

# 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	\$10,000		\$5,000
Other Receipts	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$150,000	\$0
Payments for Goods and Services	(\$150)	(\$5,679)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Net cash from operating activities</i>	(\$18,200)	(\$13,179)	(\$8,125)	(\$7,625)	(\$6,678)	(\$7,741)	(\$4,824)	(\$3,045)	\$0	(\$746)	\$144,760	\$0
<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	\$76	\$88	\$88
<i>Net cash used in investing activities</i>	\$84	\$79	\$94,087	\$43	\$45	\$44	\$47	\$1,568	\$38	\$76	\$88	\$388
<b>Net increase/decrease in cash</b>	(\$18,116)	(\$13,100)	\$85,962	(\$7,582)	(\$6,633)	(\$7,697)	(\$4,777)	(\$1,477)	\$38	(\$670)	\$144,848	\$388
<b>Cash at start of the period</b>	\$50,623	\$32,507	\$19,407	\$105,369	\$97,787	\$91,154	\$83,457	\$78,680	\$77,202	\$77,240	\$76,570	\$221,418
<b>Cash at end of the period</b>	\$32,507	\$19,407	\$105,369	\$97,787	\$91,154	\$83,457	\$78,680	\$77,202	\$77,240	\$76,570	\$221,418	\$221,806

# 2023 RDA Projected Cash Flow

City of La Crosse RDA Projected 2023 River Point cash flows	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												
Other Receipts	\$80,000											
Payments for Goods and Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Net cash from operating activities</i>	\$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	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88
<i>Net cash used in investing activities</i>	\$88	\$88	\$250,088	\$88	\$88	\$88	\$88	\$1,609	\$88	\$88	\$88	\$50,388
<b>Net increase/decrease in cash</b>	\$80,088	\$88	\$250,088	\$88	\$88	\$88	\$88	\$1,609	\$88	\$88	\$88	\$50,388
<b>Cash at start of the period</b>	\$221,806	\$301,894	\$301,982	\$552,070	\$552,158	\$552,246	\$552,334	\$552,422	\$554,031	\$554,119	\$554,207	\$554,295
<b>Cash at end of the period</b>	<b><u>\$301,894</u></b>	<b><u>\$301,982</u></b>	<b><u>\$552,070</u></b>	<b><u>\$552,158</u></b>	<b><u>\$552,246</u></b>	<b><u>\$552,334</u></b>	<b><u>\$552,422</u></b>	<b><u>\$554,031</u></b>	<b><u>\$554,119</u></b>	<b><u>\$554,207</u></b>	<b><u>\$554,295</u></b>	<b><u>\$604,683</u></b>

# 2022 RDA Assets



Date of Statement:	5/31/2022	%	6/30/2022	%	7/31/2022	%	8/31/2022	%	9/30/2022	%	10/31/2022	%	11/30/2022
<b>ASSETS</b>													
Cash - State Bank Checking	\$63,385	0.6%	\$6,000	0.1%	\$1,176	0.0%	\$14,045	0.1%	\$6,420	0.1%	\$11,810	0.1%	\$6,000
Cash - State Bank MM	\$68,042	0.6%	\$61,345	0.5%	\$59,913	0.5%	\$42,511	0.4%	\$42,549	0.4%	\$22,268	0.2%	\$182,356
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%	\$0
Cash - SB MM Restricted Planning Option Agreement Deposits	\$23,000	0.2%	\$23,000	0.2%	\$26,000	0.2%	\$30,580	0.3%	\$30,580	0.3%	\$45,190	0.4%	\$45,190
Cash - SB MM Restricted Bond 2021 R-1	\$810,509	7.1%	\$867,071	7.6%	\$867,258	7.6%	\$867,444	7.6%	\$867,630	7.6%	\$867,914	7.6%	\$868,247
Cash - Res 17-1484 LA Restriced (Riverside North) City Ledger	\$2,812	0.0%	\$2,812	0.0%	\$2,812	0.0%	\$2,744	0.0%	\$2,744	0.0%	\$2,744	0.0%	\$2,744
<b>Total Current Assets</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>	<b>\$1,099,926</b>	<b>9.6%</b>	<b>\$1,104,537</b>
Land - Estimated Value	\$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%	\$10,000,000	87.3%	\$10,000,000
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
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
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
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
<b>Total Assets</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>	<b>\$11,449,926</b>	<b>100.0%</b>	<b>\$11,454,537</b>

# 2022 RDA Liabilities & Net Position



Type of Statement:	5/31/2022		6/30/2022		7/31/2022		8/31/2022		9/30/2022		10/31/2022		11/30/2022
Date of Statement:		%		%		%		%		%		%	
<b>LIABILITIES</b>													
Contract Commitment - WIRED Retainer	\$15,000	0.1%	\$10,000	0.1%	\$35,000	0.3%	\$30,000	0.3%	\$20,000	0.2%	\$15,000	0.1%	\$15,000
Contract Commitment - Vendi Contract	\$6,072	0.1%	\$3,331	0.0%	\$8,500	0.1%	\$8,500	0.1%	\$5,875	0.1%	\$0	0.0%	\$0
Contract Commitment - SEH	\$113	0.0%	\$113	0.0%	\$113	0.0%	\$113	0.0%	\$113	0.0%	\$113	0.0%	\$113
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
Quarterly Payable - Stormwater Utility	\$134	0.0%	\$134	0.0%	\$134	0.0%	\$67	0.0%	\$67	0.0%	\$67	0.0%	\$67
<b>Total Current Liabilities</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>	<b>\$727,267</b>	<b>6.4%</b>	<b>\$727,267</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
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
<b>Total Liabilities</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>	<b>\$1,552,267</b>	<b>13.6%</b>	<b>\$1,552,267</b>
Net investment in capital assets	\$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%	\$10,000,000	87.3%	\$10,000,000
Unrestricted Funds	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0
Restricted Funds	\$986,321	8.6%	\$1,042,883	9.1%	\$1,046,070	9.1%	\$1,050,768	9.2%	\$1,050,954	9.2%	\$1,065,848	9.3%	\$916,181
Unassigned Funds	(\$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%	(\$1,168,189)	-10.2%	(\$1,013,911)
<b>Net Position</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>\$9,897,659</b>	<b>86.4%</b>	<b>\$9,902,270</b>
<b>Total Liabilities &amp; Net Position</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>	<b>\$11,449,926</b>	<b>100.0%</b>	<b>\$11,454,537</b>