTAL	58,973	58,973		-	
WING WILLIAMSONS					
Bond Principal	55	55	-	-	
TOTAL	55	55		-	
HATCHERY HOLDINGS					
Bond Principal	163,339	163,339	-	-	
TOTAL	163,339	163,339		-	
FEDERATION LABOR TEMPLE					
Bond Principal	20	20	-	-	
TOTAL	20	20		-	
COPPER CREEK 2016 HOUSES					
Bond Principal	4,914	4,914	-	-	
TOTAL	4,914	4,914		-	
EAST PARK ON STUHR					
Bond Principal	2,161	2,161	-	-	
TOTAL	2,161	2,161		-	
TOTAL EXPENSES	562,471	2,383,846	5,003,315	3,396,046	47.65%

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**CITY OF GRAND ISLAND
 BALANCE SHEET FOR 2019 6**
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FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	-170,600.91	217,951.37
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			-170,600.91	1,188,016.23
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	-391,870.47	-1,867,530.89
900	39600	EXPENDITURE CONTROL	562,471.38	2,383,845.72
TOTAL FUND BALANCE			170,600.91	125,054.62
TOTAL LIABILITIES + FUND BALANCE			<u>170,600.91</u>	<u>-1,188,016.23</u>

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