



# Community Redevelopment Authority (CRA)

**Wednesday, March 12, 2014  
Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2014

CONSOLIDATED	MONTH ENDED FEBRUARY 2014	2013-2014 YEAR TO DATE	2014 BUDGET	REMAINING BALANCE	% OF BUDGET USED
Beginning Cash	262,888	414,485	414,485		
<b>REVENUE:</b>					
Property Taxes - CRA	21,784	103,443	474,384	370,941	21.81%
Property Taxes - Lincoln Pool	5,246	24,431	195,000	170,569	12.53%
Property Taxes - TIF's	5,578	93,784	575,124	481,340	16.31%
Loan Income (Poplar Street Water Line)	-	-	5,000	5,000	0.00%
Interest Income - CRA	4	49	1,000	951	4.91%
Interest Income - TIF'S	0	23	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	-	-	22,000	22,000	0.00%
Other Revenue - TIF's	-	4,515	-	-	
<b>TOTAL REVENUE</b>	<b>32,612</b>	<b>226,245</b>	<b>1,372,508</b>	<b>1,150,801</b>	<b>16.48%</b>
<b>TOTAL RESOURCES</b>	<b>295,500</b>	<b>640,730</b>	<b>1,786,993</b>	<b>1,150,801</b>	
<b>EXPENSES</b>					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	210	300	3,000	2,700	10.00%
Consulting Services	-	-	10,000	10,000	0.00%
Contract Services	12,134	22,160	65,000	42,840	34.09%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	8,072	16,000	7,928	50.45%
General Liability Insurance	-	-	250	250	0.00%
Postage	18	85	200	115	42.67%
Legal Notices	16	80	2,500	2,420	3.20%
Travel & Training	-	-	1,000	1,000	0.00%
Office Supplies	-	-	300	300	0.00%
Supplies	-	-	300	300	0.00%
Land	-	-	80,000	80,000	0.00%
Bond Principal - Lincoln Pool	-	170,000	170,000	-	100.00%
Bond Interest	-	12,084	23,828	11,744	
Façade Improvement	-	-	200,000	200,000	0.00%
Lincoln Pool Project	-	-	170,000	170,000	0.00%
Blank Project	-	-	-	-	
Other Projects	-	-	265,000	265,000	0.00%
Bond Principal-TIF's	(13,039)	79,202	541,944	462,742	14.61%
Bond Interest-TIF's	13,039	17,727	33,179	15,452	53.43%
Other Expenditures	-	47,373	-	-	
Interest Expense	-	-	-	-	
<b>TOTAL EXPENSES</b>	<b>12,378</b>	<b>357,608</b>	<b>1,588,501</b>	<b>1,278,791</b>	<b>22.51%</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>20,234</b>	<b>(131,363)</b>	<b>(215,993)</b>		
<b>ENDING CASH</b>	<b>283,122</b>	<b>283,122</b>	<b>198,492</b>	<b>-</b>	
<b>CRA CASH</b>	<b>176,979</b>				
<b>Lincoln Pool Tax Income Balance</b>	<b>106,142</b>				
<b>TIF CASH</b>	<b>-</b>				
<b>Total Cash</b>	<b>283,122</b>				

