



# Community Redevelopment Authority (CRA)

**Wednesday, November 12, 2014  
Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF OCTOBER 2014

<b>CONSOLIDATED</b>	<b>MONTH ENDED</b> <b>October-14</b>	<b>2014-2015</b> <b>YEAR TO DATE</b>	<b>2015</b> <b>BUDGET</b>	<b>REMAINING</b> <b>BALANCE</b>	<b>% OF BUDGET</b> <b>USED</b>
Beginning Cash	744,615				
<b>REVENUE:</b>					
Property Taxes - CRA	40,038	40,038	493,195	453,157	8.12%
Property Taxes - Lincoln Pool	16,145	16,145	198,050	181,905	8.15%
Property Taxes - TIF's	43,501	43,501	1,321,092	1,277,591	3.29%
Interest Income - CRA	15	15	1,000	985	1.47%
Interest Income - TIF'S	0	0	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	228	228	128,000	127,772	0.18%
Other Revenue - TIF's	-	-	-	-	
<b>TOTAL REVENUE</b>	<b>99,927</b>	<b>99,927</b>	<b>2,241,337</b>	<b>2,141,411</b>	<b>4.46%</b>
<b>TOTAL RESOURCES</b>	<b>844,542</b>	<b>99,927</b>	<b>2,241,337</b>	<b>2,141,411</b>	
<b>EXPENSES</b>					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	150	150	3,000	2,850	5.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	6,468	6,468	65,000	58,532	9.95%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	3,059	3,059	16,000	12,941	19.12%
General Liability Insurance	-	-	250	250	0.00%
Postage	24	24	200	176	12.10%
Legal Notices	64	64	2,500	2,436	2.56%
Travel & Training	-	-	1,000	1,000	0.00%
Office Supplies	56	56	300	244	18.53%
Supplies	-	-	300	300	0.00%
Land	-	-	200,000	200,000	0.00%
Bond Principal - Lincoln Pool	-	-	175,000	175,000	0.00%
Bond Interest	-	-	23,050	23,050	
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	81,012	81,012	216,000	134,988	37.51%
Other Projects	-	-	175,000	175,000	0.00%
Bond Principal-TIF's	-	-	1,290,022	1,212,022	0.00%
Bond Interest-TIF's	-	-	31,070	31,070	
<b>TOTAL EXPENSES</b>	<b>90,833</b>	<b>90,833</b>	<b>2,609,692</b>	<b>2,440,859</b>	<b>3.48%</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>9,093</b>	<b>9,093</b>	<b>(368,355)</b>		
<b>ENDING CASH</b>	<b>753,708</b>	<b>9,093</b>	<b>(368,355)</b>	-	
<b>CRA CASH</b>	<b>420,689</b>				
<b>Lincoln Pool Tax Income Balance</b>	<b>277,196</b>				
<b>TIF CASH</b>	<b>55,824</b>				
<b>Total Cash</b>	<b>753,708</b>				

