



# Community Redevelopment Authority (CRA)

**Wednesday, March 18, 2015**  
**Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2015

<b>CONSOLIDATED</b>	<b>MONTH ENDED</b> <b>February-15</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	452,171				
<b>REVENUE:</b>					
Property Taxes - CRA	27,308	105,603	493,195	387,592	21.41%
Property Taxes - Lincoln Pool	6,814	38,204	198,050	159,846	19.29%
Property Taxes -TIF's	8,772	55,176	1,321,092	1,234,638	4.18%
Interest Income - CRA	11	66	1,000	934	6.58%
Interest Income - TIF'S	1	3	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	-	8,013	128,000	119,987	6.26%
Other Revenue - TIF's	-	-	-	-	
<b>TOTAL REVENUE</b>	<b>42,906</b>	<b>207,064</b>	<b>2,241,337</b>	<b>2,002,997</b>	<b>9.24%</b>
<b>TOTAL RESOURCES</b>	<b>495,077</b>	<b>207,064</b>	<b>2,241,337</b>	<b>2,002,997</b>	
<b>EXPENSES</b>					
Auditing & Accounting	-	4,275	5,000	725	85.50%
Legal Services	225	750	3,000	2,250	25.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	4,619	22,005	65,000	42,995	33.85%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	8,279	16,000	7,721	51.74%
General Liability Insurance	-	-	250	250	0.00%
Postage	1	120	200	80	59.90%
Legal Notices	16	109	2,500	2,391	4.35%
Travel & Training	-	-	1,000	1,000	0.00%
Office Supplies	-	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	-	100.00%
Bond Interest	-	11,744	23,050	11,306	
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	-	183,629	216,000	32,371	85.01%
Other Projects	-	-	175,000	175,000	0.00%
Bond Principal-TIF's	-	52,002	1,290,022	1,162,792	4.03%
Bond Interest-TIF's	-	2,971	31,070	28,519	
<b>TOTAL EXPENSES</b>	<b>4,862</b>	<b>461,464</b>	<b>2,609,692</b>	<b>2,073,945</b>	<b>17.68%</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>38,044</b>	<b>(254,400)</b>	<b>(368,355)</b>		
<b>ENDING CASH</b>	<b>490,215</b>	<b>(254,400)</b>	<b>(368,355)</b>	<b>-</b>	
<b>CRA CASH</b>	<b>365,175</b>				
<b>Lincoln Pool Tax Income Balance</b>	<b>112,511</b>				
<b>TIF CASH</b>	<b>12,529</b>				
<b>Total Cash</b>	<b>490,215</b>				

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2015

	<u>MONTH ENDED</u> <u>February-15</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	27,308	105,603	493,195	387,592	21.41%
Property Taxes - Lincoln Pool	6,814	38,204	198,050	159,846	19.29%
Interest Income	11	66	1,000	934	6.58%
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax	-	8,013	128,000	119,987	6.26%
<b>TOTAL</b>	<b>34,133</b>	<b>151,885</b>	<b>920,245</b>	<b>768,360</b>	<b>16.50%</b>
<b>GENTLE DENTAL</b>					
Property Taxes	76	76	-	-	
Interest Income	1	1	-	-	
<b>TOTAL</b>	<b>77</b>	<b>78</b>	<b>-</b>	<b>-</b>	
<b>PROCON TIF</b>					
Property Taxes	-	7,930	19,162	11,232	41.38%
Interest Income	0	1	-	-	
<b>TOTAL</b>	<b>0</b>	<b>7,931</b>	<b>19,162</b>	<b>11,232</b>	<b>41.39%</b>
<b>WALNUT HOUSING PROJECT</b>					
Property Taxes	1,086	33,506	74,472	40,966	44.99%
Interest Income	-	1	-	-	
<b>TOTAL</b>	<b>1,086</b>	<b>33,506</b>	<b>74,472</b>	<b>40,966</b>	<b>44.99%</b>
<b>BRUNS PET GROOMING</b>					
Property Taxes	220	220	13,500	13,280	1.63%
<b>TOTAL</b>	<b>220</b>	<b>220</b>	<b>13,500</b>	<b>13,280</b>	<b>1.63%</b>
<b>GIRARD VET CLINIC</b>					
Property Taxes	159	159	14,500	14,341	1.10%
<b>TOTAL</b>	<b>159</b>	<b>159</b>	<b>14,500</b>	<b>14,341</b>	<b>1.10%</b>
<b>GEDDES ST APTS-PROCON</b>					
Property Taxes	451	451	30,000	29,549	1.50%
<b>TOTAL</b>	<b>451</b>	<b>451</b>	<b>30,000</b>	<b>29,549</b>	<b>1.50%</b>
<b>SOUTHEAST CROSSING</b>					
Property Taxes	207	2,202	15,000	12,798	14.68%
<b>TOTAL</b>	<b>207</b>	<b>2,202</b>	<b>15,000</b>	<b>12,798</b>	<b>14.68%</b>
<b>Poplar Street Water</b>					
Property Taxes	107	3,076	6,000	2,924	51.27%
<b>TOTAL</b>	<b>107</b>	<b>3,076</b>	<b>6,000</b>	<b>2,924</b>	<b>51.27%</b>
<b>CASEY'S @ FIVE POINTS</b>					
Property Taxes	145	145	10,000	9,855	1.45%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2015

