

## 2022 RDA Projected Cash Flow

City of La Crosse RDA Projected 2022 River Point cash flow	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>Cash flows from operating activities</b>												
Operating Cash												
Master Developer	(\$15,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)
Marketing	(\$3,050)	(\$2,500)	(\$3,125)	(\$2,625)	(\$2,678)	(\$2,741)	(\$2,824)	(\$2,625)	\$0	(\$5,356)		
Property Maintenance								(\$420)		(\$390)	(\$240)	
Planning Option Agreement							\$3,000	\$5,000	\$5,000			
Other Receipts	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000
Payments for Goods and Services	(\$150)	(\$5,679)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net cash from operating activities</b>	<b>(\$18,200)</b>	<b>(\$13,179)</b>	<b>(\$8,125)</b>	<b>(\$7,625)</b>	<b>(\$6,678)</b>	<b>(\$7,741)</b>	<b>(\$4,824)</b>	<b>(\$3,045)</b>	<b>\$0</b>	<b>(\$10,746)</b>	<b>(\$5,240)</b>	<b>\$145,000</b>
<b>Cash flows from investing activities</b>												
Purchase of property												
Land Sale												
Loans granted, net			\$94,001									
Interest received - loans	\$39	\$39	\$39	\$0	\$0	\$0	\$0	\$1,521	\$0	\$0	\$0	\$300
Interest received - earned	\$45	\$40	\$47	\$43	\$45	\$44	\$47	\$47	\$38	\$38	\$38	\$38
<b>Net cash used in investing activities</b>	<b>\$84</b>	<b>\$79</b>	<b>\$94,087</b>	<b>\$43</b>	<b>\$45</b>	<b>\$44</b>	<b>\$47</b>	<b>\$1,568</b>	<b>\$38</b>	<b>\$38</b>	<b>\$38</b>	<b>\$338</b>
<b>Net increase/decrease in cash</b>	<b>(\$18,116)</b>	<b>(\$13,100)</b>	<b>\$85,962</b>	<b>(\$7,582)</b>	<b>(\$6,633)</b>	<b>(\$7,697)</b>	<b>(\$4,777)</b>	<b>(\$1,477)</b>	<b>\$38</b>	<b>(\$10,708)</b>	<b>(\$5,202)</b>	<b>\$145,338</b>
<b>Cash at start of the period</b>	<b>\$50,623</b>	<b>\$32,507</b>	<b>\$19,407</b>	<b>\$105,369</b>	<b>\$97,787</b>	<b>\$91,154</b>	<b>\$83,457</b>	<b>\$78,680</b>	<b>\$77,202</b>	<b>\$77,240</b>	<b>\$66,532</b>	<b>\$61,330</b>
<b>Cash at end of the period</b>	<b>\$32,507</b>	<b>\$19,407</b>	<b>\$105,369</b>	<b>\$97,787</b>	<b>\$91,154</b>	<b>\$83,457</b>	<b>\$78,680</b>	<b>\$77,202</b>	<b>\$77,240</b>	<b>\$66,532</b>	<b>\$61,330</b>	<b>\$206,668</b>

\*\*December "Other Receipts" contingent upon Council approval.

## 2023 RDA Projected Cash Flow

City of La Crosse RDA Projected 2023 River Point cash flow	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>Cash flows from operating activities</b>												
<b>Operating Cash</b>												
Planning Option Agreement												
Project Management												
<b>Other Receipts</b>	\$80,000											
Payments for Goods and Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net cash from operating activities</b>	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cash flows from investing activities</b>												
Purchase of property												
Land Sale			\$250,000									
Loans granted, net												\$50,000
Interest received - loans	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,521	\$0	\$0	\$0	\$300
Interest received - earned	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38
<b>Net cash used in investing activities</b>	\$38	\$38	\$250,038	\$38	\$38	\$38	\$38	\$1,559	\$38	\$38	\$38	\$50,338
<b>Net increase/decrease in cash</b>	\$80,038	\$38	\$250,038	\$38	\$38	\$38	\$38	\$1,559	\$38	\$38	\$38	\$50,338
<b>Cash at start of the period</b>	\$206,668	\$286,706	\$286,744	\$536,782	\$536,820	\$536,858	\$536,896	\$536,934	\$538,493	\$538,531	\$538,569	\$538,607
<b>Cash at end of the period</b>	<u>\$286,706</u>	<u>\$286,744</u>	<u>\$536,782</u>	<u>\$536,820</u>	<u>\$536,858</u>	<u>\$536,896</u>	<u>\$536,934</u>	<u>\$538,493</u>	<u>\$538,531</u>	<u>\$538,569</u>	<u>\$538,607</u>	<u>\$588,945</u>

