



Community Redevelopment Authority (CRA)

Wednesday, November 10, 2021
Regular Meeting

Item C1

Financial Report

Staff Contact:

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2021

	MONTH ENDED October-21	2021-2022 YEAR TO DATE	2022 BUDGET	REMAINING BALANCE	% OF BUDGET USED
CONSOLIDATED					
Beginning Cash	755,002		548,785		
REVENUE:					
Property Taxes - CRA	18,985	18,985	524,191	505,206	3.62%
Property Taxes - Lincoln Pool	-	-	196,818	196,818	0.00%
Property Taxes -TIF's	4,460	4,460	5,400,000	5,396,903	0.08%
Loan Income (Poplar Street Water Line)	-	-	20,000	20,000	0.00%
Interest Income - CRA	357	357	10,000	9,643	3.57%
Interest Income - TIF'S	-	-	-	-	
Land Sales	-	-	-	-	#DIV/0!
Other Revenue - CRA	322	322	200,000	199,678	0.16%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	24,124	24,124	6,351,009	6,328,248	0.38%
TOTAL RESOURCES	779,125	24,124	6,899,794	6,328,248	
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	4,122	4,122	75,000	70,878	5.50%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	-	16,000	16,000	0.00%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	250	250	0.00%
Legal Notices	-	-	500	500	0.00%
Travel & Training	-	-	4,000	4,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	-	-	1,000	1,000	0.00%
Supplies	-	-	300	300	0.00%
Land	-	-	30,000	30,000	
Bond Principal - Lincoln Pool	-	-	190,000	190,000	0.00%
Bond Interest	-	-	6,818	6,818	0.00%
Fiscal Agent Fees/Bond Costs	-	-	-	-	
Husker Harvest Days	200,000	200,000	200,000	-	100.00%
Façade Improvement	-	-	250,000	250,000	0.00%
Building Improvement	50,000	50,000	500,000	450,000	10.00%
Other Projects	-	-	200,000	200,000	0.00%
Bond Principal-TIF's	-	-	5,400,000	5,400,000	0.00%
Bond Interest-TIF's	-	-	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	254,122	254,122	6,886,118	6,631,996	3.69%
INCREASE(DECREASE) IN CASH	(229,998)	(229,998)	(535,109)		
ENDING CASH	525,003	(229,998)	13,677	-	
CRA CASH	371,299				
Lincoln Pool Tax Income Balance	148,668				
TIF CASH	5,037				
Total Cash	525,003				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2021

	<u>MONTH ENDED</u> <u>October-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
GENERAL OPERATIONS:					
Property Taxes - CRA	18,985	18,985	524,191	505,206	3.62%
Property Taxes - Lincoln Pool		-	196,818	196,818	0.00%
Interest Income	357	357	10,000	9,643	3.57%
Loan Income (Poplar Street Water Line)		-	20,000	20,000	0.00%
Land Sales		-		-	#DIV/0!
Other Revenue & Motor Vehicle Tax	322	322	200,000	199,678	0.16%
TOTAL	19,664	19,664	951,009	931,345	2.07%
GIRARD VET CLINIC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
GEDDES ST APTS-PROCON					
Property Taxes		-		-	
TOTAL	-	-	-	-	
SOUTHEAST CROSSING					
Property Taxes		-		-	
TOTAL	-	-	-	-	
POPLAR STREET WATER					
Property Taxes	1,076	1,076		-	
TOTAL	1,076	1,076	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES RUBY					
Property Taxes		-		-	
TOTAL	-	-	-	-	
GORDMAN GRAND ISLAND					
Property Taxes		-		-	
TOTAL	-	-	-	-	
BAKER DEVELOPMENT INC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
STRATFORD PLAZA INC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes		-		-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2021

