



# Community Redevelopment Authority (CRA)

**Wednesday, June 18, 2014  
Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2014

<b>CONSOLIDATED</b>	<b>MONTH ENDED MAY 2014</b>	<b>2013-2014 YEAR TO DATE</b>	<b>2014 BUDGET</b>	<b>REMAINING BALANCE</b>	<b>% OF BUDGET USED</b>
Beginning Cash	319,138				
<b>REVENUE:</b>					
Property Taxes - CRA	11,364	129,811	474,384	344,573	27.36%
Property Taxes - Lincoln Pool	188,069	238,744	195,000	-	122.43%
Property Taxes - TIF's	122,711	220,353	575,124	354,771	38.31%
Loan Income (Poplar Street Water Line)	-	-	5,000	5,000	0.00%
Interest Income - CRA	7	68	1,000	932	6.84%
Interest Income - TIF'S	0	24	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	1,577	7,675	22,000	14,325	34.89%
Other Revenue - TIF's	-	4,515	-	-	
<b>TOTAL REVENUE</b>	<b>323,728</b>	<b>601,190</b>	<b>1,372,508</b>	<b>819,600</b>	<b>43.80%</b>
<b>TOTAL RESOURCES</b>	<b>642,866</b>	<b>601,190</b>	<b>1,372,508</b>	<b>819,600</b>	
<b>EXPENSES</b>					
Auditing & Accounting	1,030	1,055	5,000	3,945	21.10%
Legal Services	-	450	3,000	2,550	15.00%
Consulting Services	-	-	10,000	10,000	0.00%
Contract Services	3,391	32,444	65,000	32,556	49.91%
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	32	171	2,500	2,329	6.84%
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	11,744	23,828	23,828	1	
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	113,543	200,768	541,944	341,176	37.05%
Bond Interest-TIF's	-	17,727	33,179	15,452	53.43%
Other Expenditures	-	47,373	-	-	
Interest Expense	-	-	-	-	
<b>TOTAL EXPENSES</b>	<b>129,740</b>	<b>502,548</b>	<b>1,588,501</b>	<b>1,133,850</b>	<b>31.64%</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>193,989</b>	<b>98,642</b>	<b>(215,993)</b>		
<b>ENDING CASH</b>	<b>513,127</b>	<b>98,642</b>	<b>(215,993)</b>	<b>-</b>	
<b>CRA CASH</b>	<b>192,672</b>				
<b>Lincoln Pool Tax Income Balance</b>	<b>320,455</b>				
<b>TIF CASH</b>	<b>-</b>				
<b>Total Cash</b>	<b>513,127</b>				

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2014

	<u>MONTH ENDED</u> <u>MAY 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	11,364	129,811	474,384	344,573	27.36%
Property Taxes - Lincoln Pool	188,069	238,744	195,000	-	122.43%
Interest Income	7	68	1,000	932	6.84%
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	1,577	7,675	22,000	14,325	34.89%
<b>TOTAL</b>	<b>201,017</b>	<b>376,299</b>	<b>797,384</b>	<b>464,829</b>	<b>47.19%</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	4,631	4,701	4,202	-	111.88%
Interest Income	0	0	-	-	
<b>TOTAL</b>	<b>4,631</b>	<b>4,701</b>	<b>4,202</b>	<b>-</b>	<b>111.89%</b>
<b>PROCON TIF</b>					
Property Taxes	3,536	13,184	19,162	5,978	68.80%
Interest Income	0	0	-	-	
<b>TOTAL</b>	<b>3,536</b>	<b>13,184</b>	<b>19,162</b>	<b>5,978</b>	<b>68.80%</b>
<b>WALNUT HOUSING PROJECT</b>					
Property Taxes	1,002	34,723	74,472	39,749	46.63%
Interest Income	0	1	-	-	
Other Revenue	-	4,515	-	-	
<b>TOTAL</b>	<b>1,002</b>	<b>39,239</b>	<b>74,472</b>	<b>39,749</b>	<b>52.69%</b>
<b>BRUNS PET GROOMING</b>					
Property Taxes	6,756	13,573	13,500	-	100.54%
<b>TOTAL</b>	<b>6,756</b>	<b>13,573</b>	<b>13,500</b>	<b>-</b>	<b>100.54%</b>
<b>GIRARD VET CLINIC</b>					
Property Taxes	4,885	5,032	14,500	9,468	34.70%
<b>TOTAL</b>	<b>4,885</b>	<b>5,032</b>	<b>14,500</b>	<b>9,468</b>	<b>34.70%</b>
<b>GEDDES ST APTS-PROCON</b>					
Property Taxes	415	831	30,000	29,169	2.77%
<b>TOTAL</b>	<b>415</b>	<b>831</b>	<b>30,000</b>	<b>29,169</b>	<b>2.77%</b>
<b>SOUTHEAST CROSSING</b>					
Property Taxes	6,185	8,317	12,000	3,683	69.30%
<b>TOTAL</b>	<b>6,185</b>	<b>8,317</b>	<b>12,000</b>	<b>3,683</b>	<b>69.30%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2014

