



Community Redevelopment Authority (CRA)

**Wednesday, May 12, 2021
Regular Meeting**

Item C1

CRA April Financials

Staff Contact:

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

	MONTH ENDED <u>April-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
CONSOLIDATED					
Beginning Cash	649,953		677,632		
REVENUE:					
Property Taxes - CRA	41,032	145,651	504,203	358,552	28.89%
Property Taxes - Lincoln Pool	8,345	41,156	195,805	154,649	21.02%
Property Taxes -TIF's	171,008	1,206,783	4,858,000	3,864,603	24.84%
Loan Income (Poplar Street Water Line)	-	-	20,000	20,000	0.00%
Interest Income - CRA	-	1,781	10,000	8,219	17.81%
Interest Income - TIF'S	-	-	-	-	
Land Sales	-	-	-	-	#DIV/0!
Other Revenue - CRA	912	2,581	200,000	197,419	1.29%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	221,297	1,397,952	5,788,008	4,603,443	24.15%
TOTAL RESOURCES	871,250	1,397,952	6,465,640	4,603,443	
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	4,094	31,622	75,000	43,378	42.16%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	10,567	16,000	5,433	66.04%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	200	200	0.00%
Legal Notices	-	79	500	421	15.89%
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	-	525	-	-	
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	-	15,736	670,000	654,264	2.35%
Other Projects	-	3,000	200,000	197,000	1.50%
Bond Principal-TIF's	-	893,218	4,857,800	3,964,582	18.39%
Bond Interest-TIF's	-	-	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	4,094	1,346,259	6,462,855	5,117,121	20.83%
INCREASE(DECREASE) IN CASH	217,203	51,693	(674,847)		
ENDING CASH	867,156	51,693	2,785	-	
CRA CASH	532,082				
Lincoln Pool Tax Income Balance	14,199				
TIF CASH	320,876				
Total Cash	867,156				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2021

	<u>MONTH ENDED</u> <u>April-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>
GENERAL OPERATIONS:					
Property Taxes - CRA	41,032	145,651	504,203	358,552	28.89%
Property Taxes - Lincoln Pool	8,345	41,156	195,805	154,649	21.02%
Interest Income		1,781	10,000	8,219	17.81%
Loan Income (Poplar Street Water Line)		-	20,000	20,000	0.00%
Land Sales		-	-	-	#DIV/0!
Other Revenue & Motor Vehicle Tax	912	2,581	200,000	197,419	1.29%
TOTAL	50,289	191,169	930,008	738,839	20.56%
WALNUT HOUSING PROJECT					
Property Taxes		-		-	
Interest Income		-		-	
Other Revenue		-	-	-	
TOTAL	-	-	-	-	
GIRARD VET CLINIC					
Property Taxes	257	5,812		-	
TOTAL	257	5,812	-	-	
GEDDES ST APTS-PROCON					
Property Taxes	790	1,581		-	
TOTAL	790	1,581	-	-	
SOUTHEAST CROSSING					
Property Taxes	345	6,382		-	
TOTAL	345	6,382	-	-	
POPLAR STREET WATER					
Property Taxes	547	2,551		-	
TOTAL	547	2,551	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes	342	684		-	
TOTAL	342	684	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes	2,132	4,264		-	
TOTAL	2,132	4,264	-	-	
TODD ENCK PROJECT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
JOHN SCHULTE CONSTRUCTION					
Property Taxes	180	359		-	
TOTAL	180	359	-	-	
PHARMACY PROPERTIES INC					
Property Taxes	331	661		-	
TOTAL	331	661	-	-	
KEN-RAY LLC					
Property Taxes		-		-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2021

	<u>MONTH ENDED</u> <u>April-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>
TOKEN PROPERTIES RUBY					
Property Taxes	76	151		-	
TOTAL	76	151	-	-	
GORDMAN GRAND ISLAND					
Property Taxes	2,027	39,768		-	
TOTAL	2,027	39,768	-	-	
BAKER DEVELOPMENT INC					
Property Taxes	97	2,100		-	
TOTAL	97	2,100	-	-	
STRATFORD PLAZA INC					
Property Taxes	823	1,646		-	
TOTAL	823	1,646	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes	10,906	33,695		-	
TOTAL	10,906	33,695	-	-	
FUTURE TIF'S					
Property Taxes		-	4,858,000	4,858,000	
TOTAL	-	-	4,858,000	4,858,000	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes	940	1,881		(1,881)	
TOTAL	940	1,881	-	(1,881)	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes	71	143		(143)	
TOTAL	71	143	-	(143)	
GI HABITAT OF HUMANITY					
Property Taxes	140	280		(280)	
TOTAL	140	280	-	(280)	
AUTO ONE INC					
Property Taxes	366	732		(732)	
TOTAL	366	732	-	(732)	
EIG GRAND ISLAND					
Property Taxes	1,473	2,946		(2,946)	
TOTAL	1,473	2,946	-	(2,946)	
TOKEN PROPERTIES CARY ST					
Property Taxes	199	399		(399)	
TOTAL	199	399	-	(399)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2021

