



# Community Redevelopment Authority (CRA)

**Wednesday, October 14, 2015**  
**Regular Meeting**

## **Item C1**

### **Financials**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF SEPTEMBER 2015

	MONTH ENDED <u>September-15</u>	2014-2015 <u>YEAR TO DATE</u>	2015 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
<b>CONSOLIDATED</b>					
Beginning Cash	801,167				
<b>REVENUE:</b>					
Property Taxes - CRA	130,166	502,008	493,195	-	101.79%
Property Taxes - Lincoln Pool	53,177	186,032	198,050	12,018	93.93%
Property Taxes - TIF's	132,963	1,218,020	1,321,092	174,652	92.20%
Interest Income - CRA	21	153	1,000	847	15.29%
Interest Income - TIF'S	0	5	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	4,225	127,690	128,000	310	99.76%
Other Revenue - TIF's	-	1,732	-	-	
<b>TOTAL REVENUE</b>	<b>320,552</b>	<b>2,035,641</b>	<b>2,241,337</b>	<b>287,828</b>	<b>90.82%</b>
<b>TOTAL RESOURCES</b>	<b>1,121,719</b>	<b>2,035,641</b>	<b>2,241,337</b>	<b>287,828</b>	
<b>EXPENSES</b>					
Auditing & Accounting	-	5,358	5,000	-	107.16%
Legal Services	180	1,650	3,000	1,350	55.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	70	52,114	65,000	12,886	80.17%
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	32	309	200	-	154.56%
Life Safety	-	-	200,000	200,000	
Legal Notices	16	208	2,500	2,292	8.31%
Licenses & Fees	-	525	-	-	
Travel & Training	-	-	1,000	1,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	-	381	300	-	126.95%
Supplies	-	-	300	300	0.00%
Land	-	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	172,008	405,637	216,000	-	187.79%
Blank Project	-	-	-	-	
Other Projects	-	-	175,000	175,000	0.00%
Bond Principal-TIF's	108,058	1,170,229	1,290,022	140,347	90.71%
Bond Interest-TIF's	-	16,147	31,070	15,705	
Interest Expense	-	-	-	-	
<b>TOTAL EXPENSES</b>	<b>280,364</b>	<b>1,938,901</b>	<b>2,609,692</b>	<b>882,837</b>	<b>74.30%</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>40,188</b>	<b>96,739</b>	<b>(368,355)</b>		
<b>ENDING CASH</b>	<b>841,354</b>	<b>96,739</b>	<b>(368,355)</b>	<b>-</b>	
<b>CRA CASH</b>	<b>546,616</b>				
<b>Lincoln Pool Tax Income Balance</b>	<b>249,033</b>				
<b>TIF CASH</b>	<b>45,705</b>				
<b>Total Cash</b>	<b>841,354</b>				

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF SEPTEMBER 2015

	<u>MONTH ENDED</u> <u>September-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	130,166	502,008	493,195	-	101.79%
Property Taxes - Lincoln Pool	53,177	186,032	198,050	12,018	93.93%
Interest Income	21	153	1,000	847	15.29%
Land Sales		-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax	4,225	127,690	128,000	310	99.76%
<b>TOTAL</b>	<b>187,589</b>	<b>815,883</b>	<b>920,245</b>	<b>113,176</b>	<b>88.66%</b>
<b>GENTLE DENTAL</b>					
Property Taxes		4,841	-	-	
Interest Income	0	2	-	-	
<b>TOTAL</b>	<b>0</b>	<b>4,843</b>	<b>-</b>	<b>-</b>	
<b>PROCON TIF</b>					
Property Taxes		23,387	19,162	-	122.05%
Interest Income		2	-	-	
<b>TOTAL</b>	<b>-</b>	<b>23,389</b>	<b>19,162</b>	<b>-</b>	<b>122.06%</b>
<b>WALNUT HOUSING PROJECT</b>					
Property Taxes	33,330	101,252	74,472	-	135.96%
Interest Income		1	-	-	
Other Revenue		1,732	-	-	
<b>TOTAL</b>	<b>33,330</b>	<b>102,986</b>	<b>74,472</b>	<b>-</b>	<b>138.29%</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	4,872	10,062	14,500	4,438	69.39%
<b>TOTAL</b>	<b>4,872</b>	<b>10,062</b>	<b>14,500</b>	<b>4,438</b>	<b>69.39%</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	4,108	13,088	15,000	1,912	87.26%
<b>TOTAL</b>	<b>4,108</b>	<b>13,088</b>	<b>15,000</b>	<b>1,912</b>	<b>87.26%</b>
<b>POPLAR STREET WATER</b>					
Property Taxes	3,287	12,237	6,000	-	203.94%
<b>TOTAL</b>	<b>3,287</b>	<b>12,237</b>	<b>6,000</b>	<b>-</b>	<b>203.94%</b>
<b>CASEY'S @ FIVE POINTS</b>					

