



Community Redevelopment Authority (CRA)

**Wednesday, January 18, 2023
Regular Meeting**

Item C1

Financials - December 2022

Staff Contact:

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

	MONTH ENDED	2022-2023	2023	REMAINING	% OF BUDGET
	<u>December-22</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
CONSOLIDATED					
Beginning Cash	818,795		946,468		
REVENUE:					
Property Taxes - CRA	4,707	23,933	548,263	524,330	4.37%
Property Taxes - Lincoln Pool	1,647	13,640	197,340	183,700	6.91%
Property Taxes -TIF's	1,279	791,881	7,100,000	6,365,762	11.15%
Loan Income (Poplar Street Water Line)	-	-	20,000	20,000	0.00%
Interest Income - CRA	618	1,599	10,000	8,401	15.99%
Interest Income - TIF'S	-	-	-	-	
Land Sales	-	-	-	-	#DIV/0!
Other Revenue - CRA	30,000	230,317	200,000	-	115.16%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	38,252	1,061,369	8,075,603	7,102,194	13.14%
TOTAL RESOURCES	857,048	1,061,369	9,022,071	7,102,194	
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	6,761	15,054	80,000	64,946	18.82%
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	47	65	500	435	13.00%
Travel & Training	-	-	4,000	4,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	35	35	1,000	965	3.50%
Supplies	-	-	300	300	0.00%
Land	10,000	10,000	50,000	40,000	
Bond Principal - Lincoln Pool	-	195,000	190,000	-	102.63%
Bond Interest	-	2,340	7,340	5,000	31.88%
Fiscal Agent Fees/Bond Costs	525	525	-	-	
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	-	-	370,000	370,000	0.00%
Building Improvement	59,783	103,593	722,000	618,407	14.35%
Other Projects	-	-	250,000	250,000	0.00%
Bond Principal-TIF's	-	788,642	7,100,000	6,311,358	11.11%
Bond Interest-TIF's	-	-	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	77,152	1,315,255	9,003,640	7,693,910	14.61%
INCREASE(DECREASE) IN CASH	(38,899)	(253,885)	(928,037)		
ENDING CASH	779,896	(253,885)	18,431	-	
CRA CASH	807,715				
Lincoln Pool Tax Income Balance	(58,120)				
TIF CASH	30,302				
Total Cash	779,896				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2022

	<u>MONTH ENDED</u> <u>December-22</u>	<u>2022-2023</u> <u>YEAR TO DATE</u>	<u>2023</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
GENERAL OPERATIONS:					
Property Taxes - CRA	4,707	23,933	548,263	524,330	4.37%
Property Taxes - Lincoln Pool	1,647	13,640	197,340	183,700	6.91%
Interest Income	618	1,599	10,000	8,401	15.99%
Loan Income (Poplar Street Water Line)		-	20,000	20,000	0.00%
Land Sales		-	-	-	#DIV/0!
Other Revenue & Motor Vehicle Tax	30,000	230,317	200,000	-	115.16%
TOTAL	36,973	269,488	975,603	736,432	27.62%
GIRARD VET CLINIC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
GEDDES ST APTS-PROCON					
Property Taxes		-		-	
TOTAL	-	-	-	-	
SOUTHEAST CROSSING					
Property Taxes		-		-	
TOTAL	-	-	-	-	
POPLAR STREET WATER					
Property Taxes		286		-	
TOTAL	-	286	-	-	
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		1,932		-	
TOTAL	-	1,932	-	-	
STRATFORD PLAZA INC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes		-		-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2022

	MONTH ENDED <u>December-22</u>	2022-2023 <u>YEAR TO DATE</u>	2023 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
FUTURE TIF'S					
Property Taxes		-	7,100,000	7,100,000	
TOTAL	-	-	7,100,000	7,100,000	
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		2,512		(2,512)	
TOTAL	-	2,512	-	(2,512)	
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		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2022