\*\*January "Other Receipts" contingent upon Council approval.



# 2022 RDA Assets



Date of Statement:	3/31/2022	%	4/30/2022	%	5/31/2022	%	6/30/2022	%	7/31/2022	%	8/31/2022	%	9/30/2022	%
<b>ASSETS</b>														
Cash - State Bank Checking	\$7,049	0.1%	\$1,000	0.0%	\$63,385	0.6%	\$6,000	0.1%	\$1,176	0.0%	\$14,045	0.1%	\$6,420	0.1%
Cash - State Bank MM	\$78,257	0.7%	\$75,675	0.7%	\$68,042	0.6%	\$61,345	0.5%	\$59,913	0.5%	\$42,511	0.4%	\$42,549	0.4%
Cash - SB MM <i>Restricted</i> (Industrial Park Sinking Fund - 16-1005 grant and loan programs/infrastructure and redevelopment)	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%
Cash - SB MM Restricted Planning Option Agreement Deposits	\$23,000	0.2%	\$23,000	0.2%	\$23,000	0.2%	\$23,000	0.2%	\$26,000	0.2%	\$30,580	0.3%	\$30,580	0.3%
Cash - SB MM Restricted Bond 2021 R-1	\$810,156	7.1%	\$810,331	7.1%	\$810,509	7.1%	\$867,071	7.6%	\$867,258	7.6%	\$867,444	7.6%	\$867,630	7.6%
Cash - Res 17-1484 LA Restriced (Riverside North) City Ledger	\$2,879	0.0%	\$2,879	0.0%	\$2,812	0.0%	\$2,812	0.0%	\$2,812	0.0%	\$2,744	0.0%	\$2,744	0.0%
<b>Total Current Assets</b>	<b>\$1,071,341</b>	<b>9.4%</b>	<b>\$1,062,885</b>	<b>9.3%</b>	<b>\$1,117,748</b>	<b>9.7%</b>	<b>\$1,110,228</b>	<b>9.7%</b>	<b>\$1,107,159</b>	<b>9.7%</b>	<b>\$1,107,324</b>	<b>9.7%</b>	<b>\$1,099,923</b>	<b>9.6%</b>
Land - Estimated Value	\$10,000,000	87.6%	\$10,000,000	87.6%	\$10,000,000	87.2%	\$10,000,000	87.3%	\$10,000,000	87.3%	\$10,000,000	87.3%	\$10,000,000	87.3%
Note Receivable - PSB (12/06/2023)	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%
Note Receivable - Fenigor (12/06/2023)	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%
Note Receivable - Doerflinger (05/27/2024)	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
Note Receivable - Gorman (02/28/2034)	\$300,000	2.6%	\$300,000	2.6%	\$300,000	2.6%	\$300,000	2.6%	\$300,000	2.6%	\$300,000	2.6%	\$300,000	2.6%
<b>Total Assets</b>	<b>\$11,421,341</b>	<b>100.0%</b>	<b>\$11,412,885</b>	<b>100.0%</b>	<b>\$11,467,748</b>	<b>100.0%</b>	<b>\$11,460,228</b>	<b>100.0%</b>	<b>\$11,457,159</b>	<b>100.0%</b>	<b>\$11,457,324</b>	<b>100.0%</b>	<b>\$11,449,923</b>	<b>100.0%</b>