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF SEPTEMBER 2015

	<u>MONTH ENDED</u> <u>September-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>
Property Taxes	4,436	9,161	10,000	839	91.61%
<b>TOTAL</b>	<b>4,436</b>	<b>9,161</b>	<b>10,000</b>	<b>839</b>	<b>91.61%</b>
<b>SOUTH POINTE HOTEL PROJECT</b>					
Property Taxes	42,939	88,677	90,000	1,323	98.53%
<b>TOTAL</b>	<b>42,939</b>	<b>88,677</b>	<b>90,000</b>	<b>1,323</b>	<b>98.53%</b>
<b>TODD ENCK PROJECT</b>					
Property Taxes	3,140	6,280	6,000	-	104.67%
<b>TOTAL</b>	<b>3,140</b>	<b>6,280</b>	<b>6,000</b>	<b>-</b>	<b>104.67%</b>
<b>SKAGWAY</b>					
Property Taxes		760,258	750,000	-	101.37%
Interest Income	-	-	-	-	
Other Revenue	-	-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>760,258</b>	<b>750,000</b>	<b>-</b>	<b>101.37%</b>
<b>JOHN SCHULTE CONSTRUCTION</b>					
Property Taxes		2,671	6,000	3,329	44.52%
<b>TOTAL</b>	<b>-</b>	<b>2,671</b>	<b>6,000</b>	<b>3,329</b>	<b>44.52%</b>
<b>PHARMACY PROPERTIES INC</b>					
Property Taxes	5,201	10,742	11,000	258	97.65%
<b>TOTAL</b>	<b>5,201</b>	<b>10,742</b>	<b>11,000</b>	<b>258</b>	<b>97.65%</b>
<b>KEN-RAY LLC</b>					
Property Taxes		37,418	34,000	-	110.05%
<b>TOTAL</b>	<b>-</b>	<b>37,418</b>	<b>34,000</b>	<b>-</b>	<b>110.05%</b>
<b>COUNTY FUND 8598</b>					
Property Taxes	1,412	2,916	1,458	-	0.00%
<b>TOTAL</b>	<b>1,412</b>	<b>2,916</b>	<b>1,458</b>	<b>-</b>	<b>0.00%</b>
<b>GORDMAN GRAND ISLAND</b>					
Property Taxes		8,195	40,000	31,805	0.00%
<b>TOTAL</b>	<b>-</b>	<b>8,195</b>	<b>40,000</b>	<b>31,805</b>	<b>0.00%</b>
<b>BAKER DEVELOPMENT INC</b>					
Property Taxes		1,958	3,000	1,042	0.00%
<b>TOTAL</b>	<b>-</b>	<b>1,958</b>	<b>3,000</b>	<b>1,042</b>	<b>0.00%</b>
<b>STRATFORD PLAZA INC</b>					
Property Taxes	11,868	24,509	35,000	10,491	0.00%
<b>TOTAL</b>	<b>11,868</b>	<b>24,509</b>	<b>35,000</b>	<b>10,491</b>	<b>0.00%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF SEPTEMBER 2015