	<u>MONTH ENDED</u> <u>December-22</u>	<u>2022-2023</u> <u>YEAR TO DATE</u>	<u>2023</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <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	940	1,683		(1,683)	
TOTAL	940	1,683	-	(1,683)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2022

	<u>MONTH ENDED</u> <u>December-22</u>	<u>2022-2023</u> <u>YEAR TO DATE</u>	<u>2023</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
EAST PARK ON STUHR					
Property Taxes		54,155		(54,155)	
TOTAL	-	54,155	-	(54,155)	
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		730,043		(730,043)	
TOTAL	-	730,043	-	(730,043)	
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		-		-	
TOTAL	-	-	-	-	
GRAND ISLAND HOTEL					
Property Taxes		-		-	
TOTAL	-	-	-	-	
PARAMOUNT OLD SEARS					
Property Taxes		-		-	
TOTAL	-	-	-	-	
CENTRAL NE TRUCK WASH					
Property Taxes		-		-	
TOTAL	-	-	-	-	
PRATARIA VENTURES MEDICAL OFFICE					

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Property Taxes		-		-	
TOTAL	-	-	-	-	
TALON 2020 LOOKBACK PHASE 4					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TAROSTKA 5TH ST LOOKBACK PHASE 1					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOPPER CREEK PHASE 2 2020 LOOKBACK					
Property Taxes	339	339		(339)	
TOTAL	339	339	-	(339)	
TOPPER CREEK PHASE 3 2020 LOOKBACK					
Property Taxes		-		-	
TOTAL	-	-	-	-	
HEDDE BUILDING 201 W 3RD					
Property Taxes		-		-	
TOTAL	-	-	-	-	
RAWR HOLDINGS LLC 110 W 2ND					
Property Taxes		-		-	
TOTAL	-	-	-	-	
ORCHARD REDEVELOPMENT PROJECT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
AMUR REAL ESTATE OLD WELLS FARGO					
Property Taxes		-		-	
TOTAL	-	-	-	-	
WALD 12 PROPERTIES LLC					
Property Taxes		-		-	
TOTAL	-	-	-	-	
WING PROPERTIES 112 E 3RD ST					
Property Taxes		-		-	
TOTAL	-	-	-	-	
WEINRICH DEVELOPMENT 408 E 2ND ST					
Property Taxes		-		-	
TOTAL	-	-	-	-	
O'NEILL WOOD RESOURCES					
Property Taxes		-		-	
TOTAL	-	-	-	-	
SOUTHEAST COMMONS - FONNERVIEW					
Property Taxes		-		-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2022

	MONTH ENDED	2022-2023	2023	REMAINING	% OF BUDGET
	<u>December-22</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
PARAMOUNT 824 E 9TH ST					
Property Taxes		-		-	
TOTAL	-	-	-	-	
J&L WESTWARD ENTERPRISES CAAP					
Property Taxes		931		(931)	
TOTAL	-	931	-	(931)	
MILLER TIRE					
Property Taxes		-		-	
TOTAL	-	-	-	-	
TOTAL REVENUE	38,252	1,061,369	8,075,603	7,046,768	13.14%

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FOR THE MONTH OF DECEMBER 2022

	<u>MONTH ENDED</u> <u>December-22</u>	<u>2022-2023</u> <u>YEAR TO DATE</u>	<u>2023</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	6,761	15,054	80,000	64,946	18.82%
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	47	65	500	435	13.00%
Travel & Training		-	4,000	4,000	0.00%
Other Expenditures		-	-	-	#DIV/0!
Office Supplies	35	35	1,000	965	3.50%
Supplies		-	300	300	0.00%
Land	10,000	10,000	50,000	40,000	20.00%
Bond Principal - Lincoln Pool		195,000	190,000	-	102.63%
Bond Interest - Lincoln Pool		2,340	7,340	5,000	31.88%
Fiscal Agent Fees/Bond Costs	525	525	-	-	#DIV/0!
PROJECTS					
Husker Harvest Days		200,000	200,000	-	100.00%
Façade Improvement		-	370,000	370,000	0.00%
Building Improvement	59,783	103,593	722,000	618,407	0.00%
Other Projects		-	250,000	250,000	0.00%
TOTAL CRA EXPENSES	77,152	526,612	1,903,640	1,382,553	27.66%
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	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2022

