

NEBRASKA ACCOUNTABILITY AND DISCLOSURE COMMISSION 11 th Floor, State Capitol P.O. Box 95086 Lincoln, NE 68509 (402) 471-2522	AMENDED STATEMENT OF FINANCIAL INTERESTS NADC FORM C-1	POSTMARK DATE	Email 4/8/24
		MICROFILM NUMBER	
BEFORE COMPLETING READ FILING REQUIREMENTS		OFFICE USE ONLY	
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- Individuals listed under Sections 1-A & B of the General Information - Filing Requirements on page 5 must file this form.
- Dollar values need not be reported for any item, except for Item 11.
- File with the Nebraska Accountability and Disclosure Commission and with the election commissioner or clerk of the county of your residence.
- Persons who fail to file this report or otherwise do not comply with the reporting provisions of the law are subject to penalties.

ITEM 1	YOUR NAME, ADDRESS AND PHONE NUMBER				
Name	Rosacker	David	W.	Telephone No.	402-490-8920
	LAST	FIRST	MIDDLE		
Address	20202 Nina St.		Omaha	NE	68130
	STREET ADDRESS OR RURAL ROUTE		CITY	STATE	ZIP CODE

ITEM 2	OCCASION FOR FILING (Check Appropriate Box)
☐ A candidate for elective office ☐ Left office or position ☒ Annual officeholder's or state employee's report ☐ Newly appointed to office or position	

ITEM 3	OFFICE HELD & TERM OF OFFICE (for incumbent elected or appointed officials and state employees)		
List the office or position you currently hold which requires this filing. If you have left office, list the office you held.			
Office or Position:	Board of Adjustments	Term:	2/1/21 2/1/24
		BEGINS	ENDS
Name of City, County, District, or State Agency:	Douglas County, NE		

ITEM 4	OFFICE SOUGHT (for candidate only)
List the office sought which requires this filing.	
Office:	
Name of City, County, District, or State Office:	

ITEM 5	PERIOD COVERED BY THIS STATEMENT
This statement must cover all financial interests for the entire " preceding calendar year " and not just as of year-end. If you have left office, this statement must cover all financial interests from the end of the calendar year for which you previously filed up to and including the date you left office.	
☒ This statement covers the preceding calendar year January 1 through December 31, 2023	
☐ Left office, this statement covers the period January 1, _____ to _____ (DATE YOU LEFT OFFICE OR POSITION)	

ITEM 6 | SOURCES OF INCOME OF OVER \$1,000

Income includes money or any other form of recompense constituting income under the Internal Revenue Code. (See definitions)

Name and address of any source* (including an individual, business, body of government, political subdivision or body corporate) from whom income of over \$1,000 was received.

List the nature of the source's business and the nature of the services you rendered or the circumstances under which income was received.

1.) Rosacker & Associates, LLC
1802 N 169th Plaza
Omaha, NE 68118

1a.) Construction company, Owner
Company net profits

2.)

2a.)

3.)

3a.)

4.)

4a.)

*NOTE: IF INCOME RESULTED FROM EMPLOYMENT BY, OPERATION OF OR PARTICIPATION IN A PROPRIETORSHIP, PARTNERSHIP, CORPORATION OR OTHER PERSON, LIST THE SAME AS THE SOURCE OF INCOME, BUT NOT THE PATRONS, CUSTOMERS, PATIENTS, OR CLIENTS THEREOF.

ITEM 7 | BUSINESS ASSOCIATIONS (See definitions)Name and address of all businesses, organizations, or associations (profit and non-profit) with which you held a position of officer, director, limited liability company member, partner, or stockholder and any entity in which you held a position of trustee. Such reporting is required based on the position held, not on whether income was received. You need **not** report business associations which are otherwise listed under Item 6.

Name and Address of Business or Organization

Nature of Association

1.) Rosacker & Associates, LLC
20202 Nina St.
Omaha, NE 68130

1a.) President, Member

2.) WindSpirit, LLC
1802 N. 169th Plaza
Omaha, NE 68118

2a.) President, Member
real estate investment

3.) Joule, LLC
1802 N 169th Plaza
Omaha, NE 68118

3a.) Member
real estate investment

4.) OZVP VI, LLC
7305 Main St.
Ralston, NE 68127

4a.) Member
real estate investment

5.) HP-10511525, LLC
2679 Farnam, St, Suite 100
Omaha, NE 68131

5a.) Member
real estate investment

6.)

6a.)

7.)

7a.)

