



Community Redevelopment Authority (CRA)

Wednesday, August 10, 2022
Regular Meeting

Item C1

Financials - July 2022

Staff Contact:

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2022**

	MONTH ENDED <u>July-22</u>	2021-2022 <u>YEAR TO DATE</u>	2022 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
CONSOLIDATED					
Beginning Cash	880,629		548,785		
REVENUE:					
Property Taxes - CRA	9,351	393,262	524,191	130,929	75.02%
Property Taxes - Lincoln Pool	1,691	114,544	196,818	82,274	58.20%
Property Taxes -TIF's	9,106	2,972,347	5,400,000	3,305,740	55.04%
Loan Income (Poplar Street Water Line)	-	-	20,000	20,000	0.00%
Interest Income - CRA	265	1,395	10,000	8,605	13.95%
Interest Income - TIF'S	-	-	-	-	
Land Sales	-	-	-	-	#DIV/0!
Other Revenue - CRA	601	216,911	200,000	-	108.46%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	21,015	3,698,459	6,351,009	3,547,548	58.23%
TOTAL RESOURCES	901,644	3,698,459	6,899,794	3,547,548	
EXPENSES					
Auditing & Accounting	-	-	3,000	3,000	0.00%
Legal Services	-	60	3,000	2,940	2.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	4,618	63,270	75,000	11,730	84.36%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	10,392	16,000	5,608	64.95%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	250	250	0.00%
Legal Notices	18	195	500	305	38.96%
Travel & Training	-	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	-	6,818	6,818	-	100.00%
Fiscal Agent Fees/Bond Costs	-	525	-	-	
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	88,000	88,000	250,000	162,000	35.20%
Building Improvement	-	135,000	500,000	365,000	27.00%
Other Projects	-	10,000	200,000	190,000	5.00%
Bond Principal-TIF's	-	2,940,158	5,400,000	2,459,842	54.45%
Bond Interest-TIF's	-	-	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	92,636	3,644,453	6,886,118	3,242,189	52.92%
INCREASE(DECREASE) IN CASH	(71,621)	54,006	(535,109)		
ENDING CASH	809,008	54,006	13,677	-	
CRA CASH	709,847				
Lincoln Pool Tax Income Balance	66,394				
TIF CASH	32,766				
Total Cash	809,008				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2022

	<u>MONTH ENDED</u> <u>July-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	9,351	393,262	524,191	130,929	75.02%
Property Taxes - Lincoln Pool	1,691	114,544	196,818	82,274	58.20%
Interest Income	265	1,395	10,000	8,605	13.95%
Loan Income (Poplar Street Water Line)		-	20,000	20,000	0.00%
Land Sales		-	-	-	#DIV/0!
Other Revenue & Motor Vehicle Tax	601	216,911	200,000	-	108.46%
TOTAL	11,909	726,112	951,009	241,808	76.35%
GIRARD VET CLINIC					
Property Taxes		11,300		-	
TOTAL	-	11,300	-	-	
GEDDES ST APTS-PROCON					
Property Taxes		33,205		-	
TOTAL	-	33,205	-	-	
SOUTHEAST CROSSING					
Property Taxes		-		-	
TOTAL	-	-	-	-	
POPLAR STREET WATER					
Property Taxes		13,199		-	
TOTAL	-	13,199	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes		8,398		-	
TOTAL	-	8,398	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes		47,032		-	
TOTAL	-	47,032	-	-	
TOKEN PROPERTIES RUBY					
Property Taxes		1,705		-	
TOTAL	-	1,705	-	-	
GORDMAN GRAND ISLAND					
Property Taxes		85,161		-	
TOTAL	-	85,161	-	-	
BAKER DEVELOPMENT INC					
Property Taxes		2,136		-	
TOTAL	-	2,136	-	-	
STRATFORD PLAZA INC					
Property Taxes		34,578		-	
TOTAL	-	34,578	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes	2,680	71,664		-	
TOTAL	2,680	71,664	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2022

