



# Community Redevelopment Authority (CRA)

**Wednesday, May 14, 2014**  
**Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF APRIL 2014

CONSOLIDATED	MONTH ENDED <u>APRIL 2014</u>	2013-2014 <u>YEAR TO DATE</u>	2014 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
Beginning Cash	288,965	414,485	414,485		
<b>REVENUE:</b>					
Property Taxes - CRA	4,672	118,447	474,384	355,937	24.97%
Property Taxes - Lincoln Pool	23,557	50,675	195,000	144,325	25.99%
Property Taxes -TIF's	3,858	97,642	575,124	477,482	16.98%
Loan Income (Poplar Street Water Line)	-	-	5,000	5,000	0.00%
Interest Income - CRA	7	61	1,000	939	6.13%
Interest Income - TIF'S	0	24	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	6,000	6,099	22,000	15,901	27.72%
Other Revenue - TIF's	-	4,515	-	-	
<b>TOTAL REVENUE</b>	<b>38,094</b>	<b>277,462</b>	<b>1,372,508</b>	<b>1,099,585</b>	<b>20.22%</b>
<b>TOTAL RESOURCES</b>	<b>327,059</b>	<b>691,946</b>	<b>1,786,993</b>	<b>1,099,585</b>	
<b>EXPENSES</b>					
Auditing & Accounting	25	25	5,000	4,975	0.50%
Legal Services	-	450	3,000	2,550	15.00%
Consulting Services	-	-	10,000	10,000	0.00%
Contract Services	3,638	29,053	65,000	35,947	44.70%
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	-	136	200	64	67.96%
Legal Notices	44	139	2,500	2,361	5.56%
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	4,215	87,225	541,944	454,719	16.09%
Bond Interest-TIF's	-	17,727	33,179	15,452	53.43%
Other Expenditures	-	47,373	-	-	
Interest Expense	-	-	-	-	
<b>TOTAL EXPENSES</b>	<b>7,921</b>	<b>372,808</b>	<b>1,588,501</b>	<b>1,263,590</b>	<b>23.47%</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>30,173</b>	<b>(95,347)</b>	<b>(215,993)</b>		
<b>ENDING CASH</b>	<b>319,138</b>	<b>319,138</b>	<b>198,492</b>	<b>-</b>	
<b>CRA CASH</b>	<b>186,752</b>				
<b>Lincoln Pool Tax Income Balance</b>	<b>132,386</b>				
<b>TIF CASH</b>	<b>-</b>				
<b>Total Cash</b>	<b>319,138</b>				

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF APRIL 2014

	<u>MONTH ENDED</u> <u>APRIL 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	4,672	118,447	474,384	355,937	24.97%
Property Taxes - Lincoln Pool	23,557	50,675	195,000	144,325	25.99%
Interest Income	7	61	1,000	939	6.13%
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	6,000	6,099	22,000	15,901	27.72%
<b>TOTAL</b>	<b>34,236</b>	<b>175,282</b>	<b>797,384</b>	<b>622,102</b>	<b>21.98%</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	4,202	4,132	1.68%
Interest Income	0	0	-	-	
<b>TOTAL</b>	<b>0</b>	<b>71</b>	<b>4,202</b>	<b>4,132</b>	<b>1.68%</b>
<b>PROCON TIF</b>					
Property Taxes	-	9,647	19,162	9,515	50.35%
Interest Income	0	0	-	-	
<b>TOTAL</b>	<b>0</b>	<b>9,648</b>	<b>19,162</b>	<b>9,515</b>	<b>50.35%</b>
<b>WALNUT HOUSING PROJECT</b>					
Property Taxes	-	33,722	74,472	40,750	45.28%
Interest Income	0	1	-	-	
Other Revenue	-	4,515	-	-	
<b>TOTAL</b>	<b>0</b>	<b>38,237</b>	<b>74,472</b>	<b>40,750</b>	<b>51.34%</b>
<b>BRUNS PET GROOMING</b>					
Property Taxes	-	6,817	13,500	6,683	50.50%
<b>TOTAL</b>	<b>-</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	14,500	14,354	1.01%
<b>TOTAL</b>	<b>-</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	30,000	29,585	1.38%
<b>TOTAL</b>	<b>-</b>	<b>415</b>	<b>30,000</b>	<b>29,585</b>	<b>1.38%</b>
<b>SOUTHEAST CROSSING</b>					
Property Taxes	-	2,132	12,000	9,868	17.76%
<b>TOTAL</b>	<b>-</b>	<b>2,132</b>	<b>12,000</b>	<b>9,868</b>	<b>17.76%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF APRIL 2014

