



# Community Redevelopment Authority (CRA)

**Wednesday, July 9, 2014**  
**Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2014

<b>CONSOLIDATED</b>	<b>MONTH ENDED JUNE 2014</b>	<b>2013-2014 YEAR TO DATE</b>	<b>2014 BUDGET</b>	<b>REMAINING BALANCE</b>	<b>% OF BUDGET USED</b>
Beginning Cash	513,127				
<b>REVENUE:</b>					
Property Taxes - CRA	3,023	132,835	474,384	341,549	28.00%
Property Taxes - Lincoln Pool	83,694	322,438	195,000	-	165.35%
Property Taxes -TIF's	93,775	314,128	575,124	260,996	54.62%
Loan Income (Poplar Street Water Line)	-	-	5,000	5,000	0.00%
Interest Income - CRA	10	79	1,000	921	7.89%
Interest Income - TIF'S	0	24	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	7,969	15,644	22,000	6,356	71.11%
Other Revenue - TIF's	2,813	7,328	-	-	
<b>TOTAL REVENUE</b>	<b>191,285</b>	<b>792,475</b>	<b>1,372,508</b>	<b>714,822</b>	<b>57.74%</b>
<b>TOTAL RESOURCES</b>	<b>704,412</b>	<b>792,475</b>	<b>1,372,508</b>	<b>714,822</b>	
<b>EXPENSES</b>					
Auditing & Accounting	-	1,055	5,000	3,945	21.10%
Legal Services	150	600	3,000	2,400	20.00%
Consulting Services	-	-	10,000	10,000	0.00%
Contract Services	9,512	41,956	65,000	23,044	64.55%
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	34	170	200	30	84.77%
Legal Notices	16	187	2,500	2,313	7.48%
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	-	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	86,854	287,622	541,944	254,322	53.07%
Bond Interest-TIF's	15,489	33,215	33,179	-	100.11%
Other Expenditures	-	47,373	-	-	
Interest Expense	-	-	-	-	
<b>TOTAL EXPENSES</b>	<b>112,055</b>	<b>614,603</b>	<b>1,588,501</b>	<b>1,021,832</b>	<b>38.69%</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>79,231</b>	<b>177,873</b>	<b>(215,993)</b>		
<b>ENDING CASH</b>	<b>592,357</b>	<b>177,873</b>	<b>(215,993)</b>	<b>-</b>	
<b>CRA CASH</b>	<b>188,209</b>				
<b>Lincoln Pool Tax Income Balance</b>	<b>404,149</b>				
<b>TIF CASH</b>	<b>-</b>				
<b>Total Cash</b>	<b>592,357</b>				

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2014

	MONTH ENDED JUNE 2014	2013-2014 YEAR TO DATE	2014 BUDGET	REMAINING BALANCE	% OF BUDGET USED
<b>CRA</b>					
<b>GENERAL OPERATIONS:</b>					
Property Taxes - CRA	3,023	132,835	474,384	341,549	28.00%
Property Taxes - Lincoln Pool	83,694	322,438	195,000	-	165.35%
Interest Income	10	79	1,000	921	7.89%
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	7,969	15,644	22,000	6,356	71.11%
<b>TOTAL</b>	<b>94,697</b>	<b>470,996</b>	<b>797,384</b>	<b>453,826</b>	<b>59.07%</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	-	4,701	4,202	-	111.88%
Interest Income	0	1	-	-	
<b>TOTAL</b>	<b>0</b>	<b>4,702</b>	<b>4,202</b>	<b>-</b>	<b>111.89%</b>
<b>PROCON TIF</b>					
Property Taxes	7,930	21,114	19,162	-	110.19%
Interest Income	0	0	-	-	
<b>TOTAL</b>	<b>7,930</b>	<b>21,114</b>	<b>19,162</b>	<b>-</b>	<b>110.19%</b>
<b>WALNUT HOUSING PROJECT</b>					
Property Taxes	32,419	67,143	74,472	7,329	90.16%
Interest Income	0	1	-	-	
Other Revenue	2,813	7,328	-	-	
<b>TOTAL</b>	<b>35,233</b>	<b>74,472</b>	<b>74,472</b>	<b>7,329</b>	<b>100.00%</b>
<b>BRUNS PET GROOMING</b>					
Property Taxes	-	13,573	13,500	-	100.54%
<b>TOTAL</b>	<b>-</b>	<b>13,573</b>	<b>13,500</b>	<b>-</b>	<b>100.54%</b>
<b>GIRARD VET CLINIC</b>					
Property Taxes	-	5,032	14,500	9,468	34.70%
<b>TOTAL</b>	<b>-</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	13,447	14,278	30,000	15,722	47.59%
<b>TOTAL</b>	<b>13,447</b>	<b>14,278</b>	<b>30,000</b>	<b>15,722</b>	<b>47.59%</b>
<b>SOUTHEAST CROSSING</b>					
Property Taxes	397	8,714	12,000	3,286	72.62%
<b>TOTAL</b>	<b>397</b>	<b>8,714</b>	<b>12,000</b>	<b>3,286</b>	<b>72.62%</b>
<b>Poplar Street Water</b>					
Property Taxes	2,969	3,394	2,500	-	135.78%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2014

