



# Community Redevelopment Authority (CRA)

**Wednesday, July 8, 2015**  
**Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2015

	<b>MONTH ENDED</b> <b>June-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>
<b>CONSOLIDATED</b>					
Beginning Cash	889,298				
<b>REVENUE:</b>					
Property Taxes - CRA	68,615	372,531	493,195	120,664	75.53%
Property Taxes - Lincoln Pool	18,609	128,646	198,050	69,404	64.96%
Property Taxes -TIF's	829,058	1,071,475	1,321,092	262,197	81.11%
Interest Income - CRA	-	76	1,000	924	7.59%
Interest Income - TIF'S	-	3	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	7,000	18,313	128,000	109,687	14.31%
Other Revenue - TIF's	1,732	1,732	-	-	
<b>TOTAL REVENUE</b>	<b>925,015</b>	<b>1,592,777</b>	<b>2,241,337</b>	<b>662,876</b>	<b>71.06%</b>
<b>TOTAL RESOURCES</b>	<b>1,814,314</b>	<b>1,592,777</b>	<b>2,241,337</b>	<b>662,876</b>	
<b>EXPENSES</b>					
Auditing & Accounting	1,000	5,339	5,000	-	106.79%
Legal Services	300	1,050	3,000	1,950	35.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	10,657	43,303	65,000	21,697	66.62%
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	24	244	200	-	121.88%
Life Safety	-	-	200,000	200,000	
Legal Notices	31	157	2,500	2,343	6.26%
Licenses & Fees	-	525	-	-	
Travel & Training	-	-	1,000	1,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	-	366	300	-	121.95%
Supplies	-	-	300	300	0.00%
Land	-	-	200,000	200,000	0.00%
Bond Principal - Lincoln Pool	-	175,000	175,000	-	100.00%
Bond Interest	-	23,050	23,050	-	
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	-	183,629	216,000	32,371	85.01%
Blank Project	-	-	-	-	
Other Projects	-	-	175,000	175,000	0.00%
Bond Principal-TIF's	795,678	886,856	1,290,022	362,528	68.75%
Bond Interest-TIF's	13,176	16,147	31,070	15,705	
Interest Expense	-	-	-	-	
<b>TOTAL EXPENSES</b>	<b>820,866</b>	<b>1,343,944</b>	<b>2,609,692</b>	<b>1,226,866</b>	<b>51.50%</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>104,150</b>	<b>248,833</b>	<b>(368,355)</b>		
<b>ENDING CASH</b>	<b>993,448</b>	<b>248,833</b>	<b>(368,355)</b>	<b>-</b>	
<b>CRA CASH</b>	<b>619,270</b>				
<b>Lincoln Pool Tax Income Balance</b>	<b>191,647</b>				
<b>TIF CASH</b>	<b>182,531</b>				
<b>Total Cash</b>	<b>993,448</b>				

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2015

	<u>MONTH ENDED</u> <u>June-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	68,615	372,531	493,195	120,664	75.53%
Property Taxes - Lincoln Pool	18,609	128,646	198,050	69,404	64.96%
Interest Income		76	1,000	924	7.59%
Land Sales		-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax	7,000	18,313	128,000	109,687	14.31%
<b>TOTAL</b>	<b>94,224</b>	<b>519,566</b>	<b>920,245</b>	<b>400,679</b>	<b>56.46%</b>
<b>GENTLE DENTAL</b>					
Property Taxes		153	-	-	
Interest Income		2	-	-	
<b>TOTAL</b>	<b>-</b>	<b>154</b>	<b>-</b>	<b>-</b>	
<b>PROCON TIF</b>					
Property Taxes	8,150	23,018	19,162	-	120.12%
Interest Income		1	-	-	
<b>TOTAL</b>	<b>8,150</b>	<b>23,019</b>	<b>19,162</b>	<b>-</b>	<b>120.13%</b>
<b>WALNUT HOUSING PROJECT</b>					
Property Taxes	33,330	67,922	74,472	6,550	91.20%
Interest Income		1	-	-	
Other Revenue	1,732	1,732	-	-	
<b>TOTAL</b>	<b>35,063</b>	<b>69,655</b>	<b>74,472</b>	<b>6,550</b>	<b>93.53%</b>
<b>BRUNS PET GROOMING</b>					
Property Taxes	6,738	7,177	13,500	6,323	53.16%
<b>TOTAL</b>	<b>6,738</b>	<b>7,177</b>	<b>13,500</b>	<b>6,323</b>	<b>53.16%</b>
<b>GIRARD VET CLINIC</b>					
Property Taxes	4,872	5,190	14,500	9,310	35.79%
<b>TOTAL</b>	<b>4,872</b>	<b>5,190</b>	<b>14,500</b>	<b>9,310</b>	<b>35.79%</b>
<b>GEDDES ST APTS-PROCON</b>					
Property Taxes	13,825	14,726	30,000	15,274	49.09%
<b>TOTAL</b>	<b>13,825</b>	<b>14,726</b>	<b>30,000</b>	<b>15,274</b>	<b>49.09%</b>
<b>SOUTHEAST CROSSING</b>					
Property Taxes		8,980	15,000	6,020	59.87%
<b>TOTAL</b>	<b>-</b>	<b>8,980</b>	<b>15,000</b>	<b>6,020</b>	<b>59.87%</b>
<b>Poplar Street Water</b>					
Property Taxes	3,466	8,123	6,000	-	135.39%
<b>TOTAL</b>	<b>3,466</b>	<b>8,123</b>	<b>6,000</b>	<b>-</b>	<b>135.39%</b>
<b>CASEY'S @ FIVE POINTS</b>					
Property Taxes	4,436	4,725	10,000	5,275	47.25%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2015

