



Community Redevelopment Authority (CRA)

**Wednesday, August 12, 2020
Regular Meeting**

Item C1

Financials

Staff Contact:

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

	MONTH ENDED	2019-2020	2020	REMAINING	% OF BUDGET
	<u>July-20</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
CONSOLIDATED					
Beginning Cash	842,507		622,763		
REVENUE:					
Property Taxes - CRA	10,531	363,299	529,646	166,347	68.59%
Property Taxes - Lincoln Pool	2,200	119,919	194,229	74,310	61.74%
Property Taxes -TIF's	25,679	1,798,076	2,500,000	1,600,717	71.92%
Loan Income (Poplar Street Water Line)	-	-	13,000	13,000	0.00%
Interest Income - CRA	684	13,993	10,000	-	139.93%
Interest Income - TIF'S	-	294	-	-	
Land Sales	-	37,884	200,000	162,116	18.94%
Other Revenue - CRA	437	211,736	300,000	88,264	70.58%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	39,531	2,545,202	3,746,875	2,104,753	67.93%
TOTAL RESOURCES	882,038	2,545,202	4,369,638	2,104,753	
EXPENSES					
Auditing & Accounting	-	3,000	3,000	-	100.00%
Legal Services	-	-	3,000	3,000	0.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,846	42,420	75,000	32,580	56.56%
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	-	223	500	277	44.55%
Travel & Training	-	-	4,000	4,000	0.00%
Other Expenditures	44,990	44,990	-	-	
Office Supplies	-	-	1,000	1,000	0.00%
Supplies	-	-	300	300	0.00%
Land	50,000	50,000	100,000	50,000	
Bond Principal - Lincoln Pool	-	180,000	180,000	-	100.00%
Bond Interest	-	14,230	14,229	-	100.01%
Fiscal Agent Fees/Bond Costs	-	525	-	-	
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	-	-	220,000	220,000	0.00%
Building Improvement	-	450,000	715,000	265,000	62.94%
Other Projects	-	-	220,000	220,000	0.00%
Bond Principal-TIF's	-	1,584,884	2,500,000	915,116	63.40%
Bond Interest-TIF's	-	715	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	98,836	2,571,122	4,258,479	1,733,588	60.38%
INCREASE(DECREASE) IN CASH	(59,306)	(25,920)	(511,604)		
ENDING CASH	783,202	(25,920)	111,159	-	
CRA CASH	419,032				
Lincoln Pool Tax Income Balance	104,357				
TIF CASH	259,813				
Total Cash	783,202				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2020

	<u>MONTH ENDED</u> <u>July-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	10,531	363,299	529,646	166,347	68.59%
Property Taxes - Lincoln Pool	2,200	119,919	194,229	74,310	61.74%
Interest Income	684	13,993	10,000	-	139.93%
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	437	211,736	300,000	88,264	70.58%
TOTAL	13,852	746,831	1,246,875	504,036	59.90%
WALNUT HOUSING PROJECT					
Property Taxes		-		-	
Interest Income		294		-	
Other Revenue		-	-	-	
TOTAL	-	294	-	-	
GIRARD VET CLINIC					
Property Taxes		5,821		-	
TOTAL	-	5,821	-	-	
GEDDES ST APTS-PROCON					
Property Taxes		17,346		-	
TOTAL	-	17,346	-	-	
SOUTHEAST CROSSING					
Property Taxes		13,994		-	
TOTAL	-	13,994	-	-	
POPLAR STREET WATER					
Property Taxes	493	10,530		-	
TOTAL	493	10,530	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes		7,755		-	
TOTAL	-	7,755	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes		45,939		-	
TOTAL	-	45,939	-	-	
TODD ENCK PROJECT					
Property Taxes		2,354		-	
TOTAL	-	2,354	-	-	
JOHN SCHULTE CONSTRUCTION					
Property Taxes		8,115		-	
TOTAL	-	8,115	-	-	
PHARMACY PROPERTIES INC					
Property Taxes		7,492		-	
TOTAL	-	7,492	-	-	
KEN-RAY LLC					
Property Taxes		27,627		-	
TOTAL	-	27,627	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2020