	MONTH ENDED <u>October-21</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
FUTURE TIF'S					
Property Taxes		-	5,400,000	5,400,000	
TOTAL	-	-	5,400,000	5,400,000	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		-		-	
TOTAL	-	-	-	-	
GI HABITAT OF HUMANITY					
Property Taxes		-		-	
TOTAL	-	-	-	-	
AUTO ONE INC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
EIG GRAND ISLAND					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES CARY ST					
Property Taxes		-		-	
TOTAL	-	-	-	-	
WENN HOUSING PROJECT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK 2014 HOUSES					
Property Taxes	2,435	2,435		(2,435)	
TOTAL	2,435	2,435	-	(2,435)	
TC ENCK BUILDERS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
SUPER MARKET DEVELOPERS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
MAINSTAY SUITES					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOWER 217					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK 2015 HOUSES					
Property Taxes	662	662	-	(662)	
TOTAL	662	662	-	(662)	

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FOR THE MONTH OF OCTOBER 2021

	MONTH ENDED <u>October-21</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
NORTHWEST COMMONS					
Property Taxes		-	-	-	
TOTAL	-	-	-	-	
HABITAT - 8TH & SUPERIOR					
Property Taxes		-		-	
TOTAL	-	-	-	-	
KAUFMAN BUILDING					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TALON APARTMENTS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
VICTORY PLACE					
Property Taxes		-		-	
TOTAL	-	-	-	-	
THINK SMART					
Property Taxes		-		-	
TOTAL	-	-	-	-	
BOSSELMAN HQ					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TALON APARTMENTS 2017					
Property Taxes		-		-	
TOTAL	-	-	-	-	
WEINRICH DEVELOPMENT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
WING WILLIAMSONS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
HATCHERY HOLDINGS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
FEDERATION LABOR TEMPLE					
Property Taxes		-		-	
TOTAL	-	-	-	-	
MIDDLETON PROPERTIES II					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK 2016 HOUSES					
Property Taxes		-		-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2021

	<u>MONTH ENDED</u> <u>October-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
MENDEZ ENTERPRISES LLC PHASE 1					
Property Taxes		-		-	
TOTAL	-	-	-	-	
EAST PARK ON STUHR					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TAKE FLIGHT INVESTMENTS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
PRATARIA VENTURES HOSPITAL					
Property Taxes		-		-	
TOTAL	-	-	-	-	
AMMUNITION PLANT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
URBAN ISLAND LLC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
PEACEFUL ROOT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TALON 2019 LOOKBACK					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK PH2 2019 LOOKBACK					
Property Taxes	287	287		(287)	
TOTAL	287	287	-	(287)	
GRAND ISLAND HOTEL					
Property Taxes		-		-	
TOTAL	-	-	-	-	
PARAMOUNT OLD SEARS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
CENTRAL NE TRUCK WASH					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOTAL REVENUE	24,124	24,124	6,351,009	6,328,248	0.38%

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	<u>MONTH ENDED</u> <u>October-21</u>	<u>2021-2022</u> <u>YEAR TO DATE</u>	<u>2022</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	0.00%
Legal Services		-	3,000	3,000	0.00%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	4,122	4,122	75,000	70,878	5.50%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		-	16,000	16,000	0.00%
General Liability Insurance		-	250	250	0.00%
Postage		-	250	250	0.00%
Legal Notices		-	500	500	0.00%
Travel & Training		-	4,000	4,000	0.00%
Other Expenditures		-	-	-	
Office Supplies		-	1,000	1,000	0.00%
Supplies		-	300	300	0.00%
Land		-	30,000	30,000	0.00%
Bond Principal - Lincoln Pool		-	190,000	190,000	0.00%
Bond Interest - Lincoln Pool		-	6,818	6,818	0.00%
Fiscal Agent Fees/Bond Costs		-	-	-	#DIV/0!
PROJECTS					
Husker Harvest Days	200,000	200,000	200,000	-	100.00%
Façade Improvement		-	250,000	250,000	0.00%
Building Improvement	50,000	50,000	500,000	450,000	0.00%
Other Projects		-	200,000	200,000	0.00%
TOTAL CRA EXPENSES	254,122	254,122	1,486,118	1,231,996	17.10%
GIRARD VET CLINIC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GEDDES ST APTS - PROCON					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
SOUTHEAST CROSSINGS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
POPLAR STREET WATER					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
SOUTH POINTE HOTEL PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