	<u>MONTH ENDED</u> <u>December-22</u>	<u>2022-2023</u> <u>YEAR TO DATE</u>	<u>2023</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TOKEN PROPERTIES RUBY					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
GORDMAN GRAND ISLAND					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
BAKER DEVELOPMENT INC					
Bond Principal		1,932	-	-	
TOTAL	-	1,932	-	-	
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		2,512	-	-	
TOTAL	-	2,512	-	-	
TC ENCK BUILDERS					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2022

	<u>MONTH ENDED</u> <u>December-22</u>	<u>2022-2023</u> <u>YEAR TO DATE</u>	<u>2023</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		-	7,100,000	7,100,000	
TOTAL	-	-	7,100,000	7,100,000	
THINK SMART					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
BOSSELMAN HQ					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TALON APARTMENTS 2017					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2022

	MONTH ENDED <u>December-22</u>	2022-2023 <u>YEAR TO DATE</u>	2023 <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		54,155	-	-	
TOTAL	-	54,155		-	
TAKE FLIGHT INVESTMENTS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PRATARIA VENTURES HOSPITAL					
Bond Principal		730,043	-	-	
TOTAL	-	730,043		-	
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 DECEMBER 2022

	<u>MONTH ENDED</u> <u>December-22</u>	<u>2022-2023</u> <u>YEAR TO DATE</u>	<u>2023</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
GRAND ISLAND HOTEL					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PARAMOUNT OLD SEARS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
CENTRAL NE TRUCK WASH					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PRATARIA VENTURES MEDICAL OFFICE					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TALON 2020 LOOKBACK PHASE 4					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TAROSTKA 5TH ST LOOKBACK PHASE 1					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TOPPER CREEK PHASE 2 2020 LOOKBACK					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TOPPER CREEK PHASE 3 2020 LOOKBACK					
Bond Principal		-	-	-	
TOTAL	-	-		-	
HEDDE BUILDING 201 W 3RD					
Bond Principal		-	-	-	
TOTAL	-	-		-	
RAWR HOLDINGS LLC 110 W 2ND ST					
Bond Principal		-	-	-	
TOTAL	-	-		-	
ORCHARD REDEVELOPMENT PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
AMUR REAL ESTATE OLD WELLS FARGO					
Bond Principal		-	-	-	
TOTAL	-	-		-	
WALD 12 PROPERTIES LLC OLD GREENB					
Bond Principal		-	-	-	
TOTAL	-	-		-	
WING PROPERTIES 112 2 3RD ST					
Bond Principal		-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2022

	MONTH ENDED	2022-2023	2023	REMAINING	% OF BUDGET
	<u>December-22</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
TOTAL	-	-		-	
WEINRICH DEVELOPMENT 408 E 2ND ST					
Bond Principal		-	-	-	
TOTAL	-	-		-	
O'NEILL WOOD RESOURCES					
Bond Principal		-	-	-	
TOTAL	-	-		-	
SOUTHEAST COMMONS - FONNERVIEW					
Bond Principal		-	-	-	
TOTAL	-	-		-	
PARAMOUNT 824 E 9TH ST					
Bond Principal		-	-	-	
TOTAL	-	-		-	
J&L WESTWARD ENTERPRISES CAAP					
Bond Principal		-	-	-	
TOTAL	-	-		-	
MILLER TIRE					
Bond Principal		-	-	-	
TOTAL	-	-		-	
TOTAL EXPENSES	77,152	1,315,255	9,003,640	8,482,553	14.61%