



# Community Redevelopment Authority (CRA)

**Wednesday, February 10, 2021  
Regular Meeting**

## **Item C1**

### **Financial Report**

**Staff Contact:**

**COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JANUARY 2021**

	<b>MONTH ENDED</b> <b>January-21</b>	<b>2020-2021</b> <b>YEAR TO DATE</b>	<b>2021</b> <b>BUDGET</b>	<b>REMAINING</b> <b>BALANCE</b>	<b>% OF BUDGET</b> <b>USED</b>
<b>CONSOLIDATED</b>					
Beginning Cash	462,060		677,632		
<b>REVENUE:</b>					
Property Taxes - CRA	30,723	61,159	504,203	443,044	12.13%
Property Taxes - Lincoln Pool	11,868	23,523	195,805	172,282	12.01%
Property Taxes -TIF's	430,768	775,080	4,858,000	4,147,951	15.95%
Loan Income (Poplar Street Water Line)	-	-	20,000	20,000	0.00%
Interest Income - CRA	148	1,320	10,000	8,680	13.20%
Interest Income - TIF'S	-	-	-	-	
Land Sales	-	-	-	-	#DIV/0!
Other Revenue - CRA	483	1,669	200,000	198,331	0.83%
Other Revenue - TIF's	-	-	-	-	
<b>TOTAL REVENUE</b>	<b>473,991</b>	<b>862,752</b>	<b>5,788,008</b>	<b>4,990,287</b>	<b>14.91%</b>
<b>TOTAL RESOURCES</b>	<b>936,051</b>	<b>862,752</b>	<b>6,465,640</b>	<b>4,990,287</b>	
<b>EXPENSES</b>					
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	3,958	17,951	75,000	57,049	23.93%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	6,529	10,567	16,000	5,433	66.04%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	200	200	0.00%
Legal Notices	16	64	500	436	12.74%
Travel & Training	-	-	4,000	4,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	-	184	1,000	816	18.40%
Supplies	-	-	300	300	0.00%
Land	-	-	30,000	30,000	
Bond Principal - Lincoln Pool	-	185,000	185,000	-	100.00%
Bond Interest	-	6,328	10,805	4,478	58.56%
Fiscal Agent Fees/Bond Costs	-	-	-	-	
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	-	250	670,000	669,750	0.04%
Other Projects	-	3,000	200,000	197,000	1.50%
Bond Principal-TIF's	-	329,444	4,857,800	4,528,356	6.78%
Bond Interest-TIF's	-	-	-	-	
Interest Expense	-	-	-	-	
<b>TOTAL EXPENSES</b>	<b>10,503</b>	<b>752,787</b>	<b>6,462,855</b>	<b>5,710,068</b>	<b>11.65%</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>463,488</b>	<b>109,965</b>	<b>(674,847)</b>		
<b>ENDING CASH</b>	<b>925,548</b>	<b>109,965</b>	<b>2,785</b>	<b>-</b>	
<b>CRA CASH</b>	<b>475,916</b>				
<b>Lincoln Pool Tax Income Balance</b>	<b>(3,434)</b>				
<b>TIF CASH</b>	<b>453,067</b>				
<b>Total Cash</b>	<b>925,548</b>				