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TOKEN PROPERTIES RUBY					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GORDMAN GRAND ISLAND					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
BAKER DEVELOPMENT INC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
STRATFORD PLAZA LLC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
AUTO ONE INC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
EIG GRAND ISLAND					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
WENN HOUSING PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TC ENCK BUILDERS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

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SUPER MARKET DEVELOPERS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
MAINSTAY SUITES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOWER 217					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
COPPER CREEK 2015 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
NORTHWEST COMMONS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
HABITAT - 8TH & SUPERIOR					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
KAUFMAN BUILDING					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TALON APARTMENTS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
VICTORY PLACE					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
FUTURE TIF'S					
Bond Principal		-	5,400,000	5,400,000	
TOTAL	-	-	5,400,000	5,400,000	
THINK SMART					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
BOSSELMAN HQ					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TALON APARTMENTS 2017					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2021

	MONTH ENDED <u>October-21</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
WEINRICH DEVELOPMENT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
WING WILLIAMSONS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
HATCHERY HOLDINGS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
FEDERATION LABOR TEMPLE					
Bond Principal		-	-	-	
TOTAL	-	-		-	
MIDDLETON PROPERTIES II					
Bond Principal		-	-	-	
TOTAL	-	-		-	
COPPER CREEK 2016 HOUSES					
Bond Principal		-	-	-	
TOTAL	-	-		-	
EAST PARK ON STUHR					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TAKE FLIGHT INVESTMENTS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PRATARIA VENTURES HOSPITAL					
Bond Principal		-	-	-	
TOTAL	-	-		-	
AMMUNITION PLANT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
URBAN ISLAND LLC					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PEACEFUL ROOT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TALON 2019 LOOKBACK					
Bond Principal		-	-	-	
TOTAL	-	-		-	
COPPER CREEK PH2 2019 LOOKBACK					
Bond Principal		-	-	-	
TOTAL	-	-		-	

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FOR THE MONTH OF OCTOBER 2021

	MONTH ENDED <u>October-21</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
GRAND ISLAND HOTEL					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PARAMOUNT OLD SEARS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
CENTRAL NE TRUCK WASH					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TOTAL EXPENSES	254,122	254,122	6,886,118	6,631,996	3.69%

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CITY OF GRAND ISLAND
BALANCE SHEET FOR 2022 1

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FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	-229,998.22	525,003.38
900	11120	COUNTY TREASURER CASH	.00	333,937.88
900	11305	PROPERTY TAXES RECEIVABLE	.00	196,300.28
900	11500	INTEREST RECEIVABLE	.00	1.04
900	14100	NOTES RECEIVABLE	.00	31,920.48
900	14700	LAND	.00	490,485.75
TOTAL ASSETS			-229,998.22	1,577,648.81
LIABILITIES				
900	22400	OTHER LONG TERM DEBT	.00	-570,000.00
900	22900	ACCRUED INTEREST PAYABLE	.00	-3,691.04
900	25101	ACTIVE CARD INTEGRATION PAYABL	.00	510.00
TOTAL LIABILITIES			.00	-573,181.04
FUND BALANCE				
900	39110	INVESTMENT IN FIXED ASSETS	.00	-490,485.75
900	39112	FUND BALANCE-BONDS	.00	909,959.52
900	39120	UNRESTRICTED FUND BALANCE	.00	-1,653,939.76
900	39500	REVENUE CONTROL	-24,123.64	-24,123.64
900	39600	EXPENDITURE CONTROL	254,121.86	254,121.86
TOTAL FUND BALANCE			229,998.22	-1,004,467.77
TOTAL LIABILITIES + FUND BALANCE			229,998.22	-1,577,648.81
			=====	=====

** END OF REPORT - Generated by Brian Schultz **