



Community Redevelopment Authority (CRA)

**Wednesday, October 9, 2019
Regular Meeting**

Item C1

Financials - September 2019

Staff Contact:

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

	MONTH ENDED September-19	2018-2019 YEAR TO DATE	2019 BUDGET	REMAINING BALANCE	% OF BUDGET USED
CONSOLIDATED					
Beginning Cash	796,835		675,752		
REVENUE:					
Property Taxes - CRA	140,830	535,136	489,000	-	109.43%
Property Taxes - Lincoln Pool	49,683	161,539	197,000	35,461	82.00%
Property Taxes - TIF's	673,216	2,351,424	3,149,000	1,815,890	74.67%
Loan Income (Poplar Street Water Line)	-	-	14,000	14,000	0.00%
Interest Income - CRA	1,504	13,995	300	-	4664.90%
Interest Income - TIF'S	124	569	-	-	
Land Sales	-	500	100,000	99,500	0.50%
Other Revenue - CRA	7,408	1,173,812	430,000	-	272.98%
Other Revenue - TIF's	-	60,160	-	-	
TOTAL REVENUE	872,765	4,297,134	4,379,300	1,964,850	98.12%
TOTAL RESOURCES	1,669,600	4,297,134	5,055,052	1,964,850	
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	3,768	49,739	75,000	25,261	66.32%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	11,120	16,000	4,880	69.50%
General Liability Insurance	-	-	250	250	0.00%
Postage	123	123	200	77	61.29%
Life Safety	95,000	145,000	200,000	55,000	72.50%
Legal Notices	-	172	500	328	34.38%
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	50,280	488,957	926,000	437,043	52.80%
Other Projects	-	-	25,000	25,000	0.00%
Bond Principal-TIF's	711,308	3,119,997.62	3,149,000	2,400,231	99.08%
Bond Interest-TIF's	-	5,915	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	860,479	4,222,278	5,003,315	3,158,321	84.39%
INCREASE(DECREASE) IN CASH	12,286	74,856	(624,015)		
ENDING CASH	809,122	74,856	51,737	-	
CRA CASH	567,734				
Lincoln Pool Tax Income Balance	178,668				
TIF CASH	62,719				
Total Cash	809,122				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2019

	<u>MONTH ENDED</u> <u>September-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	140,830	535,136	489,000	-	109.43%
Property Taxes - Lincoln Pool	49,683	161,539	197,000	35,461	82.00%
Interest Income	1,504	13,995	300	-	4664.90%
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	7,408	1,173,812	430,000	-	272.98%
TOTAL	199,424	1,884,982	1,230,300	148,961	153.21%
WALNUT HOUSING PROJECT					
Property Taxes	23,393	48,671	-	-	
Interest Income	124	569	-	-	
Other Revenue		60,160	-	-	
TOTAL	23,517	109,399	-	-	
GIRARD VET CLINIC					
Property Taxes	5,228	16,147	-	-	
TOTAL	5,228	16,147	-	-	
GEDDES ST APTS-PROCON					
Property Taxes	15,638	32,536	-	-	
TOTAL	15,638	32,536	-	-	
SOUTHEAST CROSSING					
Property Taxes	1,394	14,529	-	-	
TOTAL	1,394	14,529	-	-	
POPLAR STREET WATER					
Property Taxes	6,382	20,557	-	-	
TOTAL	6,382	20,557	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes	6,942	14,443	-	-	
TOTAL	6,942	14,443	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes	41,344	86,018	-	-	
TOTAL	41,344	86,018	-	-	
TODD ENCK PROJECT					
Property Taxes	3,087	9,628	-	-	
TOTAL	3,087	9,628	-	-	
JOHN SCHULTE CONSTRUCTION					
Property Taxes		7,663	-	-	
TOTAL	-	7,663	-	-	
PHARMACY PROPERTIES INC					
Property Taxes	5,842	12,154	-	-	
TOTAL	5,842	12,154	-	-	
KEN-RAY LLC					
Property Taxes		24,678	-	-	
TOTAL	-	24,678	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2019

	<u>MONTH ENDED</u> <u>September-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	1,436	4,453	-	-	
TOTAL	1,436	4,453	-	-	
GORDMAN GRAND ISLAND					
Property Taxes		72,644	-	-	
TOTAL	-	72,644	-	-	
BAKER DEVELOPMENT INC					
Property Taxes		1,998	-	-	
TOTAL	-	1,998	-	-	
STRATFORD PLAZA INC					
Property Taxes	16,293	33,898	-	-	
TOTAL	16,293	33,898	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes	29,702	75,287	-	-	
TOTAL	29,702	75,287	-	-	
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	18,604	38,706	-	(38,706)	
TOTAL	18,604	38,706	-	(38,706)	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes	1,357	4,121	-	(4,121)	
TOTAL	1,357	4,121	-	(4,121)	
GI HABITAT OF HUMANITY					
Property Taxes	2,146	4,465	-	(4,465)	
TOTAL	2,146	4,465	-	(4,465)	
AUTO ONE INC					
Property Taxes		7,430	-	(7,430)	
TOTAL	-	7,430	-	(7,430)	
EIG GRAND ISLAND					
Property Taxes	35,266	73,374	-	(73,374)	
TOTAL	35,266	73,374	-	(73,374)	
TOKEN PROPERTIES CARY ST					
Property Taxes	3,865	12,191	-	(12,191)	
TOTAL	3,865	12,191	-	(12,191)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2019

