



Community Redevelopment Authority (CRA)

**Wednesday, April 8, 2020
Regular Meeting**

Item C1

Review of Financials March 2020

Staff Contact:

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2020**

	MONTH ENDED	2019-2020	2020	REMAINING	% OF BUDGET
	March-20	YEAR TO DATE	BUDGET	BALANCE	USED
CONSOLIDATED					
Beginning Cash	560,302		622,763		
REVENUE:					
Property Taxes - CRA	-	55,523	529,646	474,123	10.48%
Property Taxes - Lincoln Pool	-	20,033	194,229	174,196	10.31%
Property Taxes -TIF's	-	67,926	2,500,000	2,477,651	2.72%
Loan Income (Poplar Street Water Line)	-	-	13,000	13,000	0.00%
Interest Income - CRA	1,399	10,428	10,000	-	104.28%
Interest Income - TIF'S	-	294	-	-	
Land Sales	-	37,884	200,000	162,116	18.94%
Other Revenue - CRA	87	200,548	300,000	99,452	66.85%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	1,485	392,636	3,746,875	3,400,537	10.48%
TOTAL RESOURCES	561,787	392,636	4,369,638	3,400,537	
EXPENSES					
Auditing & Accounting	-	-	3,000	3,000	0.00%
Legal Services	-	-	3,000	3,000	0.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	8,653	24,898	75,000	50,102	33.20%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	136	16,000	15,864	0.85%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	200	200	0.00%
Legal Notices	48	185	500	315	37.08%
Travel & Training	760	760	4,000	3,240	19.00%
Other Expenditures	-	-	-	-	
Office Supplies	-	-	1,000	1,000	0.00%
Supplies	-	-	300	300	0.00%
Land	-	-	100,000	100,000	
Bond Principal - Lincoln Pool	-	180,000	180,000	-	100.00%
Bond Interest	-	7,903	14,229	6,327	55.54%
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	-	-	220,000	220,000	0.00%
Building Improvement	-	150,000	715,000	565,000	20.98%
Other Projects	-	-	220,000	220,000	0.00%
Bond Principal-TIF's	17,492	102,326.96	2,500,000	2,500,000	4.09%
Bond Interest-TIF's	-	715	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	26,953	666,923	4,258,479	3,694,597	15.66%
INCREASE(DECREASE) IN CASH	(25,468)	(274,287)	(511,604)		
ENDING CASH	534,835	(274,287)	111,159	-	
CRA CASH	511,817				
Lincoln Pool Tax Income Balance	10,799				
TIF CASH	12,219				
Total Cash	534,835				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2020

	<u>MONTH ENDED</u> <u>March-20</u>	<u>2019-2020</u> <u>YEAR TO DATE</u>	<u>2020</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
GENERAL OPERATIONS:					
Property Taxes - CRA		55,523	529,646	474,123	10.48%
Property Taxes - Lincoln Pool		20,033	194,229	174,196	10.31%
Interest Income	1,399	10,428	10,000	-	104.28%
Loan Income (Poplar Street Water Line)		-	13,000	13,000	0.00%
Land Sales		37,884	200,000	162,116	18.94%
Other Revenue & Motor Vehicle Tax	87	200,548	300,000	99,452	66.85%
TOTAL	1,485	324,416	1,246,875	922,887	26.02%
WALNUT HOUSING PROJECT					
Property Taxes		-		-	
Interest Income		294		-	
Other Revenue		-	-	-	
TOTAL	-	294	-	-	
GIRARD VET CLINIC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
GEDDES ST APTS-PROCON					
Property Taxes		-		-	
TOTAL	-	-	-	-	
SOUTHEAST CROSSING					
Property Taxes		9,052		-	
TOTAL	-	9,052	-	-	
POPLAR STREET WATER					
Property Taxes		87		-	
TOTAL	-	87	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TODD ENCK PROJECT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
JOHN SCHULTE CONSTRUCTION					
Property Taxes		3,837		-	
TOTAL	-	3,837	-	-	
PHARMACY PROPERTIES INC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
KEN-RAY LLC					
Property Taxes		22,838		-	
TOTAL	-	22,838	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2020

