

Nitro Land Reuse Authority
Balance Sheet
April 30, 2023

ASSETS

Current Assets		
Regular Checking Account	\$	21,294.10
Cash-American Rescue Funds		181,592.53
Inventory-LRA Property		31,107.21
Inventory-CITY		67,846.66
		<u>301,840.50</u>
Total Current Assets		
Property and Equipment		
Furniture and Fixtures		395.89
21St Building CVB Office		165,274.20
Accum. Depreciation -21 st Str		(55,106.72)
Accum. Depreciation - 27th St		(12,082.33)
Accum. Depreciation - Off Equi		(443.40)
		<u>98,037.64</u>
Total Property and Equipment		
Other Assets		
27th Street Building Pam Poodl		53,067.16
Peyton 2301,2402,2404		157,486.55
Haikal 2401,2403,2405,2502,250		309,102.74
Greene 3801, 3902, 3906		178,994.57
LMW 3001 30th Street		36,613.71
2406 24th dtreet		25,827.00
2303 23rd Street		73,880.20
3003 30TH Street		30,752.28
2922 29st		5,055.24
29th Street Land		30,242.82
3104 31st Street		15,565.54
3210 32nd Street		6,012.41
3212 32nd Street		8,240.13
		<u>930,840.35</u>
Total Other Assets		
Total Assets	\$	<u><u>1,330,718.49</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Due to City Land Purchases	\$	6,379.50
		<u>6,379.50</u>
Total Current Liabilities		
Long-Term Liabilities		
Haikel Note 2401 etc Property		228,312.02
		<u>228,312.02</u>
Total Long-Term Liabilities		
Total Liabilities		
Capital		
Fund Balance NLRA		885,357.98
Use Restricted City Contributi		138,430.23
Net Income		72,238.76
		<u>1,096,026.97</u>
Total Capital		

Unaudited - For Management Purposes Only

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April 30, 2023

Total Liabilities & Capital	\$ <u>1,330,718.49</u>
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Nitro Land Reuse Authority
Income Statement
For the Ten Months Ending April 30, 2023

	Current Month This Year	Year to Date Current	Year to Date LY Last Year	Budget YTD This Year
Revenues				
Sales-Rent	\$ 1,115.00	\$ 11,150.00	\$ 13,125.00	\$ 11,150.00
Reimbursement City Property	5,126.17	15,016.48	3,312.43	0.00
Reimbursement LRA Property	0.00	2,043.94	5,926.01	0.00
Sales - City Property	0.00	0.00	18,700.00	0.00
Sales-Other	0.00	0.00	0.00	833.40
Investment Income	0.00	22.37	18.35	0.00
Contributions-From City	0.00	77,500.00	400,000.00	200,000.00
Interest Income	22.38	204.35	0.00	0.00
Total Revenues	<u>6,263.55</u>	<u>105,937.14</u>	<u>441,081.79</u>	<u>211,983.40</u>
Cost of Sales				
Property Purchased	0.00	3,323.29	189.00	166,676.70
Cost of City Prop Sold	0.00	0.00	21,215.04	0.00
Transfer Cost 2B Redeemed City	0.00	0.00	3,247.48	0.00
Transfer Cost 2B Redeemed LRA	0.00	1,922.32	5,263.12	0.00
Contributions to City	0.00	0.00	6,335.01	0.00
Cost of Sales-Sales Commission	0.00	0.00	5,500.00	0.00
Cost of Sales-City Profit	0.00	0.00	231.57	0.00
Cost of Sales - Demolition	0.00	9,835.00	33,340.00	0.00
Property Taxes	0.00	600.00	0.00	0.00
Total Cost of Sales	<u>0.00</u>	<u>15,680.61</u>	<u>75,321.22</u>	<u>166,676.70</u>
Gross Profit	<u>6,263.55</u>	<u>90,256.53</u>	<u>365,760.57</u>	<u>45,306.70</u>
Expenses				
Bank Charge Expense	0.00	0.00	66.53	0.00
Professional Services	0.00	1,812.28	3,742.77	13,333.40
Insurance	0.00	0.00	0.00	2,500.00
Supplies Expense	0.00	0.00	129.49	0.00
Maintenance Expense	250.00	4,392.50	2,075.00	12,500.00
Demolition	0.00	0.00	0.00	66,666.70
Meetings Expense	0.00	321.00	413.13	0.00
Interest Expense	717.46	8,146.15	3,101.54	0.00
Website Hosting	0.00	0.00	1,870.00	0.00
Utilities	514.00	3,345.84	6,370.09	6,666.70
Total Expenses	<u>1,481.46</u>	<u>18,017.77</u>	<u>17,768.55</u>	<u>101,666.80</u>
Net Income	<u>\$ 4,782.09</u>	<u>\$ 72,238.76</u>	<u>\$ 347,992.02</u>	<u>\$ (56,360.10)</u>

