



Community Redevelopment Authority (CRA)

Wednesday, August 14, 2019
Regular Meeting

Item C1

Financials July 2019

Staff Contact:

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

	MONTH ENDED July-19	2018-2019 YEAR TO DATE	2019 BUDGET	REMAINING BALANCE	% OF BUDGET USED
CONSOLIDATED					
Beginning Cash	826,214		675,752		
REVENUE:					
Property Taxes - CRA	7,748	381,309	489,000	107,691	77.98%
Property Taxes - Lincoln Pool	1,055	109,171	197,000	87,829	55.42%
Property Taxes -TIF's	30,155	1,623,484	3,149,000	2,255,656	51.56%
Loan Income (Poplar Street Water Line)	-	-	14,000	14,000	0.00%
Interest Income - CRA	1,913	10,725	300	-	3575.16%
Interest Income - TIF'S	90	295	-	-	
Land Sales	-	500	100,000	99,500	0.50%
Other Revenue - CRA	206,963	1,166,404	430,000	-	271.26%
Other Revenue - TIF's	-	60,160	-	-	
TOTAL REVENUE	247,924	3,352,047	4,379,300	2,564,676	76.54%
TOTAL RESOURCES	1,074,138	3,352,047	5,055,052	2,564,676	
EXPENSES					
Auditing & Accounting	-	3,000	3,000	-	100.00%
Legal Services	-	1,050	3,000	1,950	35.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	4,098	42,203	75,000	32,797	56.27%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	6,013	11,120	16,000	4,880	69.50%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	200	200	0.00%
Life Safety	-	-	200,000	200,000	0.00%
Legal Notices	17	155	500	345	31.04%
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	-	17,065	17,065	-	100.00%
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	-	438,677	926,000	487,323	47.37%
Other Projects	-	-	25,000	25,000	0.00%
Bond Principal-TIF's	285,712	2,408,689.34	3,149,000	2,400,231	76.49%
Bond Interest-TIF's	-	5,915	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	295,839	3,308,015	5,003,315	3,361,276	66.12%
INCREASE(DECREASE) IN CASH	(47,916)	44,032	(624,015)		
ENDING CASH	778,298	44,032	51,737	-	
CRA CASH	606,185				
Lincoln Pool Tax Income Balance	126,300				
TIF CASH	45,814				
Total Cash	778,298				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2019

	<u>MONTH ENDED</u> <u>July-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	7,748	381,309	489,000	107,691	77.98%
Property Taxes - Lincoln Pool	1,055	109,171	197,000	87,829	55.42%
Interest Income	1,913	10,725	300	-	3575.16%
Loan Income (Poplar Street Water Line)		-	14,000	14,000	0.00%
Land Sales		500	100,000	99,500	0.50%
Other Revenue & Motor Vehicle Tax	206,963	1,166,404	430,000	-	271.26%
TOTAL	217,679	1,668,109	1,230,300	309,021	135.59%
WALNUT HOUSING PROJECT					
Property Taxes	23,393	25,278	-	-	
Interest Income	90	295	-	-	
Other Revenue		60,160	-	-	
TOTAL	23,483	85,732	-	-	
GIRARD VET CLINIC					
Property Taxes		10,919	-	-	
TOTAL	-	10,919	-	-	
GEDDES ST APTS-PROCON					
Property Taxes		16,898	-	-	
TOTAL	-	16,898	-	-	
SOUTHEAST CROSSING					
Property Taxes		13,135	-	-	
TOTAL	-	13,135	-	-	
POPLAR STREET WATER					
Property Taxes	477	13,697	-	-	
TOTAL	477	13,697	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes		7,501	-	-	
TOTAL	-	7,501	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes		44,674	-	-	
TOTAL	-	44,674	-	-	
TODD ENCK PROJECT					
Property Taxes		6,540	-	-	
TOTAL	-	6,540	-	-	
JOHN SCHULTE CONSTRUCTION					
Property Taxes		7,663	-	-	
TOTAL	-	7,663	-	-	
PHARMACY PROPERTIES INC					
Property Taxes		6,312	-	-	
TOTAL	-	6,312	-	-	
KEN-RAY LLC					
Property Taxes		24,678	-	-	
TOTAL	-	24,678	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2019