	<u>MONTH ENDED</u> <u>MAY 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	327	425	2,500	2,075	17.02%
<b>TOTAL</b>	<b>327</b>	<b>425</b>	<b>2,500</b>	<b>2,075</b>	<b>17.02%</b>
<b>CASEY'S @ FIVE POINTS</b>					
Property Taxes	133	267	10,000	9,733	2.67%
<b>TOTAL</b>	<b>133</b>	<b>267</b>	<b>10,000</b>	<b>9,733</b>	<b>2.67%</b>
<b>SOUTH POINTE HOTEL PROJECT</b>					
Property Taxes	43,056	44,346	90,000	45,654	49.27%
<b>TOTAL</b>	<b>43,056</b>	<b>44,346</b>	<b>90,000</b>	<b>45,654</b>	<b>49.27%</b>
<b>TODD ENCK PROJECT</b>					
Property Taxes	91	183	3,200	3,017	5.71%
<b>TOTAL</b>	<b>91</b>	<b>183</b>	<b>3,200</b>	<b>3,017</b>	<b>5.71%</b>
<b>SKAGWAY</b>					
Property Taxes	9,904	19,022	55,000	35,978	34.58%
<b>TOTAL</b>	<b>9,904</b>	<b>19,022</b>	<b>55,000</b>	<b>35,978</b>	<b>34.58%</b>
<b>JOHN SCHULTE CONSTRUCTION</b>					
Property Taxes	75	151	6,000	5,849	2.51%
<b>TOTAL</b>	<b>75</b>	<b>151</b>	<b>6,000</b>	<b>5,849</b>	<b>2.51%</b>
<b>PHARMACY PROPERTIES INC</b>					
Property Taxes	5,215	5,372	11,000	5,628	48.83%
<b>TOTAL</b>	<b>5,215</b>	<b>5,372</b>	<b>11,000</b>	<b>5,628</b>	<b>48.83%</b>
<b>KEN-RAY LLC</b>					
Property Taxes	35,792	36,336	34,000	-	106.87%
<b>TOTAL</b>	<b>35,792</b>	<b>36,336</b>	<b>34,000</b>	<b>-</b>	<b>106.87%</b>
<b>COUNTY FUND 8598</b>					
Property Taxes	42	85	-	-	0.00%
<b>TOTAL</b>	<b>42</b>	<b>85</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>GORDMAN GRAND ISLAND</b>					
Property Taxes	119	4,096	-	-	0.00%
<b>TOTAL</b>	<b>119</b>	<b>4,096</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>BAKER DEVELOPMENT INC</b>					
Property Taxes	188	193	-	-	0.00%
<b>TOTAL</b>	<b>188</b>	<b>193</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>STRATFORD PLAZA INC</b>					
Property Taxes	357	713	-	-	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2014

	<u>MONTH ENDED</u> <u>MAY 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	713	-	-	0.00%
<b>FUTURE TIF'S</b>					
Property Taxes	-	-	-	-	
Interest Income	-	-	-	-	
Other Revenue	-	-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOTAL REVENUE</b>	323,728	601,190	1,372,508	827,597	43.80%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2014

	MONTH ENDED <u>MAY 2014</u>	2013-2014 <u>YEAR TO DATE</u>	2014 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
<b>EXPENSES</b>					
<b>CRA</b>					
<b>GENERAL OPERATIONS:</b>					
Auditing & Accounting	1,030	1,055	5,000	3,945	21.10%
Legal Services	-	450	3,000	2,550	15.00%
Contract Services	3,391	32,444	65,000	32,556	49.91%
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	32	171	2,500	2,329	6.84%
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	11,744	23,828	23,828	1	
<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>16,197</b>	<b>236,681</b>	<b>1,013,378</b>	<b>777,222</b>	<b>23.36%</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	6,756	13,573	13,500	-	100.54%
Bond Interest	-	-	-	-	
<b>TOTAL BRUNS PET GROOMING</b>	<b>6,756</b>	<b>13,573</b>	<b>13,500</b>	<b>-</b>	<b>100.54%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2014