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2014

	<u>MONTH ENDED</u> <u>FEBRUARY 2014</u>	<u>2013-2014</u> <u>YEAR TO DATE</u>	<u>2014</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>CRA</b>					
<b>GENERAL OPERATIONS:</b>					
Property Taxes - CRA	21,784	103,443	474,384	370,941	21.81%
Property Taxes - Lincoln Pool	5,246	24,431	195,000	170,569	12.53%
Interest Income	4	49	1,000	951	4.91%
Loan Income (Poplar Street Water Line)	-	-	5,000	5,000	0.00%
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax	-	-	22,000	22,000	0.00%
<b>TOTAL</b>	<b>27,034</b>	<b>127,923</b>	<b>797,384</b>	<b>669,461</b>	<b>16.04%</b>
<b>CHERRY PARK LTD II</b>					
Property Taxes	-	28,803	29,588	785	97.35%
Interest Income	-	22	-	-	
<b>TOTAL</b>	<b>-</b>	<b>28,825</b>	<b>29,588</b>	<b>785</b>	<b>97.42%</b>
<b>GENTLE DENTAL</b>					
Property Taxes	70	70	4,202	4,132	1.68%
Interest Income	0	0	-	-	
<b>TOTAL</b>	<b>70</b>	<b>71</b>	<b>4,202</b>	<b>4,132</b>	<b>1.68%</b>
<b>PROCON TIF</b>					
Property Taxes	341	9,647	19,162	9,515	50.35%
Interest Income	-	0	-	-	
<b>TOTAL</b>	<b>341</b>	<b>9,648</b>	<b>19,162</b>	<b>9,515</b>	<b>50.35%</b>
<b>WALNUT HOUSING PROJECT</b>					
Property Taxes	1,002	33,722	74,472	40,750	45.28%
Interest Income	-	1	-	-	
Other Revenue	-	4,515	-	-	
<b>TOTAL</b>	<b>1,002</b>	<b>38,237</b>	<b>74,472</b>	<b>40,750</b>	<b>51.34%</b>
<b>BRUNS PET GROOMING</b>					
Property Taxes	202	6,817	13,500	6,683	50.50%
<b>TOTAL</b>	<b>202</b>	<b>6,817</b>	<b>13,500</b>	<b>6,683</b>	<b>50.50%</b>
<b>GIRARD VET CLINIC</b>					
Property Taxes	146	146	14,500	14,354	1.01%
<b>TOTAL</b>	<b>146</b>	<b>146</b>	<b>14,500</b>	<b>14,354</b>	<b>1.01%</b>
<b>GEDDES ST APTS-PROCON</b>					
Property Taxes	415	415	30,000	29,585	1.38%
<b>TOTAL</b>	<b>415</b>	<b>415</b>	<b>30,000</b>	<b>29,585</b>	<b>1.38%</b>
<b>SOUTHEAST CROSSING</b>					
Property Taxes	190	2,132	12,000	9,868	17.76%
<b>TOTAL</b>	<b>190</b>	<b>2,132</b>	<b>12,000</b>	<b>9,868</b>	<b>17.76%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2014

	<u>MONTH ENDED</u> <u>FEBRUARY 2014</u>	<u>2013-2014</u> <u>YEAR TO DATE</u>	<u>2014</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>Poplar Street Water</b>					
Property Taxes	99	99	2,500	2,401	3.95%
<b>TOTAL</b>	<b>99</b>	<b>99</b>	<b>2,500</b>	<b>2,401</b>	<b>3.95%</b>
<b>CASEY'S @ FIVE POINTS</b>					
Property Taxes	133	133	10,000	9,867	1.33%
<b>TOTAL</b>	<b>133</b>	<b>133</b>	<b>10,000</b>	<b>9,867</b>	<b>1.33%</b>
<b>SOUTH POINTE HOTEL PROJECT</b>					
Property Taxes	1,290	1,290	90,000	88,710	1.43%
<b>TOTAL</b>	<b>1,290</b>	<b>1,290</b>	<b>90,000</b>	<b>88,710</b>	<b>1.43%</b>
<b>TODD ENCK PROJECT</b>					
Property Taxes	91	91	3,200	3,109	2.86%
<b>TOTAL</b>	<b>91</b>	<b>91</b>	<b>3,200</b>	<b>3,109</b>	<b>2.86%</b>
<b>SKAGWAY</b>					
Property Taxes	297	9,117	55,000	45,883	16.58%
<b>TOTAL</b>	<b>297</b>	<b>9,117</b>	<b>55,000</b>	<b>45,883</b>	<b>16.58%</b>
<b>JOHN SCHULTE CONSTRUCTION</b>					
Property Taxes	75	75	6,000	5,925	1.26%
<b>TOTAL</b>	<b>75</b>	<b>75</b>	<b>6,000</b>	<b>5,925</b>	<b>1.26%</b>
<b>PHARMACY PROPERTIES INC</b>					
Property Taxes	156	156	11,000	10,844	1.42%
<b>TOTAL</b>	<b>156</b>	<b>156</b>	<b>11,000</b>	<b>10,844</b>	<b>1.42%</b>
<b>KEN-RAY LLC</b>					
Property Taxes	544	544	34,000	33,456	1.60%
<b>TOTAL</b>	<b>544</b>	<b>544</b>	<b>34,000</b>	<b>33,456</b>	<b>1.60%</b>
<b>COUNTY FUND 8598</b>					
Property Taxes	42	42	-	-	0.00%
<b>TOTAL</b>	<b>42</b>	<b>42</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>GORDMAN GRAND ISLAND</b>					
Property Taxes	119	119	-	-	0.00%
<b>TOTAL</b>	<b>119</b>	<b>119</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>BAKER DEVELOPMENT INC</b>					
Property Taxes	6	6	-	-	0.00%
<b>TOTAL</b>	<b>6</b>	<b>6</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>BAKER DEVELOPMENT INC</b>					
Property Taxes	357	357	-	-	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2014