For Management Purposes Only

Nitro Land Reuse Authority
Account Register
For the Period From Apr 1, 2023 to Apr 30, 2023
10200 - Regular Checking Account

Filter Criteria includes: Report order is by Date.

Date	Trans No	Type	Trans Desc	Deposit Amt	Withdrawal Amt	Balance
			Beginning Balance			28,830.16
4/3/23	1239	Withdraw	US BANK		514.00	28,316.16
4/3/23	TRANSFER	Other	TRANSFER FROM AME	10.00		28,326.16
4/21/23	1240	Withdraw	Nola Little		250.00	28,076.16
4/25/23	042523	Deposit	Pampered Poodle	515.00		28,591.16
		Deposit	Nitro Convention Visitors	600.00		29,191.16
		Deposit	Property Taxes Redem	5,126.17		34,317.33
4/26/23	1241	Withdraw	Robert P Howell		10,996.00	23,321.33
4/26/23	1242	Withdraw	Karen Haikal		2,027.23	21,294.10
			Total	6,251.17	13,787.23	

Nitro Land Reuse Authority
Account Register
For the Period From Apr 1, 2023 to Apr 30, 2023
10600 - Cash-American Rescue Funds

Filter Criteria includes: Report order is by Date.

Date	Trans No	Type	Trans Desc	Deposit Amt	Withdrawal Amt	Balance
			Beginning Balance			181,580.15
4/3/23	TRANSFER	Other	TRANSFER FROM AME		10.00	181,570.15
4/28/23	04/28/23	Other	Interest Income	22.38		181,592.53
			Total	22.38	10.00	

Nitro Land Reuse Authority
Statement of Cash Flow
For the ten Months Ended April 30, 2023

	Current Month	Year to Date
Cash Flows from operating activities		
Net Income	\$ 4,782.09	\$ 72,238.76
Adjustments to reconcile net income to net cash provided by operating activities		
Accum. Depreciation -21 st Str	0.00	0.00
Accum. Depreciation - 27th St	0.00	0.00
Accum. Depreciation - Off Equi	0.00	0.00
Accum. Depreciation - Other	0.00	0.00
Accum. Depreciation - Leasehol	0.00	0.00
Accum. Depreciation - Building	0.00	0.00
Accum. Depreciation - Bldg Imp	0.00	0.00
Accounts Receivable	0.00	0.00
Grants Receivable	0.00	0.00
Other Receivables	0.00	0.00
Allowance for Doubtful Account	0.00	0.00
Inventory-LRA Property	0.00	(15,984.04)
Inventory-CITY	0.00	0.00
Inventory-Kitchen	0.00	0.00
Inventory-Golf & Tennis	0.00	0.00
Inventory-Snack Stand	0.00	0.00
Prepaid Expenses	0.00	0.00
Employee Advances	0.00	0.00
Other Current Assets	0.00	0.00
Accounts Payable	0.00	0.00
Accrued Expenses	0.00	0.00
Sales Tax Payable	0.00	0.00
Wages Payable	0.00	0.00
Due to City Land Purchases	0.00	0.00
Federal Payroll Taxes Payable	0.00	0.00
FUTA Tax Payable	0.00	0.00
State Payroll Taxes Payable	0.00	0.00
SUTA Payable	0.00	0.00
Local Payroll Taxes Payable	0.00	0.00
Income Taxes Payable	0.00	0.00
Other Taxes Payable	0.00	0.00
Employee Benefits Payable	0.00	0.00
Current Portion Long-Term Debt	0.00	0.00
Fund Deposits	0.00	0.00
Research Grants Payable	0.00	0.00
Other Current Liabilities	0.00	0.00
Suspense-Clearing Account	0.00	0.00
	0.00	(15,984.04)
Total Adjustments	0.00	(15,984.04)
Net Cash provided by Operations	4,782.09	56,254.72
Cash Flows from investing activities		
Used For		
Furniture and Fixtures	0.00	0.00
Equipment	0.00	0.00
Automobiles	0.00	0.00
Other Depreciable Property	0.00	0.00
Leasehold Improvements	0.00	0.00
21St Building CVB Office	0.00	0.00
27th Street Building Pam Poodl	0.00	0.00
Peyton 2301,2402,2404	0.00	0.00