	<u>MONTH ENDED</u> <u>MAY 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	4,885	5,032	14,500	9,468	34.70%
Bond Interest	-	-	-	-	
<b>TOTAL GIRARD VET CLINIC</b>	<b>4,885</b>	<b>5,032</b>	<b>14,500</b>	<b>9,468</b>	<b>34.70%</b>
<b>GEDDES ST APTS - PROCON</b>					
Bond Principal	415	831	30,000	29,169	2.77%
Bond Interest	-	-	-	-	
<b>TOTAL GEDDES ST APTS - PROCON</b>	<b>415</b>	<b>831</b>	<b>30,000</b>	<b>29,169</b>	<b>2.77%</b>
<b>SOUTHEAST CROSSINGS</b>					
Bond Principal	6,185	8,317	12,000	3,683	69.30%
Bond Interest	-	-	-	-	
<b>POPLAR STREET WATER</b>					
Bond Principal	327	425	2,500	2,075	17.02%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
Contract Services	-	-	-	-	
<b>TOTAL POPLAR STREET WATER</b>	<b>327</b>	<b>425</b>	<b>2,500</b>	<b>2,075</b>	<b>17.02%</b>
<b>CASEY'S @ FIVE POINTS</b>					
Bond Principal	133	267	10,000	9,733	2.67%
Bond Interest	-	-	-	-	
<b>TOTAL CASEY'S @ FIVE POINTS</b>	<b>133</b>	<b>267</b>	<b>10,000</b>	<b>9,733</b>	<b>2.67%</b>
<b>SOUTH POINTE HOTEL PROJECT</b>					
Bond Principal	43,056	44,346	90,000	45,654	49.27%
Bond Interest	-	-	-	-	
<b>TOTAL SOUTH POINTE HOTEL PROJECT</b>	<b>43,056</b>	<b>44,346</b>	<b>90,000</b>	<b>45,654</b>	<b>49.27%</b>
<b>TODD ENCK PROJECT</b>					
Bond Principal	91	183	3,200	3,017	5.71%
Bond Interest	-	-	-	-	
<b>TOTAL TODD ENCK PROJECT</b>	<b>91</b>	<b>183</b>	<b>3,200</b>	<b>3,017</b>	<b>5.71%</b>
<b>SKAGWAY</b>					
Bond Principal	9,904	19,022	55,000	35,978	34.58%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL SKAGWAY</b>	<b>9,904</b>	<b>19,022</b>	<b>55,000</b>	<b>35,978</b>	<b>34.58%</b>
<b>JOHN SCHULTE CONSTRUCTION</b>					
Bond Principal	75	151	6,000	5,849	2.51%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL JOHN SCHULTE CONSTRUCTION</b>	<b>75</b>	<b>151</b>	<b>6,000</b>	<b>5,849</b>	<b>2.51%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2014

	<u>MONTH ENDED</u> <u>MAY 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	5,215	5,372	11,000	5,628	48.83%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL PHARMACH PROPERTIES INC</b>	<b>5,215</b>	<b>5,372</b>	<b>11,000</b>	<b>5,628</b>	<b>48.83%</b>
<b>KEN-RAY LLC</b>					
Bond Principal	35,792	36,336	34,000	-	106.87%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL KEN-RAY LLC</b>	<b>35,792</b>	<b>36,336</b>	<b>34,000</b>	<b>-</b>	<b>106.87%</b>
<b>COUNTY FUND #8598</b>					
Bond Principal	42	85	-	(85)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL COUNTY FUND #8598</b>	<b>42</b>	<b>85</b>	<b>-</b>	<b>(85)</b>	
<b>GORDMAN GRAND ISLAND</b>					
Bond Principal	119	4,096	-	(4,096)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL GORDMAN GRAND ISLAND</b>	<b>119</b>	<b>4,096</b>	<b>-</b>	<b>(4,096)</b>	
<b>BAKER DEVELOPMENT INC</b>					
Bond Principal	188	193	-	(193)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL BAKER DEVELOPMENT INC</b>	<b>188</b>	<b>193</b>	<b>-</b>	<b>(193)</b>	
<b>STRATFORD PLAZA LLC</b>					
Bond Principal	357	713	-	(713)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL STRATFORD PLAZA LLC</b>	<b>357</b>	<b>713</b>	<b>-</b>	<b>(713)</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>129,740</b>	<b>502,548</b>	<b>1,588,501</b>	<b>1,142,310</b>	