	MONTH ENDED <u>September-19</u>	2018-2019 <u>YEAR TO DATE</u>	2019 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
WENN HOUSING PROJECT					
Property Taxes	2,245	6,825	-	(6,825)	
TOTAL	2,245	6,825	-	(6,825)	
COPPER CREEK 2014 HOUSES					
Property Taxes	122,749	301,743	-	(301,743)	
TOTAL	122,749	301,743	-	(301,743)	
TC ENCK BUILDERS					
Property Taxes	1,678	5,341	-	(5,341)	
TOTAL	1,678	5,341	-	(5,341)	
SUPER MARKET DEVELOPERS					
Property Taxes	60,184	125,217	-	(125,217)	
TOTAL	60,184	125,217	-	(125,217)	
MAINSTAY SUITES					
Property Taxes	31,561	65,664	-	(65,664)	
TOTAL	31,561	65,664	-	(65,664)	
TOWER 217					
Property Taxes		27,308	-	(27,308)	
TOTAL	-	27,308	-	(27,308)	
COPPER CREEK 2015 HOUSES					
Property Taxes	110,538	290,920	-	(290,920)	
TOTAL	110,538	290,920	-	(290,920)	
NORTHWEST COMMONS					
Property Taxes		190,502	-	(190,502)	
TOTAL	-	190,502	-	(190,502)	
HABITAT - 8TH & SUPERIOR					
Property Taxes	5,379	11,192		(11,192)	
TOTAL	5,379	11,192	-	(11,192)	
KAUFMAN BUILDING					
Property Taxes	6,339	13,185		(13,185)	
TOTAL	6,339	13,185	-	(13,185)	
TALON APARTMENTS					
Property Taxes		75,518		(75,518)	
TOTAL	-	75,518	-	(75,518)	
VICTORY PLACE					
Property Taxes	18,900	79,327		(79,327)	
TOTAL	18,900	79,327	-	(79,327)	
THINK SMART					
Property Taxes		1,920		(1,920)	
TOTAL	-	1,920	-	(1,920)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2019

	MONTH ENDED <u>September-19</u>	2018-2019 <u>YEAR TO DATE</u>	2019 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
BOSSELMAN 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	694	1,443		(1,443)	
TOTAL	694	1,443	-	(1,443)	
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	3,585	7,209		(7,209)	
TOTAL	3,585	7,209	-	(7,209)	
MIDDLETON PROPERTIES II					
Property Taxes		14,580		(14,580)	
TOTAL	-	14,580	-	(14,580)	
COPPER CREEK 2016 HOUSES					
Property Taxes	37,814	85,474		(85,474)	
TOTAL	37,814	85,474	-	(85,474)	
EAST PARK ON STUHR					
Property Taxes	53,633	111,588		(111,588)	
TOTAL	53,633	111,588	-	(111,588)	
TOTAL REVENUE	872,765	4,297,134	4,379,300	2,144,073	98.12%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2019

	<u>MONTH ENDED</u> <u>September-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	3,768	49,739	75,000	25,261	66.32%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		11,120	16,000	4,880	69.50%
General Liability Insurance		-	250	250	0.00%
Postage	123	123	200	77	61.29%
Lifesafety Grant	95,000	145,000	200,000	55,000	72.50%
Legal Notices		172	500	328	34.38%
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	50,280	488,957	926,000	437,043	0.00%
Other Projects		-	25,000	25,000	0.00%
TOTAL CRA EXPENSES	149,170	1,096,365	1,854,315	758,090	59.13%
WALNUT HOUSING PROJECT					
Bond Principal		68,557	-	-	
Bond Interest		5,915	-	-	
TOTAL	-	74,472	-	-	
GIRARD VET CLINIC					
Bond Principal	5,228	16,147	-	-	
TOTAL	5,228	16,147	-	-	
GEDDES ST APTS - PROCON					
Bond Principal	15,638	32,536	-	-	
TOTAL	15,638	32,536	-	-	
SOUTHEAST CROSSINGS					
Bond Principal	1,394	14,529	-	-	
TOTAL	1,394	14,529	-	-	
POPLAR STREET WATER					
Bond Principal	7,336	20,557	-	-	
TOTAL	7,336	20,557	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal	6,942	14,443	-	-	
TOTAL	6,942	14,443	-	-	

