

## 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												
Planning Option Agreement							\$3,000	\$5,000	\$5,000			
Other Receipts	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payments for Goods and Services	(\$13,200)	(\$13,300)	(\$21,204)	(\$7,625)	(\$2,678)	(\$16,075)	(\$7,833)	(\$8,253)	(\$8,073)	(\$5,240)	(\$5,000)	(\$5,000)
<b>Net cash from operating activities</b>	<b>(\$13,200)</b>	<b>(\$13,300)</b>	<b>(\$21,204)</b>	<b>(\$7,625)</b>	<b>(\$1,678)</b>	<b>(\$16,075)</b>	<b>(\$4,833)</b>	<b>(\$3,253)</b>	<b>(\$3,073)</b>	<b>(\$5,240)</b>	<b>(\$5,000)</b>	<b>(\$5,000)</b>
<b>Cash flows from investing activities</b>												
Purchase of property												
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	\$47	\$47	\$47	\$47
<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>\$47</b>	<b>\$47</b>	<b>\$47</b>	<b>\$347</b>
<b>Net increase/decrease in cash</b>	<b>(\$13,116)</b>	<b>(\$13,221)</b>	<b>\$72,883</b>	<b>(\$7,582)</b>	<b>(\$1,633)</b>	<b>(\$16,031)</b>	<b>(\$4,786)</b>	<b>(\$1,685)</b>	<b>(\$3,026)</b>	<b>(\$5,193)</b>	<b>(\$4,953)</b>	<b>(\$4,653)</b>
<b>Cash at start of the period</b>	<b>\$50,623</b>	<b>\$37,507</b>	<b>\$24,286</b>	<b>\$97,169</b>	<b>\$89,587</b>	<b>\$87,954</b>	<b>\$71,923</b>	<b>\$67,137</b>	<b>\$65,451</b>	<b>\$62,425</b>	<b>\$57,232</b>	<b>\$52,278</b>
<b>Cash at end of the period</b>	<b>\$37,507</b>	<b>\$24,286</b>	<b>\$97,169</b>	<b>\$89,587</b>	<b>\$87,954</b>	<b>\$71,923</b>	<b>\$67,137</b>	<b>\$65,451</b>	<b>\$62,425</b>	<b>\$57,232</b>	<b>\$52,278</b>	<b>\$47,625</b>

Current projected cash for end of year is approximately **\$47,625**

**Key Updates:**

- Assumed master developer performance fees will stay the same for July-Dec

## 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>												
Operating Cash												
Planning Option Agreement												
Other Receipts												
Land Sale			\$100,000									
Payments for Goods and Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Net cash from operating activities</i>	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cash flows from investing activities</b>												
Purchase of property												
Loans granted, net												\$50,000
Interest received - loans	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,521	\$0	\$0	\$0	\$300
Interest received - earned	\$47	\$47	\$47	\$47	\$47	\$47	\$47	\$47	\$47	\$47	\$47	\$47
<i>Net cash used in investing activities</i>	\$47	\$47	\$47	\$47	\$47	\$47	\$47	\$1,568	\$47	\$47	\$47	\$50,347
<b>Net increase/decrease in cash</b>	\$47	\$47	\$100,047	\$47	\$47	\$47	\$47	\$1,568	\$47	\$47	\$47	\$50,347
<b>Cash at start of the period</b>	\$47,625	\$47,671	\$47,718	\$147,765	\$147,811	\$147,858	\$147,904	\$147,951	\$149,518	\$149,565	\$149,612	\$149,658
<b>Cash at end of the period</b>	<b><u>\$47,671</u></b>	<b><u>\$47,718</u></b>	<b><u>\$147,765</u></b>	<b><u>\$147,811</u></b>	<b><u>\$147,858</u></b>	<b><u>\$147,904</u></b>	<b><u>\$147,951</u></b>	<b><u>\$149,518</u></b>	<b><u>\$149,565</u></b>	<b><u>\$149,612</u></b>	<b><u>\$149,658</u></b>	<b><u>\$200,005</u></b>

# 2022 RDA Assets



Date of Statement	2/28/2022	%	3/31/2022	%	4/30/2022	%	5/31/2022	%	6/30/2022	%	7/31/2022	%	8/31/2022	%
<b>ASSETS</b>														
Cash - State Bank Checking	\$14,080	0.1%	\$7,049	0.1%	\$1,000	0.0%	\$63,385	0.6%	\$6,000	0.1%	\$1,176	0.0%	\$14,045	0.1%
Cash - State Bank MM	(\$2,706)	0.0%	\$78,257	0.7%	\$75,675	0.7%	\$68,042	0.6%	\$61,345	0.5%	\$59,913	0.5%	\$42,511	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%	\$23,000	0.2%	\$26,000	0.2%	\$30,580	0.3%
Cash - SB MM Restricted Bond 2021 R-1	\$867,403	7.5%	\$810,156	7.1%	\$810,331	7.1%	\$810,509	7.1%	\$867,071	7.6%	\$867,258	7.6%	\$867,444	7.6%
Cash - Res 17-1484 LA Restrictcd (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%	\$2,947	0.0%
<b>Total Current Assets</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>	<b>\$1,107,294</b>	<b>9.7%</b>	<b>\$1,107,527</b>	<b>9.7%</b>
Land - Estimated Value	\$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%	\$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)	\$94,000	0.8%	\$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>\$11,498,724</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>	<b>\$11,457,294</b>	<b>100.0%</b>	<b>\$11,457,527</b>	<b>100.0%</b>

# 2022 RDA Liabilities & Net Position



Date of Statement:	2/28/2022	%	3/31/2022	%	4/30/2022	%	5/31/2022	%	6/30/2022	%	7/31/2022	%	8/31/2022	%
<b>LIABILITIES</b>														
Contract Commitment - WiRED Retainer	\$30,000	0.3%	\$20,000	0.2%	\$15,000	0.1%	\$15,000	0.1%	\$10,000	0.1%	\$35,000	0.3%	\$30,000	0.3%
Contract Commitment - Vendi Contract	\$17,000	0.1%	\$11,375	0.1%	\$8,750	0.1%	\$6,072	0.1%	\$3,331	0.0%	\$8,500	0.1%	\$8,500	0.1%
Contract Commitment - SEH	\$1,162	0.0%	\$1,162	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	\$268	0.0%	\$268	0.0%	\$268	0.0%	\$268	0.0%	\$268	0.0%	\$268	0.0%	\$268	0.0%
<b>Total Current Liabilities</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>	<b>\$755,968</b>	<b>6.6%</b>	<b>\$750,968</b>	<b>6.6%</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>\$1,585,517</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>	<b>\$1,580,968</b>	<b>13.8%</b>	<b>\$1,575,968</b>	<b>13.8%</b>
Net investment in capital assets	\$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%	\$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	\$1,043,350	9.1%	\$986,103	8.6%	\$986,278	8.6%	\$986,456	8.6%	\$1,043,018	9.1%	\$1,046,205	9.1%	\$1,050,971	9.2%
Unassigned Funds	(\$1,130,143)	-9.8%	(\$1,134,586)	-9.9%	(\$1,134,543)	-9.9%	(\$1,077,113)	-9.4%	(\$1,133,454)	-9.9%	(\$1,169,879)	-10.2%	(\$1,169,412)	-10.2%
<b>Net Position</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>\$9,876,326</b>	<b>86.2%</b>	<b>\$9,881,559</b>	<b>86.2%</b>
<b>Total Liabilities &amp; Net Position</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>	<b>\$11,457,294</b>	<b>100.0%</b>	<b>\$11,457,527</b>	<b>100.0%</b>