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF OCTOBER 2014

	<u>MONTH ENDED</u> <u>October-14</u>	<u>2014-2015</u> <u>YEAR TO DATE</u>	<u>2015</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	40,038	40,038	493,195	453,157	8.12%
Property Taxes - Lincoln Pool	16,145	16,145	198,050	181,905	8.15%
Interest Income	15	15	1,000	985	1.47%
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax	228	228	128,000	127,772	0.18%
<b>TOTAL</b>	<b>56,426</b>	<b>56,426</b>	<b>920,245</b>	<b>863,819</b>	<b>6.13%</b>
<b>GENTLE DENTAL</b>					
Property Taxes	-	-	-	-	
Interest Income	0	0	-	-	
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>-</b>	
<b>PROCON TIF</b>					
Property Taxes	7,930	7,930	19,162	11,232	41.38%
Interest Income	0	0	-	-	
<b>TOTAL</b>	<b>7,930</b>	<b>7,930</b>	<b>19,162</b>	<b>11,232</b>	<b>41.39%</b>
<b>WALNUT HOUSING PROJECT</b>					
Property Taxes	32,419	32,419	74,472	42,053	43.53%
<b>TOTAL</b>	<b>32,419</b>	<b>32,419</b>	<b>74,472</b>	<b>42,053</b>	<b>43.53%</b>
<b>BRUNS PET GROOMING</b>					
Property Taxes	-	-	13,500	13,500	0.00%
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>13,500</b>	<b>13,500</b>	<b>0.00%</b>
<b>GIRARD VET CLINIC</b>					
Property Taxes	-	-	14,500	14,500	0.00%
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>14,500</b>	<b>14,500</b>	<b>0.00%</b>
<b>GEDDES ST APTS-PROCON</b>					
Property Taxes	-	-	30,000	30,000	0.00%
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>30,000</b>	<b>30,000</b>	<b>0.00%</b>
<b>SOUTHEAST CROSSING</b>					
Property Taxes	-	-	15,000	15,000	0.00%
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>15,000</b>	<b>15,000</b>	<b>0.00%</b>
<b>Poplar Street Water</b>					
Property Taxes	2,969	2,969	6,000	3,031	49.48%
<b>TOTAL</b>	<b>2,969</b>	<b>2,969</b>	<b>6,000</b>	<b>3,031</b>	<b>49.48%</b>
<b>CASEY'S @ FIVE POINTS</b>					
Property Taxes	-	-	10,000	10,000	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF OCTOBER 2014

	MONTH ENDED <u>October-14</u>	2014-2015 <u>YEAR TO DATE</u>	2015 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
<b>TOTAL</b>	-	-	10,000	10,000	0.00%
<b>SOUTH POINTE HOTEL PROJECT</b>					
Property Taxes	-	-	90,000	90,000	0.00%
<b>TOTAL</b>	-	-	90,000	90,000	0.00%
<b>TODD ENCK PROJECT</b>					
Property Taxes	-	-	6,000	6,000	0.00%
<b>TOTAL</b>	-	-	6,000	6,000	0.00%
<b>SKAGWAY</b>					
Property Taxes	-	-	750,000	750,000	0.00%
<b>TOTAL</b>	-	-	750,000	750,000	0.00%
<b>JOHN SCHULTE CONSTRUCTION</b>					
Property Taxes	-	-	6,000	6,000	0.00%
<b>TOTAL</b>	-	-	6,000	6,000	0.00%
<b>PHARMACY PROPERTIES INC</b>					
Property Taxes	-	-	11,000	11,000	0.00%
<b>TOTAL</b>	-	-	11,000	11,000	0.00%
<b>KEN-RAY LLC</b>					
Property Taxes	-	-	34,000	34,000	0.00%
<b>TOTAL</b>	-	-	34,000	34,000	0.00%
<b>COUNTY FUND 8598</b>					
Property Taxes	-	-	1,458	1,458	0.00%
<b>TOTAL</b>	-	-	1,458	1,458	0.00%
<b>GORDMAN GRAND ISLAND</b>					
Property Taxes	-	-	40,000	40,000	0.00%
<b>TOTAL</b>	-	-	40,000	40,000	0.00%
<b>BAKER DEVELOPMENT INC</b>					
Property Taxes	182	182	3,000	2,818	0.00%
<b>TOTAL</b>	182	182	3,000	2,818	0.00%
<b>STRATFORD PLAZA INC</b>					
Property Taxes	-	-	35,000	35,000	0.00%
<b>TOTAL</b>	-	-	35,000	35,000	0.00%
<b>FUTURE TIF'S</b>					
Property Taxes	-	-	162,000	162,000	0.00%
<b>TOTAL</b>	-	-	162,000	162,000	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF OCTOBER 2014