	<u>MONTH ENDED</u> <u>July-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		1,630		-	
TOTAL	-	1,630	-	-	
GORDMAN GRAND ISLAND					
Property Taxes		39,242		-	
TOTAL	-	39,242	-	-	
BAKER DEVELOPMENT INC					
Property Taxes		3,943		-	
TOTAL	-	3,943	-	-	
STRATFORD PLAZA INC					
Property Taxes		18,687		-	
TOTAL	-	18,687	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes	575	58,562		-	
TOTAL	575	58,562	-	-	
FUTURE TIF'S					
Property Taxes		-	2,500,000	2,500,000	
TOTAL	-	-	2,500,000	2,500,000	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes		21,313		(21,313)	
TOTAL	-	21,313	-	(21,313)	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		1,541		(1,541)	
TOTAL	-	1,541	-	(1,541)	
GI HABITAT OF HUMANITY					
Property Taxes		2,542		(2,542)	
TOTAL	-	2,542	-	(2,542)	
AUTO ONE INC					
Property Taxes		14,524		(14,524)	
TOTAL	-	14,524	-	(14,524)	
EIG GRAND ISLAND					
Property Taxes		40,031		(40,031)	
TOTAL	-	40,031	-	(40,031)	
TOKEN PROPERTIES CARY ST					
Property Taxes		4,889		(4,889)	
TOTAL	-	4,889	-	(4,889)	

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	<u>MONTH ENDED</u> <u>July-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		2,567		(2,567)	
TOTAL	-	2,567	-	(2,567)	
COPPER CREEK 2014 HOUSES					
Property Taxes	4,766	181,347		(181,347)	
TOTAL	4,766	181,347	-	(181,347)	
TC ENCK BUILDERS					
Property Taxes		1,901		(1,901)	
TOTAL	-	1,901	-	(1,901)	
SUPER MARKET DEVELOPERS					
Property Taxes		127,730		(127,730)	
TOTAL	-	127,730	-	(127,730)	
MAINSTAY SUITES					
Property Taxes		35,067		(35,067)	
TOTAL	-	35,067	-	(35,067)	
TOWER 217					
Property Taxes	12,889	14,153		(14,153)	
TOTAL	12,889	14,153	-	(14,153)	
COPPER CREEK 2015 HOUSES					
Property Taxes	4,968	156,220	-	(156,220)	
TOTAL	4,968	156,220	-	(156,220)	
NORTHWEST COMMONS					
Property Taxes		201,246	-	(201,246)	
TOTAL	-	201,246	-	(201,246)	
HABITAT - 8TH & SUPERIOR					
Property Taxes		6,083		(6,083)	
TOTAL	-	6,083	-	(6,083)	
KAUFMAN BUILDING					
Property Taxes		6,834		(6,834)	
TOTAL	-	6,834	-	(6,834)	
TALON APARTMENTS					
Property Taxes		76,037		(76,037)	
TOTAL	-	76,037	-	(76,037)	
VICTORY PLACE					
Property Taxes		5,047		(5,047)	
TOTAL	-	5,047	-	(5,047)	
THINK SMART					
Property Taxes		6,854		(6,854)	
TOTAL	-	6,854	-	(6,854)	