	<u>MONTH ENDED</u> <u>July-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		3,017	-	-	
TOTAL	-	3,017	-	-	
GORDMAN GRAND ISLAND					
Property Taxes		37,729	-	-	
TOTAL	-	37,729	-	-	
BAKER DEVELOPMENT INC					
Property Taxes		1,998	-	-	
TOTAL	-	1,998	-	-	
STRATFORD PLAZA INC					
Property Taxes		17,605	-	-	
TOTAL	-	17,605	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes	375	45,210	-	-	
TOTAL	375	45,210	-	-	
FUTURE TIF'S					
Property Taxes		81	3,149,000	3,148,919	
TOTAL	-	81	3,149,000	3,148,919	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes		20,102	-	(20,102)	
TOTAL	-	20,102	-	(20,102)	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		2,765	-	(2,765)	
TOTAL	-	2,765	-	(2,765)	
GI HABITAT OF HUMANITY					
Property Taxes		2,319	-	(2,319)	
TOTAL	-	2,319	-	(2,319)	
AUTO ONE INC					
Property Taxes		7,430	-	(7,430)	
TOTAL	-	7,430	-	(7,430)	
EIG GRAND ISLAND					
Property Taxes		38,108	-	(38,108)	
TOTAL	-	38,108	-	(38,108)	
TOKEN PROPERTIES CARY ST					
Property Taxes		8,326	-	(8,326)	
TOTAL	-	8,326	-	(8,326)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2019

	<u>MONTH ENDED</u> <u>July-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		4,580	-	(4,580)	
TOTAL	-	4,580	-	(4,580)	
COPPER CREEK 2014 HOUSES					
Property Taxes	1,173	176,013	-	(176,013)	
TOTAL	1,173	176,013	-	(176,013)	
TC ENCK BUILDERS					
Property Taxes		3,662	-	(3,662)	
TOTAL	-	3,662	-	(3,662)	
SUPER MARKET DEVELOPERS					
Property Taxes		65,033	-	(65,033)	
TOTAL	-	65,033	-	(65,033)	
MAINSTAY SUITES					
Property Taxes		34,103	-	(34,103)	
TOTAL	-	34,103	-	(34,103)	
TOWER 217					
Property Taxes		14,178	-	(14,178)	
TOTAL	-	14,178	-	(14,178)	
COPPER CREEK 2015 HOUSES					
Property Taxes	4,736	177,537	-	(177,537)	
TOTAL	4,736	177,537	-	(177,537)	
NORTHWEST COMMONS					
Property Taxes		190,502	-	(190,502)	
TOTAL	-	190,502	-	(190,502)	
HABITAT - 8TH & SUPERIOR					
Property Taxes		5,813		(5,813)	
TOTAL	-	5,813	-	(5,813)	
KAUFMAN BUILDING					
Property Taxes		6,846		(6,846)	
TOTAL	-	6,846	-	(6,846)	
TALON APARTMENTS					
Property Taxes		75,518		(75,518)	
TOTAL	-	75,518	-	(75,518)	
VICTORY PLACE					
Property Taxes		60,427		(60,427)	
TOTAL	-	60,427	-	(60,427)	
THINK SMART					
Property Taxes		1,920		(1,920)	
TOTAL	-	1,920	-	(1,920)	