	<u>MONTH ENDED</u> <u>October-14</u>	<u>2014-2015</u> <u>YEAR TO DATE</u>	<u>2015</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>TOTAL REVENUE</b>	99,927	99,927	2,241,337	2,141,411	4.46%
<b>EXPENSES</b>					
<b>CRA</b>					
<b>GENERAL OPERATIONS:</b>					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	150	150	3,000	2,850	5.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	6,468	6,468	65,000	58,532	9.95%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	3,059	3,059	16,000	12,941	19.12%
General Liability Insurance	-	-	250	250	0.00%
Postage	24	24	200	176	12.10%
Lifesafety Grant	-	-	200,000	200,000	0.00%
Legal Notices	64	64	2,500	2,436	2.56%
Travel & Training	-	-	1,000	1,000	0.00%
Office Supplies	56	56	300	244	
Supplies	-	-	300	300	0.00%
Land	-	-	200,000	200,000	0.00%
Bond Principal - Lincoln Pool	-	-	175,000	175,000	0.00%
Bond Interest - Lincoln Pool	-	-	23,050	23,050	
<b>PROJECTS</b>					
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	81,012	81,012	216,000	134,988	0.00%
Other Projects	-	-	175,000	175,000	0.00%
<b>TOTAL CRA EXPENSES</b>	<b>90,833</b>	<b>90,833</b>	<b>1,288,600</b>	<b>1,197,767</b>	<b>7.05%</b>
<b>GENTLE DENTAL</b>					
Bond Principal	-	-	-	-	
Bond Interest	-	-	-	-	
<b>TOTAL GENTLE DENTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>PROCON TIF</b>					
Bond Principal	-	-	13,355	13,355	0.00%
Bond Interest	-	-	5,807	5,807	0.00%
<b>TOTAL PROCON TIF</b>	<b>-</b>	<b>-</b>	<b>19,162</b>	<b>19,162</b>	<b>0.00%</b>
<b>WALNUT HOUSING PROJECT</b>					
Bond Principal	-	-	49,209	49,209	0.00%
Bond Interest	-	-	25,263	25,263	0.00%
<b>TOTAL WALNUT HOUSING</b>	<b>-</b>	<b>-</b>	<b>74,472</b>	<b>74,472</b>	<b>0.00%</b>
<b>BRUNS PET GROOMING</b>					
Bond Principal	-	-	13,500	13,500	0.00%
<b>TOTAL BRUNS PET GROOMING</b>	<b>-</b>	<b>-</b>	<b>13,500</b>	<b>13,500</b>	<b>0.00%</b>
<b>GIRARD VET CLINIC</b>					
Bond Principal	-	-	14,500	14,500	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF OCTOBER 2014

	MONTH ENDED October-14	2014-2015 YEAR TO DATE	2015 BUDGET	REMAINING BALANCE	% OF BUDGET USED
<b>TOTAL GIRARD VET CLINIC</b>	-	-	14,500	14,500	0.00%
<b>GEDDES ST APTS - PROCON</b>					
Bond Principal	-	-	30,000	30,000	0.00%
<b>TOTAL GEDDES ST APTS - PROCON</b>	-	-	30,000	30,000	0.00%
<b>SOUTHEAST CROSSINGS</b>					
Bond Principal	-	-	15,000	15,000	0.00%
<b>TOTAL SOUTHEAST CROSSINGS</b>	-	-	15,000	15,000	0.00%
<b>POPLAR STREET WATER</b>					
Bond Principal	-	-	6,000	6,000	0.00%
<b>TOTAL POPLAR STREET WATER</b>	-	-	6,000	6,000	0.00%
<b>CASEY'S @ FIVE POINTS</b>					
Bond Principal	-	-	10,000	10,000	0.00%
<b>TOTAL CASEY'S @ FIVE POINTS</b>	-	-	10,000	10,000	0.00%
<b>SOUTH POINTE HOTEL PROJECT</b>					
Bond Principal	-	-	90,000	90,000	0.00%
<b>TOTAL SOUTH POINTE HOTEL PROJECT</b>	-	-	90,000	90,000	0.00%
<b>TODD ENCK PROJECT</b>					
Bond Principal	-	-	6,000	6,000	0.00%
<b>TOTAL TODD ENCK PROJECT</b>	-	-	6,000	6,000	0.00%
<b>SKAGWAY</b>					
Bond Principal	-	-	750,000	750,000	0.00%
<b>TOTAL SKAGWAY</b>	-	-	750,000	750,000	0.00%
<b>JOHN SCHULTE CONSTRUCTION</b>					
Bond Principal	-	-	6,000	6,000	0.00%
<b>TOTAL JOHN SCHULTE CONSTRUCTION</b>	-	-	6,000	6,000	0.00%
<b>PHARMACY PROPERTIES INC</b>					
Bond Principal	-	-	11,000	11,000	0.00%
<b>TOTAL PHARMACH PROPERTIES INC</b>	-	-	11,000	11,000	0.00%
<b>KEN-RAY LLC</b>					
Bond Principal	-	-	34,000	34,000	0.00%
<b>TOTAL KEN-RAY LLC</b>	-	-	34,000	34,000	0.00%
<b>COUNTY FUND #8598</b>					
Bond Principal	-	-	1,458	1,458	
<b>TOTAL COUNTY FUND #8598</b>	-	-	1,458	1,458	
<b>GORDMAN GRAND ISLAND</b>					
Bond Principal	-	-	40,000	40,000	
<b>TOTAL GORDMAN GRAND ISLAND</b>	-	-	40,000	40,000	
<b>BAKER DEVELOPMENT INC</b>					
Bond Principal	-	-	3,000	3,000	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF OCTOBER 2014