ITEM 8	REAL PROPERTY OF THE FILER IN NEBRASKA (Real property valued at less than \$1,000 and your personal residence need <i>not</i> be reported.)	
List all real property in your name or in which you have a direct ownership interest. The description required must be sufficient to identify the location of the property. Exceptions: You need not report real estate owned by a business listed in Item 6 or 7, your personal residence or real property valued at less than \$1,000. Personal residence refers to your principal dwelling-house and adjacent land used for house-hold purposes, such as lawns and gardens.		
Location of Property (Description or Address)		Nature of Property (such as: agricultural, commercial, industrial, residential-rental)
20202 Nina St., Omaha, NE 68130		Primary Residence
ITEM 9	OTHER FINANCIAL INTERESTS AND PROPERTY HELD DURING THE PERIOD OF THIS STATEMENT WHICH EXCEEDED A FAIR MARKET VALUE OF \$1,000 AT ANY TIME DURING THE REPORTING PERIOD	
(a) List the names and addresses of the institutions in which you had checking and savings accounts and certificates of deposit.		
Financial Institution		Address
American Interstate Bank		3331 N 204 th Stl, Elkhorn, NE 68022
(b) List the names of the issuers of all stocks, bonds, and government securities, not otherwise listed under Items 6 or 7.		
Schwab Investments, Mutual Funds Dell Technologies, stock 401(k) Municipal Bonds through Fidelity		
(c) Describe other property owned or held for the production of income not otherwise disclosed in Items 6, 7, 8 or 9(a)(b). Include leaseholds and other interests in real estate, promissory notes and other obligations owed to you, beneficial interests in trusts and estates, cash value life insurance, IRAs, deferred income and retirement plans. Exception: Do not include accounts receivable, inventory, fixtures and equipment owned or used by a business listed in Items 6 & 7 or household goods, personal automobiles and other tangible personal property unless such property was held primarily for sale or exchange.		
Rosacker & Associates, LLC. 401(k) plan		

ITEM 10	CREDITORS TO WHOM \$1,000 OR MORE WAS OWED OR GUARANTEED BY YOU OR A MEMBER OF YOUR IMMEDIATE FAMILY.
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Exception: Loans from a relative and land contracts which have been recorded with the County Clerk or Register of Deeds need **not** be reported. Accounts payable, debts arising out of retail installment transactions or loans made by a financial institution in the ordinary course of business need **not** be reported.

Name	Address
American Interstate Bank i3 Bank	3331 N 204 th St., Elkhorn, NE 68022 12212 N 156 th St., Bennington, NE 68007

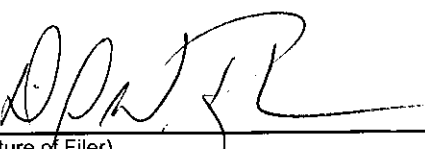
ITEM 11	SOURCES OF GIFTS OF A VALUE OF MORE THAN \$100 RECEIVED EXCEPT GIFTS FROM RELATIVES. (See definitions)
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Name and address of Donor	Occupation or nature of business of Donor	Value of Gift (See Key Below)	Description of Gift and Circumstances or Occasion for Gift
NONE		Choose Value:	
		Choose Value:	
		Choose Value:	
		Choose Value:	
		Choose Value:	
		Choose Value:	
		Choose Value:	
		Choose Value:	
		Choose Value:	
		Choose Value:	
		Choose Value:	

The monetary value of each gift shall be categorized based on the good faith estimate of the filer. For each reported gift insert in the Value column the letter which corresponds to the value category of the gift. The value categories are:
 A) \$100.01 to \$200; B) \$200.01 to \$500; C) \$500.01 to \$1,000; D) \$1,000.01 or more.

ITEM 12	SIGNATURE OF FILER AND DATE.
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I hereby state that I have used all reasonable diligence in the preparation of this Statement and that to the best of my knowledge it is true and complete.

 (Signature of Filer)	4-8-24 (Date)
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General Information - Filing Requirements

I. Who Should File:

- A.
 1. State Officeholders, State Officials and State Employees listed in §49-1493 or Commission Rule 2.
 2. A member of the board of directors or an officer of a district organized under the provisions of Chapter 70, Revised Nebraska Statutes (public power districts and rural power districts.)
 3. A member of a land-use planning commission, zoning commission, or authority of the State or any county with a population of more than 100,000 inhabitants.
 4. An elected official of the primary or metropolitan class.
 5. An elected county official (county commissioners, supervisors, weed board members, attorney, sheriff, register of deeds, clerk, clerk of the district court, superintendent of schools, engineer, assessor, public defender, treasurer, surveyor).

