



Community Redevelopment Authority (CRA)

Wednesday, May 13, 2020
Regular Meeting

Item C1

Financial Reports April 2020

Staff Contact:

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

	MONTH ENDED <u>April-20</u>	2019-2020 <u>YEAR TO DATE</u>	2020 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
CONSOLIDATED					
Beginning Cash	534,835		622,763		
REVENUE:					
Property Taxes - CRA	88,659	144,182	529,646	385,465	27.22%
Property Taxes - Lincoln Pool	18,756	38,789	194,229	155,440	19.97%
Property Taxes -TIF's	570,951	661,880	2,500,000	2,158,868	26.48%
Loan Income (Poplar Street Water Line)	-	-	13,000	13,000	0.00%
Interest Income - CRA	1,970	12,398	10,000	-	123.98%
Interest Income - TIF'S	-	294	-	-	
Land Sales	-	37,884	200,000	162,116	18.94%
Other Revenue - CRA	2,280	202,828	300,000	97,172	67.61%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	682,616	1,098,254	3,746,875	2,972,060	29.31%
TOTAL RESOURCES	1,217,451	1,098,254	4,369,638	2,972,060	
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	3,842	28,740	75,000	46,260	38.32%
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	-	185	500	315	37.08%
Travel & Training	-	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%
Fiscal Agent Fees/Bond Costs	525	525	-	-	
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	350,498	461,703.25	2,500,000	2,500,000	18.47%
Bond Interest-TIF's	-	715	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	354,866	1,030,667	4,258,479	3,690,755	24.20%
INCREASE(DECREASE) IN CASH	327,750	67,587	(511,604)		
ENDING CASH	862,585	67,587	111,159	-	
CRA CASH	600,359				
Lincoln Pool Tax Income Balance	29,555				
TIF CASH	232,672				
Total Cash	862,585				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2020

	<u>MONTH ENDED</u> <u>April-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	88,659	144,182	529,646	385,465	27.22%
Property Taxes - Lincoln Pool	18,756	38,789	194,229	155,440	19.97%
Interest Income	1,970	12,398	10,000	-	123.98%
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	2,280	202,828	300,000	97,172	67.61%
TOTAL	111,665	436,081	1,246,875	813,192	34.97%
WALNUT HOUSING PROJECT					
Property Taxes		-		-	
Interest Income		294		-	
Other Revenue		-	-	-	
TOTAL	-	294	-	-	
GIRARD VET CLINIC					
Property Taxes	524	524		-	
TOTAL	524	524	-	-	
GEDDES ST APTS-PROCON					
Property Taxes	1,560	1,560		-	
TOTAL	1,560	1,560	-	-	
SOUTHEAST CROSSING					
Property Taxes	779	9,831		-	
TOTAL	779	9,831	-	-	
POPLAR STREET WATER					
Property Taxes	2,067	2,154		-	
TOTAL	2,067	2,154	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes	697	697		-	
TOTAL	697	697	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes	45,939	45,939		-	
TOTAL	45,939	45,939	-	-	
TODD ENCK PROJECT					
Property Taxes	315	315		-	
TOTAL	315	315	-	-	
JOHN SCHULTE CONSTRUCTION					
Property Taxes	385	4,222		-	
TOTAL	385	4,222	-	-	
PHARMACY PROPERTIES INC					
Property Taxes	674	674		-	
TOTAL	674	674	-	-	
KEN-RAY LLC					
Property Taxes	1,762	24,601		-	
TOTAL	1,762	24,601	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2020

