



# Community Redevelopment Authority (CRA)

**Wednesday, August 19, 2015**  
**Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2015

<b>CONSOLIDATED</b>	<b>MONTH ENDED</b> <b>July-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	993,448				
<b>REVENUE:</b>					
Property Taxes - CRA	8,350	380,881	493,195	112,314	77.23%
Property Taxes - Lincoln Pool	1,750	130,396	198,050	67,654	65.84%
Property Taxes - TIF's	5,102	1,076,577	1,321,092	262,197	81.49%
Interest Income - CRA	11	86	1,000	914	8.64%
Interest Income - TIF'S	0	4	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	105,152	123,464	128,000	4,536	96.46%
Other Revenue - TIF's	-	1,732	-	-	
<b>TOTAL REVENUE</b>	<b>120,364</b>	<b>1,713,141</b>	<b>2,241,337</b>	<b>547,614</b>	<b>76.43%</b>
<b>TOTAL RESOURCES</b>	<b>1,113,812</b>	<b>1,713,141</b>	<b>2,241,337</b>	<b>547,614</b>	
<b>EXPENSES</b>					
Auditing & Accounting	-	5,339	5,000	-	106.79%
Legal Services	315	1,365	3,000	1,635	45.50%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	565	43,868	65,000	21,132	67.49%
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	34	277	200	-	138.63%
Life Safety	-	-	200,000	200,000	
Legal Notices	-	157	2,500	2,343	6.26%
Licenses & Fees	-	525	-	-	
Travel & Training	-	-	1,000	1,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	15	381	300	-	126.95%
Supplies	-	-	300	300	0.00%
Land	80,015	80,015	200,000	119,985	40.01%
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	175,315	1,062,171	1,290,022	218,686	82.34%
Bond Interest-TIF's	-	16,147	31,070	15,705	
Interest Expense	-	-	-	-	
<b>TOTAL EXPENSES</b>	<b>256,258</b>	<b>1,600,202</b>	<b>2,609,692</b>	<b>1,002,129</b>	<b>61.32%</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>(135,894)</b>	<b>112,939</b>	<b>(368,355)</b>		
<b>ENDING CASH</b>	<b>857,554</b>	<b>112,939</b>	<b>(368,355)</b>	<b>-</b>	
<b>CRA CASH</b>	<b>651,839</b>				
<b>Lincoln Pool Tax Income Balance</b>	<b>193,397</b>				
<b>TIF CASH</b>	<b>12,318</b>				
<b>Total Cash</b>	<b>857,554</b>				

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2015

	<u>MONTH ENDED</u> <u>July-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	8,350	380,881	493,195	112,314	77.23%
Property Taxes - Lincoln Pool	1,750	130,396	198,050	67,654	65.84%
Interest Income	11	86	1,000	914	8.64%
Land Sales		-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax	105,152	123,464	128,000	4,536	96.46%
<b>TOTAL</b>	<b>115,262</b>	<b>634,828</b>	<b>920,245</b>	<b>285,417</b>	<b>68.98%</b>
<b>GENTLE DENTAL</b>					
Property Taxes	4,688	4,841	-	-	
Interest Income	0	2	-	-	
<b>TOTAL</b>	<b>4,688</b>	<b>4,843</b>	<b>-</b>	<b>-</b>	
<b>PROCON TIF</b>					
Property Taxes		23,018	19,162	-	120.12%
Interest Income	0	1	-	-	
<b>TOTAL</b>	<b>0</b>	<b>23,019</b>	<b>19,162</b>	<b>-</b>	<b>120.13%</b>
<b>WALNUT HOUSING PROJECT</b>					
Property Taxes		67,922	74,472	6,550	91.20%
Interest Income		1	-	-	
Other Revenue		1,732	-	-	
<b>TOTAL</b>	<b>-</b>	<b>69,655</b>	<b>74,472</b>	<b>6,550</b>	<b>93.53%</b>
<b>BRUNS PET GROOMING</b>					
Property Taxes		7,177	13,500	6,323	53.16%
<b>TOTAL</b>	<b>-</b>	<b>7,177</b>	<b>13,500</b>	<b>6,323</b>	<b>53.16%</b>
<b>GIRARD VET CLINIC</b>					
Property Taxes		5,190	14,500	9,310	35.79%
<b>TOTAL</b>	<b>-</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		14,726	30,000	15,274	49.09%
<b>TOTAL</b>	<b>-</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	413	8,537	6,000	-	142.28%
<b>TOTAL</b>	<b>413</b>	<b>8,537</b>	<b>6,000</b>	<b>-</b>	<b>142.28%</b>
<b>CASEY'S @ FIVE POINTS</b>					
Property Taxes		4,725	10,000	5,275	47.25%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2015