	<u>MONTH ENDED</u> <u>July-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>
FUTURE TIF'S					
Property Taxes		-	5,400,000	5,400,000	
TOTAL	-	-	5,400,000	5,400,000	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes		20,745		(20,745)	
TOTAL	-	20,745	-	(20,745)	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		1,686		(1,686)	
TOTAL	-	1,686	-	(1,686)	
GI HABITAT OF HUMANITY					
Property Taxes		3,130		(3,130)	
TOTAL	-	3,130	-	(3,130)	
AUTO ONE INC					
Property Taxes		15,379		(15,379)	
TOTAL	-	15,379	-	(15,379)	
EIG GRAND ISLAND					
Property Taxes		41,442		(41,442)	
TOTAL	-	41,442	-	(41,442)	
TOKEN PROPERTIES CARY ST					
Property Taxes		4,437		(4,437)	
TOTAL	-	4,437	-	(4,437)	
WENN HOUSING PROJECT					
Property Taxes		2,936		(2,936)	
TOTAL	-	2,936	-	(2,936)	
COPPER CREEK 2014 HOUSES					
Property Taxes	3,342	269,504		(269,504)	
TOTAL	3,342	269,504	-	(269,504)	
TC ENCK BUILDERS					
Property Taxes		1,947		(1,947)	
TOTAL	-	1,947	-	(1,947)	
SUPER MARKET DEVELOPERS					
Property Taxes		17,190		(17,190)	
TOTAL	-	17,190	-	(17,190)	
MAINSTAY SUITES					
Property Taxes		36,384		(36,384)	
TOTAL	-	36,384	-	(36,384)	
TOWER 217					
Property Taxes		26,338		(26,338)	
TOTAL	-	26,338	-	(26,338)	
COPPER CREEK 2015 HOUSES					
Property Taxes	1,776	164,039	-	(164,039)	
TOTAL	1,776	164,039	-	(164,039)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2022

	<u>MONTH ENDED</u> <u>July-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>
NORTHWEST COMMONS					
Property Taxes		214,293	-	(214,293)	
TOTAL	-	214,293	-	(214,293)	
HABITAT - 8TH & SUPERIOR					
Property Taxes		6,572		(6,572)	
TOTAL	-	6,572	-	(6,572)	
KAUFMAN BUILDING					
Property Taxes		6,644		(6,644)	
TOTAL	-	6,644	-	(6,644)	
TALON APARTMENTS					
Property Taxes		97,227		(97,227)	
TOTAL	-	97,227	-	(97,227)	
VICTORY PLACE					
Property Taxes		5,166		(5,166)	
TOTAL	-	5,166	-	(5,166)	
THINK SMART					
Property Taxes		6,652		(6,652)	
TOTAL	-	6,652	-	(6,652)	
BOSSELMAN HQ					
Property Taxes		77,291		(77,291)	
TOTAL	-	77,291	-	(77,291)	
TALON APARTMENTS 2017					
Property Taxes		109,377		(109,377)	
TOTAL	-	109,377	-	(109,377)	
WEINRICH DEVELOPMENT					
Property Taxes		3,488		(3,488)	
TOTAL	-	3,488	-	(3,488)	
WING WILLIAMSONS					
Property Taxes		2,152		(2,152)	
TOTAL	-	2,152	-	(2,152)	
HATCHERY HOLDINGS					
Property Taxes		87,855		(87,855)	
TOTAL	-	87,855	-	(87,855)	
FEDERATION LABOR TEMPLE					
Property Taxes		3,757		(3,757)	
TOTAL	-	3,757	-	(3,757)	
MIDDLETON PROPERTIES II					
Property Taxes		8,040		(8,040)	
TOTAL	-	8,040	-	(8,040)	
COPPER CREEK 2016 HOUSES					
Property Taxes		103,856		(103,856)	
TOTAL	-	103,856	-	(103,856)	