	<u>MONTH ENDED</u>	<u>2013-2014</u>	<u>2014</u>	<u>REMAINING</u>	<u>% OF BUDGET</u>
	<u>FEBRUARY 2014</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
<b>TOTAL</b>	357	357	-	-	0.00%
<b>FUTURE TIF'S</b>					
Property Taxes	-	-	-	-	
Interest Income	-	-	-	-	
Other Revenue	-	-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOTAL REVENUE</b>	32,612	226,245	1,372,508	1,151,325	16.48%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2014

	<u>MONTH ENDED</u> <u>FEBRUARY 2014</u>	<u>2013-2014</u> <u>YEAR TO DATE</u>	<u>2014</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>EXPENSES</b>					
<b>CRA</b>					
<b>GENERAL OPERATIONS:</b>					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	210	300	3,000	2,700	10.00%
Contract Services	12,134	22,160	65,000	42,840	34.09%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	8,072	16,000	7,928	50.45%
Postage	18	85	200	115	42.67%
Matching Grant	-	-	-	-	
Legal Notices	16	80	2,500	2,420	3.20%
Licenses & Fees	-	525	-	-	
Travel & Training	-	-	1,000	1,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	-	-	300	300	
Supplies	-	-	300	300	0.00%
Land	-	-	80,000	80,000	0.00%
Bond Principal - Lincoln Pool	-	170,000	170,000	-	100.00%
Bond Interest - Lincoln Pool	-	12,084	23,828	11,744	
<b>PROJECTS</b>					
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	-	-	170,000	170,000	0.00%
Alleyway Improvement	-	-	-	-	
Other Projects	-	-	265,000	265,000	0.00%
<b>TOTAL CRA EXPENSES</b>	<b>12,378</b>	<b>213,307</b>	<b>1,013,378</b>	<b>800,596</b>	<b>21.05%</b>
<b>CHERRY PARK LTD II</b>					
Bond Principal	-	29,496	28,486	-	103.55%
Other Expenditures	-	47,373	-	-	
<b>TOTAL CHERRY PARK EXPENSES</b>	<b>-</b>	<b>78,007</b>	<b>29,588</b>	<b>-</b>	<b>263.65%</b>
<b>GENTLE DENTAL</b>					
Legal Services	-	-	-	-	
<b>PROCON TIF</b>					
Legal Services	-	-	-	-	
Interest Expense	-	-	-	-	
Licenses & Fees	-	-	-	-	
Other Expenditures	-	-	-	-	
Bond Interest	-	3,019	5,807	2,788	51.98%
<b>WALNUT HOUSING PROJECT</b>					
Legal Services	-	-	-	-	
Bond Principal	(13,039)	24,196	49,209	25,013	49.17%
Bond Interest	13,039	13,039	25,263	12,224	51.61%
Other Expenditures	-	-	-	-	
<b>TOTAL WALNUT HOUSING</b>	<b>-</b>	<b>37,236</b>	<b>74,472</b>	<b>37,236</b>	<b>50.00%</b>
<b>BRUNS PET GROOMING</b>					
Bond Principal	-	6,615	13,500	6,885	49.00%
Bond Interest	-	-	-	-	
<b>TOTAL BRUNS PET GROOMING</b>	<b>-</b>	<b>6,615</b>	<b>13,500</b>	<b>6,885</b>	<b>49.00%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2014