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JANUARY 2021

	<u>MONTH ENDED</u> <u>January-21</u>	<u>2020-2021</u> <u>YEAR TO DATE</u>	<u>2021</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>GENERAL OPERATIONS:</b>					
Property Taxes - CRA	30,723	61,159	504,203	443,044	12.13%
Property Taxes - Lincoln Pool	11,868	23,523	195,805	172,282	12.01%
Interest Income	148	1,320	10,000	8,680	13.20%
Loan Income (Poplar Street Water Line)		-	20,000	20,000	0.00%
Land Sales		-	-	-	#DIV/0!
Other Revenue & Motor Vehicle Tax	483	1,669	200,000	198,331	0.83%
<b>TOTAL</b>	<b>43,223</b>	<b>87,672</b>	<b>930,008</b>	<b>842,336</b>	<b>9.43%</b>
<b>WALNUT HOUSING PROJECT</b>					
Property Taxes		-		-	
Interest Income		-		-	
Other Revenue		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>GIRARD VET CLINIC</b>					
Property Taxes		5,298		-	
<b>TOTAL</b>	<b>-</b>	<b>5,298</b>	<b>-</b>	<b>-</b>	
<b>GEDDES ST APTS-PROCON</b>					
Property Taxes		-		-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>SOUTHEAST CROSSING</b>					
Property Taxes	5,692	5,692		-	
<b>TOTAL</b>	<b>5,692</b>	<b>5,692</b>	<b>-</b>	<b>-</b>	
<b>POPLAR STREET WATER</b>					
Property Taxes		924		-	
<b>TOTAL</b>	<b>-</b>	<b>924</b>	<b>-</b>	<b>-</b>	
<b>CASEY'S @ FIVE POINTS</b>					
Property Taxes		-		-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>SOUTH POINTE HOTEL PROJECT</b>					
Property Taxes		-		-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>TODD ENCK PROJECT</b>					
Property Taxes		-		-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>JOHN SCHULTE CONSTRUCTION</b>					
Property Taxes		-		-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>PHARMACY PROPERTIES INC</b>					
Property Taxes		-		-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>KEN-RAY LLC</b>					
Property Taxes		-		-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	

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	<u>MONTH ENDED</u> <u>January-21</u>	<u>2020-2021</u> <u>YEAR TO DATE</u>	<u>2021</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>TOKEN PROPERTIES RUBY</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>GORDMAN GRAND ISLAND</b>					
Property Taxes		35,714		-	
<b>TOTAL</b>	-	35,714	-	-	
<b>BAKER DEVELOPMENT INC</b>					
Property Taxes		1,906		-	
<b>TOTAL</b>	-	1,906	-	-	
<b>STRATFORD PLAZA INC</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>COPPER CREEK 2013 HOUSES</b>					
Property Taxes		15,499		-	
<b>TOTAL</b>	-	15,499	-	-	
<b>FUTURE TIF'S</b>					
Property Taxes		-	4,858,000	4,858,000	
<b>TOTAL</b>	-	-	4,858,000	4,858,000	
<b>CHIEF INDUSTRIES AURORA COOP</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>TOKEN PROPERTIES KIMBALL ST</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>GI HABITAT OF HUMANITY</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>AUTO ONE INC</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>EIG GRAND ISLAND</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>TOKEN PROPERTIES CARY ST</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	

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	<b>MONTH ENDED</b> <b><u>January-21</u></b>	<b>2020-2021</b> <b><u>YEAR TO DATE</u></b>	<b>2021</b> <b><u>BUDGET</u></b>	<b>REMAINING</b> <b><u>BALANCE</u></b>	<b>% OF BUDGET</b> <b><u>USED</u></b>
<b>WENN HOUSING PROJECT</b>					
Property Taxes		2,336		(2,336)	
<b>TOTAL</b>	-	2,336	-	(2,336)	
<b>COPPER CREEK 2014 HOUSES</b>					
Property Taxes	7,933	52,683		(52,683)	
<b>TOTAL</b>	7,933	52,683	-	(52,683)	
<b>TC ENCK BUILDERS</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>SUPER MARKET DEVELOPERS</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>MAINSTAY SUITES</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>TOWER 217</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>COPPER CREEK 2015 HOUSES</b>					
Property Taxes	6,184	36,125	-	(36,125)	
<b>TOTAL</b>	6,184	36,125	-	(36,125)	
<b>NORTHWEST COMMONS</b>					
Property Taxes	195,189	195,189	-	(195,189)	
<b>TOTAL</b>	195,189	195,189	-	(195,189)	
<b>HABITAT - 8TH &amp; SUPERIOR</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>KAUFMAN BUILDING</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>TALON APARTMENTS</b>					
Property Taxes	95,270	95,270		(95,270)	
<b>TOTAL</b>	95,270	95,270	-	(95,270)	
<b>VICTORY PLACE</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>THINK SMART</b>					
Property Taxes	6,427	6,427		(6,427)	
<b>TOTAL</b>	6,427	6,427	-	(6,427)	