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EAST PARK ON STUHR					
Property Taxes		54,155		(54,155)	
TOTAL	-	54,155	-	(54,155)	
MENDEZ ENTERPRISES LLC PHASE 1					
Property Taxes		953		(953)	
TOTAL	-	953	-	(953)	
EAST PARK ON STUHR					
Property Taxes		5,712		(5,712)	
TOTAL	-	5,712	-	(5,712)	
TAKE FLIGHT INVESTMENTS					
Property Taxes		8,552		(8,552)	
TOTAL	-	8,552	-	(8,552)	
PRATARIA VENTURES HOSPITAL					
Property Taxes		807,039		(807,039)	
TOTAL	-	807,039	-	(807,039)	
AMMUNITION PLANT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
URBAN ISLAND LLC					
Property Taxes		3,694		(3,694)	
TOTAL	-	3,694	-	(3,694)	
PEACEFUL ROOT					
Property Taxes		5,178		(5,178)	
TOTAL	-	5,178	-	(5,178)	
TALON 2019 LOOKBACK					
Property Taxes		2,897		(2,897)	
TOTAL	-	2,897	-	(2,897)	
COPPER CREEK PH2 2019 LOOKBACK					
Property Taxes		15,228		(15,228)	
TOTAL	-	15,228	-	(15,228)	
GRAND ISLAND HOTEL					
Property Taxes		59,036		(59,036)	
TOTAL	-	59,036	-	(59,036)	
PARAMOUNT OLD SEARS					
Property Taxes		4,155		(4,155)	
TOTAL	-	4,155	-	(4,155)	
CENTRAL NE TRUCK WASH					
Property Taxes		41,442		(41,442)	
TOTAL	-	41,442	-	(41,442)	
PRATARIA VENTURES MEDICAL OFFICE					

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Property Taxes		218,444		(218,444)	
TOTAL	-	218,444	-	(218,444)	
TALON 2020 LOOKBACK PHASE 4					
Property Taxes		31,006		(31,006)	
TOTAL	-	31,006	-	(31,006)	
TAROSTKA 5TH ST LOOKBACK PHASE 1					
Property Taxes		7,036		(7,036)	
TOTAL	-	7,036	-	(7,036)	
TOPPER CREEK PHASE 2 2020 LOOKBACK					
Property Taxes		15,360		(15,360)	
TOTAL	-	15,360	-	(15,360)	
TOPPER CREEK PHASE 3 2020 LOOKBACK					
Property Taxes	689	11,556		(11,556)	
TOTAL	689	11,556	-	(11,556)	
HEDDE BUILDING 201 W 3RD					
Property Taxes		521		(521)	
TOTAL	-	521	-	(521)	
RAWR HOLDINGS LLC 110 W 2ND					
Property Taxes		30		(30)	
TOTAL	-	30	-	(30)	
ORCHARD REDEVELOPMENT PROJECT					
Property Taxes		13,634		(13,634)	
TOTAL	-	13,634	-	(13,634)	
AMUR REAL ESTATE OLD WELLS FARGO					
Property Taxes		12,809		(12,809)	
TOTAL	-	12,809	-	(12,809)	
WALD 12 PROPERTIES LLC					
Property Taxes	618	683		(683)	
TOTAL	618	683	-	(683)	
WING PROPERTIES 112 E 3RD ST					
Property Taxes		82		(82)	
TOTAL	-	82	-	(82)	
WEINRICH DEVELOPMENT 408 E 2ND ST					
Property Taxes		3,234		(3,234)	
TOTAL	-	3,234	-	(3,234)	
O'NEILL WOOD RESOURCES					
Property Taxes		105		(105)	
TOTAL	-	105	-	(105)	
SOUTHEAST COMMONS - FONNERVIEW					
Property Taxes		2,372		(2,372)	
TOTAL	-	2,372	-	(2,372)	

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PARAMOUNT 824 E 9TH ST					
Property Taxes		264		(264)	
TOTAL	-	264	-	(264)	
J&L WESTWARD ENTERPRISES CAAP					
Property Taxes		1,090		(1,090)	
TOTAL	-	1,090	-	(1,090)	
MILLER TIRE					
Property Taxes		176		(176)	
TOTAL	-	176	-	(176)	
TOTAL REVENUE	21,015	3,698,459	6,351,009	2,977,838	58.23%