	<u>MONTH ENDED</u> <u>July-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>	-	4,725	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		760,258	750,000	-	101.37%
<b>TOTAL</b>	-	760,258	750,000	-	101.37%
<b>JOHN SCHULTE CONSTRUCTION</b>					
Property Taxes		2,671	6,000	3,329	44.52%
<b>TOTAL</b>	-	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		1,958	3,000	1,042	0.00%
<b>TOTAL</b>	-	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		15,085	-	-	0.00%
<b>TOTAL</b>	-	15,085	-	-	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2015

	<u>MONTH ENDED</u> <u>July-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	-	3,010	-	(3,010)	
<b>TOTAL</b>	<b>-</b>	<b>3,010</b>	<b>-</b>	<b>(3,010)</b>	
<b>TOKEN PROPERTIES KIMBALL ST</b>					
Property Taxes	-	158	-	(158)	
<b>TOTAL</b>	<b>-</b>	<b>158</b>	<b>-</b>	<b>(158)</b>	
<b>GI HABITAT OF HUMANITY</b>					
Property Taxes	-	1,502	-	(1,502)	
<b>TOTAL</b>	<b>-</b>	<b>1,502</b>	<b>-</b>	<b>(1,502)</b>	
<b>AUTO ONE INC</b>					
Property Taxes	-	4,063	-	(4,063)	
<b>TOTAL</b>	<b>-</b>	<b>4,063</b>	<b>-</b>	<b>(4,063)</b>	
<b>EIG GRAND ISLAND</b>					
Property Taxes	-	27,969	-	(27,969)	
<b>TOTAL</b>	<b>-</b>	<b>27,969</b>	<b>-</b>	<b>(27,969)</b>	
<b>TOKEN PROPERTIES CARY ST</b>					
Property Taxes	-	3,695	-	(3,695)	
<b>TOTAL</b>	<b>-</b>	<b>3,695</b>	<b>-</b>	<b>(3,695)</b>	
<b>WENN HOUSING PROJECT</b>					
Property Taxes	-	884	-	(884)	
<b>TOTAL</b>	<b>-</b>	<b>884</b>	<b>-</b>	<b>(884)</b>	
<b>TOTAL REVENUE</b>	<b>120,364</b>	<b>1,713,141</b>	<b>2,241,337</b>	<b>547,614</b>	<b>76.43%</b>

**EXPENSES**

**CRA**

**GENERAL OPERATIONS:**

Auditing & Accounting		5,339	5,000	-	106.79%
Legal Services	315	1,365	3,000	1,635	45.50%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	565	43,868	65,000	21,132	67.49%
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	34	277	200	-	138.63%
Lifesafety Grant		-	200,000	200,000	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2015