	<u>MONTH ENDED</u> <u>FEBRUARY 2014</u>	<u>2013-2014</u> <u>YEAR TO DATE</u>	<u>2014</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>GIRARD VET CLINIC</b>					
Bond Principal	-	-	14,500	14,500	0.00%
Bond Interest	-	-	-	-	
<b>TOTAL GIRARD VET CLINIC</b>	<b>-</b>	<b>-</b>	<b>14,500</b>	<b>14,500</b>	<b>0.00%</b>
<b>GEDDES ST APTS - PROCON</b>					
Bond Principal	-	-	30,000	30,000	0.00%
Bond Interest	-	-	-	-	
<b>TOTAL GEDDES ST APTS - PROCON</b>	<b>-</b>	<b>-</b>	<b>30,000</b>	<b>30,000</b>	<b>0.00%</b>
<b>SOUTHEAST CROSSINGS</b>					
Bond Principal	-	1,941	12,000	10,059	16.18%
Bond Interest	-	-	-	-	
<b>POPLAR STREET WATER</b>					
Bond Principal	-	-	2,500	2,500	0.00%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
Contract Services	-	-	-	-	
<b>TOTAL POPLAR STREET WATER</b>	<b>-</b>	<b>-</b>	<b>2,500</b>	<b>2,500</b>	<b>0.00%</b>
<b>CASEY'S @ FIVE POINTS</b>					
Bond Principal	-	-	10,000	10,000	0.00%
Bond Interest	-	-	-	-	
<b>TOTAL CASEY'S @ FIVE POINTS</b>	<b>-</b>	<b>-</b>	<b>10,000</b>	<b>10,000</b>	<b>0.00%</b>
<b>SOUTH POINTE HOTEL PROJECT</b>					
Bond Principal	-	-	90,000	90,000	0.00%
Bond Interest	-	-	-	-	
<b>TOTAL SOUTH POINTE HOTEL PROJECT</b>	<b>-</b>	<b>-</b>	<b>90,000</b>	<b>90,000</b>	<b>0.00%</b>
<b>TODD ENCK PROJECT</b>					
Bond Principal	-	-	3,200	3,200	0.00%
Bond Interest	-	-	-	-	
<b>TOTAL TODD ENCK PROJECT</b>	<b>-</b>	<b>-</b>	<b>3,200</b>	<b>3,200</b>	<b>0.00%</b>
<b>SKAGWAY</b>					
Bond Principal	-	8,820	55,000	46,180	16.04%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL SKAGWAY</b>	<b>-</b>	<b>8,820</b>	<b>55,000</b>	<b>46,180</b>	<b>16.04%</b>
<b>JOHN SCHULTE CONSTRUCTION</b>					
Bond Principal	-	-	6,000	6,000	0.00%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL JOHN SCHULTE CONSTRUCTION</b>	<b>-</b>	<b>-</b>	<b>6,000</b>	<b>6,000</b>	<b>0.00%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2014

	<u>MONTH ENDED</u> <u>FEBRUARY 2014</u>	<u>2013-2014</u> <u>YEAR TO DATE</u>	<u>2014</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>PHARMACY PROPERTIES INC</b>					
Bond Principal	-	-	11,000	11,000	0.00%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL PHARMACH PROPERTIES INC</b>	<b>-</b>	<b>-</b>	<b>11,000</b>	<b>11,000</b>	<b>0.00%</b>
<b>KEN-RAY LLC</b>					
Bond Principal	-	-	34,000	34,000	0.00%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL KEN-RAY LLC</b>	<b>-</b>	<b>-</b>	<b>34,000</b>	<b>34,000</b>	<b>0.00%</b>
<b>COUNTY FUND #8598</b>					
Bond Principal	-	-	-	-	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL COUNTY FUND #8598</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>GORDMAN GRAND ISLAND</b>					
Bond Principal	-	-	-	-	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL GORDMAN GRAND ISLAND</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>BAKER DEVELOPMENT INC</b>					
Bond Principal	-	-	-	-	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL BAKER DEVELOPMENT INC</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>STRATFORD PLAZA LLC</b>					
Bond Principal	-	-	-	-	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL STRATFORD PLAZA LLC</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>FUTURE TIF'S</b>					
Bond Principal	-	-	-	-	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL BLANK</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>TOTAL EXPENSES</b>	<b>12,378</b>	<b>357,608</b>	<b>1,588,501</b>	<b>1,279,837</b>	