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EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting		-	3,000	3,000	0.00%
Legal Services		60	3,000	2,940	2.00%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	4,618	63,270	75,000	11,730	84.36%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		10,392	16,000	5,608	64.95%
General Liability Insurance		-	250	250	0.00%
Postage		-	250	250	0.00%
Legal Notices	18	195	500	305	38.96%
Travel & Training		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		6,818	6,818	-	100.00%
Fiscal Agent Fees/Bond Costs		525	-	-	#DIV/0!
PROJECTS					
Husker Harvest Days		200,000	200,000	-	100.00%
Façade Improvement	88,000	88,000	250,000	162,000	35.20%
Building Improvement		135,000	500,000	365,000	0.00%
Other Projects		10,000	200,000	190,000	5.00%
TOTAL CRA EXPENSES	92,636	704,295	1,486,118	782,348	47.39%
GIRARD VET CLINIC					
Bond Principal		11,300	-	-	
TOTAL	-	11,300	-	-	
GEDDES ST APTS - PROCON					
Bond Principal		32,374	-	-	
TOTAL	-	32,374	-	-	
SOUTHEAST CROSSINGS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
POPLAR STREET WATER					
Bond Principal		13,199	-	-	
TOTAL	-	13,199	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal		8,398	-	-	
TOTAL	-	8,398	-	-	
SOUTH POINTE HOTEL PROJECT					
Bond Principal		47,032	-	-	
TOTAL	-	47,032	-	-	

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TOKEN PROPERTIES RUBY					
Bond Principal		1,705	-	-	
TOTAL	-	1,705	-	-	
GORDMAN GRAND ISLAND					
Bond Principal		85,161	-	-	
TOTAL	-	85,161	-	-	
BAKER DEVELOPMENT INC					
Bond Principal		2,136	-	-	
TOTAL	-	2,136	-	-	
STRATFORD PLAZA LLC					
Bond Principal		34,578	-	-	
TOTAL	-	34,578	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal		68,482	-	-	
TOTAL	-	68,482	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal		20,745	-	-	
TOTAL	-	20,745	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal		1,686	-	-	
TOTAL	-	1,686	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal		3,130	-	-	
TOTAL	-	3,130	-	-	
AUTO ONE INC					
Bond Principal		14,994	-	-	
TOTAL	-	14,994	-	-	
EIG GRAND ISLAND					
Bond Principal		41,442	-	-	
TOTAL	-	41,442	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal		4,437	-	-	
TOTAL	-	4,437	-	-	
WENN HOUSING PROJECT					
Bond Principal		2,936	-	-	
TOTAL	-	2,936	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal		266,162	-	-	
TOTAL	-	266,162	-	-	
TC ENCK BUILDERS					
Bond Principal		1,947	-	-	
TOTAL	-	1,947	-	-	

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SUPER MARKET DEVELOPERS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
MAINSTAY SUITES					
Bond Principal		36,384	-	-	
TOTAL	-	36,384	-	-	
TOWER 217					
Bond Principal		25,683	-	-	
TOTAL	-	25,683	-	-	
COPPER CREEK 2015 HOUSES					
Bond Principal		162,263	-	-	
TOTAL	-	162,263	-	-	
NORTHWEST COMMONS					
Bond Principal		214,293	-	-	
TOTAL	-	214,293	-	-	
HABITAT - 8TH & SUPERIOR					
Bond Principal		6,572	-	-	
TOTAL	-	6,572	-	-	
KAUFMAN BUILDING					
Bond Principal		6,644	-	-	
TOTAL	-	6,644	-	-	
TALON APARTMENTS					
Bond Principal		97,227	-	-	
TOTAL	-	97,227	-	-	
VICTORY PLACE					
Bond Principal		5,166	-	-	
TOTAL	-	5,166	-	-	
FUTURE TIF'S					
Bond Principal		-	5,400,000	5,400,000	
TOTAL	-	-	5,400,000	5,400,000	
THINK SMART					
Bond Principal		6,486	-	-	
TOTAL	-	6,486	-	-	
BOSSELMAN HQ					
Bond Principal		77,291	-	-	
TOTAL	-	77,291	-	-	
TALON APARTMENTS 2017					
Bond Principal		112,198	-	-	
TOTAL	-	112,198	-	-	