	MONTH ENDED <u>July-15</u>	2014-2015 <u>YEAR TO DATE</u>	2015 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
Legal Notices		157	2,500	2,343	6.26%
Licenses & Fees		525	-	-	
Travel & Training		-	1,000	1,000	0.00%
Office Supplies	15	381	300	-	
Supplies		-	300	300	0.00%
Land	80,015	80,015	200,000	119,985	40.01%
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>80,944</b>	<b>521,884</b>	<b>1,288,600</b>	<b>767,738</b>	<b>40.50%</b>
<b>GENTLE DENTAL</b>					
Bond Principal		3,420	-	-	
Bond Interest		782	-	-	
<b>TOTAL GENTLE DENTAL</b>	<b>-</b>	<b>4,202</b>	<b>-</b>	<b>-</b>	
<b>PROCON TIF</b>					
Bond Principal		14,306	13,355	-	107.12%
Bond Interest		4,856	5,807	951	83.63%
<b>TOTAL PROCON TIF</b>	<b>-</b>	<b>19,162</b>	<b>19,162</b>	<b>951</b>	<b>100.00%</b>
<b>WALNUT HOUSING PROJECT</b>					
Bond Principal		63,963	49,209	-	129.98%
Bond Interest		10,509	25,263	14,754	41.60%
<b>TOTAL WALNUT HOUSING</b>	<b>-</b>	<b>74,472</b>	<b>74,472</b>	<b>14,754</b>	<b>100.00%</b>
<b>BRUNS PET GROOMING</b>					
Bond Principal	6,957	7,177	13,500	6,323	53.16%
<b>TOTAL BRUNS PET GROOMING</b>	<b>6,957</b>	<b>7,177</b>	<b>13,500</b>	<b>6,323</b>	<b>53.16%</b>
<b>GIRARD VET CLINIC</b>					
Bond Principal	5,031	5,190	14,500	9,310	35.79%
<b>TOTAL GIRARD VET CLINIC</b>	<b>5,031</b>	<b>5,190</b>	<b>14,500</b>	<b>9,310</b>	<b>35.79%</b>
<b>GEDDES ST APTS - PROCON</b>					
Bond Principal	14,276	14,726	30,000	15,274	49.09%
<b>TOTAL GEDDES ST APTS - PROCON</b>	<b>14,276</b>	<b>14,726</b>	<b>30,000</b>	<b>15,274</b>	<b>49.09%</b>
<b>SOUTHEAST CROSSINGS</b>					
Bond Principal	6,778	8,980	15,000	6,020	59.87%
<b>TOTAL SOUTHEAST CROSSINGS</b>	<b>6,778</b>	<b>8,980</b>	<b>15,000</b>	<b>6,020</b>	<b>59.87%</b>
<b>POPLAR STREET WATER</b>					
Bond Principal	4,634	8,123	6,000	-	135.39%
<b>TOTAL POPLAR STREET WATER</b>	<b>4,634</b>	<b>8,123</b>	<b>6,000</b>	<b>-</b>	<b>135.39%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2015

