



Community Redevelopment Authority (CRA)

**Wednesday, August 11, 2021
Regular Meeting**

Item C1

CRA July 2021 Financials

Staff Contact:

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

	MONTH ENDED	2020-2021	2021	REMAINING	% OF BUDGET
	<u>July-21</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
CONSOLIDATED					
Beginning Cash	981,314		677,632		
REVENUE:					
Property Taxes - CRA	9,382	366,688	504,203	137,515	72.73%
Property Taxes - Lincoln Pool	-	120,089	195,805	75,716	61.33%
Property Taxes -TIF's	19,635	2,838,633	4,858,000	2,460,104	58.43%
Loan Income (Poplar Street Water Line)	-	-	20,000	20,000	0.00%
Interest Income - CRA	443	2,983	10,000	7,017	29.83%
Interest Income - TIF'S	-	-	-	-	
Land Sales	-	-	-	-	#DIV/0!
Other Revenue - CRA	1,081	13,681	200,000	186,320	6.84%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	30,541	3,342,074	5,788,008	2,886,671	57.74%
TOTAL RESOURCES	1,011,855	3,342,074	6,465,640	2,886,671	
EXPENSES					
Auditing & Accounting	-	-	3,000	3,000	0.00%
Legal Services	-	16	3,000	2,984	0.54%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	4,550	46,068	75,000	28,932	61.42%
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	-	249	1,000	751	24.89%
Supplies	-	-	300	300	0.00%
Land	-	-	30,000	30,000	
Bond Principal - Lincoln Pool	-	185,000	185,000	-	100.00%
Bond Interest	-	10,805	10,805	-	100.00%
Fiscal Agent Fees/Bond Costs	-	525	-	-	
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	319,477	319,477	200,000	-	159.74%
Building Improvement	-	15,736	670,000	654,264	2.35%
Other Projects	-	3,000	200,000	197,000	1.50%
Bond Principal-TIF's	136,145	2,814,332	4,857,800	2,043,468	57.93%
Bond Interest-TIF's	-	-	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	460,173	3,605,855	6,462,855	2,977,002	55.79%
INCREASE(DECREASE) IN CASH	(429,631)	(263,781)	(674,847)		
ENDING CASH	551,682	(263,781)	2,785	-	
CRA CASH	431,416				
Lincoln Pool Tax Income Balance	88,654				
TIF CASH	31,612				
Total Cash	551,682				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2021

	<u>MONTH ENDED</u> <u>July-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	9,382	366,688	504,203	137,515	72.73%
Property Taxes - Lincoln Pool		120,089	195,805	75,716	61.33%
Interest Income	443	2,983	10,000	7,017	29.83%
Loan Income (Poplar Street Water Line)		-	20,000	20,000	0.00%
Land Sales		-	-	-	#DIV/0!
Other Revenue & Motor Vehicle Tax	1,081	13,681	200,000	186,320	6.84%
TOTAL	10,906	503,441	930,008	426,567	54.13%
WALNUT HOUSING PROJECT					
Property Taxes		-		-	
Interest Income		-		-	
Other Revenue		-	-	-	
TOTAL	-	-	-	-	
GIRARD VET CLINIC					
Property Taxes		11,025		-	
TOTAL	-	11,025	-	-	
GEDDES ST APTS-PROCON					
Property Taxes		17,622		-	
TOTAL	-	17,622	-	-	
SOUTHEAST CROSSING					
Property Taxes		10,539		-	
TOTAL	-	10,539	-	-	
POPLAR STREET WATER					
Property Taxes	43	11,206		-	
TOTAL	43	11,206	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes		7,629		-	
TOTAL	-	7,629	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes		47,537		-	
TOTAL	-	47,537	-	-	
TODD ENCK PROJECT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
JOHN SCHULTE CONSTRUCTION					
Property Taxes		3,842		-	
TOTAL	-	3,842	-	-	
PHARMACY PROPERTIES INC					
Property Taxes		6,870		-	
TOTAL	-	6,870	-	-	
KEN-RAY LLC					
Property Taxes		-		-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2021