# 2022 RDA Liabilities & Net Position



Date of Statement	3/31/2022	%	4/30/2022	%	5/31/2022	%	6/30/2022	%	7/31/2022	%	8/31/2022	%	9/30/2022	%
<b>LIABILITIES</b>														
Contract Commitment - WiRED Retainer	\$20,000	0.2%	\$15,000	0.1%	\$15,000	0.1%	\$10,000	0.1%	\$35,000	0.3%	\$30,000	0.3%	\$20,000	0.2%
Contract Commitment - Vendi Contract	\$11,375	0.1%	\$8,750	0.1%	\$6,072	0.1%	\$3,331	0.0%	\$8,500	0.1%	\$8,500	0.1%	\$5,875	0.1%
Contract Commitment - SEH	\$1,162	0.0%	\$113	0.0%	\$113	0.0%	\$113	0.0%	\$113	0.0%	\$113	0.0%	\$113	0.0%
Contract Commitment - Gerke	\$712,087	6.2%	\$712,087	6.2%	\$712,087	6.2%	\$712,087	6.2%	\$712,087	6.2%	\$712,087	6.2%	\$712,087	6.2%
Quarterly Payable - Stormwater Utility	\$201	0.0%	\$201	0.0%	\$134	0.0%	\$134	0.0%	\$134	0.0%	\$67	0.0%	\$67	0.0%
<b>Total Current Liabilities</b>	<b>\$744,825</b>	<b>6.5%</b>	<b>\$736,151</b>	<b>6.5%</b>	<b>\$733,406</b>	<b>6.4%</b>	<b>\$725,665</b>	<b>6.3%</b>	<b>\$755,834</b>	<b>6.6%</b>	<b>\$750,767</b>	<b>6.6%</b>	<b>\$738,142</b>	<b>6.4%</b>
WirRED Contract Sales Success Fees	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%
WiRED Contract Value Success Fees	\$675,000	5.9%	\$675,000	5.9%	\$675,000	5.9%	\$675,000	5.9%	\$675,000	5.9%	\$675,000	5.9%	\$675,000	5.9%
<b>Total Liabilities</b>	<b>\$1,569,825</b>	<b>13.7%</b>	<b>\$1,561,151</b>	<b>13.7%</b>	<b>\$1,558,406</b>	<b>13.6%</b>	<b>\$1,550,665</b>	<b>13.5%</b>	<b>\$1,580,834</b>	<b>13.8%</b>	<b>\$1,575,767</b>	<b>13.8%</b>	<b>\$1,563,142</b>	<b>13.7%</b>
Net investment in capital assets	\$10,000,000	87.6%	\$10,000,000	87.6%	\$10,000,000	87.2%	\$10,000,000	87.3%	\$10,000,000	87.3%	\$10,000,000	87.3%	\$10,000,000	87.3%
Unrestricted Funds	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
Restricted Funds	\$986,035	8.6%	\$986,210	8.6%	\$986,321	8.6%	\$1,042,883	9.1%	\$1,046,070	9.1%	\$1,050,768	9.2%	\$1,050,954	9.2%
Unassigned Funds	(\$1,134,519)	-9.9%	(\$1,134,476)	-9.9%	(\$1,076,979)	-9.4%	(\$1,133,320)	-9.9%	(\$1,169,745)	-10.2%	(\$1,169,211)	-10.2%	(\$1,164,173)	-10.2%
<b>Net Position</b>	<b>\$9,851,516</b>	<b>86.3%</b>	<b>\$9,851,734</b>	<b>86.3%</b>	<b>\$9,909,342</b>	<b>86.4%</b>	<b>\$9,909,563</b>	<b>86.5%</b>	<b>\$9,876,325</b>	<b>86.2%</b>	<b>\$9,881,557</b>	<b>86.2%</b>	<b>\$9,886,781</b>	<b>86.3%</b>
<b>Total Liabilities &amp; Net Position</b>	<b>\$11,421,341</b>	<b>100.0%</b>	<b>\$11,412,885</b>	<b>100.0%</b>	<b>\$11,467,748</b>	<b>100.0%</b>	<b>\$11,460,228</b>	<b>100.0%</b>	<b>\$11,457,159</b>	<b>100.0%</b>	<b>\$11,457,324</b>	<b>100.0%</b>	<b>\$11,449,923</b>	<b>100.0%</b>