



Community Redevelopment Authority (CRA)

**Wednesday, February 9, 2022
Regular Meeting**

Item C1

Financials January 2022

Staff Contact:

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2022

	MONTH ENDED January-22	2021-2022 YEAR TO DATE	2022 BUDGET	REMAINING BALANCE	% OF BUDGET USED
CONSOLIDATED					
Beginning Cash	255,557		548,785		
REVENUE:					
Property Taxes - CRA	40,337	61,306	524,191	462,885	11.70%
Property Taxes - Lincoln Pool	14,891	22,878	196,818	173,940	11.62%
Property Taxes -TIF's	800,493	810,730	5,400,000	4,970,414	15.01%
Loan Income (Poplar Street Water Line)	-	-	20,000	20,000	0.00%
Interest Income - CRA	37	627	10,000	9,373	6.27%
Interest Income - TIF'S	-	-	-	-	
Land Sales	-	-	-	-	#DIV/0!
Other Revenue - CRA	512	834	200,000	199,166	0.42%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	856,269	896,375	6,351,009	5,835,778	14.11%
TOTAL RESOURCES	1,111,826	896,375	6,899,794	5,835,778	
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	12,659	22,679	75,000	52,321	30.24%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	10,392	10,392	16,000	5,608	64.95%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	250	250	0.00%
Legal Notices	35	89	500	411	17.71%
Travel & Training	35	35	4,000	3,965	0.88%
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	-	100.00%
Bond Interest	-	4,478	6,818	2,340	65.68%
Fiscal Agent Fees/Bond Costs	525	525	-	-	
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	-	-	250,000	250,000	0.00%
Building Improvement	-	135,000	500,000	365,000	27.00%
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	23,647	563,197	6,886,118	6,323,445	8.18%
INCREASE(DECREASE) IN CASH	832,623	333,178	(535,109)		
ENDING CASH	1,088,179	333,178	13,677	-	
CRA CASH	299,803				
Lincoln Pool Tax Income Balance	(22,931)				
TIF CASH	811,307				
Total Cash	1,088,179				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2022

	<u>MONTH ENDED</u> <u>January-22</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	40,337	61,306	524,191	462,885	11.70%
Property Taxes - Lincoln Pool	14,891	22,878	196,818	173,940	11.62%
Interest Income	37	627	10,000	9,373	6.27%
Loan Income (Poplar Street Water Line)		-	20,000	20,000	0.00%
Land Sales		-		-	#DIV/0!
Other Revenue & Motor Vehicle Tax	512	834	200,000	199,166	0.42%
TOTAL	55,777	85,645	951,009	865,364	9.01%
GIRARD VET CLINIC					
Property Taxes	11,300	11,300		-	
TOTAL	11,300	11,300	-	-	
GEDDES ST APTS-PROCON					
Property Taxes	31,542	31,542		-	
TOTAL	31,542	31,542	-	-	
SOUTHEAST CROSSING					
Property Taxes		-		-	
TOTAL	-	-	-	-	
POPLAR STREET WATER					
Property Taxes	158	1,235		-	
TOTAL	158	1,235	-	-	
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	80,895	80,895		-	
TOTAL	80,895	80,895	-	-	
BAKER DEVELOPMENT INC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
STRATFORD PLAZA INC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes	8,445	8,445		-	
TOTAL	8,445	8,445	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2022

	MONTH ENDED <u>January-22</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	11,031	13,753		(13,753)	
TOTAL	11,031	13,753	-	(13,753)	
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	4,304	4,965	-	(4,965)	
TOTAL	4,304	4,965	-	(4,965)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2022

	MONTH ENDED <u>January-22</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	188,839	188,839	-	(188,839)	
TOTAL	188,839	188,839	-	(188,839)	
HABITAT - 8TH & SUPERIOR					
Property Taxes		-		-	
TOTAL	-	-	-	-	
KAUFMAN BUILDING					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TALON APARTMENTS					
Property Taxes	92,159	92,159		(92,159)	
TOTAL	92,159	92,159	-	(92,159)	
VICTORY PLACE					
Property Taxes		-		-	
TOTAL	-	-	-	-	
THINK SMART					
Property Taxes	6,319	6,319		(6,319)	
TOTAL	6,319	6,319	-	(6,319)	
BOSSELMAN HQ					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TALON APARTMENTS 2017					
Property Taxes	103,676	103,676		(103,676)	
TOTAL	103,676	103,676	-	(103,676)	
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	3,946	3,946		(3,946)	
TOTAL	3,946	3,946	-	(3,946)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2022

	<u>MONTH ENDED</u> <u>January-22</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	8,265	8,265		(8,265)	
TOTAL	8,265	8,265	-	(8,265)	
PRATARIA VENTURES HOSPITAL					
Property Taxes		-		-	
TOTAL	-	-	-	-	
AMMUNITION PLANT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
URBAN ISLAND LLC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
PEACEFUL ROOT					
Property Taxes		4,918		(4,918)	
TOTAL	-	4,918	-	(4,918)	
TALON 2019 LOOKBACK					
Property Taxes	2,746	2,746		(2,746)	
TOTAL	2,746	2,746	-	(2,746)	
COPPER CREEK PH2 2019 LOOKBACK					
Property Taxes		860		(860)	
TOTAL	-	860	-	(860)	
GRAND ISLAND HOTEL					
Property Taxes		-		-	
TOTAL	-	-	-	-	
PARAMOUNT OLD SEARS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
CENTRAL NE TRUCK WASH					
Property Taxes	39,366	39,366		(39,366)	
TOTAL	39,366	39,366	-	(39,366)	
PRATARIA VENTURES MEDICAL					
Property Taxes	207,501	207,501		(207,501)	
TOTAL	207,501	207,501	-	(207,501)	
TOTAL REVENUE	856,269	896,375	6,351,009	6,057,807	14.11%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2022

MONTH ENDED <u>January-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
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FOR THE MONTH OF JANUARY 2022

	MONTH ENDED <u>January-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <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	12,659	22,679	75,000	52,321	30.24%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services	10,392	10,392	16,000	5,608	64.95%
General Liability Insurance		-	250	250	0.00%
Postage		-	250	250	0.00%
Legal Notices	35	89	500	411	17.71%
Travel & Training	35	35	4,000	3,965	0.88%
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	-	100.00%
Bond Interest - Lincoln Pool		4,478	6,818	2,340	65.68%
Fiscal Agent Fees/Bond Costs	525	525		-	#DIV/0!
PROJECTS					
Husker Harvest Days		200,000	200,000	-	100.00%
Façade Improvement		-	250,000	250,000	0.00%
Building Improvement		135,000	500,000	365,000	0.00%
Other Projects		-	200,000	200,000	0.00%
TOTAL CRA EXPENSES	23,647	563,197	1,486,118	923,445	37.90%
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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FOR THE MONTH OF JANUARY 2022

	MONTH ENDED <u>January-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
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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FOR THE MONTH OF JANUARY 2022

	<u>MONTH ENDED</u> <u>January-22</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>
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 JANUARY 2022

	MONTH ENDED <u>January-22</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 JANUARY 2022

	MONTH ENDED <u>January-22</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	23,647	563,197	6,886,118	6,323,445	8.18%