	<u>MONTH ENDED</u> <u>July-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		1,683		-	
TOTAL	-	1,683	-	-	
GORDMAN GRAND ISLAND					
Property Taxes		80,907		-	
TOTAL	-	80,907	-	-	
BAKER DEVELOPMENT INC					
Property Taxes		4,065		-	
TOTAL	-	4,065	-	-	
STRATFORD PLAZA INC					
Property Taxes		18,350		-	
TOTAL	-	18,350	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes	2,419	81,617		-	
TOTAL	2,419	81,617	-	-	
FUTURE TIF'S					
Property Taxes		-	4,858,000	4,858,000	
TOTAL	-	-	4,858,000	4,858,000	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes		20,968		(20,968)	
TOTAL	-	20,968	-	(20,968)	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		1,592		(1,592)	
TOTAL	-	1,592	-	(1,592)	
GI HABITAT OF HUMANITY					
Property Taxes		3,118		(3,118)	
TOTAL	-	3,118	-	(3,118)	
AUTO ONE INC					
Property Taxes		8,162		(8,162)	
TOTAL	-	8,162	-	(8,162)	
EIG GRAND ISLAND					
Property Taxes		36,653		(36,653)	
TOTAL	-	36,653	-	(36,653)	
TOKEN PROPERTIES CARY ST					
Property Taxes		4,445		(4,445)	
TOTAL	-	4,445	-	(4,445)	

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FOR THE MONTH OF JULY 2021

	<u>MONTH ENDED</u> <u>July-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>
WENN HOUSING PROJECT					
Property Taxes		4,956		(4,956)	
TOTAL	-	4,956	-	(4,956)	
COPPER CREEK 2014 HOUSES					
Property Taxes	372	273,871		(273,871)	
TOTAL	372	273,871	-	(273,871)	
TC ENCK BUILDERS					
Property Taxes		1,959		(1,959)	
TOTAL	-	1,959	-	(1,959)	
SUPER MARKET DEVELOPERS					
Property Taxes		65,787		(65,787)	
TOTAL	-	65,787	-	(65,787)	
MAINSTAY SUITES					
Property Taxes		36,775		(36,775)	
TOTAL	-	36,775	-	(36,775)	
TOWER 217					
Property Taxes	12,678	13,918		(13,918)	
TOTAL	12,678	13,918	-	(13,918)	
COPPER CREEK 2015 HOUSES					
Property Taxes	1,771	192,547	-	(192,547)	
TOTAL	1,771	192,547	-	(192,547)	
NORTHWEST COMMONS					
Property Taxes		212,556	-	(212,556)	
TOTAL	-	212,556	-	(212,556)	
HABITAT - 8TH & SUPERIOR					
Property Taxes		6,301		(6,301)	
TOTAL	-	6,301	-	(6,301)	
KAUFMAN BUILDING					
Property Taxes		6,720		(6,720)	
TOTAL	-	6,720	-	(6,720)	
TALON APARTMENTS					
Property Taxes	158	100,313		(100,313)	
TOTAL	158	100,313	-	(100,313)	
VICTORY PLACE					
Property Taxes		4,965		(4,965)	
TOTAL	-	4,965	-	(4,965)	
THINK SMART					
Property Taxes		6,744		(6,744)	
TOTAL	-	6,744	-	(6,744)	

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BOSSELMAN HQ					
Property Taxes		81,653		(81,653)	
TOTAL	-	81,653	-	(81,653)	
TALON APARTMENTS 2017					
Property Taxes		112,989		(112,989)	
TOTAL	-	112,989	-	(112,989)	
WEINRICH DEVELOPMENT					
Property Taxes		3,526		(3,526)	
TOTAL	-	3,526	-	(3,526)	
WING WILLIAMSONS					
Property Taxes	1,334	2,799		(2,799)	
TOTAL	1,334	2,799	-	(2,799)	
HATCHERY HOLDINGS					
Property Taxes		88,798		(88,798)	
TOTAL	-	88,798	-	(88,798)	
FEDERATION LABOR TEMPLE					
Property Taxes		7,319		(7,319)	
TOTAL	-	7,319	-	(7,319)	
MIDDLETON PROPERTIES II					
Property Taxes		7,914		(7,914)	
TOTAL	-	7,914	-	(7,914)	
COPPER CREEK 2016 HOUSES					
Property Taxes	860	126,040		(126,040)	
TOTAL	860	126,040	-	(126,040)	
MENDEZ ENTERPRISES LLC PHASE 1					
Property Taxes		306		(306)	
TOTAL	-	306	-	(306)	
EAST PARK ON STUHR					
Property Taxes		60,510		(60,510)	
TOTAL	-	60,510	-	(60,510)	
TAKE FLIGHT INVESTMENTS					
Property Taxes		5,957		(5,957)	
TOTAL	-	5,957	-	(5,957)	
PRATARIA VENTURES HOSPITAL					
Property Taxes		969,258		(969,258)	
TOTAL	-	969,258	-	(969,258)	
AMMUNITION PLANT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
URBAN ISLAND LLC					
Property Taxes		1,949		(1,949)	
TOTAL	-	1,949	-	(1,949)	