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<b>BOSELMAN HQ</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>TALON APARTMENTS 2017</b>					
Property Taxes	107,449	107,449		(107,449)	
<b>TOTAL</b>	107,449	107,449	-	(107,449)	
<b>WEINRICH DEVELOPMENT</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>WING WILLIAMSONS</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>HATCHERY HOLDINGS</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>FEDERATION LABOR TEMPLE</b>					
Property Taxes		3,519		(3,519)	
<b>TOTAL</b>	-	3,519	-	(3,519)	
<b>MIDDLETON PROPERTIES II</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>COPPER CREEK 2016 HOUSES</b>					
Property Taxes	3,826	24,639		(24,639)	
<b>TOTAL</b>	3,826	24,639	-	(24,639)	
<b>MENDEZ ENTERPRISES LLC PHASE 1</b>					
Property Taxes		72		(72)	
<b>TOTAL</b>	-	72	-	(72)	
<b>EAST PARK ON STUHR</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>TAKE FLIGHT INVESTMENTS</b>					
Property Taxes		5,683		(5,683)	
<b>TOTAL</b>	-	5,683	-	(5,683)	
<b>PRATARIA VENTURES HOSPITAL</b>					
Property Taxes		172,859		(172,859)	
<b>TOTAL</b>	-	172,859	-	(172,859)	
<b>AMMUNITION PLANT</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>URBAN ISLAND LLC</b>					
Property Taxes		-		-	
<b>TOTAL</b>	-	-	-	-	

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<b>PEACEFUL ROOT</b>					
Property Taxes		5,000		(5,000)	
<b>TOTAL</b>	-	5,000	-	(5,000)	
<b>TALON 2019 LOOKBACK</b>					
Property Taxes	2,798	2,798		(2,798)	
<b>TOTAL</b>	2,798	2,798	-	(2,798)	
<b>TOTAL REVENUE</b>	473,991	862,752	5,788,008	5,413,931	14.91%

COMMUNITY REDEVELOPMENT AUTHORITY  
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	<u>MONTH ENDED</u> <u>January-21</u>	<u>2020-2021</u> <u>YEAR TO DATE</u>	<u>2021</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>EXPENSES</b>					
<b>CRA</b>					
<b>GENERAL OPERATIONS:</b>					
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	3,958	17,951	75,000	57,049	23.93%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services	6,529	10,567	16,000	5,433	66.04%
General Liability Insurance		-	250	250	0.00%
Postage		-	200	200	0.00%
Legal Notices	16	64	500	436	12.74%
Travel & Training		-	4,000	4,000	0.00%
Other Expenditures		-	-	-	
Office Supplies		184	1,000	816	18.40%
Supplies		-	300	300	0.00%
Land		-	30,000	30,000	
Bond Principal - Lincoln Pool		185,000	185,000	-	100.00%
Bond Interest - Lincoln Pool		6,328	10,805	4,478	58.56%
Fiscal Agent Fees/Bond Costs		-	-	-	#DIV/0!
<b>PROJECTS</b>					
Husker Harvest Days		200,000	200,000	-	100.00%
Façade Improvement		-	200,000	200,000	0.00%
Building Improvement		3,250	670,000	666,750	0.00%
Other Projects		-	200,000	200,000	0.00%
<b>TOTAL CRA EXPENSES</b>	<b>10,503</b>	<b>423,343</b>	<b>1,605,055</b>	<b>1,181,712</b>	<b>26.38%</b>
<b>WALNUT HOUSING PROJECT</b>					
Bond Principal		-	-	-	
Bond Interest		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>GIRARD VET CLINIC</b>					
Bond Principal		5,298	-	-	
<b>TOTAL</b>	<b>-</b>	<b>5,298</b>	<b>-</b>	<b>-</b>	
<b>GEDDES ST APTS - PROCON</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>SOUTHEAST CROSSINGS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>POPLAR STREET WATER</b>					
Bond Principal		924	-	-	
<b>TOTAL</b>	<b>-</b>	<b>924</b>	<b>-</b>	<b>-</b>	
<b>CASEY'S @ FIVE POINTS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	