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Nitro Land Reuse Authority
Statement of Cash Flow
For the ten Months Ended April 30, 2023

	Current Month	Year to Date
Haikal 2401,2403,2405,2502,250	0.00	0.00
Greene 3801, 3902, 3906	0.00	0.00
LMW 3001 30th Street	(10,996.00)	(10,996.00)
2406 24th Street	0.00	0.00
2303 23rd Street	0.00	(73,880.20)
3003 30TH Street	0.00	0.00
2922 29st	0.00	(5,055.24)
29th Street Land	0.00	0.00
3104 31st Street	0.00	0.00
3210 32nd Street	0.00	(12,173.35)
3212 32nd Street	0.00	(8,240.13)
Deposits	0.00	0.00
Organization Costs	0.00	0.00
Accum. Amortiz. - Org. Costs	0.00	0.00
Note Receivable-Noncurrent	0.00	0.00
Other Noncurrent Assets	0.00	0.00
	<u>0.00</u>	<u>0.00</u>
Net cash used in investing	<u>(10,996.00)</u>	<u>(110,344.92)</u>
Cash Flows from financing activities		
Proceeds From		
Notes Payable-Noncurrent	0.00	0.00
Deferred Revenue	0.00	0.00
Haikel Note 2401 etc Property	0.00	0.00
Other Long-Term Liabilities	0.00	0.00
Board Designated Net Assets	0.00	0.00
Board Designated Quasi-Endow	0.00	0.00
Use Restricted City Contributi	0.00	0.00
Time Restricted Net Assets	0.00	0.00
Endowment Net Assets	0.00	0.00
Used For		
Notes Payable-Noncurrent	0.00	(77,500.00)
Deferred Revenue	0.00	0.00
Haikel Note 2401 etc Property	(1,309.77)	(14,153.38)
Other Long-Term Liabilities	0.00	0.00
Board Designated Net Assets	0.00	0.00
Board Designated Quasi-Endow	0.00	0.00
Use Restricted City Contributi	0.00	0.00
Time Restricted Net Assets	0.00	0.00
Endowment Net Assets	0.00	0.00
	<u>0.00</u>	<u>0.00</u>
Net cash used in financing	<u>(1,309.77)</u>	<u>(91,653.38)</u>
Net increase <decrease> in cash	<u>\$ (7,523.68)</u>	<u>\$ (145,743.58)</u>
Summary		
Cash Balance at End of Period	\$ 202,886.63	\$ 202,886.63
Cash Balance at Beg of Period	<u>(210,410.31)</u>	<u>(342,469.27)</u>
Net Increase <Decrease> in Cash	<u>\$ (7,523.68)</u>	<u>\$ (139,582.64)</u>

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