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PEACEFUL ROOT					
Property Taxes		5,240		(5,240)	
TOTAL	-	5,240	-	(5,240)	
TALON 2019 LOOKBACK					
Property Taxes		2,942		(2,942)	
TOTAL	-	2,942	-	(2,942)	
COPPER CREEK PH2 2019 LOOKBACK					
Property Taxes		3,837		(3,837)	
TOTAL	-	3,837	-	(3,837)	
GRAND ISLAND HOTEL					
Property Taxes		29,647		(29,647)	
TOTAL	-	29,647	-	(29,647)	
PARAMOUNT OLD SEARS					
Property Taxes		716		(716)	
TOTAL	-	716	-	(716)	
CENTRAL NE TRUCK WASH					
Property Taxes		21,993		(21,993)	
TOTAL	-	21,993	-	(21,993)	
TOTAL REVENUE	30,541	3,342,074	5,788,008	4,406,954	57.74%

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EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting		-	3,000	3,000	0.00%
Legal Services		16	3,000	2,984	0.54%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	4,550	46,068	75,000	28,932	61.42%
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		249	1,000	751	24.89%
Supplies		-	300	300	0.00%
Land		-	30,000	30,000	
Bond Principal - Lincoln Pool		185,000	185,000	-	100.00%
Bond Interest - Lincoln Pool		10,805	10,805	-	100.00%
Fiscal Agent Fees/Bond Costs		525	-	-	#DIV/0!
PROJECTS					
Husker Harvest Days		200,000	200,000	-	100.00%
Facade Improvement	319,477	319,477	200,000	-	159.74%
Building Improvement		18,736	670,000	651,264	0.00%
Other Projects		-	200,000	200,000	0.00%
TOTAL CRA EXPENSES	324,027	791,523	1,605,055	933,534	49.31%
WALNUT HOUSING PROJECT					
Bond Principal		-	-	-	
Bond Interest		-	-	-	
TOTAL	-	-	-	-	
GIRARD VET CLINIC					
Bond Principal	5,213	11,025	-	-	
TOTAL	5,213	11,025	-	-	
GEDDES ST APTS - PROCON					
Bond Principal		17,622	-	-	
TOTAL	-	17,622	-	-	
SOUTHEAST CROSSINGS					
Bond Principal	1,667	10,539	-	-	
TOTAL	1,667	10,539	-	-	
POPLAR STREET WATER					
Bond Principal	558	11,164	-	-	
TOTAL	558	11,164	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal		7,629	-	-	
TOTAL	-	7,629	-	-	

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FOR THE MONTH OF JULY 2021

	<u>MONTH ENDED</u> <u>July-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		47,537	-	-	
TOTAL	-	47,537	-	-	
TODD ENCK PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
JOHN SCHULTE CONSTRUCTION					
Bond Principal		198	-	-	
TOTAL	-	198	-	-	
PHARMACY PROPERTIES INC					
Bond Principal		6,870	-	-	
TOTAL	-	6,870	-	-	
KEN-RAY LLC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES RUBY					
Bond Principal		1,683	-	-	
TOTAL	-	1,683	-	-	
GORDMAN GRAND ISLAND					
Bond Principal		80,907	-	-	
TOTAL	-	80,907	-	-	
BAKER DEVELOPMENT INC					
Bond Principal		4,065	-	-	
TOTAL	-	4,065	-	-	
STRATFORD PLAZA LLC					
Bond Principal		18,350	-	-	
TOTAL	-	18,350	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal	17,763	79,198	-	-	
TOTAL	17,763	79,198	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal	19,087	20,968	-	-	
TOTAL	19,087	20,968	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal		1,592	-	-	
TOTAL	-	1,592	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal		3,118	-	-	
TOTAL	-	3,118	-	-	