	<u>MONTH ENDED</u> <u>JUNE 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>	2,969	3,394	2,500	-	135.78%
<b>CASEY'S @ FIVE POINTS</b>					
Property Taxes	4,315	4,581	10,000	5,419	45.81%
<b>TOTAL</b>	4,315	4,581	10,000	5,419	45.81%
<b>SOUTH POINTE HOTEL PROJECT</b>					
Property Taxes	-	44,346	90,000	45,654	49.27%
<b>TOTAL</b>	-	44,346	90,000	45,654	49.27%
<b>TODD ENCK PROJECT</b>					
Property Taxes	2,958	3,141	3,200	59	98.14%
<b>TOTAL</b>	2,958	3,141	3,200	59	98.14%
<b>SKAGWAY</b>					
Property Taxes	-	19,022	55,000	35,978	34.58%
<b>TOTAL</b>	-	19,022	55,000	35,978	34.58%
<b>JOHN SCHULTE CONSTRUCTION</b>					
Property Taxes	4,879	5,030	6,000	970	83.83%
<b>TOTAL</b>	4,879	5,030	6,000	970	83.83%
<b>PHARMACY PROPERTIES INC</b>					
Property Taxes	-	5,372	11,000	5,628	48.83%
<b>TOTAL</b>	-	5,372	11,000	5,628	48.83%
<b>KEN-RAY LLC</b>					
Property Taxes	-	36,336	34,000	-	106.87%
<b>TOTAL</b>	-	36,336	34,000	-	106.87%
<b>COUNTY FUND 8598</b>					
Property Taxes	1,373	1,458	-	-	0.00%
<b>TOTAL</b>	1,373	1,458	-	-	0.00%
<b>GORDMAN GRAND ISLAND</b>					
Property Taxes	-	4,096	-	-	0.00%
<b>TOTAL</b>	-	4,096	-	-	0.00%
<b>BAKER DEVELOPMENT INC</b>					
Property Taxes	-	193	-	-	0.00%
<b>TOTAL</b>	-	193	-	-	0.00%
<b>STRATFORD PLAZA INC</b>					
Property Taxes	23,087	23,800	-	-	0.00%
<b>TOTAL</b>	23,087	23,800	-	-	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2014

	<u>MONTH ENDED</u> <u>JUNE 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>FUTURE TIF'S</b>					
Property Taxes	-	-	-	-	
Interest Income	-	-	-	-	
Other Revenue	-	-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOTAL REVENUE</b>	<b>191,285</b>	<b>792,475</b>	<b>1,372,508</b>	<b>750,125</b>	<b>57.74%</b>
<b>EXPENSES</b>					
<b>CRA</b>					
<b>GENERAL OPERATIONS:</b>					
Auditing & Accounting	-	1,055	5,000	3,945	21.10%
Legal Services	150	600	3,000	2,400	20.00%
Contract Services	9,512	41,956	65,000	23,044	64.55%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	8,072	16,000	7,928	50.45%
Postage	34	170	200	30	84.77%
Matching Grant	-	-	-	-	
Legal Notices	16	187	2,500	2,313	7.48%
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	-	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>9,711</b>	<b>246,392</b>	<b>1,013,378</b>	<b>767,511</b>	<b>24.31%</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	-	-	-	-	
Bond Principal	1,625	3,195	3,195	-	100.01%
Bond Interest	476	1,007	1,007	0	99.96%
<b>TOTAL GENTLE DENTAL</b>	<b>2,101</b>	<b>4,202</b>	<b>4,202</b>	<b>0</b>	<b>100.00%</b>
<b>PROCON TIF</b>					
Legal Services	-	-	-	-	
Interest Expense	-	-	-	-	
Licenses & Fees	-	-	-	-	
Other Expenditures	-	-	-	-	
Bond Principal	6,792	13,355	13,355	0	100.00%
Bond Interest	2,789	5,807	5,807	-	100.01%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2014