	<u>MONTH ENDED</u> <u>July-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	4,580	4,725	10,000	5,275	47.25%
<b>TOTAL CASEY'S @ FIVE POINTS</b>	<b>4,580</b>	<b>4,725</b>	<b>10,000</b>	<b>5,275</b>	<b>47.25%</b>
<b>SOUTH POINTE HOTEL PROJECT</b>					
Bond Principal	44,338	45,738	90,000	44,262	50.82%
<b>TOTAL SOUTH POINTE HOTEL PROJECT</b>	<b>44,338</b>	<b>45,738</b>	<b>90,000</b>	<b>44,262</b>	<b>50.82%</b>
<b>TODD ENCK PROJECT</b>					
Bond Principal	3,140	3,239	6,000	2,761	53.99%
<b>TOTAL TODD ENCK PROJECT</b>	<b>3,140</b>	<b>3,239</b>	<b>6,000</b>	<b>2,761</b>	<b>53.99%</b>
<b>SKAGWAY</b>					
Bond Principal		760,258	750,000	-	101.37%
<b>TOTAL SKAGWAY</b>	-	<b>760,258</b>	<b>750,000</b>	-	<b>101.37%</b>
<b>JOHN SCHULTE CONSTRUCTION</b>					
Bond Principal	2,590	2,671	6,000	3,329	44.52%
<b>TOTAL JOHN SCHULTE CONSTRUCTION</b>	<b>2,590</b>	<b>2,671</b>	<b>6,000</b>	<b>3,329</b>	<b>44.52%</b>
<b>PHARMACY PROPERTIES INC</b>					
Bond Principal	5,371	5,540	11,000	5,460	50.37%
<b>TOTAL PHARMACH PROPERTIES INC</b>	<b>5,371</b>	<b>5,540</b>	<b>11,000</b>	<b>5,460</b>	<b>50.37%</b>
<b>KEN-RAY LLC</b>					
Bond Principal	36,828	37,418	34,000	-	110.05%
<b>TOTAL KEN-RAY LLC</b>	<b>36,828</b>	<b>37,418</b>	<b>34,000</b>	-	<b>110.05%</b>
<b>COUNTY FUND #8598</b>					
Bond Principal	1,458	1,504	1,458	(46)	
<b>TOTAL COUNTY FUND #8598</b>	<b>1,458</b>	<b>1,504</b>	<b>1,458</b>	<b>(46)</b>	
<b>GORDMAN GRAND ISLAND</b>					
Bond Principal	129	4,227	40,000	35,773	
<b>TOTAL GORDMAN GRAND ISLAND</b>	<b>129</b>	<b>4,227</b>	<b>40,000</b>	<b>35,773</b>	
<b>BAKER DEVELOPMENT INC</b>					
Bond Principal	1,721	1,958	3,000	1,042	
<b>TOTAL BAKER DEVELOPMENT INC</b>	<b>1,721</b>	<b>1,958</b>	<b>3,000</b>	<b>1,042</b>	
<b>STRATFORD PLAZA LLC</b>					
Bond Principal	12,254	12,641	35,000	22,359	
<b>TOTAL STRATFORD PLAZA LLC</b>	<b>12,254</b>	<b>12,641</b>	<b>35,000</b>	<b>22,359</b>	
<b>COPPER CREEK</b>					
Bond Principal	11,826	15,085	-	-	
<b>TOTAL COPPER CREEK</b>	<b>11,826</b>	<b>15,085</b>	-	-	
<b>CHIEF INDUSTRIES AURORA COOP</b>					
Bond Principal	2,918	3,010		(3,010)	
<b>TOTAL CHIEF IND AURORA COOP</b>	<b>2,918</b>	<b>3,010</b>		<b>(3,010)</b>	
<b>TOKEN PROPERTIES KIMBALL STREET</b>					
Bond Principal	154	158		(158)	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2015

	MONTH ENDED <u>July-15</u>	2014-2015 <u>YEAR TO DATE</u>	2015 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
<b>TOTAL TOKEN PROPERTIES KIMBALL ST</b>	154	158		(158)	
<b>GI HABITAT FOR HUMANITY</b>					
Bond Principal	1,456	1,502		(1,502)	
<b>TOTAL BLANK</b>	1,456	1,502		(1,502)	
<b>AUTO ONE INC</b>					
Bond Principal	3,938	4,063		(4,063)	
<b>TOTAL AUTO ONE INC</b>	3,938	4,063		(4,063)	
<b>EIG GRAND ISLAND</b>					
Bond Principal	441	27,969		(27,969)	
<b>TOTAL BLANK</b>	441	27,969		(27,969)	
<b>TOKEN PROPERTIES CARY STREET</b>					
Bond Principal	3,638	3,695		(3,695)	
<b>TOTAL TOKEN PROPERTIES CARY ST</b>	3,638	3,695		(3,695)	
<b>WENN HOUSING PROJECT</b>					
Bond Principal	857	884		(884)	
<b>TOTAL WENN HOUSING PROJECT</b>	857	884		(884)	
<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>	256,258	1,600,202	2,609,692	1,061,304	



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CITY OF GRAND ISLAND  
 BALANCE SHEET FOR 2015 10

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FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR /

FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
<b>ASSETS</b>				
900	11110	OPERATING CASH	-135,894.36	838,981.96
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			<u>-135,894.36</u>	<u>1,954,293.71</u>
<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-PROPERY TAX	.00	-57,679.00
TOTAL LIABILITIES			<u>.00</u>	<u>-2,121,680.17</u>
<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	-120,363.92	-1,694,571.36
900	39600	EXPENDITURE CONTROL	256,258.28	1,600,202.15
TOTAL FUND BALANCE			<u>135,894.36</u>	<u>167,386.46</u>
TOTAL LIABILITIES + FUND BALANCE			<u>135,894.36</u>	<u>-1,954,293.71</u>

\*\* END OF REPORT - Generated by Brian Schultz \*\*