	MONTH ENDED <u>April-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
WENN HOUSING PROJECT					
Property Taxes	118	2,571		(2,571)	
TOTAL	118	2,571	-	(2,571)	
COPPER CREEK 2014 HOUSES					
Property Taxes	30,639	97,068		(97,068)	
TOTAL	30,639	97,068	-	(97,068)	
TC ENCK BUILDERS					
Property Taxes	88	176		(176)	
TOTAL	88	176	-	(176)	
SUPER MARKET DEVELOPERS					
Property Taxes	2,951	65,787		(65,787)	
TOTAL	2,951	65,787	-	(65,787)	
MAINSTAY SUITES					
Property Taxes	1,649	3,299		(3,299)	
TOTAL	1,649	3,299	-	(3,299)	
TOWER 217					
Property Taxes	620	1,240		(1,240)	
TOTAL	620	1,240	-	(1,240)	
COPPER CREEK 2015 HOUSES					
Property Taxes	12,058	62,351	-	(62,351)	
TOTAL	12,058	62,351	-	(62,351)	
NORTHWEST COMMONS					
Property Taxes	5,156	205,501	-	(205,501)	
TOTAL	5,156	205,501	-	(205,501)	
HABITAT - 8TH & SUPERIOR					
Property Taxes	283	565		(565)	
TOTAL	283	565	-	(565)	
KAUFMAN BUILDING					
Property Taxes	299	599		(599)	
TOTAL	299	599	-	(599)	
TALON APARTMENTS					
Property Taxes	2,442	100,154		(100,154)	
TOTAL	2,442	100,154	-	(100,154)	
VICTORY PLACE					
Property Taxes	223	445		(445)	
TOTAL	223	445	-	(445)	
THINK SMART					
Property Taxes	158	6,744		(6,744)	
TOTAL	158	6,744	-	(6,744)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2021

	<u>MONTH ENDED</u> <u>April-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>
BOSELMAN HQ					
Property Taxes	1,917	81,653		(81,653)	
TOTAL	1,917	81,653	-	(81,653)	
TALON APARTMENTS 2017					
Property Taxes	2,786	112,989		(112,989)	
TOTAL	2,786	112,989	-	(112,989)	
WEINRICH DEVELOPMENT					
Property Taxes	158	316		(316)	
TOTAL	158	316	-	(316)	
WING WILLIAMSONS					
Property Taxes	1,399	1,465		(1,465)	
TOTAL	1,399	1,465	-	(1,465)	
HATCHERY HOLDINGS					
Property Taxes	3,983	7,966		(7,966)	
TOTAL	3,983	7,966	-	(7,966)	
FEDERATION LABOR TEMPLE					
Property Taxes	3,631	7,319		(7,319)	
TOTAL	3,631	7,319	-	(7,319)	
MIDDLETON PROPERTIES II					
Property Taxes	355	710		(710)	
TOTAL	355	710	-	(710)	
COPPER CREEK 2016 HOUSES					
Property Taxes	9,627	45,463		(45,463)	
TOTAL	9,627	45,463	-	(45,463)	
MENDEZ ENTERPRISES LLC PHASE 1					
Property Taxes	163	247		(247)	
TOTAL	163	247	-	(247)	
EAST PARK ON STUHR					
Property Taxes	2,714	5,428		(5,428)	
TOTAL	2,714	5,428	-	(5,428)	
TAKE FLIGHT INVESTMENTS					
Property Taxes	137	5,957		(5,957)	
TOTAL	137	5,957	-	(5,957)	
PRATARIA VENTURES HOSPITAL					
Property Taxes	35,720	244,300		(244,300)	
TOTAL	35,720	244,300	-	(244,300)	
AMMUNITION PLANT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
URBAN ISLAND LLC					
Property Taxes	87	174		(174)	
TOTAL	87	174	-	(174)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2021

	MONTH ENDED <u>April-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
PEACEFUL ROOT					
Property Taxes	120	5,240		(5,240)	
TOTAL	120	5,240	-	(5,240)	
TALON 2019 LOOKBACK					
Property Taxes	72	2,942		(2,942)	
TOTAL	72	2,942	-	(2,942)	
COPPER CREEK PH2 2019 LOOKBACK					
Property Taxes	198	396		(396)	
TOTAL	198	396	-	(396)	
GRAND ISLAND HOTEL					
Property Taxes	28,317	29,647		(29,647)	
TOTAL	28,317	29,647	-	(29,647)	
PARAMOUNT OLD SEARS					
Property Taxes	32	64		(64)	
TOTAL	32	64	-	(64)	
CENTRAL NE TRUCK WASH					
Property Taxes	986	1,973		(1,973)	
TOTAL	986	1,973	-	(1,973)	
TOTAL REVENUE	221,417	1,397,952	5,788,008	5,152,219	24.15%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2021