	<u>MONTH ENDED</u> <u>JUNE 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>WALNUT HOUSING PROJECT</b>					
Legal Services		-	-	-	
Bond Principal	25,012	49,209	49,209	0	100.00%
Bond Interest	12,224	25,263	25,263	-	100.00%
Other Expenditures	-	-	-	-	
<b>TOTAL WALNUT HOUSING</b>	<b>37,236</b>	<b>74,472</b>	<b>74,472</b>	<b>0</b>	<b>100.00%</b>
<b>BRUNS PET GROOMING</b>					
Bond Principal	-	13,573	13,500	-	100.54%
Bond Interest	-	-	-	-	
<b>TOTAL BRUNS PET GROOMING</b>	<b>-</b>	<b>13,573</b>	<b>13,500</b>	<b>-</b>	<b>100.54%</b>
<b>GIRARD VET CLINIC</b>					
Bond Principal	-	5,032	14,500	9,468	34.70%
Bond Interest	-	-	-	-	
<b>TOTAL GIRARD VET CLINIC</b>	<b>-</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	13,447	14,278	30,000	15,722	47.59%
Bond Interest	-	-	-	-	
<b>TOTAL GEDDES ST APTS - PROCON</b>	<b>13,447</b>	<b>14,278</b>	<b>30,000</b>	<b>15,722</b>	<b>47.59%</b>
<b>SOUTHEAST CROSSINGS</b>					
Bond Principal	397	8,714	12,000	3,286	72.62%
Bond Interest	-	-	-	-	
<b>POPLAR STREET WATER</b>					
Bond Principal	2,969	3,394	2,500	-	135.78%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
Contract Services	-	-	-	-	
<b>TOTAL POPLAR STREET WATER</b>	<b>2,969</b>	<b>3,394</b>	<b>2,500</b>	<b>-</b>	<b>135.78%</b>
<b>CASEY'S @ FIVE POINTS</b>					
Bond Principal	4,315	4,581	10,000	5,419	45.81%
Bond Interest	-	-	-	-	
<b>TOTAL CASEY'S @ FIVE POINTS</b>	<b>4,315</b>	<b>4,581</b>	<b>10,000</b>	<b>5,419</b>	<b>45.81%</b>
<b>SOUTH POINTE HOTEL PROJECT</b>					
Bond Principal	-	44,346	90,000	45,654	49.27%
Bond Interest	-	-	-	-	
<b>TOTAL SOUTH POINTE HOTEL PROJECT</b>	<b>-</b>	<b>44,346</b>	<b>90,000</b>	<b>45,654</b>	<b>49.27%</b>
<b>TODD ENCK PROJECT</b>					
Bond Principal	2,958	3,141	3,200	59	98.14%
Bond Interest	-	-	-	-	
<b>TOTAL TODD ENCK PROJECT</b>	<b>2,958</b>	<b>3,141</b>	<b>3,200</b>	<b>59</b>	<b>98.14%</b>
<b>SKAGWAY</b>					
Bond Principal	-	19,022	55,000	35,978	34.58%
Bond Interest	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2014

	MONTH ENDED JUNE 2014	2013-2014 YEAR TO DATE	2014 BUDGET	REMAINING BALANCE	% OF BUDGET USED
Auditing & Accounting	-	-	-	-	
<b>TOTAL SKAGWAY</b>	<b>-</b>	<b>19,022</b>	<b>55,000</b>	<b>35,978</b>	<b>34.58%</b>
<b>JOHN SCHULTE CONSTRUCTION</b>					
Bond Principal	4,879	5,030	6,000	970	83.83%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL JOHN SCHULTE CONSTRUCTION</b>	<b>4,879</b>	<b>5,030</b>	<b>6,000</b>	<b>970</b>	<b>83.83%</b>
<b>PHARMACY PROPERTIES INC</b>					
Bond Principal	-	5,372	11,000	5,628	48.83%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL PHARMACH PROPERTIES INC</b>	<b>-</b>	<b>5,372</b>	<b>11,000</b>	<b>5,628</b>	<b>48.83%</b>
<b>KEN-RAY LLC</b>					
Bond Principal	-	36,336	34,000	-	106.87%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL KEN-RAY LLC</b>	<b>-</b>	<b>36,336</b>	<b>34,000</b>	<b>-</b>	<b>106.87%</b>
<b>COUNTY FUND #8598</b>					
Bond Principal	1,373	1,458	-	(1,458)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL COUNTY FUND #8598</b>	<b>1,373</b>	<b>1,458</b>	<b>-</b>	<b>(1,458)</b>	
<b>GORDMAN GRAND ISLAND</b>					
Bond Principal	-	4,096	-	(4,096)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL GORDMAN GRAND ISLAND</b>	<b>-</b>	<b>4,096</b>	<b>-</b>	<b>(4,096)</b>	
<b>BAKER DEVELOPMENT INC</b>					
Bond Principal	-	193	-	(193)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL BAKER DEVELOPMENT INC</b>	<b>-</b>	<b>193</b>	<b>-</b>	<b>(193)</b>	
<b>STRATFORD PLAZA LLC</b>					
Bond Principal	-	713	-	(713)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL STRATFORD PLAZA LLC</b>	<b>-</b>	<b>713</b>	<b>-</b>	<b>(713)</b>	
<b>FUTURE TIF'S</b>					
Bond Principal	23,087	23,087	-	(23,087)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL BLANK</b>	<b>23,087</b>	<b>23,087</b>	<b>-</b>	<b>(23,087)</b>	
<b>TOTAL EXPENSES</b>	<b>112,055</b>	<b>614,603</b>	<b>1,588,501</b>	<b>1,031,151</b>	