- B. Candidates: Candidates for the elective offices and positions specified above. Candidates for elective offices may have other filing obligations under the Nebraska Accountability and Disclosure Act or the Campaign Finance Limitation Act. Please contact the Commission office for filing requirements.

II. When and Where to File:

- A. All officeholders and state employees specified above should file with the Commission annually by April 1 and with the election commissioner or clerk of the county of their residence within 5 days of filing with the Commission.
- B. Candidates for the elective offices and positions specified above should file with the same official with whom the candidate files to run for office at the time of filing for office. (A candidate's filing for office will not be accepted unless accompanied by a Statement of Financial Interests.) The candidate should file the same statement with the

Commission within 5 days of filing for office. In addition, if the candidate has not already filed a copy of the Statement with the election commissioner or county clerk of the candidate's residence, he should do so within 5 days of filing with the Commission. (Note: This does not apply to a person who has already filed a Statement for the preceding calendar year.)

- C. If newly appointed to an office specified above, the appointee should file with the Commission **before assuming the duties** of office and with the election commissioner or the county clerk of the county of the appointee's residence within 5 days of filing with the Commission. If confirmation is required, also file with the official or body acting on confirmation within 15 days after nomination or 10 days before action on the nomination, whichever is sooner.

- D. Within 30 days after leaving an office or a position specified under 1-A, a Statement should be filed with the Commission and with the election commissioner or clerk of the county of the filer's residence, covering the period from the end of the calendar year for which you previously filed to the date you left office.

III. Potential Conflict of Interest Filings:

The individuals listed under 1-A above are also required to file a Potential Conflict of Interest Statement (NADC Form C-2)) whenever a potential conflict arises. A potential conflict of interest exists when such official or employee, in the discharge of his or her official duties, would be required to take an action or make any decision that may cause financial benefit or detriment to him or her, a member of his or her immediate family, or a business with which he or she is associated which is distinguishable from the effects of such action on the public generally, or a broad segment of the public.

Definitions

Business - means any corporation, partnership, limited liability company, sole proprietorship, firm, enterprise, franchise, association, organization, self-employed individual, holding company, joint stock company, receivership, trust, activity or entity.

Business with which the individual is associated - means a business (1) in which the individual is a partner, Limited Liability Company Member, director, or officer, or (2) in which the individual or a member of the individual's immediate family is a stockholder of closed corporation stock worth one thousand dollars or more at fair market value or which represents more than a five percent equity interest, or is a stockholder of publicly traded stock worth ten thousand dollars or more at fair market value or which represents more than ten per cent equity interest. An individual who occupies a confidential professional relationship protected by law shall be exempt from this section. This section shall not apply to publicly traded stock under a trading account if the filer reports the name and address of the stockbroker.

Elective office - means a public office filled by an election, except for federal offices. A person who is appointed to fill a vacancy in a public office which is ordinarily elective holds an elective office.

Financial Institution - As used in section 49-1496, financial institution shall mean a bank or banking corporation as defined in section 8-101, a federal bank or branch bank, an insurance company providing a loan on an insurance policy, a small loan company, of a state or federal savings and loan association or credit union, the federal government or any political subdivision thereof.

Gift - means a payment, subscription, advance, forbearance, rendering or deposit of money, services, or anything of value, unless consideration of equal or greater value is given therefor. Gift shall not include a campaign contribution otherwise reported as required by law, a commercially reasonable loan made in the ordinary course of business, a gift received from a relative, a breakfast, luncheon, dinner or other refreshments consisting of food or beverage for immediate consumption, or the occasional provision of transportation within the State of Nebraska.

Relative - means any person related to another by blood or marriage to the third degree of consanguinity, including a foster parent, foster child, step-parent, stepchild, and adopted children and their adoptive parents.

Income - means any money or anything of value received, or to be received as a claim on future services, whether in the form of a fee, salary, expense, allowance, forbearance, forgiveness, interest, dividend, royalty, rent, capital gain, or any other form of recompense then constituting income under the Internal Revenue Code. You need not report a distribution of principal or the income of an irrevocable trust of a member of your immediate family.

Person - means a business, individual, proprietorship, firm, partnership, limited liability company, joint venture, syndicate, business trust, labor organization, company, corporation, association, committee, or any other organization or group of persons acting jointly.

Statutory Definitions: Sections 49-1407, 49-1408, 49-1417, 49-1423, 49-1425, 49-1426, 49-1438, 49-1497, Revised Nebraska Statutes.

Statutory Authority: Sections 49-1493 to 49-1497, Revised Nebraska Statutes.