	<u>MONTH ENDED</u> <u>APRIL 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	2,500	2,401	3.95%
<b>TOTAL</b>	<b>-</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	10,000	9,867	1.33%
<b>TOTAL</b>	<b>-</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	90,000	88,710	1.43%
<b>TOTAL</b>	<b>-</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	3,200	3,109	2.86%
<b>TOTAL</b>	<b>-</b>	<b>91</b>	<b>3,200</b>	<b>3,109</b>	<b>2.86%</b>
<b>SKAGWAY</b>					
Property Taxes	-	9,117	55,000	45,883	16.58%
<b>TOTAL</b>	<b>-</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	6,000	5,925	1.26%
<b>TOTAL</b>	<b>-</b>	<b>75</b>	<b>6,000</b>	<b>5,925</b>	<b>1.26%</b>
<b>PHARMACY PROPERTIES INC</b>					
Property Taxes	-	156	11,000	10,844	1.42%
<b>TOTAL</b>	<b>-</b>	<b>156</b>	<b>11,000</b>	<b>10,844</b>	<b>1.42%</b>
<b>KEN-RAY LLC</b>					
Property Taxes	-	544	34,000	33,456	1.60%
<b>TOTAL</b>	<b>-</b>	<b>544</b>	<b>34,000</b>	<b>33,456</b>	<b>1.60%</b>
<b>COUNTY FUND 8598</b>					
Property Taxes	-	42	-	-	0.00%
<b>TOTAL</b>	<b>-</b>	<b>42</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>GORDMAN GRAND ISLAND</b>					
Property Taxes	3,858	3,977	-	-	0.00%
<b>TOTAL</b>	<b>3,858</b>	<b>3,977</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>BAKER DEVELOPMENT INC</b>					
Property Taxes	-	6	-	-	0.00%
<b>TOTAL</b>	<b>-</b>	<b>6</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>BAKER DEVELOPMENT INC</b>					
Property Taxes	-	357	-	-	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF APRIL 2014

	<u>MONTH ENDED</u> <u>APRIL 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>TOTAL</b>	-	357	-	-	0.00%
<b>FUTURE TIF'S</b>					
Property Taxes	-	-	-	-	
Interest Income	-	-	-	-	
Other Revenue	-	-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOTAL REVENUE</b>	<b>38,094</b>	<b>277,462</b>	<b>1,372,508</b>	<b>1,103,966</b>	<b>20.22%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF APRIL 2014

	<u>MONTH ENDED</u> <u>APRIL 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	25	25	5,000	4,975	0.50%
Legal Services	-	450	3,000	2,550	15.00%
Contract Services	3,638	29,053	65,000	35,947	44.70%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	8,072	16,000	7,928	50.45%
Postage	-	136	200	64	67.96%
Matching Grant	-	-	-	-	
Legal Notices	44	139	2,500	2,361	5.56%
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>3,707</b>	<b>220,484</b>	<b>1,013,378</b>	<b>793,419</b>	<b>21.76%</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	-	24,196	49,209	25,013	49.17%
Bond Interest	-	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	-	6,817	13,500	6,683	50.50%
Bond Interest	-	-	-	-	
<b>TOTAL BRUNS PET GROOMING</b>	<b>-</b>	<b>6,817</b>	<b>13,500</b>	<b>6,683</b>	<b>50.50%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF APRIL 2014

