

Nitro Land Reuse Authority
Balance Sheet
May 31, 2023

ASSETS

Current Assets		
Regular Checking Account	\$	29,755.86
Cash-American Rescue Funds		181,615.67
Inventory-LRA Property		31,107.21
Inventory-CITY		67,846.66
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Total Current Assets		310,325.40
Property and Equipment		
Furniture and Fixtures		395.89
21 St 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)
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Total Property and Equipment		98,037.64
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
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Total Other Assets		930,840.35
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Total Assets	\$	<u><u>1,339,203.39</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Due to City Land Purchases	\$	6,379.50
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Total Current Liabilities		6,379.50
Long-Term Liabilities		
Haikel Note 2401 etc Property		226,998.15
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Total Long-Term Liabilities		226,998.15
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Total Liabilities		233,377.65
Capital		
Fund Balance NLRA		885,357.98
Use Restricted City Contributi		138,430.23
Net Income		82,037.53
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Total Capital		<u>1,105,825.74</u>

Unaudited - For Management Purposes Only

Nitro Land Reuse Authority
Balance Sheet
May 31, 2023

Total Liabilities & Capital	\$	<u>1,339,203.39</u>
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Nitro Land Reuse Authority
Income Statement
For the Eleven Months Ending May 31, 2023

	Current Month This Year	Year to Date Current	Year to Date LY Last Year	Budget YTD This Year
Revenues				
Sales-Rent	\$ 0.00	\$ 11,150.00	\$ 14,240.00	\$ 12,265.00
Reimbursement City Property	27,054.92	42,071.40	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	916.74
Investment Income	0.00	22.37	18.35	0.00
Contributions-From City	0.00	77,500.00	411,359.92	200,000.00
Interest Income	23.14	227.49	0.00	0.00
Total Revenues	27,078.06	133,015.20	453,556.71	213,181.74
Cost of Sales				
Property Purchased	15,024.52	18,347.81	189.00	183,344.37
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	15,024.52	30,705.13	75,321.22	183,344.37
Gross Profit	12,053.54	102,310.07	378,235.49	29,837.37
Expenses				
Bank Charge Expense	0.00	0.00	66.53	0.00
Legal Fees	(250.00)	(250.00)	0.00	0.00
Professional Services	1,000.00	2,812.28	4,304.70	14,666.74
Insurance	0.00	0.00	0.00	2,750.00
Supplies Expense	0.00	0.00	129.49	0.00
Maintenance Expense	312.50	4,705.00	2,999.98	13,750.00
Demolition	0.00	0.00	0.00	73,333.37
Meetings Expense	0.00	321.00	413.13	0.00
Interest Expense	713.36	8,859.51	3,867.13	0.00
Website Hosting	0.00	0.00	1,870.00	0.00
Utilities	478.91	3,824.75	5,391.15	7,333.37
Total Expenses	2,254.77	20,272.54	19,042.11	111,833.48
Net Income	\$ 9,798.77	\$ 82,037.53	\$ 359,193.38	\$ (81,996.11)

For Management Purposes Only

Nitro Land Reuse Authority
Account Register
For the Period From May 1, 2023 to May 31, 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			21,294.10
5/2/23	1243	Withdraw	US BANK		478.91	20,815.19
5/4/23		Other	REFUND FROM ROBER	250.00		21,065.19
5/4/23	050423	Deposit	Property Taxes Reedem	12,030.40		33,095.59
5/17/23	051723	Deposit	CITY OF NITRO	15,024.52		48,120.11
5/17/23	1244	Withdraw	KANAWHA COUNTY S		15,024.52	33,095.59
5/24/23	1245	Withdraw	Nola Little		312.50	32,783.09
5/30/23	1246	Withdraw	Karen Haikal		2,027.23	30,755.86
5/31/23	1247	Withdraw	U. A. Visions		1,000.00	29,755.86
Total				27,304.92	18,843.16	

Nitro Land Reuse Authority
Account Register
For the Period From May 1, 2023 to May 31, 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
5/31/23	05/31/23	Other	Beginning Balance			181,592.53
			Interest Income	23.14		181,615.67
			Total	23.14		

Nitro Land Reuse Authority
Statement of Cash Flow
For the eleven Months Ended May 31, 2023

	Current Month	Year to Date
Cash Flows from operating activities		
Net Income	\$ 9,798.77	\$ 82,037.53
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
Total Adjustments	0.00	(15,984.04)
Net Cash provided by Operations	9,798.77	66,053.49

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 eleven Months Ended May 31, 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	0.00	(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
Net cash used in investing	0.00	(110,344.92)
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	(1,313.87)	(15,467.25)
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
Net cash used in financing	(1,313.87)	(92,967.25)
Net increase <decrease> in cash	\$ 8,484.90	\$ (137,258.68)
Summary		
Cash Balance at End of Period	\$ 211,371.53	\$ 211,371.53
Cash Balance at Beg of Period	(202,886.63)	(342,469.27)
Net Increase <Decrease> in Cash	\$ 8,484.90	\$ (131,097.74)

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