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SOUTH POINTE HOTEL PROJECT					
Bond Principal	41,344	86,018	-	-	
TOTAL	41,344	86,018	-	-	
TODD ENCK PROJECT					
Bond Principal	3,087	9,628	-	-	
TOTAL	3,087	9,628	-	-	
JOHN SCHULTE CONSTRUCTION					
Bond Principal		7,663	-	-	
TOTAL	-	7,663	-	-	
PHARMACY PROPERTIES INC					
Bond Principal	5,842	12,154	-	-	
TOTAL	5,842	12,154	-	-	
KEN-RAY LLC					
Bond Principal		24,678	-	-	
TOTAL	-	24,678	-	-	
TOKEN PROPERTIES RUBY					
Bond Principal	1,436	4,453	-	-	
TOTAL	1,436	4,453	-	-	
GORDMAN GRAND ISLAND					
Bond Principal	34,915	72,644	-	-	
TOTAL	34,915	72,644	-	-	
BAKER DEVELOPMENT INC					
Bond Principal		1,998	-	-	
TOTAL	-	1,998	-	-	
STRATFORD PLAZA LLC					
Bond Principal	16,293	33,898	-	-	
TOTAL	16,293	33,898	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal	30,453	75,287	-	-	
TOTAL	30,453	75,287	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal	18,604	38,706	-	-	
TOTAL	18,604	38,706	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal	1,357	4,121	-	-	
TOTAL	1,357	4,121	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal	2,146	4,465	-	-	
TOTAL	2,146	4,465	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2019

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AUTO ONE INC					
Bond Principal		7,430	-	-	
TOTAL	-	7,430	-	-	
EIG GRAND ISLAND					
Bond Principal	35,266	73,374	-	-	
TOTAL	35,266	73,374	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal	3,865	12,191	-	-	
TOTAL	3,865	12,191	-	-	
WENN HOUSING PROJECT					
Bond Principal	2,245	6,825	-	-	
TOTAL	2,245	6,825	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal	126,903	301,743	-	-	
TOTAL	126,903	301,743	-	-	
TC ENCK BUILDERS					
Bond Principal	1,678	5,341	-	-	
TOTAL	1,678	5,341	-	-	
SUPER MARKET DEVELOPERS					
Bond Principal	60,184	125,217	-	-	
TOTAL	60,184	125,217	-	-	
MAINSTAY SUITES					
Bond Principal	31,561	65,664	-	-	
TOTAL	31,561	65,664	-	-	
TOWER 217					
Bond Principal		14,178	-	-	
TOTAL	-	14,178	-	-	
COPPER CREEK 2015 HOUSES					
Bond Principal	131,248	304,049	-	-	
TOTAL	131,248	304,049	-	-	
NORTHWEST COMMONS					
Bond Principal		190,502	-	-	
TOTAL	-	190,502	-	-	
HABITAT - 8TH & SUPERIOR					
Bond Principal	5,379	11,192	-	-	
TOTAL	5,379	11,192	-	-	
KAUFMAN BUILDING					
Bond Principal	6,339	13,185	-	-	
TOTAL	6,339	13,185	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2019

	MONTH ENDED <u>September-19</u>	2018-2019 <u>YEAR TO DATE</u>	2019 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
TALON APARTMENTS					
Bond Principal		75,518	-	-	
TOTAL	-	75,518		-	
VICTORY PLACE					
Bond Principal	18,900	79,327	-	-	
TOTAL	18,900	79,327		-	
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	1,443	-	-	
TOTAL	694	1,443		-	
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	7,209	-	-	
TOTAL	3,585	7,209		-	
MIDDLETON PROPERTIES II					
Bond Principal		14,580	-	-	
TOTAL	-	14,580		-	
COPPER CREEK 2016 HOUSES					
Bond Principal	37,814	85,474	-	-	
TOTAL	37,814	85,474		-	
EAST PARK ON STUHR					
Bond Principal	53,633	111,588	-	-	
TOTAL	53,633	111,588		-	
TOTAL EXPENSES	860,479	4,222,278	5,003,315	3,158,321	84.39%

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CITY OF GRAND ISLAND
BALANCE SHEET FOR 2019 12

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FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	12,286.41	809,121.98
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			12,286.41	1,779,186.84
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	-872,764.97	-4,297,133.94
900	39600	EXPENDITURE CONTROL	860,478.56	4,222,278.16
TOTAL FUND BALANCE			-12,286.41	-466,115.99
TOTAL LIABILITIES + FUND BALANCE			<u>-12,286.41</u>	<u>-1,779,186.84</u>

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