

## 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												
Other Receipts	\$0	\$0	\$94,001	\$0	\$1,000	\$0	\$8,000	\$0	\$0	\$0	\$0	\$0
Payments for Goods and Services	(\$13,200)	(\$13,367)	(\$21,204)	(\$7,625)	(\$2,678)	(\$16,075)	(\$8,073)	(\$8,140)	(\$8,073)	(\$8,073)	(\$8,140)	(\$8,073)
<i>Net cash from operating activities</i>	(\$13,200)	(\$13,367)	\$72,797	(\$7,625)	(\$1,678)	(\$16,075)	(\$73)	(\$8,140)	(\$8,073)	(\$8,073)	(\$8,140)	(\$8,073)
<b>Cash flows from investing activities</b>												
Purchase of property												
Loans granted, net												
Interest received - loans	\$39	\$39	\$39	\$0	\$0	\$0	\$0	\$1,521	\$0	\$0	\$0	\$300
Interest received - earned												
<i>Net cash used in investing activities</i>	\$39	\$39	\$39	\$0	\$0	\$0	\$0	\$1,521	\$0	\$0	\$0	\$300
<b>Net increase/decrease in cash</b>	(\$13,161)	(\$13,328)	\$72,836	(\$7,625)	(\$1,678)	(\$16,075)	(\$73)	(\$6,619)	(\$8,073)	(\$8,073)	(\$8,140)	(\$7,773)
<b>Cash at start of the period</b>	\$82,138	\$68,977	\$55,649	\$128,485	\$120,860	\$119,182	\$103,107	\$103,034	\$96,415	\$88,342	\$80,269	\$72,129
<b>Cash at end of the period</b>	<u>\$68,977</u>	<u>\$55,649</u>	<u>\$128,485</u>	<u>\$120,860</u>	<u>\$119,182</u>	<u>\$103,107</u>	<u>\$103,034</u>	<u>\$96,415</u>	<u>\$88,342</u>	<u>\$80,269</u>	<u>\$72,129</u>	<u>\$64,356</u>

Current projected cash for end of year is approximately **\$64,356**

Key Updates:

- Included master developer and marketing services for July-Dec
- Included property maintenance expenses (mowing, etc.)
- Doerflinger loan payoff = revenue in March for \$94,000
- Planning Option Agreement extensions for MSP(rec'd) & Merge(expected) in July

# 2022 RDA Assets



Date of Statement:	1/31/2022	%	2/28/2022	%	3/31/2022	%	4/30/2022	%	5/31/2022	%	6/30/2022	%
<b>ASSETS</b>												
Cash - State Bank Checking	\$17,079	0.1%	\$14,080	0.1%	\$7,049	0.1%	\$1,000	0.0%	\$63,385	0.6%	\$6,000	0.1%
Cash - State Bank MM	\$38,887	0.3%	\$25,597	0.2%	\$106,513	0.9%	\$103,888	0.9%	\$96,210	0.8%	\$89,469	0.8%
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%
Cash - SB MM Restricted Planning Option Agreement Deposits	\$23,000	0.2%	\$23,000	0.2%	\$23,000	0.2%	\$23,000	0.2%	\$23,000	0.2%	\$23,000	0.2%
Cash - SB MM Restricted Bond 2021 R-1	\$838,899	7.3%	\$839,100	7.3%	\$781,900	6.8%	\$782,118	6.9%	\$782,341	6.8%	\$838,947	7.3%
Cash - Res 17-1484 LA Restricted (Riverside North) City Ledger	\$2,947	0.0%	\$2,947	0.0%	\$2,947	0.0%	\$2,947	0.0%	\$2,947	0.0%	\$2,947	0.0%
<b>Total Current Assets</b>	<b>\$1,070,812</b>	<b>9.3%</b>	<b>\$1,054,724</b>	<b>9.2%</b>	<b>\$1,071,409</b>	<b>9.4%</b>	<b>\$1,062,953</b>	<b>9.3%</b>	<b>\$1,117,883</b>	<b>9.7%</b>	<b>\$1,110,363</b>	<b>9.7%</b>
Land - Estimated Value	\$10,000,000	86.8%	\$10,000,000	87.0%	\$10,000,000	87.6%	\$10,000,000	87.6%	\$10,000,000	87.2%	\$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%
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%
Note Receivable - Doerflinger (05/27/2024)	\$94,000	0.8%	\$94,000	0.8%	\$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%
<b>Total Assets</b>	<b>\$11,514,812</b>	<b>100.0%</b>	<b>\$11,498,724</b>	<b>100.0%</b>	<b>\$11,421,409</b>	<b>100.0%</b>	<b>\$11,412,953</b>	<b>100.0%</b>	<b>\$11,467,883</b>	<b>100.0%</b>	<b>\$11,460,363</b>	<b>100.0%</b>