	MONTH ENDED <u>September-15</u>	2014-2015 <u>YEAR TO DATE</u>	2015 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
<b>COPPER CREEK</b>					
Property Taxes	9,490	24,575	-	-	0.00%
<b>TOTAL</b>	<b>9,490</b>	<b>24,575</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<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	2,825	5,835	-	(5,835)	
<b>TOTAL</b>	<b>2,825</b>	<b>5,835</b>	<b>-</b>	<b>(5,835)</b>	
<b>TOKEN PROPERTIES KIMBALL ST</b>					
Property Taxes	-	307	-	(307)	
<b>TOTAL</b>	<b>-</b>	<b>307</b>	<b>-</b>	<b>(307)</b>	
<b>GI HABITAT OF HUMANITY</b>					
Property Taxes	1,410	2,912	-	(2,912)	
<b>TOTAL</b>	<b>1,410</b>	<b>2,912</b>	<b>-</b>	<b>(2,912)</b>	
<b>AUTO ONE INC</b>					
Property Taxes	3,814	7,877	-	(7,877)	
<b>TOTAL</b>	<b>3,814</b>	<b>7,877</b>	<b>-</b>	<b>(7,877)</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	-	7,277	-	(7,277)	
<b>TOTAL</b>	<b>-</b>	<b>7,277</b>	<b>-</b>	<b>(7,277)</b>	
<b>WENN HOUSING PROJECT</b>					
Property Taxes	830	1,714	-	(1,714)	
<b>TOTAL</b>	<b>830</b>	<b>1,714</b>	<b>-</b>	<b>(1,714)</b>	
<b>TOTAL REVENUE</b>	<b>320,552</b>	<b>2,035,641</b>	<b>2,241,337</b>	<b>287,828</b>	<b>90.82%</b>
<b>EXPENSES</b>					
<b>CRA</b>					
<b>GENERAL OPERATIONS:</b>					
Auditing & Accounting		5,358	5,000	-	107.16%
Legal Services	180	1,650	3,000	1,350	55.00%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	70	52,114	65,000	12,886	80.17%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF SEPTEMBER 2015

	MONTH ENDED <u>September-15</u>	2014-2015 <u>YEAR TO DATE</u>	2015 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
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	32	309	200	-	154.56%
Lifesafety Grant		-	200,000	200,000	0.00%
Legal Notices	16	208	2,500	2,292	8.31%
Licenses & Fees		525	-	-	
Travel & Training		-	1,000	1,000	0.00%
Office Supplies		381	300	-	
Supplies		-	300	300	0.00%
Land		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	172,008	405,637	216,000	-	0.00%
Other Projects		-	175,000	175,000	0.00%
<b>TOTAL CRA EXPENSES</b>	<b>172,306</b>	<b>752,525</b>	<b>1,288,600</b>	<b>726,785</b>	<b>58.40%</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		7,177	13,500	6,323	53.16%
<b>TOTAL BRUNS PET GROOMING</b>	<b>-</b>	<b>7,177</b>	<b>13,500</b>	<b>6,323</b>	<b>53.16%</b>
<b>GIRARD VET CLINIC</b>					
Bond Principal	4,872	10,062	14,500	4,438	69.39%
<b>TOTAL GIRARD VET CLINIC</b>	<b>4,872</b>	<b>10,062</b>	<b>14,500</b>	<b>4,438</b>	<b>69.39%</b>
<b>GEDDES ST APTS - PROCON</b>					
Bond Principal		14,726	30,000	15,274	49.09%
<b>TOTAL GEDDES ST APTS - PROCON</b>	<b>-</b>	<b>14,726</b>	<b>30,000</b>	<b>15,274</b>	<b>49.09%</b>
<b>SOUTHEAST CROSSINGS</b>					
Bond Principal	4,108	13,088	15,000	1,912	87.26%