	<u>MONTH ENDED</u> <u>March-20</u>	<u>2019-2020</u> <u>YEAR TO DATE</u>	<u>2020</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TOKEN PROPERTIES RUBY					
Property Taxes	-	-	-	-	
TOTAL	-	-	-	-	
GORDMAN GRAND ISLAND					
Property Taxes	-	-	-	-	
TOTAL	-	-	-	-	
BAKER DEVELOPMENT INC					
Property Taxes	-	1,849	-	-	
TOTAL	-	1,849	-	-	
STRATFORD PLAZA INC					
Property Taxes	-	-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes	-	-	-	-	
TOTAL	-	-	-	-	
FUTURE TIF'S					
Property Taxes	-	-	2,500,000	2,500,000	
TOTAL	-	-	2,500,000	2,500,000	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes	-	-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes	-	-	-	-	
TOTAL	-	-	-	-	
GI HABITAT OF HUMANITY					
Property Taxes	-	-	-	-	
TOTAL	-	-	-	-	
AUTO ONE INC					
Property Taxes	-	6,876	-	(6,876)	
TOTAL	-	6,876	-	(6,876)	
EIG GRAND ISLAND					
Property Taxes	-	-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES CARY ST					
Property Taxes	-	-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2020

	<u>MONTH ENDED</u> <u>March-20</u>	<u>2019-2020</u> <u>YEAR TO DATE</u>	<u>2020</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
WENN HOUSING PROJECT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK 2014 HOUSES					
Property Taxes		8,341		(8,341)	
TOTAL	-	8,341	-	(8,341)	
TC ENCK BUILDERS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
SUPER MARKET DEVELOPERS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
MAINSTAY SUITES					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOWER 217					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK 2015 HOUSES					
Property Taxes		-		-	
TOTAL	-	-	-	-	
NORTHWEST COMMONS					
Property Taxes		7,132	-	(7,132)	
TOTAL	-	7,132	-	(7,132)	
HABITAT - 8TH & SUPERIOR					
Property Taxes		-		-	
TOTAL	-	-	-	-	
KAUFMAN BUILDING					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TALON APARTMENTS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
VICTORY PLACE					
Property Taxes		-		-	
TOTAL	-	-	-	-	
THINK SMART					
Property Taxes		6,532		(6,532)	
TOTAL	-	6,532	-	(6,532)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2020

	<u>MONTH ENDED</u> <u>March-20</u>	<u>2019-2020</u> <u>YEAR TO DATE</u>	<u>2020</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
BOSELMAN HQ					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TALON APARTMENTS 2017					
Property Taxes		-		-	
TOTAL	-	-	-	-	
WEINRICH DEVELOPMENT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
WING WILLIAMSONS					
Property Taxes		1,382		(1,382)	
TOTAL	-	1,382	-	(1,382)	
HATCHERY HOLDINGS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
FEDERATION LABOR TEMPLE					
Property Taxes		-		-	
TOTAL	-	-	-	-	
MIDDLETON PROPERTIES II					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK 2016 HOUSES					
Property Taxes		-		-	
TOTAL	-	-	-	-	
EAST PARK ON STUHR					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOTAL REVENUE	1,485	392,636	3,746,875	3,400,537	10.48%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2020