	<u>MONTH ENDED</u> <u>April-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	147	147		-	
TOTAL	147	147	-	-	
GORDMAN GRAND ISLAND					
Property Taxes	39,242	39,242		-	
TOTAL	39,242	39,242	-	-	
BAKER DEVELOPMENT INC					
Property Taxes	188	2,037		-	
TOTAL	188	2,037	-	-	
STRATFORD PLAZA INC					
Property Taxes	18,687	18,687		-	
TOTAL	18,687	18,687	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes	17,651	17,651		-	
TOTAL	17,651	17,651	-	-	
FUTURE TIF'S					
Property Taxes		-	2,500,000	2,500,000	
TOTAL	-	-	2,500,000	2,500,000	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes	1,917	1,917		(1,917)	
TOTAL	1,917	1,917	-	(1,917)	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes	139	139		(139)	
TOTAL	139	139	-	(139)	
GI HABITAT OF HUMANITY					
Property Taxes	229	229		(229)	
TOTAL	229	229	-	(229)	
AUTO ONE INC					
Property Taxes	688	7,564		(7,564)	
TOTAL	688	7,564	-	(7,564)	
EIG GRAND ISLAND					
Property Taxes	3,600	3,600		(3,600)	
TOTAL	3,600	3,600	-	(3,600)	
TOKEN PROPERTIES CARY ST					
Property Taxes	440	440		(440)	
TOTAL	440	440	-	(440)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2020

	<u>MONTH ENDED</u> <u>April-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	231	231		(231)	
TOTAL	231	231	-	(231)	
COPPER CREEK 2014 HOUSES					
Property Taxes	22,549	30,890		(30,890)	
TOTAL	22,549	30,890	-	(30,890)	
TC ENCK BUILDERS					
Property Taxes	171	171		(171)	
TOTAL	171	171	-	(171)	
SUPER MARKET DEVELOPERS					
Property Taxes	66,871	66,871		(66,871)	
TOTAL	66,871	66,871	-	(66,871)	
MAINSTAY SUITES					
Property Taxes	3,153	3,153		(3,153)	
TOTAL	3,153	3,153	-	(3,153)	
TOWER 217					
Property Taxes	1,263	1,263		(1,263)	
TOTAL	1,263	1,263	-	(1,263)	
COPPER CREEK 2015 HOUSES					
Property Taxes	25,270	25,270	-	(25,270)	
TOTAL	25,270	25,270	-	(25,270)	
NORTHWEST COMMONS					
Property Taxes	186,945	194,077	-	(194,077)	
TOTAL	186,945	194,077	-	(194,077)	
HABITAT - 8TH & SUPERIOR					
Property Taxes	547	547		(547)	
TOTAL	547	547	-	(547)	
KAUFMAN BUILDING					
Property Taxes	610	610		(610)	
TOTAL	610	610	-	(610)	
TALON APARTMENTS					
Property Taxes	3,687	3,687		(3,687)	
TOTAL	3,687	3,687	-	(3,687)	
VICTORY PLACE					
Property Taxes	454	454		(454)	
TOTAL	454	454	-	(454)	
THINK SMART					
Property Taxes	323	6,854		(6,854)	
TOTAL	323	6,854	-	(6,854)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2020

	<u>MONTH ENDED</u> <u>April-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>
BOSSELMAN HQ					
Property Taxes	95,624	95,624		(95,624)	
TOTAL	95,624	95,624	-	(95,624)	
TALON APARTMENTS 2017					
Property Taxes	3,884	3,884		(3,884)	
TOTAL	3,884	3,884	-	(3,884)	
WEINRICH DEVELOPMENT					
Property Taxes	245	245		(245)	
TOTAL	245	245	-	(245)	
WING WILLIAMSONS					
Property Taxes	133	1,515		(1,515)	
TOTAL	133	1,515	-	(1,515)	
HATCHERY HOLDINGS					
Property Taxes	8,117	8,117		(8,117)	
TOTAL	8,117	8,117	-	(8,117)	
FEDERATION LABOR TEMPLE					
Property Taxes	345	345		(345)	
TOTAL	345	345	-	(345)	
MIDDLETON PROPERTIES II					
Property Taxes	723	723		(723)	
TOTAL	723	723	-	(723)	
COPPER CREEK 2016 HOUSES					
Property Taxes	12,158	12,158		(12,158)	
TOTAL	12,158	12,158	-	(12,158)	
EAST PARK ON STUHR					
Property Taxes		-		-	
TOTAL	-	-	-	-	
MENDEZ ENTERPRISES LLC PHASE 1					
Property Taxes	21	21		(21)	
TOTAL	21	21	-	(21)	
EAST PARK ON STUHR					
Property Taxes	5,352	5,352		(5,352)	
TOTAL	5,352	5,352	-	(5,352)	
TAKE FLIGHT INVESTMENTS					
Property Taxes	279	279		(279)	
TOTAL	279	279	-	(279)	
PRATARIA VENTURES HOSPITAL					
Property Taxes	16,845	16,845		(16,845)	
TOTAL	16,845	16,845	-	(16,845)	
AMMUNITION PLANT					
Property Taxes	105	105		(105)	
TOTAL	105	105	-	(105)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2020