	<u>MONTH ENDED</u> <u>APRIL 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	-	146	14,500	14,354	1.01%
Bond Interest	-	-	-	-	
<b>TOTAL GIRARD VET CLINIC</b>	<b>-</b>	<b>146</b>	<b>14,500</b>	<b>14,354</b>	<b>1.01%</b>
<b>GEDDES ST APTS - PROCON</b>					
Bond Principal	-	415	30,000	29,585	1.38%
Bond Interest	-	-	-	-	
<b>TOTAL GEDDES ST APTS - PROCON</b>	<b>-</b>	<b>415</b>	<b>30,000</b>	<b>29,585</b>	<b>1.38%</b>
<b>SOUTHEAST CROSSINGS</b>					
Bond Principal	-	2,132	12,000	9,868	17.76%
Bond Interest	-	-	-	-	
<b>POPLAR STREET WATER</b>					
Bond Principal	-	99	2,500	2,401	3.95%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
Contract Services	-	-	-	-	
<b>TOTAL POPLAR STREET WATER</b>	<b>-</b>	<b>99</b>	<b>2,500</b>	<b>2,401</b>	<b>3.95%</b>
<b>CASEY'S @ FIVE POINTS</b>					
Bond Principal	-	133	10,000	9,867	1.33%
Bond Interest	-	-	-	-	
<b>TOTAL CASEY'S @ FIVE POINTS</b>	<b>-</b>	<b>133</b>	<b>10,000</b>	<b>9,867</b>	<b>1.33%</b>
<b>SOUTH POINTE HOTEL PROJECT</b>					
Bond Principal	-	1,290	90,000	88,710	1.43%
Bond Interest	-	-	-	-	
<b>TOTAL SOUTH POINTE HOTEL PROJECT</b>	<b>-</b>	<b>1,290</b>	<b>90,000</b>	<b>88,710</b>	<b>1.43%</b>
<b>TODD ENCK PROJECT</b>					
Bond Principal	-	91	3,200	3,109	2.86%
Bond Interest	-	-	-	-	
<b>TOTAL TODD ENCK PROJECT</b>	<b>-</b>	<b>91</b>	<b>3,200</b>	<b>3,109</b>	<b>2.86%</b>
<b>SKAGWAY</b>					
Bond Principal	-	9,117	55,000	45,883	16.58%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL SKAGWAY</b>	<b>-</b>	<b>9,117</b>	<b>55,000</b>	<b>45,883</b>	<b>16.58%</b>
<b>JOHN SCHULTE CONSTRUCTION</b>					
Bond Principal	-	75	6,000	5,925	1.26%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL JOHN SCHULTE CONSTRUCTION</b>	<b>-</b>	<b>75</b>	<b>6,000</b>	<b>5,925</b>	<b>1.26%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF APRIL 2014

	<u>MONTH ENDED</u> <u>APRIL 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	-	156	11,000	10,844	1.42%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL PHARMACH PROPERTIES INC</b>	<b>-</b>	<b>156</b>	<b>11,000</b>	<b>10,844</b>	<b>1.42%</b>
<b>KEN-RAY LLC</b>					
Bond Principal	-	544	34,000	33,456	1.60%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL KEN-RAY LLC</b>	<b>-</b>	<b>544</b>	<b>34,000</b>	<b>33,456</b>	<b>1.60%</b>
<b>COUNTY FUND #8598</b>					
Bond Principal	-	42	-	(42)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL COUNTY FUND #8598</b>	<b>-</b>	<b>42</b>	<b>-</b>	<b>(42)</b>	
<b>GORDMAN GRAND ISLAND</b>					
Bond Principal	3,858	3,977	-	(3,977)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL GORDMAN GRAND ISLAND</b>	<b>3,858</b>	<b>3,977</b>	<b>-</b>	<b>(3,977)</b>	
<b>BAKER DEVELOPMENT INC</b>					
Bond Principal	-	6	-	(6)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL BAKER DEVELOPMENT INC</b>	<b>-</b>	<b>6</b>	<b>-</b>	<b>(6)</b>	
<b>STRATFORD PLAZA LLC</b>					
Bond Principal	357	357	-	(357)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL STRATFORD PLAZA LLC</b>	<b>357</b>	<b>357</b>	<b>-</b>	<b>(357)</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>7,921</b>	<b>372,808</b>	<b>1,588,501</b>	<b>1,268,976</b>	