EXPENSES	MONTH ENDED	2019-2020	2020	REMAINING	% OF BUDGET
	<u>March-20</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting		-	3,000	3,000	0.00%
Legal Services		-	3,000	3,000	0.00%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	8,653	24,898	75,000	50,102	33.20%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		136	16,000	15,864	0.85%
General Liability Insurance		-	250	250	0.00%
Postage		-	200	200	0.00%
Legal Notices	48	185	500	315	37.08%
Travel & Training	760	760	4,000	3,240	19.00%
Office Supplies		-	1,000	1,000	0.00%
Supplies		-	300	300	0.00%
Land		-	100,000	100,000	
Bond Principal - Lincoln Pool		180,000	180,000	-	100.00%
Bond Interest - Lincoln Pool		7,903	14,229	6,327	55.54%
PROJECTS					
Husker Harvest Days		200,000	200,000	-	100.00%
Façade Improvement		-	220,000	220,000	0.00%
Building Improvement		150,000	715,000	565,000	0.00%
Other Projects		-	220,000	220,000	0.00%
TOTAL CRA EXPENSES	9,461	563,882	1,758,479	1,194,597	32.07%
WALNUT HOUSING PROJECT					
Bond Principal		34,401	-	-	
Bond Interest		715	-	-	
TOTAL	-	35,116	-	-	
GIRARD VET CLINIC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GEDDES ST APTS - PROCON					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
SOUTHEAST CROSSINGS					
Bond Principal		7,451	9,052	-	
TOTAL	7,451	9,052	-	-	
POPLAR STREET WATER					
Bond Principal		87	87	-	
TOTAL	87	87	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2020

	<u>MONTH ENDED</u> <u>March-20</u>	<u>2019-2020</u> <u>YEAR TO DATE</u>	<u>2020</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
SOUTH POINTE HOTEL PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TODD ENCK PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
JOHN SCHULTE CONSTRUCTION					
Bond Principal		3,837	-	-	
TOTAL	-	3,837	-	-	
PHARMACY PROPERTIES INC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
KEN-RAY LLC					
Bond Principal		22,838	-	-	
TOTAL	-	22,838	-	-	
TOKEN PROPERTIES RUBY					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GORDMAN GRAND ISLAND					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
BAKER DEVELOPMENT INC					
Bond Principal		1,849	-	-	
TOTAL	-	1,849	-	-	
STRATFORD PLAZA LLC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2020

	<u>MONTH ENDED</u> <u>March-20</u>	<u>2019-2020</u> <u>YEAR TO DATE</u>	<u>2020</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
AUTO ONE INC					
Bond Principal		6,876	-	-	
TOTAL	-	6,876	-	-	
EIG GRAND ISLAND					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
WENN HOUSING PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal	3,423	8,341	-	-	
TOTAL	3,423	8,341	-	-	
TC ENCK BUILDERS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
SUPER MARKET DEVELOPERS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
MAINSTAY SUITES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOWER 217					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2015 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
NORTHWEST COMMONS					
Bond Principal		7,132	-	-	
TOTAL	-	7,132	-	-	
HABITAT - 8TH & SUPERIOR					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
KAUFMAN BUILDING					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2020

	<u>MONTH ENDED</u> <u>March-20</u>	<u>2019-2020</u> <u>YEAR TO DATE</u>	<u>2020</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TALON APARTMENTS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
VICTORY PLACE					
Bond Principal		-	-	-	
TOTAL	-	-		-	
FUTURE TIF'S					
Bond Principal		-	2,500,000	2,500,000	
TOTAL	-	-	2,500,000	2,500,000	
THINK SMART					
Bond Principal	6,532	6,532	-	-	
TOTAL	6,532	6,532		-	
BOSELMAN HQ					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TALON APARTMENTS 2017					
Bond Principal		-	-	-	
TOTAL	-	-		-	
WEINRICH DEVELOPMENT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
WING WILLIAMSONS					
Bond Principal		1,382	-	-	
TOTAL	-	1,382		-	
HATCHERY HOLDINGS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
FEDERATION LABOR TEMPLE					
Bond Principal		-	-	-	
TOTAL	-	-		-	
MIDDLETON PROPERTIES II					
Bond Principal		-	-	-	
TOTAL	-	-		-	
COPPER CREEK 2016 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-		-	
EAST PARK ON STUHR					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TOTAL EXPENSES	26,953	666,923	4,258,479	3,694,597	15.66%