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	<u>MONTH ENDED</u> <u>July-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		95,624		(95,624)	
TOTAL	-	95,624	-	(95,624)	
TALON APARTMENTS 2017					
Property Taxes		80,100		(80,100)	
TOTAL	-	80,100	-	(80,100)	
WEINRICH DEVELOPMENT					
Property Taxes		2,730		(2,730)	
TOTAL	-	2,730	-	(2,730)	
WING WILLIAMSONS					
Property Taxes		2,871		(2,871)	
TOTAL	-	2,871	-	(2,871)	
HATCHERY HOLDINGS					
Property Taxes		91,408		(91,408)	
TOTAL	-	91,408	-	(91,408)	
FEDERATION LABOR TEMPLE					
Property Taxes		3,864		(3,864)	
TOTAL	-	3,864	-	(3,864)	
MIDDLETON PROPERTIES II					
Property Taxes		8,044		(8,044)	
TOTAL	-	8,044	-	(8,044)	
COPPER CREEK 2016 HOUSES					
Property Taxes	1,988	86,433		(86,433)	
TOTAL	1,988	86,433	-	(86,433)	
MENDEZ ENTERPRISES LLC PHASE 1					
Property Taxes		212		(212)	
TOTAL	-	212	-	(212)	
EAST PARK ON STUHR					
Property Taxes		59,513		(59,513)	
TOTAL	-	59,513	-	(59,513)	
TAKE FLIGHT INVESTMENTS					
Property Taxes		279		(279)	
TOTAL	-	279	-	(279)	
PRATARIA VENTURES HOSPITAL					
Property Taxes		189,704		(189,704)	
TOTAL	-	189,704	-	(189,704)	
AMMUNITION PLANT					
Property Taxes		105		(105)	
TOTAL	-	105	-	(105)	
URBAN ISLAND LLC					
Property Taxes		1,982		(1,982)	
TOTAL	-	1,982	-	(1,982)	

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PEACEFUL ROOT					
Property Taxes		245		(245)	
TOTAL	-	245	-	(245)	
 TOTAL REVENUE	 39,531	 2,545,202	 3,746,875	 2,198,753	 67.93%

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	<u>MONTH ENDED</u> <u>July-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>
EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting		3,000	3,000	-	100.00%
Legal Services		-	3,000	3,000	0.00%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	3,846	42,420	75,000	32,580	56.56%
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		223	500	277	44.55%
Travel & Training		-	4,000	4,000	0.00%
Other Expenditures	44,990	44,990		-	
Office Supplies		-	1,000	1,000	0.00%
Supplies		-	300	300	0.00%
Land	50,000	50,000	100,000	50,000	
Bond Principal - Lincoln Pool		180,000	180,000	-	100.00%
Bond Interest - Lincoln Pool		14,230	14,229	-	100.01%
Fiscal Agent Fees/Bond Costs		525		-	#DIV/0!
PROJECTS					
Husker Harvest Days		200,000	200,000	-	100.00%
Façade Improvement		-	220,000	220,000	0.00%
Building Improvement		450,000	715,000	265,000	0.00%
Other Projects		-	220,000	220,000	0.00%
TOTAL CRA EXPENSES	98,836	985,524	1,758,479	818,471	56.04%
WALNUT HOUSING PROJECT					
Bond Principal		34,401	-	-	
Bond Interest		715	-	-	
TOTAL	-	35,116	-	-	
GIRARD VET CLINIC					
Bond Principal		524	-	-	
TOTAL	-	524	-	-	
GEDDES ST APTS - PROCON					
Bond Principal		17,346	-	-	
TOTAL	-	17,346	-	-	
SOUTHEAST CROSSINGS					
Bond Principal		12,362	-	-	
TOTAL	-	12,362	-	-	
POPLAR STREET WATER					
Bond Principal		9,391	-	-	
TOTAL	-	9,391	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal		7,755	-	-	
TOTAL	-	7,755	-	-	

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SOUTH POINTE HOTEL PROJECT					
Bond Principal		45,939	-	-	
TOTAL	-	45,939	-	-	
TODD ENCK PROJECT					
Bond Principal		2,354	-	-	
TOTAL	-	2,354	-	-	
JOHN SCHULTE CONSTRUCTION					
Bond Principal		4,222	-	-	
TOTAL	-	4,222	-	-	
PHARMACY PROPERTIES INC					
Bond Principal		7,492	-	-	
TOTAL	-	7,492	-	-	
KEN-RAY LLC					
Bond Principal		24,601	-	-	
TOTAL	-	24,601	-	-	
TOKEN PROPERTIES RUBY					
Bond Principal		1,630	-	-	
TOTAL	-	1,630	-	-	
GORDMAN GRAND ISLAND					
Bond Principal		39,242	-	-	
TOTAL	-	39,242	-	-	
BAKER DEVELOPMENT INC					
Bond Principal		2,037	-	-	
TOTAL	-	2,037	-	-	
STRATFORD PLAZA LLC					
Bond Principal		18,687	-	-	
TOTAL	-	18,687	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal		44,614	-	-	
TOTAL	-	44,614	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal		21,313	-	-	
TOTAL	-	21,313	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal		1,541	-	-	
TOTAL	-	1,541	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal		2,542	-	-	
TOTAL	-	2,542	-	-	