	<u>MONTH ENDED</u> <u>February-15</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</b>	145	145	10,000	9,855	1.45%
<b>SOUTH POINTE HOTEL PROJECT</b>					
Property Taxes	1,399	1,399	90,000	88,601	1.55%
<b>TOTAL</b>	1,399	1,399	90,000	88,601	1.55%
<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	322	322	750,000	749,678	0.04%
<b>TOTAL</b>	322	322	750,000	749,678	0.04%
<b>JOHN SCHULTE CONSTRUCTION</b>					
Property Taxes	82	82	6,000	5,918	1.36%
<b>TOTAL</b>	82	82	6,000	5,918	1.36%
<b>PHARMACY PROPERTIES INC</b>					
Property Taxes	169	169	11,000	10,831	1.54%
<b>TOTAL</b>	169	169	11,000	10,831	1.54%
<b>KEN-RAY LLC</b>					
Property Taxes	590	590	34,000	33,410	1.74%
<b>TOTAL</b>	590	590	34,000	33,410	1.74%
<b>COUNTY FUND 8598</b>					
Property Taxes	46	46	1,458	1,412	0.00%
<b>TOTAL</b>	46	46	1,458	1,412	0.00%
<b>GORDMAN GRAND ISLAND</b>					
Property Taxes	129	129	40,000	39,871	0.00%
<b>TOTAL</b>	129	129	40,000	39,871	0.00%
<b>BAKER DEVELOPMENT INC</b>					
Property Taxes	54	237	3,000	2,764	0.00%
<b>TOTAL</b>	54	237	3,000	2,764	0.00%
<b>STRATFORD PLAZA INC</b>					
Property Taxes	387	387	35,000	34,613	0.00%
<b>TOTAL</b>	387	387	35,000	34,613	0.00%
<b>COPPER CREEK</b>					
Property Taxes	2,350	3,259	-	-	0.00%
<b>TOTAL</b>	2,350	3,259	-	-	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2015

	<u>MONTH ENDED</u> <u>February-15</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>FUTURE TIF'S</b>					
Property Taxes	-	-	162,000	162,000	0.00%
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>162,000</b>	<b>162,000</b>	
<b>CHIEF INDUSTRIES AURORA COOP</b>					
Property Taxes	92	92	-	(92)	
<b>TOTAL</b>	<b>92</b>	<b>92</b>	<b>-</b>	<b>(92)</b>	
<b>TOKEN PROPERTIES KIMBALL ST</b>					
Property Taxes	5	5	-	(5)	
<b>TOTAL</b>	<b>5</b>	<b>5</b>	<b>-</b>	<b>(5)</b>	
<b>GI HABITAT OF HUMANITY</b>					
Property Taxes	46	46	-	(46)	
<b>TOTAL</b>	<b>46</b>	<b>46</b>	<b>-</b>	<b>(46)</b>	
<b>AUTO ONE INC</b>					
Property Taxes	124	124	-	(124)	
<b>TOTAL</b>	<b>124</b>	<b>124</b>	<b>-</b>	<b>(124)</b>	
<b>EIG GRAND ISLAND</b>					
Property Taxes	441	441	-	(441)	
<b>TOTAL</b>	<b>441</b>	<b>441</b>	<b>-</b>	<b>(441)</b>	
<b>TOKEN PROPERTIES CARY ST</b>					
Property Taxes	57	57	-	(57)	
<b>TOTAL</b>	<b>57</b>	<b>57</b>	<b>-</b>	<b>(57)</b>	
<b>WENN HOUSING PROJECT</b>					
Property Taxes	27	27	-	(27)	
<b>TOTAL</b>	<b>27</b>	<b>27</b>	<b>-</b>	<b>(27)</b>	
<b>TOTAL REVENUE</b>	<b>42,906</b>	<b>207,064</b>	<b>2,241,337</b>	<b>2,002,997</b>	<b>9.24%</b>
<b>EXPENSES</b>					
<b>CRA</b>					
<b>GENERAL OPERATIONS:</b>					
Auditing & Accounting	-	4,275	5,000	725	85.50%
Legal Services	225	750	3,000	2,250	25.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	4,619	22,005	65,000	42,995	33.85%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	8,279	16,000	7,721	51.74%
General Liability Insurance	-	-	250	250	0.00%
Postage	1	120	200	80	59.90%
Lifesafety Grant	-	-	200,000	200,000	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2015