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	<u>MONTH ENDED</u> <u>July-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		92,530		(92,530)	
TOTAL	-	92,530	-	(92,530)	
TALON APARTMENTS 2017					
Property Taxes		60,157		(60,157)	
TOTAL	-	60,157	-	(60,157)	
WEINRICH DEVELOPMENT					
Property Taxes		749		(749)	
TOTAL	-	749	-	(749)	
WING WILLIAMSONS					
Property Taxes		1,492		(1,492)	
TOTAL	-	1,492	-	(1,492)	
HATCHERY HOLDINGS					
Property Taxes		166,618		(166,618)	
TOTAL	-	166,618	-	(166,618)	
FEDERATION LABOR TEMPLE					
Property Taxes		3,625		(3,625)	
TOTAL	-	3,625	-	(3,625)	
MIDDLETON PROPERTIES II					
Property Taxes		14,580		(14,580)	
TOTAL	-	14,580	-	(14,580)	
COPPER CREEK 2016 HOUSES					
Property Taxes		47,661		(47,661)	
TOTAL	-	47,661	-	(47,661)	
EAST PARK ON STUHR					
Property Taxes		57,955		(57,955)	
TOTAL	-	57,955	-	(57,955)	
TOTAL REVENUE	247,924	3,352,047	4,379,300	2,713,280	76.54%

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	<u>MONTH ENDED</u> <u>July-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	-	100.00%
Legal Services		1,050	3,000	1,950	35.00%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	4,098	42,203	75,000	32,797	56.27%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services	6,013	11,120	16,000	4,880	69.50%
General Liability Insurance		-	250	250	0.00%
Postage		-	200	200	0.00%
Lifesafety Grant		-	200,000	200,000	0.00%
Legal Notices	17	155	500	345	31.04%
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		17,065	17,065	-	100.00%
PROJECTS					
Husker Harvest Days		200,000	200,000	-	100.00%
Façade Improvement		-	200,000	200,000	0.00%
Building Improvement		438,677	926,000	487,323	0.00%
Other Projects		-	25,000	25,000	0.00%
TOTAL CRA EXPENSES	10,128	893,410	1,854,315	961,045	48.18%
WALNUT HOUSING PROJECT					
Bond Principal		68,557	-	-	
Bond Interest		5,915	-	-	
TOTAL	-	74,472	-	-	
GIRARD VET CLINIC					
Bond Principal	5,228	10,919	-	-	
TOTAL	5,228	10,919	-	-	
GEDDES ST APTS - PROCON					
Bond Principal		16,898	-	-	
TOTAL	-	16,898	-	-	
SOUTHEAST CROSSINGS					
Bond Principal		13,135	-	-	
TOTAL	-	13,135	-	-	
POPLAR STREET WATER					
Bond Principal	4,322	13,220	-	-	
TOTAL	4,322	13,220	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal	6,942	7,501	-	-	
TOTAL	6,942	7,501	-	-	

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SOUTH POINTE HOTEL PROJECT					
Bond Principal		44,674	-	-	
TOTAL	-	44,674	-	-	
TODD ENCK PROJECT					
Bond Principal	3,087	6,540	-	-	
TOTAL	3,087	6,540	-	-	
JOHN SCHULTE CONSTRUCTION					
Bond Principal	3,837	7,663	-	-	
TOTAL	3,837	7,663	-	-	
PHARMACY PROPERTIES INC					
Bond Principal		6,312	-	-	
TOTAL	-	6,312	-	-	
KEN-RAY LLC					
Bond Principal	22,838	24,678	-	-	
TOTAL	22,838	24,678	-	-	
TOKEN PROPERTIES RUBY					
Bond Principal	1,436	3,017	-	-	
TOTAL	1,436	3,017	-	-	
GORDMAN GRAND ISLAND					
Bond Principal		37,729	-	-	
TOTAL	-	37,729	-	-	
BAKER DEVELOPMENT INC					
Bond Principal	1,849	1,998	-	-	
TOTAL	1,849	1,998	-	-	
STRATFORD PLAZA LLC					
Bond Principal		17,605	-	-	
TOTAL	-	17,605	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal	4,426	44,834	-	-	
TOTAL	4,426	44,834	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal	18,604	20,102	-	-	
TOTAL	18,604	20,102	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal	1,357	2,765	-	-	
TOTAL	1,357	2,765	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal	2,146	2,319	-	-	
TOTAL	2,146	2,319	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2019