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FOR THE MONTH OF JULY 2020

	<u>MONTH ENDED</u> <u>July-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		7,564	-	-	
TOTAL	-	7,564	-	-	
EIG GRAND ISLAND					
Bond Principal		40,031	-	-	
TOTAL	-	40,031	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal		4,889	-	-	
TOTAL	-	4,889	-	-	
WENN HOUSING PROJECT					
Bond Principal		2,567	-	-	
TOTAL	-	2,567	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal		141,448	-	-	
TOTAL	-	141,448	-	-	
TC ENCK BUILDERS					
Bond Principal		1,901	-	-	
TOTAL	-	1,901	-	-	
SUPER MARKET DEVELOPERS					
Bond Principal		127,730	-	-	
TOTAL	-	127,730	-	-	
MAINSTAY SUITES					
Bond Principal		35,067	-	-	
TOTAL	-	35,067	-	-	
TOWER 217					
Bond Principal		1,263	-	-	
TOTAL	-	1,263	-	-	
COPPER CREEK 2015 HOUSES					
Bond Principal		114,554	-	-	
TOTAL	-	114,554	-	-	
NORTHWEST COMMONS					
Bond Principal		194,077	-	-	
TOTAL	-	194,077	-	-	
HABITAT - 8TH & SUPERIOR					
Bond Principal		6,083	-	-	
TOTAL	-	6,083	-	-	
KAUFMAN BUILDING					
Bond Principal		6,834	-	-	
TOTAL	-	6,834	-	-	

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FOR THE MONTH OF JULY 2020

	<u>MONTH ENDED</u> <u>July-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		76,037	-	-	
TOTAL	-	76,037		-	
VICTORY PLACE					
Bond Principal		5,047	-	-	
TOTAL	-	5,047		-	
FUTURE TIF'S					
Bond Principal		-	2,500,000	2,500,000	
TOTAL	-	-	2,500,000	2,500,000	
THINK SMART					
Bond Principal		6,854	-	-	
TOTAL	-	6,854		-	
BOSSELMAN HQ					
Bond Principal		95,624	-	-	
TOTAL	-	95,624		-	
TALON APARTMENTS 2017					
Bond Principal		80,100	-	-	
TOTAL	-	80,100		-	
WEINRICH DEVELOPMENT					
Bond Principal		2,730	-	-	
TOTAL	-	2,730		-	
WING WILLIAMSONS					
Bond Principal		1,515	-	-	
TOTAL	-	1,515		-	
HATCHERY HOLDINGS					
Bond Principal		8,117	-	-	
TOTAL	-	8,117		-	
FEDERATION LABOR TEMPLE					
Bond Principal		345	-	-	
TOTAL	-	345		-	
MIDDLETON PROPERTIES II					
Bond Principal		8,044	-	-	
TOTAL	-	8,044		-	
COPPER CREEK 2016 HOUSES					
Bond Principal		66,644	-	-	
TOTAL	-	66,644		-	
EAST PARK ON STUHR					
Bond Principal		59,513	-	-	
TOTAL	-	59,513		-	
TAKE FLIGHT INVESTMENTS					
Bond Principal		279	-	-	
TOTAL	-	279		-	

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FOR THE MONTH OF JULY 2020

	<u>MONTH ENDED</u> <u>July-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>
PRATARIA VENTURES HOSPITAL					
Bond Principal		189,704	-	-	
TOTAL	-	189,704		-	
AMMUNITION PLANT					
Bond Principal		105	-	-	
TOTAL	-	105		-	
URBAN ISLAND LLC					
Bond Principal		1,982	-	-	
TOTAL	-	1,982		-	
PEACEFUL ROOT					
Bond Principal		245	-	-	
TOTAL	-	245		-	
TOTAL EXPENSES	98,836	2,571,122	4,258,479	3,318,471	60.38%