	MONTH ENDED <u>April-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <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	4,094	31,622	75,000	43,378	42.16%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		10,567	16,000	5,433	66.04%
General Liability Insurance		-	250	250	0.00%
Postage		-	200	200	0.00%
Legal Notices		79	500	421	15.89%
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		525	-	-	#DIV/0!
PROJECTS					
Husker Harvest Days		200,000	200,000	-	100.00%
Façade Improvement		-	200,000	200,000	0.00%
Building Improvement		18,736	670,000	651,264	0.00%
Other Projects		-	200,000	200,000	0.00%
TOTAL CRA EXPENSES	4,094	453,040	1,605,055	1,152,540	28.23%
WALNUT HOUSING PROJECT					
Bond Principal		-	-	-	
Bond Interest		-	-	-	
TOTAL	-	-	-	-	
GIRARD VET CLINIC					
Bond Principal		5,298	-	-	
TOTAL	-	5,298	-	-	
GEDDES ST APTS - PROCON					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
SOUTHEAST CROSSINGS					
Bond Principal		5,692	-	-	
TOTAL	-	5,692	-	-	
POPLAR STREET WATER					
Bond Principal		924	-	-	
TOTAL	-	924	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2021

	<u>MONTH ENDED</u> <u>April-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>
SOUTH POINTE HOTEL PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TODD ENCK PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
JOHN SCHULTE CONSTRUCTION					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
PHARMACY PROPERTIES INC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
KEN-RAY LLC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES RUBY					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GORDMAN GRAND ISLAND					
Bond Principal		35,714	-	-	
TOTAL	-	35,714	-	-	
BAKER DEVELOPMENT INC					
Bond Principal		1,906	-	-	
TOTAL	-	1,906	-	-	
STRATFORD PLAZA LLC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal		15,499	-	-	
TOTAL	-	15,499	-	-	
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 APRIL 2021

	MONTH ENDED <u>April-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
AUTO ONE INC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
EIG GRAND ISLAND					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
WENN HOUSING PROJECT					
Bond Principal		2,336	-	-	
TOTAL	-	2,336	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal		52,683	-	-	
TOTAL	-	52,683	-	-	
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		36,125	-	-	
TOTAL	-	36,125	-	-	
NORTHWEST COMMONS					
Bond Principal		195,189	-	-	
TOTAL	-	195,189	-	-	
HABITAT - 8TH & SUPERIOR					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
KAUFMAN BUILDING					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2021

	<u>MONTH ENDED</u> <u>April-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>
TALON APARTMENTS					
Bond Principal		95,270	-	-	
TOTAL	-	95,270		-	
VICTORY PLACE					
Bond Principal		2,798	-	-	
TOTAL	-	2,798		-	
FUTURE TIF'S					
Bond Principal		-	4,857,800	4,857,800	
TOTAL	-	-	4,857,800	4,857,800	
THINK SMART					
Bond Principal		6,427	-	-	
TOTAL	-	6,427		-	
BOSSELMAN HQ					
Bond Principal		79,735	-	-	
TOTAL	-	79,735		-	
TALON APARTMENTS 2017					
Bond Principal		110,204	-	-	
TOTAL	-	110,204		-	
WEINRICH DEVELOPMENT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
WING WILLIAMSONS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
HATCHERY HOLDINGS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
FEDERATION LABOR TEMPLE					
Bond Principal		3,519	-	-	
TOTAL	-	3,519		-	
MIDDLETON PROPERTIES II					
Bond Principal		-	-	-	
TOTAL	-	-		-	
COPPER CREEK 2016 HOUSES					
Bond Principal		24,639	-	-	
TOTAL	-	24,639		-	
EAST PARK ON STUHR					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TAKE FLIGHT INVESTMENTS					
Bond Principal		5,683	-	-	
TOTAL	-	5,683		-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2021

	<u>MONTH ENDED</u> <u>April-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>
PRATARIA VENTURES HOSPITAL					
Bond Principal		208,579	-	-	
TOTAL	-	208,579		-	
AMMUNITION PLANT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
URBAN ISLAND LLC					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PEACEFUL ROOT					
Bond Principal		5,000	-	-	
TOTAL	-	5,000		-	
TALON 2019 LOOKBACK					
Bond Principal		-	-	-	
TOTAL	-	-		-	
COPPER CREEK PH2 2019 LOOKBACK					
Bond Principal		-	-	-	
TOTAL	-	-		-	
GRAND ISLAND HOTEL					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PARAMOUNT OLD SEARS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
CENTRAL NE TRUCK WASH					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TOTAL EXPENSES	4,094	1,346,259	6,462,855	6,010,340	20.83%