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FOR THE MONTH OF JULY 2021

	<u>MONTH ENDED</u> <u>July-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>
AUTO ONE INC					
Bond Principal	7,429	8,162	-	-	
TOTAL	7,429	8,162	-	-	
EIG GRAND ISLAND					
Bond Principal		36,653	-	-	
TOTAL	-	36,653	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal		4,445	-	-	
TOTAL	-	4,445	-	-	
WENN HOUSING PROJECT					
Bond Principal		4,956	-	-	
TOTAL	-	4,956	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal	49,393	273,499	-	-	
TOTAL	49,393	273,499	-	-	
TC ENCK BUILDERS					
Bond Principal		1,959	-	-	
TOTAL	-	1,959	-	-	
SUPER MARKET DEVELOPERS					
Bond Principal		65,787	-	-	
TOTAL	-	65,787	-	-	
MAINSTAY SUITES					
Bond Principal		36,775	-	-	
TOTAL	-	36,775	-	-	
TOWER 217					
Bond Principal		1,240	-	-	
TOTAL	-	1,240	-	-	
COPPER CREEK 2015 HOUSES					
Bond Principal	24,972	190,776	-	-	
TOTAL	24,972	190,776	-	-	
NORTHWEST COMMONS					
Bond Principal		212,556	-	-	
TOTAL	-	212,556	-	-	
HABITAT - 8TH & SUPERIOR					
Bond Principal		6,301	-	-	
TOTAL	-	6,301	-	-	
KAUFMAN BUILDING					
Bond Principal		6,720	-	-	
TOTAL	-	6,720	-	-	

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FOR THE MONTH OF JULY 2021

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TALON APARTMENTS					
Bond Principal		100,154	-	-	
TOTAL	-	100,154		-	
VICTORY PLACE					
Bond Principal		7,764	-	-	
TOTAL	-	7,764		-	
FUTURE TIF'S					
Bond Principal		-	4,857,800	4,857,800	
TOTAL	-	-	4,857,800	4,857,800	
THINK SMART					
Bond Principal		6,744	-	-	
TOTAL	-	6,744		-	
BOSSELMAN HQ					
Bond Principal		81,653	-	-	
TOTAL	-	81,653		-	
TALON APARTMENTS 2017					
Bond Principal		113,133	-	-	
TOTAL	-	113,133		-	
WEINRICH DEVELOPMENT					
Bond Principal		3,526	-	-	
TOTAL	-	3,526		-	
WING WILLIAMSONS					
Bond Principal		1,465	-	-	
TOTAL	-	1,465		-	
HATCHERY HOLDINGS					
Bond Principal		88,798	-	-	
TOTAL	-	88,798		-	
FEDERATION LABOR TEMPLE					
Bond Principal		7,319	-	-	
TOTAL	-	7,319		-	
MIDDLETON PROPERTIES II					
Bond Principal		7,914	-	-	
TOTAL	-	7,914		-	
COPPER CREEK 2016 HOUSES					
Bond Principal	10,064	125,179	-	-	
TOTAL	10,064	125,179		-	
EAST PARK ON STUHR					
Bond Principal		60,510	-	-	
TOTAL	-	60,510		-	
TAKE FLIGHT INVESTMENTS					
Bond Principal		5,957	-	-	
TOTAL	-	5,957		-	

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FOR THE MONTH OF JULY 2021

	<u>MONTH ENDED</u> <u>July-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		969,258	-	-	
TOTAL	-	969,258		-	
AMMUNITION PLANT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
URBAN ISLAND LLC					
Bond Principal		1,949	-	-	
TOTAL	-	1,949		-	
PEACEFUL ROOT					
Bond Principal		5,240	-	-	
TOTAL	-	5,240		-	
TALON 2019 LOOKBACK					
Bond Principal		-	-	-	
TOTAL	-	-		-	
COPPER CREEK PH2 2019 LOOKBACK					
Bond Principal		3,837	-	-	
TOTAL	-	3,837		-	
GRAND ISLAND HOTEL					
Bond Principal		29,647	-	-	
TOTAL	-	29,647		-	
PARAMOUNT OLD SEARS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
CENTRAL NE TRUCK WASH					
Bond Principal		21,993	-	-	
TOTAL	-	21,993		-	
TOTAL EXPENSES	460,173	3,605,855	6,462,855	5,791,334	55.79%