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WEINRICH DEVELOPMENT					
Bond Principal		3,488	-	-	
TOTAL	-	3,488		-	
WING WILLIAMSONS					
Bond Principal		2,152	-	-	
TOTAL	-	2,152		-	
HATCHERY HOLDINGS					
Bond Principal		87,855	-	-	
TOTAL	-	87,855		-	
FEDERATION LABOR TEMPLE					
Bond Principal		3,757	-	-	
TOTAL	-	3,757		-	
MIDDLETON PROPERTIES II					
Bond Principal		8,040	-	-	
TOTAL	-	8,040		-	
COPPER CREEK 2016 HOUSES					
Bond Principal		103,856	-	-	
TOTAL	-	103,856		-	
EAST PARK ON STUHR					
Bond Principal		59,867	-	-	
TOTAL	-	59,867		-	
TAKE FLIGHT INVESTMENTS					
Bond Principal		8,408	-	-	
TOTAL	-	8,408		-	
PRATARIA VENTURES HOSPITAL					
Bond Principal		1,014,540	-	-	
TOTAL	-	1,014,540		-	
AMMUNITION PLANT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
URBAN ISLAND LLC					
Bond Principal		3,694	-	-	
TOTAL	-	3,694		-	
PEACEFUL ROOT					
Bond Principal		5,048	-	-	
TOTAL	-	5,048		-	
TALON 2019 LOOKBACK					
Bond Principal		-	-	-	
TOTAL	-	-		-	
COPPER CREEK PH2 2019 LOOKBACK					
Bond Principal		15,228	-	-	
TOTAL	-	15,228		-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2022

	<u>MONTH ENDED</u> <u>July-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>
GRAND ISLAND HOTEL					
Bond Principal		59,036	-	-	
TOTAL	-	59,036		-	
PARAMOUNT OLD SEARS					
Bond Principal		4,155	-	-	
TOTAL	-	4,155		-	
CENTRAL NE TRUCK WASH					
Bond Principal		41,442	-	-	
TOTAL	-	41,442		-	
PRATARIA VENTURES MEDICAL OFFICE					
Bond Principal		10,942	-	-	
TOTAL	-	10,942		-	
TALON 2020 LOOKBACK PHASE 4					
Bond Principal		30,198	-	-	
TOTAL	-	30,198		-	
TAROSTKA 5TH ST LOOKBACK PHASE 1					
Bond Principal		7,036	-	-	
TOTAL	-	7,036		-	
TOPPER CREEK PHASE 2 2020 LOOKBACK					
Bond Principal		15,360	-	-	
TOTAL	-	15,360		-	
TOPPER CREEK PHASE 3 2020 LOOKBACK					
Bond Principal		10,867	-	-	
TOTAL	-	10,867		-	
HEDDE BUILDING 201 W 3RD					
Bond Principal		-	-	-	
TOTAL	-	-		-	
RAWR HOLDINGS LLC 110 W 2ND ST					
Bond Principal		-	-	-	
TOTAL	-	-		-	
ORCHARD REDEVELOPMENT PROJECT					
Bond Principal		13,634	-	-	
TOTAL	-	13,634		-	
MUR REAL ESTATE OLD WELLS FARGO					
Bond Principal		12,809	-	-	
TOTAL	-	12,809		-	
WALD 12 PROPERTIES LLC OLD GREENB					
Bond Principal		-	-	-	
TOTAL	-	-		-	
WING PROPERTIES 112 2 3RD ST					
Bond Principal		-	-	-	

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TOTAL	-	-		-	
WEINRICH DEVELOPMENT 408 E 2ND ST					
Bond Principal		3,234	-	-	
TOTAL	-	3,234		-	
O'NEILL WOOD RESOURCES					
Bond Principal		-	-	-	
TOTAL	-	-		-	
SOUTHEAST COMMONS - FONNERVIEW					
Bond Principal		2,372	-	-	
TOTAL	-	2,372		-	
PARAMOUNT 824 E 9TH ST					
Bond Principal		-	-	-	
TOTAL	-	-		-	
J&L WESTWARD ENTERPRISES CAAP					
Bond Principal		1,090	-	-	
TOTAL	-	1,090		-	
MILLER TIRE					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TOTAL EXPENSES	92,636	3,644,453	6,886,118	6,182,348	52.92%