	<u>MONTH ENDED</u> <u>June-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>	4,436	4,725	10,000	5,275	47.25%
<b>SOUTH POINTE HOTEL PROJECT</b>					
Property Taxes		45,738	90,000	44,262	50.82%
<b>TOTAL</b>	-	45,738	90,000	44,262	50.82%
<b>TODD ENCK PROJECT</b>					
Property Taxes		3,140	6,000	2,860	52.33%
<b>TOTAL</b>	-	3,140	6,000	2,860	52.33%
<b>SKAGWAY</b>					
Property Taxes	739,859	760,258	750,000	-	101.37%
<b>TOTAL</b>	739,859	760,258	750,000	-	101.37%
<b>JOHN SCHULTE CONSTRUCTION</b>					
Property Taxes	2,508	2,671	6,000	3,329	44.52%
<b>TOTAL</b>	2,508	2,671	6,000	3,329	44.52%
<b>PHARMACY PROPERTIES INC</b>					
Property Taxes		5,540	11,000	5,460	50.37%
<b>TOTAL</b>	-	5,540	11,000	5,460	50.37%
<b>KEN-RAY LLC</b>					
Property Taxes		37,418	34,000	-	110.05%
<b>TOTAL</b>	-	37,418	34,000	-	110.05%
<b>COUNTY FUND 8598</b>					
Property Taxes		1,504	1,458	-	0.00%
<b>TOTAL</b>	-	1,504	1,458	-	0.00%
<b>GORDMAN GRAND ISLAND</b>					
Property Taxes		4,227	40,000	35,773	0.00%
<b>TOTAL</b>	-	4,227	40,000	35,773	0.00%
<b>BAKER DEVELOPMENT INC</b>					
Property Taxes	1,667	1,958	3,000	1,042	0.00%
<b>TOTAL</b>	1,667	1,958	3,000	1,042	0.00%
<b>STRATFORD PLAZA INC</b>					
Property Taxes		12,641	35,000	22,359	0.00%
<b>TOTAL</b>	-	12,641	35,000	22,359	0.00%
<b>COPPER CREEK</b>					
Property Taxes	422	15,085	-	-	0.00%
<b>TOTAL</b>	422	15,085	-	-	0.00%