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AUTO ONE INC					
Bond Principal	6,876	7,430	-	-	
TOTAL	6,876	7,430	-	-	
EIG GRAND ISLAND					
Bond Principal		38,108	-	-	
TOTAL	-	38,108	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal	3,865	8,326	-	-	
TOTAL	3,865	8,326	-	-	
WENN HOUSING PROJECT					
Bond Principal		4,580	-	-	
TOTAL	-	4,580	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal	41,022	174,840	-	-	
TOTAL	41,022	174,840	-	-	
TC ENCK BUILDERS					
Bond Principal	1,678	3,662	-	-	
TOTAL	1,678	3,662	-	-	
SUPER MARKET DEVELOPERS					
Bond Principal		65,033	-	-	
TOTAL	-	65,033	-	-	
MAINSTAY SUITES					
Bond Principal	31,561	34,103	-	-	
TOTAL	31,561	34,103	-	-	
TOWER 217					
Bond Principal	13,129	14,178	-	-	
TOTAL	13,129	14,178	-	-	
COPPER CREEK 2015 HOUSES					
Bond Principal	33,659	172,801	-	-	
TOTAL	33,659	172,801	-	-	
NORTHWEST COMMONS					
Bond Principal	7,132	190,502	-	-	
TOTAL	7,132	190,502	-	-	
HABITAT - 8TH & SUPERIOR					
Bond Principal	5,379	5,813	-	-	
TOTAL	5,379	5,813	-	-	
KAUFMAN BUILDING					
Bond Principal		6,846	-	-	
TOTAL	-	6,846	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2019

	<u>MONTH ENDED</u> <u>July-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		75,518	-	-	
TOTAL	-	75,518		-	
VICTORY PLACE					
Bond Principal		60,427	-	-	
TOTAL	-	60,427		-	
FUTURE TIF'S					
Bond Principal		748,769	3,149,000	2,400,231	
TOTAL	-	748,769	3,149,000	2,400,231	
THINK SMART					
Bond Principal		1,920	-	-	
TOTAL	-	1,920		-	
BOSSELMAN HQ					
Bond Principal		92,530	-	-	
TOTAL	-	92,530		-	
TALON APARTMENTS 2017					
Bond Principal		60,157	-	-	
TOTAL	-	60,157		-	
WEINRICH DEVELOPMENT					
Bond Principal	694	749	-	-	
TOTAL	694	749		-	
WING WILLIAMSONS					
Bond Principal		1,492	-	-	
TOTAL	-	1,492		-	
HATCHERY HOLDINGS					
Bond Principal		166,618	-	-	
TOTAL	-	166,618		-	
FEDERATION LABOR TEMPLE					
Bond Principal	3,585	3,625	-	-	
TOTAL	3,585	3,625		-	
MIDDLETON PROPERTIES II					
Bond Principal		14,580	-	-	
TOTAL	-	14,580		-	
COPPER CREEK 2016 HOUSES					
Bond Principal	7,426	47,661	-	-	
TOTAL	7,426	47,661		-	
EAST PARK ON STUHR					
Bond Principal	53,633	57,955	-	-	
TOTAL	53,633	57,955		-	
TOTAL EXPENSES	295,839	3,308,015	5,003,315	3,361,276	66.12%

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CITY OF GRAND ISLAND
BALANCE SHEET FOR 2019 10

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FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	-47,915.63	778,298.65
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			-47,915.63	1,748,363.51
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	39107	BUDGETARY FUND BAL - UNRESERVD	.00	645,381.00
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	39130	ESTIMATED REVENUES	.00	2,892,117.00
900	39140	ESTIMATED EXPENSES	.00	-3,537,498.00
900	39500	REVENUE CONTROL	-247,923.82	-3,352,047.30
900	39600	EXPENDITURE CONTROL	295,839.45	3,308,014.85
TOTAL FUND BALANCE			47,915.63	-435,292.66
TOTAL LIABILITIES + FUND BALANCE			47,915.63	-1,748,363.51

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