	MONTH ENDED <u>February-15</u>	2014-2015 <u>YEAR TO DATE</u>	2015 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
Legal Notices	16	109	2,500	2,391	4.35%
Licenses & Fees	-	525	-	-	
Travel & Training	-	-	1,000	1,000	0.00%
Office Supplies	-	56	300	244	
Supplies	-	-	300	300	0.00%
Land	-	-	200,000	200,000	0.00%
Bond Principal - Lincoln Pool	-	175,000	175,000	-	100.00%
Bond Interest - Lincoln Pool	-	11,744	23,050	11,306	
<b>PROJECTS</b>					
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	-	183,629	216,000	32,371	0.00%
Other Projects	-	-	175,000	175,000	0.00%
<b>TOTAL CRA EXPENSES</b>	<b>4,862</b>	<b>406,491</b>	<b>1,288,600</b>	<b>882,634</b>	<b>31.55%</b>
<b>GENTLE DENTAL</b>					
Bond Principal	-	1,681	-	-	
Bond Interest	-	420	-	-	
<b>TOTAL GENTLE DENTAL</b>	<b>-</b>	<b>2,101</b>	<b>-</b>	<b>-</b>	
<b>PROCON TIF</b>					
Bond Principal		7,030	13,355	6,325	52.64%
Bond Interest		2,551	5,807	3,256	43.93%
<b>TOTAL PROCON TIF</b>	<b>-</b>	<b>9,581</b>	<b>19,162</b>	<b>9,581</b>	<b>50.00%</b>
<b>WALNUT HOUSING PROJECT</b>					
Bond Principal		37,236	49,209	11,973	75.67%
Bond Interest		-	25,263	25,263	0.00%
<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		-	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%
<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%
<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		1,996	15,000	13,004	13.30%
<b>TOTAL SOUTHEAST CROSSINGS</b>	<b>-</b>	<b>1,996</b>	<b>15,000</b>	<b>13,004</b>	<b>13.30%</b>
<b>POPLAR STREET WATER</b>					
Bond Principal		2,969	6,000	3,031	49.48%
<b>TOTAL POPLAR STREET WATER</b>	<b>-</b>	<b>2,969</b>	<b>6,000</b>	<b>3,031</b>	<b>49.48%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2015

	<u>MONTH ENDED</u> <u>February-15</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>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		182	3,000	2,818	
<b>TOTAL BAKER DEVELOPMENT INC</b>	-	182	3,000	2,818	
<b>STRATFORD PLAZA LLC</b>					
Bond Principal		-	35,000	35,000	
<b>TOTAL STRATFORD PLAZA LLC</b>	-	-	35,000	35,000	
<b>COPPER CREEK</b>					
Bond Principal		909	-	-	
<b>TOTAL COPPER CREEK</b>	-	909	-	-	
<b>FUTURE TIF'S</b>					
Bond Principal		-	162,000	162,000	
<b>TOTAL BLANK</b>	-	-	162,000	162,000	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2015

	<u>MONTH ENDED</u>	<u>2014-2015</u>	<u>2015</u>	<u>REMAINING</u>	<u>% OF BUDGET</u>
	<u>February-15</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
<b>TOTAL EXPENSES</b>	4,862	461,464	2,609,692	2,151,762	





03/10/2015 09:54 CITY OF GRAND ISLAND  
williamc BALANCE SHEET FOR 2015 5

FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR /

			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
<b>FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR</b>				
<b>ASSETS</b>				
900	11110	OPERATING CASH	38,043.23	490,213.78
900	11120	COUNTY TREASURER CASH	.00	99,683.76
900	11305	PROPERTY TAXES RECEIVABLE	.00	64,118.00
900	14100	NOTES RECEIVABLE	.00	456,155.71
900	14700	LAND	.00	495,354.28
		<b>TOTAL ASSETS</b>	<b>38,043.23</b>	<b>1,605,525.53</b>
<b>LIABILITIES</b>				
900	22100	LONG TERM DEBT	.00	-427,150.65
900	22400	OTHER LONG TERM DEBT	.00	-1,630,000.00
900	22900	ACCRUED INTEREST PAYABLE	.00	-6,850.52
900	25315	DEFERRED REVENUE-PROPERTY TAX	.00	-57,679.00
		<b>TOTAL LIABILITIES</b>	<b>.00</b>	<b>-2,121,680.17</b>
<b>FUND BALANCE</b>				
900	39107	BUDGETARY FUND BAL - UNRESERVD	.00	368,355.00
900	39110	INVESTMENT IN FIXED ASSETS	.00	-495,354.28
900	39112	FUND BALANCE-BONDS	.00	1,600,994.94
900	39120	UNRESTRICTED FUND BALANCE	.00	-843,884.99
900	39130	ESTIMATED REVENUES	.00	2,241,337.00
900	39140	ESTIMATED EXPENSES	.00	-2,609,692.00
900	39500	REVENUE CONTROL	-42,905.09	-207,065.20
900	39600	EXPENDITURE CONTROL	4,861.86	461,464.17
		<b>TOTAL FUND BALANCE</b>	<b>-38,043.23</b>	<b>516,154.64</b>
		<b>TOTAL LIABILITIES + FUND BALANCE</b>	<b>-38,043.23</b>	<b>-1,605,525.53</b>

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