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FOR THE MONTH OF JUNE 2015

	<u>MONTH ENDED</u> <u>June-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>	-	-	162,000	162,000	
<b>CHIEF INDUSTRIES AURORA COOP</b>					
Property Taxes	-	3,010	-	(3,010)	
<b>TOTAL</b>	-	3,010	-	(3,010)	
<b>TOKEN PROPERTIES KIMBALL ST</b>					
Property Taxes	149	158	-	(158)	
<b>TOTAL</b>	149	158	-	(158)	
<b>GI HABITAT OF HUMANITY</b>					
Property Taxes	1,410	1,502	-	(1,502)	
<b>TOTAL</b>	1,410	1,502	-	(1,502)	
<b>AUTO ONE INC</b>					
Property Taxes	3,814	4,063	-	(4,063)	
<b>TOTAL</b>	3,814	4,063	-	(4,063)	
<b>EIG GRAND ISLAND</b>					
Property Taxes	-	27,969	-	(27,969)	
<b>TOTAL</b>	-	27,969	-	(27,969)	
<b>TOKEN PROPERTIES CARY ST</b>					
Property Taxes	3,582	3,695	-	(3,695)	
<b>TOTAL</b>	3,582	3,695	-	(3,695)	
<b>WENN HOUSING PROJECT</b>					
Property Taxes	830	884	-	(884)	
<b>TOTAL</b>	830	884	-	(884)	
<b>TOTAL REVENUE</b>	925,015	1,592,777	2,241,337	662,876	71.06%
<b>EXPENSES</b>					
<b>CRA</b>					
<b>GENERAL OPERATIONS:</b>					
Auditing & Accounting	1,000	5,339	5,000	-	106.79%
Legal Services	300	1,050	3,000	1,950	35.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	10,657	43,303	65,000	21,697	66.62%
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	24	244	200	-	121.88%
Lifesafety Grant	-	-	200,000	200,000	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2015

	MONTH ENDED <u>June-15</u>	2014-2015 <u>YEAR TO DATE</u>	2015 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
Legal Notices	31	157	2,500	2,343	6.26%
Licenses & Fees		525	-	-	
Travel & Training		-	1,000	1,000	0.00%
Office Supplies		366	300	-	
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		23,050	23,050	-	
<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>12,012</b>	<b>440,941</b>	<b>1,288,600</b>	<b>848,633</b>	<b>34.22%</b>
<b>GENTLE DENTAL</b>					
Bond Principal	1,739	3,420		-	
Bond Interest	362	782		-	
<b>TOTAL GENTLE DENTAL</b>	<b>2,101</b>	<b>4,202</b>	<b>-</b>	<b>-</b>	
<b>PROCON TIF</b>					
Bond Principal	7,276	14,306	13,355	-	107.12%
Bond Interest	2,305	4,856	5,807	951	83.63%
<b>TOTAL PROCON TIF</b>	<b>9,581</b>	<b>19,162</b>	<b>19,162</b>	<b>951</b>	<b>100.00%</b>
<b>WALNUT HOUSING PROJECT</b>					
Bond Principal	26,727	63,963	49,209	-	129.98%
Bond Interest	10,509	10,509	25,263	14,754	41.60%
<b>TOTAL WALNUT HOUSING</b>	<b>37,236</b>	<b>74,472</b>	<b>74,472</b>	<b>14,754</b>	<b>100.00%</b>
<b>BRUNS PET GROOMING</b>					
Bond Principal		220	13,500	13,280	1.63%
<b>TOTAL BRUNS PET GROOMING</b>	<b>-</b>	<b>220</b>	<b>13,500</b>	<b>13,280</b>	<b>1.63%</b>
<b>GIRARD VET CLINIC</b>					
Bond Principal		159	14,500	14,341	1.10%
<b>TOTAL GIRARD VET CLINIC</b>	<b>-</b>	<b>159</b>	<b>14,500</b>	<b>14,341</b>	<b>1.10%</b>
<b>GEDDES ST APTS - PROCON</b>					
Bond Principal		451	30,000	29,549	1.50%
<b>TOTAL GEDDES ST APTS - PROCON</b>	<b>-</b>	<b>451</b>	<b>30,000</b>	<b>29,549</b>	<b>1.50%</b>
<b>SOUTHEAST CROSSINGS</b>					
Bond Principal		2,202	15,000	12,798	14.68%
<b>TOTAL SOUTHEAST CROSSINGS</b>	<b>-</b>	<b>2,202</b>	<b>15,000</b>	<b>12,798</b>	<b>14.68%</b>
<b>POPLAR STREET WATER</b>					
Bond Principal		3,489	6,000	2,511	58.16%
<b>TOTAL POPLAR STREET WATER</b>	<b>-</b>	<b>3,489</b>	<b>6,000</b>	<b>2,511</b>	<b>58.16%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2015