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF SEPTEMBER 2015

	MONTH ENDED September-15	2014-2015 YEAR TO DATE	2015 BUDGET	REMAINING BALANCE	% OF BUDGET USED
<b>TOTAL SOUTHEAST CROSSINGS</b>	4,108	13,088	15,000	1,912	87.26%
<b>POPLAR STREET WATER</b>					
Bond Principal	4,113	12,237	6,000	-	203.94%
<b>TOTAL POPLAR STREET WATER</b>	4,113	12,237	6,000	-	203.94%
<b>CASEY'S @ FIVE POINTS</b>					
Bond Principal	4,436	9,161	10,000	839	91.61%
<b>TOTAL CASEY'S @ FIVE POINTS</b>	4,436	9,161	10,000	839	91.61%
<b>SOUTH POINTE HOTEL PROJECT</b>					
Bond Principal	42,939	88,677	90,000	1,323	98.53%
<b>TOTAL SOUTH POINTE HOTEL PROJECT</b>	42,939	88,677	90,000	1,323	98.53%
<b>TODD ENCK PROJECT</b>					
Bond Principal	3,041	6,280	6,000	-	104.67%
<b>TOTAL TODD ENCK PROJECT</b>	3,041	6,280	6,000	-	104.67%
<b>SKAGWAY</b>					
Bond Principal		760,258	750,000	-	101.37%
<b>TOTAL SKAGWAY</b>	-	760,258	750,000	-	101.37%
<b>JOHN SCHULTE CONSTRUCTION</b>					
Bond Principal		2,671	6,000	3,329	44.52%
<b>TOTAL JOHN SCHULTE CONSTRUCTION</b>	-	2,671	6,000	3,329	44.52%
<b>PHARMACY PROPERTIES INC</b>					
Bond Principal	5,201	10,742	11,000	258	97.65%
<b>TOTAL PHARMACH PROPERTIES INC</b>	5,201	10,742	11,000	258	97.65%
<b>KEN-RAY LLC</b>					
Bond Principal		37,418	34,000	-	110.05%
<b>TOTAL KEN-RAY LLC</b>	-	37,418	34,000	-	110.05%
<b>COUNTY FUND #8598</b>					
Bond Principal	1,412	2,916	1,458	(1,458)	
<b>TOTAL COUNTY FUND #8598</b>	1,412	2,916	1,458	(1,458)	
<b>GORDMAN GRAND ISLAND</b>					
Bond Principal	3,968	8,195	40,000	31,805	
<b>TOTAL GORDMAN GRAND ISLAND</b>	3,968	8,195	40,000	31,805	
<b>BAKER DEVELOPMENT INC</b>					
Bond Principal		1,958	3,000	1,042	
<b>TOTAL BAKER DEVELOPMENT INC</b>	-	1,958	3,000	1,042	
<b>STRATFORD PLAZA LLC</b>					
Bond Principal	11,868	24,509	35,000	10,491	
<b>TOTAL STRATFORD PLAZA LLC</b>	11,868	24,509	35,000	10,491	
<b>COPPER CREEK</b>					
Bond Principal	9,490	24,575	-	-	
<b>TOTAL COPPER CREEK</b>	9,490	24,575	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF SEPTEMBER 2015

	<u>MONTH ENDED</u> <u>September-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>CHIEF INDUSTRIES AURORA COOP</b>					
Bond Principal	2,825	5,835		(5,835)	
<b>TOTAL CHIEF IND AURORA COOP</b>	<b>2,825</b>	<b>5,835</b>		<b>(5,835)</b>	
<b>TOKEN PROPERTIES KIMBALL STREET</b>					
Bond Principal	149	307		(307)	
<b>TOTAL TOKEN PROPERTIES KIMBALL ST</b>	<b>149</b>	<b>307</b>		<b>(307)</b>	
<b>GI HABITAT FOR HUMANITY</b>					
Bond Principal	1,410	2,912		(2,912)	
<b>TOTAL BLANK</b>	<b>1,410</b>	<b>2,912</b>		<b>(2,912)</b>	
<b>AUTO ONE INC</b>					
Bond Principal	3,814	7,877		(7,877)	
<b>TOTAL AUTO ONE INC</b>	<b>3,814</b>	<b>7,877</b>		<b>(7,877)</b>	
<b>EIG GRAND ISLAND</b>					
Bond Principal	-	27,969		(27,969)	
<b>TOTAL BLANK</b>	<b>-</b>	<b>27,969</b>		<b>(27,969)</b>	
<b>TOKEN PROPERTIES CARY STREET</b>					
Bond Principal	3,582	7,277		(7,277)	
<b>TOTAL TOKEN PROPERTIES CARY ST</b>	<b>3,582</b>	<b>7,277</b>		<b>(7,277)</b>	
<b>WENN HOUSING PROJECT</b>					
Bond Principal	830	1,714		(1,714)	
<b>TOTAL WENN HOUSING PROJECT</b>	<b>830</b>	<b>1,714</b>		<b>(1,714)</b>	
<b>FUTURE TIF'S</b>					
Bond Principal			162,000	162,000	
Bond Interest				-	
Auditing & Accounting				-	
<b>TOTAL FUTURE TIF'S</b>			<b>162,000</b>	<b>162,000</b>	
<b>TOTAL EXPENSES</b>	<b>280,364</b>	<b>1,938,901</b>	<b>2,609,692</b>	<b>926,176</b>	





10/01/2015 16:45  
briansc  
CITY OF GRAND ISLAND  
BALANCE SHEET FOR 2015 12

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	40,187.75	841,353.04
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>40,187.75</b>	<b>1,956,664.79</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	-320,551.95	-2,035,641.74
900	39600	EXPENDITURE CONTROL	280,364.20	1,938,901.45
		<b>TOTAL FUND BALANCE</b>	<b>-40,187.75</b>	<b>165,015.38</b>
		<b>TOTAL LIABILITIES + FUND BALANCE</b>	<b>-40,187.75</b>	<b>-1,956,664.79</b>

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