	MONTH ENDED <u>October-14</u>	2014-2015 <u>YEAR TO DATE</u>	2015 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
<b>TOTAL BAKER DEVELOPMENT INC</b>	-	-	3,000	3,000	
<b>STRATFORD PLAZA LLC</b>					
Bond Principal	-	-	35,000	35,000	
<b>TOTAL STRATFORD PLAZA LLC</b>	-	-	35,000	35,000	
<b>FUTURE TIF'S</b>					
Bond Principal	-	-	162,000	162,000	
<b>TOTAL BLANK</b>	-	-	162,000	162,000	
<b>TOTAL EXPENSES</b>	<u>90,833</u>	<u>90,833</u>	<u>2,609,692</u>	<u>2,440,859</u>	



11/03/2014 15:20  
williamc  
CITY OF GRAND ISLAND  
BALANCE SHEET FOR 2015 1

FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR /

FUND: 900	COMMUNITY REDEVELOPMENT AUTHOR	NET CHANGE FOR PERIOD	ACCOUNT BALANCE
<b>ASSETS</b>			
900	11110 OPERATING CASH	9,093.38	753,706.13
900	11120 COUNTY TREASURER CASH	.00	131,794.44
900	11305 PROPERTY TAXES RECEIVABLE	.00	27,860.00
900	14100 NOTES RECEIVABLE	.00	512,678.76
900	14700 LAND	.00	495,354.28
	<b>TOTAL ASSETS</b>	<b>9,093.38</b>	<b>1,921,393.61</b>
<b>LIABILITIES</b>			
900	22100 LONG TERM DEBT	.00	-2,368,118.28
900	22300 ACCRUED INTEREST PAYABLE	.00	-7,048.85
900	25315 DEFERRED REVENUE-PROPERTY TAX	.00	-21,051.00
	<b>TOTAL LIABILITIES</b>	<b>.00</b>	<b>-2,396,218.13</b>
<b>FUND BALANCE</b>			
900	39110 INVESTMENT IN FIXED ASSETS	.00	-495,354.28
900	39120 UNRESTRICTED FUND BALANCE	.00	979,272.18
900	39500 REVENUE CONTROL	-99,926.69	-99,926.69
900	39600 EXPENDITURE CONTROL	90,833.31	90,833.31
	<b>TOTAL FUND BALANCE</b>	<b>-9,093.38</b>	<b>474,824.52</b>
	<b>TOTAL LIABILITIES + FUND BALANCE</b>	<b>-9,093.38</b>	<b>-1,921,393.61</b>

\*\* END OF REPORT - Generated by William Clingman \*\*