	<u>MONTH ENDED</u> <u>June-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		145	10,000	9,855	1.45%
<b>TOTAL CASEY'S @ FIVE POINTS</b>	-	145	10,000	9,855	1.45%
<b>SOUTH POINTE HOTEL PROJECT</b>					
Bond Principal		1,399	90,000	88,601	1.55%
<b>TOTAL SOUTH POINTE HOTEL PROJECT</b>	-	1,399	90,000	88,601	1.55%
<b>TODD ENCK PROJECT</b>					
Bond Principal		99	6,000	5,901	1.65%
<b>TOTAL TODD ENCK PROJECT</b>	-	99	6,000	5,901	1.65%
<b>SKAGWAY</b>					
Bond Principal	759,936	760,258	750,000	-	101.37%
<b>TOTAL SKAGWAY</b>	759,936	760,258	750,000	-	101.37%
<b>JOHN SCHULTE CONSTRUCTION</b>					
Bond Principal		82	6,000	5,918	1.36%
<b>TOTAL JOHN SCHULTE CONSTRUCTION</b>	-	82	6,000	5,918	1.36%
<b>PHARMACY PROPERTIES INC</b>					
Bond Principal		169	11,000	10,831	1.54%
<b>TOTAL PHARMACH PROPERTIES INC</b>	-	169	11,000	10,831	1.54%
<b>KEN-RAY LLC</b>					
Bond Principal		590	34,000	33,410	1.74%
<b>TOTAL KEN-RAY LLC</b>	-	590	34,000	33,410	1.74%
<b>COUNTY FUND #8598</b>					
Bond Principal		46	1,458	1,412	
<b>TOTAL COUNTY FUND #8598</b>	-	46	1,458	1,412	
<b>GORDMAN GRAND ISLAND</b>					
Bond Principal		4,097	40,000	35,903	
<b>TOTAL GORDMAN GRAND ISLAND</b>	-	4,097	40,000	35,903	
<b>BAKER DEVELOPMENT INC</b>					
Bond Principal		237	3,000	2,764	
<b>TOTAL BAKER DEVELOPMENT INC</b>	-	237	3,000	2,764	
<b>STRATFORD PLAZA LLC</b>					
Bond Principal		387	35,000	34,613	
<b>TOTAL STRATFORD PLAZA LLC</b>	-	387	35,000	34,613	
<b>COPPER CREEK</b>					
Bond Principal		3,259	-	-	
<b>TOTAL COPPER CREEK</b>	-	3,259	-	-	
<b>CHIEF INDUSTRIES AURORA COOP</b>					
Bond Principal	-	92		(92)	
<b>TOTAL CHIEF IND AURORA COOP</b>	-	92		(92)	
<b>TOKEN PROPERTIES KIMBALL STREET</b>					
Bond Principal	-	5		(5)	
<b>TOTAL TOKEN PROPERTIES KIMBALL ST</b>	-	5		(5)	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2015

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<b>GI HABITAT FOR HUMANITY</b>					
Bond Principal	-	46		(46)	
<b>TOTAL BLANK</b>	-	46		(46)	
<b>AUTO ONE INC</b>					
Bond Principal	-	124		(124)	
<b>TOTAL AUTO ONE INC</b>	-	124		(124)	
<b>EIG GRAND ISLAND</b>					
Bond Principal	-	27,528		(27,528)	
<b>TOTAL BLANK</b>	-	27,528		(27,528)	
<b>TOKEN PROPERTIES CARY STREET</b>					
Bond Principal	-	57		(57)	
<b>TOTAL TOKEN PROPERTIES CARY ST</b>	-	57		(57)	
<b>WENN HOUSING PROJECT</b>					
Bond Principal	-	27		(27)	
<b>TOTAL WENN HOUSING PROJECT</b>	-	27		(27)	
<b>FUTURE TIF'S</b>					
Bond Principal	-	-	162,000	162,000	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
<b>TOTAL FUTURE TIF'S</b>	-	-	162,000	162,000	
<b>TOTAL EXPENSES</b>	820,866	1,343,944	2,609,692	1,300,146	





07/01/2015 09:51 CITY OF GRAND ISLAND  
williamc BALANCE SHEET FOR 2015 9

FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR /

FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR		NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS			
900	11110 OPERATING CASH	104,149.59	993,470.65
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
	TOTAL ASSETS	104,149.59	2,108,782.40
LIABILITIES			
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
	TOTAL LIABILITIES	.00	-2,121,680.17
FUND BALANCE			
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	-925,015.09	-1,592,801.77
900	39600 EXPENDITURE CONTROL	820,865.50	1,343,943.87
	TOTAL FUND BALANCE	-104,149.59	12,897.77
	TOTAL LIABILITIES + FUND BALANCE	-104,149.59	-2,108,782.40

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