# 2022 RDA Liabilities & Net Position



Date of Statement:	1/31/2022	%	2/28/2022	%	3/31/2022	%	4/30/2022	%	5/31/2022	%	6/30/2022	%
<b>LIABILITIES</b>												
Contract Commitment - WiRED Retainer	\$40,000	0.3%	\$30,000	0.3%	\$20,000	0.2%	\$15,000	0.1%	\$15,000	0.1%	\$10,000	0.1%
Contract Commitment - Vendi Contract	\$20,050	0.2%	\$17,000	0.1%	\$11,375	0.1%	\$8,750	0.1%	\$6,072	0.1%	\$3,331	0.0%
Contract Commitment - SEH	\$4,190	0.0%	\$1,162	0.0%	\$1,162	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%
Quarterly Payable - Stormwater Utility	\$268	0.0%	\$268	0.0%	\$268	0.0%	\$268	0.0%	\$268	0.0%	\$268	0.0%
<b>Total Current Liabilities</b>	<b>\$776,595</b>	<b>6.7%</b>	<b>\$760,517</b>	<b>6.6%</b>	<b>\$744,892</b>	<b>6.5%</b>	<b>\$736,218</b>	<b>6.5%</b>	<b>\$733,540</b>	<b>6.4%</b>	<b>\$725,799</b>	<b>6.3%</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%
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%
<b>Total Liabilities</b>	<b>\$1,601,595</b>	<b>13.9%</b>	<b>\$1,585,517</b>	<b>13.8%</b>	<b>\$1,569,892</b>	<b>13.7%</b>	<b>\$1,561,218</b>	<b>13.7%</b>	<b>\$1,558,540</b>	<b>13.6%</b>	<b>\$1,550,799</b>	<b>13.5%</b>
Net investment in capital assets	\$10,000,000	86.8%	\$10,000,000	87.0%	\$10,000,000	87.6%	\$10,000,000	87.6%	\$10,000,000	87.2%	\$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%
Restricted Funds	\$163,960	1.4%	\$163,960	1.4%	\$163,960	1.4%	\$163,960	1.4%	\$163,960	1.4%	\$164,181	1.4%
Unassigned Funds	(\$250,743)	-2.2%	(\$250,753)	-2.2%	(\$312,443)	-2.7%	(\$312,225)	-2.7%	(\$254,617)	-2.2%	(\$254,617)	-2.2%
<b>Net Position</b>	<b>\$9,913,217</b>	<b>86.1%</b>	<b>\$9,913,207</b>	<b>86.2%</b>	<b>\$9,851,517</b>	<b>86.3%</b>	<b>\$9,851,735</b>	<b>86.3%</b>	<b>\$9,909,343</b>	<b>86.4%</b>	<b>\$9,909,564</b>	<b>86.5%</b>
<b>Total Liabilities &amp; Net Position</b>	<b>\$11,514,812</b>	<b>100.0%</b>	<b>\$11,498,724</b>	<b>100.0%</b>	<b>\$11,421,409</b>	<b>100.0%</b>	<b>\$11,412,953</b>	<b>100.0%</b>	<b>\$11,467,883</b>	<b>100.0%</b>	<b>\$11,460,363</b>	<b>100.0%</b>