

**Nitro Land Reuse Authority**  
**Account Register**  
**For the Period From Nov 1, 2022 to Nov 30, 2022**  
**10200 - Regular Checking Account**

Filter Criteria includes: Report order is by Date.

<b>Date</b>	<b>Trans No</b>	<b>Type</b>	<b>Trans Desc</b>	<b>Deposit Amt</b>	<b>Withdrawal Amt</b>	<b>Balance</b>
			Beginning Balance			124,930.69
11/1/22	1212	Withdraw	Karen Haikal		2,027.23	122,903.46
11/10/22	1213	Withdraw	Nola Little		250.00	122,653.46
11/11/22	111422	Deposit	KANAWHA COUNTY S	276.25		122,929.71
11/15/22	1214	Withdraw	Fifth Third Bank		192.73	122,736.98
11/17/22	1215	Withdraw	Pinnacle Consultants, LL		7,430.00	115,306.98
11/17/22	1216	Withdraw	Robert P Howell		6,019.58	109,287.40
11/18/22	111822	Deposit	Nitro Convention Visitors	600.00		109,887.40
			<b>Total</b>	<b>876.25</b>	<b>15,919.54</b>	

Nitro Land Reuse Authority  
Balance Sheet  
November 30, 2022

ASSETS

Current Assets		
Regular Checking Account	\$	109,887.40
Cash-American Rescue Funds		181,489.88
Inventory-LRA Property		30,573.20
Inventory-CITY		57,669.48
Prepaid Expenses		1,157.16
		380,777.12
Total Current Assets		
Property and Equipment		
Furniture and Fixtures		395.89
21St Building CVB Office		165,274.20
Accum. Depreciation -21 st Str		(46,559.12)
Accum. Depreciation - Off Equi		(285.04)
		118,825.93
Total Property and Equipment		
Other Assets		
27th Street Building Pam Poodl		53,067.16
Peyton 2301,2402,2404		79,986.55
Haikal 2401,2403,2405,2502,250		307,502.74
Greene 3801, 3902, 3906		178,994.57
LMW 3001 30th Street		41,183.25
2406 24th dtreet		25,827.00
3003 30TH Street		30,752.28
2922 29st		5,055.24
29th Street Land		30,000.71
3210 32nd Street		6,012.41
3212 32nd Street		8,240.13
Accum. Depreciation - 27th St		(9,360.93)
		757,261.11
Total Other Assets		
Total Assets	\$	1,256,864.16

LIABILITIES AND CAPITAL

Current Liabilities		
Due to City Land Purchases	\$	12,791.68
		12,791.68
Total Current Liabilities		
Long-Term Liabilities		
Haikel Note 2401 etc Property		236,077.92
		236,077.92
Total Long-Term Liabilities		
Total Liabilities		248,869.60
Capital		
Fund Balance NLRA		881,703.26
Use Restricted City Contributi		138,430.23
Net Income		(12,138.93)
		1,007,994.56
Total Capital		1,007,994.56
Total Liabilities & Capital	\$	1,256,864.16

Nitro Land Reuse Authority  
Statement of Cash Flow  
For the five Months Ended November 30, 2022

	Current Month	Year to Date
Cash Flows from operating activities		
Net Income	\$ (7,715.86)	\$ (12,138.93)
Adjustments to reconcile net income to net cash provided by operating activities		
Inventory-LRA Property	<u>(6,019.58)</u>	<u>(13,257.80)</u>
Total Adjustments	<u>(6,019.58)</u>	<u>(13,257.80)</u>
Net Cash provided by Operations	<u>(13,735.44)</u>	<u>(25,396.73)</u>
Cash Flows from investing activities		
Used For		
2922 29st	0.00	(5,055.24)
3210 32nd Street	0.00	(12,173.35)
3212 32nd Street	<u>0.00</u>	<u>(8,240.13)</u>
Net cash used in investing	<u>0.00</u>	<u>(25,468.72)</u>
Cash Flows from financing activities		
Proceeds From		
Used For		
Haikel Note 2401 etc Property	<u>(1,285.48)</u>	<u>(6,387.48)</u>
Net cash used in financing	<u>(1,285.48)</u>	<u>(6,387.48)</u>
Net increase <decrease> in cash	<u>\$ (15,020.92)</u>	<u>\$ (57,252.93)</u>
Summary		
Cash Balance at End of Period	\$ 291,377.28	\$ 291,377.28
Cash Balance at Beg of Period	<u>(306,398.20)</u>	<u>(342,469.27)</u>
Net Increase <Decrease> in Cash	<u>\$ (15,020.92)</u>	<u>\$ (51,091.99)</u>

Nitro Land Reuse Authority  
Income Statement  
For the Five Months Ending November 30, 2022

	Current Month This Year	Year to Date Current	Year to Date LY Last Year	Budget YTD This Year
<b>Revenues</b>				
Sales-Rent	\$ 600.00	\$ 5,060.00	\$ 5,675.00	\$ 5,575.00
Reimbursement City Property	276.25	276.25	0.00	0.00
Reimbursement LRA Property	0.00	2,043.94	0.00	0.00
Sales - City Property	0.00	0.00	7,100.00	0.00
Sales-Other	0.00	0.00	0.00	416.70
Investment Income	22.37	22.37	0.00	0.00
Contributions-From City	0.00	0.00	200,000.00	200,000.00
Interest Income	0.00	91.70	0.00	0.00
<b>Total Revenues</b>	<u>898.62</u>	<u>7,494.26</u>	<u>212,775.00</u>	<u>205,991.70</u>
<b>Cost of Sales</b>				
Property Purchased	0.00	0.00	135.00	83,338.35
Cost of City Prop Sold	0.00	0.00	3,461.66	0.00
Transfer Cost 2B Redeemed LRA	0.00	1,922.32	0.00	0.00
Contributions to City	0.00	0.00	3,461.66	0.00
Cost of Sales-Sales Commission	0.00	0.00	2,750.00	0.00
Cost of Sales-City Profit	0.00	0.00	231.57	0.00
Cost of Sales - Demolition	7,430.00	9,835.00	12,120.00	0.00
<b>Total Cost of Sales</b>	<u>7,430.00</u>	<u>11,757.32</u>	<u>22,159.89</u>	<u>83,338.35</u>
<b>Gross Profit</b>	<u>(6,531.38)</u>	<u>(4,263.06)</u>	<u>190,615.11</u>	<u>122,653.35</u>
<b>Expenses</b>				
Bank Charge Expense	0.00	0.00	51.53	0.00
Professional Services	192.73	1,371.93	0.00	6,666.70
Insurance	0.00	0.00	0.00	1,250.00
Supplies Expense	0.00	0.00	53.23	0.00
Maintenance Expense	250.00	1,204.00	100.00	6,250.00
Demolition	0.00	0.00	0.00	33,333.35
Meetings Expense	0.00	321.00	0.00	0.00
Interest Expense	741.75	3,748.67	0.00	0.00
Website Hosting	0.00	0.00	1,727.50	0.00
Utilities	0.00	1,230.27	2,223.43	3,333.35
<b>Total Expenses</b>	<u>1,184.48</u>	<u>7,875.87</u>	<u>4,155.69</u>	<u>50,833.40</u>
<b>Net Income</b>	<u>\$ (7,715.86)</u>	<u>\$ (12,138.93)</u>	<u>\$ 186,459.42</u>	<u>\$ 71,819.95</u>