	MONTH ENDED <u>April-20</u>	2019-2020 <u>YEAR TO DATE</u>	2020 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
URBAN ISLAND LLC					
Property Taxes	177	177		(177)	
TOTAL	177	177	-	(177)	
PEACEFUL ROOT					
Property Taxes	245	245		(245)	
TOTAL	245	245	-	(245)	
TOTAL REVENUE	705,618	1,098,254	3,746,875	2,977,357	29.31%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2020

	MONTH ENDED <u>April-20</u>	2019-2020 <u>YEAR TO DATE</u>	2020 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
EXPENSES					
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	3,842	28,740	75,000	46,260	38.32%
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		185	500	315	37.08%
Travel & Training		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 - Lincoln Pool		7,903	14,229	6,327	55.54%
Fiscal Agent Fees/Bond Costs	525	525		-	#DIV/0!
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	4,367	568,249	1,758,479	1,190,755	32.31%
WALNUT HOUSING PROJECT					
Bond Principal		34,401	-	-	
Bond Interest		715	-	-	
TOTAL	-	35,116	-	-	
GIRARD VET CLINIC					
Bond Principal	262	262	-	-	
TOTAL	262	262	-	-	
GEDDES ST APTS - PROCON					
Bond Principal	780	780	-	-	
TOTAL	780	780	-	-	
SOUTHEAST CROSSINGS					
Bond Principal	390	9,442	-	-	
TOTAL	390	9,442	-	-	
POPLAR STREET WATER					
Bond Principal	1,151	1,237	-	-	
TOTAL	1,151	1,237	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal	349	349	-	-	
TOTAL	349	349	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2020

	MONTH ENDED <u>April-20</u>	2019-2020 <u>YEAR TO DATE</u>	2020 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
SOUTH POINTE HOTEL PROJECT					
Bond Principal	2,066	2,066	-	-	
TOTAL	2,066	2,066	-	-	
TODD ENCK PROJECT					
Bond Principal	157	157	-	-	
TOTAL	157	157	-	-	
JOHN SCHULTE CONSTRUCTION					
Bond Principal	192	4,030	-	-	
TOTAL	192	4,030	-	-	
PHARMACY PROPERTIES INC					
Bond Principal	337	337	-	-	
TOTAL	337	337	-	-	
KEN-RAY LLC					
Bond Principal	881	23,720	-	-	
TOTAL	881	23,720	-	-	
TOKEN PROPERTIES RUBY					
Bond Principal	73	73	-	-	
TOTAL	73	73	-	-	
GORDMAN GRAND ISLAND					
Bond Principal	1,764	1,764	-	-	
TOTAL	1,764	1,764	-	-	
BAKER DEVELOPMENT INC					
Bond Principal	94	1,943	-	-	
TOTAL	94	1,943	-	-	
STRATFORD PLAZA LLC					
Bond Principal	840	840	-	-	
TOTAL	840	840	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal	13,083	13,083	-	-	
TOTAL	13,083	13,083	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal	958	958	-	-	
TOTAL	958	958	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal	69	69	-	-	
TOTAL	69	69	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal	114	114	-	-	
TOTAL	114	114	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2020