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<b>SOUTH POINTE HOTEL PROJECT</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TODD ENCK PROJECT</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>JOHN SCHULTE CONSTRUCTION</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>PHARMACY PROPERTIES INC</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>KEN-RAY LLC</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOKEN PROPERTIES RUBY</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>GORDMAN GRAND ISLAND</b>					
Bond Principal		35,714	-	-	
<b>TOTAL</b>	-	35,714	-	-	
<b>BAKER DEVELOPMENT INC</b>					
Bond Principal		1,906	-	-	
<b>TOTAL</b>	-	1,906	-	-	
<b>STRATFORD PLAZA LLC</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>COPPER CREEK 2013 HOUSES</b>					
Bond Principal		13,667	-	-	
<b>TOTAL</b>	-	13,667	-	-	
<b>CHIEF INDUSTRIES AURORA COOP</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOKEN PROPERTIES KIMBALL STREET</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>GI HABITAT FOR HUMANITY</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	

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<b>AUTO ONE INC</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>EIG GRAND ISLAND</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOKEN PROPERTIES CARY STREET</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>WENN HOUSING PROJECT</b>					
Bond Principal		2,336	-	-	
<b>TOTAL</b>	-	2,336	-	-	
<b>COPPER CREEK 2014 HOUSES</b>					
Bond Principal		40,445	-	-	
<b>TOTAL</b>	-	40,445	-	-	
<b>TC ENCK BUILDERS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>SUPER MARKET DEVELOPERS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>MAINSTAY SUITES</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOWER 217</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>COPPER CREEK 2015 HOUSES</b>					
Bond Principal		28,311	-	-	
<b>TOTAL</b>	-	28,311	-	-	
<b>NORTHWEST COMMONS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>HABITAT - 8TH &amp; SUPERIOR</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>KAUFMAN BUILDING</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	

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	<u>MONTH ENDED</u> <u>January-21</u>	<u>2020-2021</u> <u>YEAR TO DATE</u>	<u>2021</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>TALON APARTMENTS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>VICTORY PLACE</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>FUTURE TIF'S</b>					
Bond Principal		-	4,857,800	4,857,800	
<b>TOTAL</b>	-	-	4,857,800	4,857,800	
<b>THINK SMART</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>BOSSELMAN HQ</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>TALON APARTMENTS 2017</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>WEINRICH DEVELOPMENT</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>WING WILLIAMSONS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>HATCHERY HOLDINGS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>FEDERATION LABOR TEMPLE</b>					
Bond Principal		3,519	-	-	
<b>TOTAL</b>	-	3,519		-	
<b>MIDDLETON PROPERTIES II</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>COPPER CREEK 2016 HOUSES</b>					
Bond Principal		18,782	-	-	
<b>TOTAL</b>	-	18,782		-	
<b>EAST PARK ON STUHR</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>TAKE FLIGHT INVESTMENTS</b>					
Bond Principal		5,683	-	-	
<b>TOTAL</b>	-	5,683		-	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JANUARY 2021

	<b>MONTH ENDED</b> <b><u>January-21</u></b>	<b>2020-2021</b> <b><u>YEAR TO DATE</u></b>	<b>2021</b> <b><u>BUDGET</u></b>	<b>REMAINING</b> <b><u>BALANCE</u></b>	<b>% OF BUDGET</b> <b><u>USED</u></b>
<b>PRATARIA VENTURES HOSPITAL</b>					
Bond Principal		172,859	-	-	
<b>TOTAL</b>	-	172,859		-	
<b>AMMUNITION PLANT</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>URBAN ISLAND LLC</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>PEACEFUL ROOT</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>TOTAL EXPENSES</b>	10,503	752,787	6,462,855	6,039,512	11.65%