



Community Redevelopment Authority (CRA)

**Thursday, September 23, 2021
Regular Meeting**

Item C1

CRA August 2021 Financials

Staff Contact:

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

CONSOLIDATED	MONTH ENDED August-21	2020-2021 YEAR TO DATE	2021 BUDGET	REMAINING BALANCE	% OF BUDGET USED
Beginning Cash	551,682		677,632		
REVENUE:					
Property Taxes - CRA	10,913	377,601	504,203	126,602	74.89%
Property Taxes - Lincoln Pool	2,655	122,744	195,805	73,061	62.69%
Property Taxes -TIF's	102,109	2,940,742	4,858,000	2,445,181	60.53%
Loan Income (Poplar Street Water Line)	-	-	20,000	20,000	0.00%
Interest Income - CRA	-	2,983	10,000	7,017	29.83%
Interest Income - TIF'S	-	-	-	-	
Land Sales	-	-	-	-	#DIV/0!
Other Revenue - CRA	43	13,723	200,000	186,277	6.86%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	115,720	3,457,794	5,788,008	2,858,137	59.74%
TOTAL RESOURCES	667,403	3,457,794	6,465,640	2,858,137	
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	4,071	50,139	75,000	24,861	66.85%
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	58	138	500	362	27.51%
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	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	20,350	2,834,683	4,857,800	2,023,117	58.35%
Bond Interest-TIF's	-	-	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	24,480	3,630,334	6,462,855	2,952,523	56.17%
INCREASE(DECREASE) IN CASH	91,241	(172,540)	(674,847)		
ENDING CASH	642,923	(172,540)	2,785	-	
CRA CASH	438,243				
Lincoln Pool Tax Income Balance	91,309				
TIF CASH	113,371				
Total Cash	642,923				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	<u>MONTH ENDED</u> <u>August-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	10,913	377,601	504,203	126,602	74.89%
Property Taxes - Lincoln Pool	2,655	122,744	195,805	73,061	62.69%
Interest Income		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	43	13,723	200,000	186,277	6.86%
TOTAL	13,611	517,052	930,008	412,956	55.60%
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	184	11,390		-	
TOTAL	184	11,390	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes		7,629		-	
TOTAL	-	7,629	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes	43,273	90,810		-	
TOTAL	43,273	90,810	-	-	
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 AUGUST 2021

	<u>MONTH ENDED</u> <u>August-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	41,139	122,046		-	
TOTAL	41,139	122,046	-	-	
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	2,590	84,208		-	
TOTAL	2,590	84,208	-	-	
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)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	<u>MONTH ENDED</u> <u>August-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	2,298	276,169		(276,169)	
TOTAL	2,298	276,169	-	(276,169)	
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		13,918		(13,918)	
TOTAL	-	13,918	-	(13,918)	
COPPER CREEK 2015 HOUSES					
Property Taxes	9,831	202,377	-	(202,377)	
TOTAL	9,831	202,377	-	(202,377)	
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		100,313		(100,313)	
TOTAL	-	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)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	<u>MONTH ENDED</u> <u>August-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		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		2,799		(2,799)	
TOTAL	-	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		126,040		(126,040)	
TOTAL	-	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	2,795	8,752		(8,752)	
TOTAL	2,795	8,752	-	(8,752)	
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)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	<u>MONTH ENDED</u> <u>August-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>
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	115,720	3,457,794	5,788,008	4,381,215	59.74%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

EXPENSES	MONTH ENDED <u>August-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
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	4,071	50,139	75,000	24,861	66.85%
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	58	138	500	362	27.51%
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%
Façade Improvement		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	4,129	795,652	1,605,055	929,405	49.57%
WALNUT HOUSING PROJECT					
Bond Principal		-	-	-	
Bond Interest		-	-	-	
TOTAL	-	-	-	-	
GIRARD VET CLINIC					
Bond Principal		11,025	-	-	
TOTAL	-	11,025	-	-	
GEDDES ST APTS - PROCON					
Bond Principal		17,622	-	-	
TOTAL	-	17,622	-	-	
SOUTHEAST CROSSINGS					
Bond Principal		10,539	-	-	
TOTAL	-	10,539	-	-	
POPLAR STREET WATER					
Bond Principal	43	11,206	-	-	
TOTAL	43	11,206	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal		7,629	-	-	
TOTAL	-	7,629	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	<u>MONTH ENDED</u> <u>August-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	2,419	81,617	-	-	
TOTAL	2,419	81,617	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal		20,968	-	-	
TOTAL	-	20,968	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal		1,592	-	-	
TOTAL	-	1,592	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal		3,118	-	-	
TOTAL	-	3,118	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	<u>MONTH ENDED</u> <u>August-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		8,162	-	-	
TOTAL	-	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	372	273,871	-	-	
TOTAL	372	273,871	-	-	
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	12,678	13,918	-	-	
TOTAL	12,678	13,918	-	-	
COPPER CREEK 2015 HOUSES					
Bond Principal	1,771	192,547	-	-	
TOTAL	1,771	192,547	-	-	
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	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	MONTH ENDED <u>August-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
TALON APARTMENTS					
Bond Principal	158	100,313	-	-	
TOTAL	158	100,313		-	
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		-	
BOSELMAN 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	1,334	2,799	-	-	
TOTAL	1,334	2,799		-	
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		125,179	-	-	
TOTAL	-	125,179		-	
EAST PARK ON STUHR					
Bond Principal		60,510	-	-	
TOTAL	-	60,510		-	
TAKE FLIGHT INVESTMENTS					
Bond Principal		5,957	-	-	
TOTAL	-	5,957		-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	<u>MONTH ENDED</u> <u>August-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	860	4,697	-	-	
TOTAL	860	4,697		-	
GRAND ISLAND HOTEL					
Bond Principal		29,647	-	-	
TOTAL	-	29,647		-	
PARAMOUNT OLD SEARS					
Bond Principal	716	716	-	-	
TOTAL	716	716		-	
CENTRAL NE TRUCK WASH					
Bond Principal		21,993	-	-	
TOTAL	-	21,993		-	
TOTAL EXPENSES	24,480	3,630,334	6,462,855	5,787,205	56.17%