	MONTH ENDED <u>April-20</u>	2019-2020 <u>YEAR TO DATE</u>	2020 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
AUTO ONE INC					
Bond Principal	344	7,220	-	-	
TOTAL	344	7,220	-	-	
EIG GRAND ISLAND					
Bond Principal	1,800	1,800	-	-	
TOTAL	1,800	1,800	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal	220	220	-	-	
TOTAL	220	220	-	-	
WENN HOUSING PROJECT					
Bond Principal	115	115	-	-	
TOTAL	115	115	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal	13,470	21,811	-	-	
TOTAL	13,470	21,811	-	-	
TC ENCK BUILDERS					
Bond Principal	85	85	-	-	
TOTAL	85	85	-	-	
SUPER MARKET DEVELOPERS					
Bond Principal	3,007	3,007	-	-	
TOTAL	3,007	3,007	-	-	
MAINSTAY SUITES					
Bond Principal	1,577	1,577	-	-	
TOTAL	1,577	1,577	-	-	
TOWER 217					
Bond Principal	632	632	-	-	
TOTAL	632	632	-	-	
COPPER CREEK 2015 HOUSES					
Bond Principal	11,354	11,354	-	-	
TOTAL	11,354	11,354	-	-	
NORTHWEST COMMONS					
Bond Principal	182,207	189,339	-	-	
TOTAL	182,207	189,339	-	-	
HABITAT - 8TH & SUPERIOR					
Bond Principal	274	274	-	-	
TOTAL	274	274	-	-	
KAUFMAN BUILDING					
Bond Principal	305	305	-	-	
TOTAL	305	305	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2020

	MONTH ENDED <u>April-20</u>	2019-2020 <u>YEAR TO DATE</u>	2020 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
TALON APARTMENTS					
Bond Principal	1,843	1,843	-	-	
TOTAL	1,843	1,843		-	
VICTORY PLACE					
Bond Principal	227	227	-	-	
TOTAL	227	227		-	
FUTURE TIF'S					
Bond Principal		-	2,500,000	2,500,000	
TOTAL	-	-	2,500,000	2,500,000	
THINK SMART					
Bond Principal	161	6,693	-	-	
TOTAL	161	6,693		-	
BOSSELMAN HQ					
Bond Principal	93,373	93,373	-	-	
TOTAL	93,373	93,373		-	
TALON APARTMENTS 2017					
Bond Principal	1,942	1,942	-	-	
TOTAL	1,942	1,942		-	
WEINRICH DEVELOPMENT					
Bond Principal	123	123	-	-	
TOTAL	123	123		-	
WING WILLIAMSONS					
Bond Principal	66	1,448	-	-	
TOTAL	66	1,448		-	
HATCHERY HOLDINGS					
Bond Principal	4,058	4,058	-	-	
TOTAL	4,058	4,058		-	
FEDERATION LABOR TEMPLE					
Bond Principal	172	172	-	-	
TOTAL	172	172		-	
MIDDLETON PROPERTIES II					
Bond Principal	362	362	-	-	
TOTAL	362	362		-	
COPPER CREEK 2016 HOUSES					
Bond Principal	6,545	6,545	-	-	
TOTAL	6,545	6,545		-	
EAST PARK ON STUHR					
Bond Principal	2,676	2,676	-	-	
TOTAL	2,676	2,676		-	
TAKE FLIGHT INVESTMENTS					
Bond Principal	139	139	-	-	
TOTAL	139	139		-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2020

	MONTH ENDED <u>April-20</u>	2019-2020 <u>YEAR TO DATE</u>	2020 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
PRATARIA VENTURES HOSPITAL					
Bond Principal	8,423	8,423	-	-	
TOTAL	8,423	8,423		-	
AMMUNITION PLANT					
Bond Principal	105	105	-	-	
TOTAL	105	105		-	
URBAN ISLAND LLC					
Bond Principal	88	88	-	-	
TOTAL	88	88		-	
PEACEFUL ROOT					
Bond Principal	123	123	-	-	
TOTAL	123	123		-	
TOTAL EXPENSES	363,744	1,030,667	4,258,479	3,690,755	24.20%