Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-Lake District
Balance Sheet

March 31, 2019

ASSETS				
Cash and cash equivalents			$	7,250,938
Receivables:				
Due from River District	$	-		
Taxes		220,234		
Total Receivables				220,234
Fixed Assets:				
CIP-downtown parking garage		-		
CIP-Park Dr lot development improvements		33,096		
BNSF R-O-W acquisition		495,171		
Buildings and sites		1,660,456		
Land		1,368,986		
		3,557,709		
Less accumulated depreciation		(307,975)		
Total Fixed Assets				3,249,734
Other Assets:				
WTB Bond reserve		622,253		
Amount to be provided from tax increment:				
Ice Plant Town Home IRA		79,175		
Chamber of Commerce DDA		272,468		
609 Sherman Lofts IRA		313,607		
Total Other Assets				1,287,503
Total Assets			$	12,008,409
LIABILITIES & FUND BALANCE				
Current Liabilities:				
Accrued payroll taxes			$	3,927
Due to Arts Commission				58,420
Total Current Liabilities				62,347
Long-Term Liabilities:				
Bonds:				
2016 Series Note				4,473,166
2017 Series Note				6,476,556
Tax increment payable:				
Ice Plant Town Home IRA	$	79,175		
Chamber of Commerce DDA		272,468		
609 Sherman Lofts IRA		313,607		
Total Tax increment payable				665,250
Total Long-Term Liabilities				11,614,972
Total Liabilities				11,677,319
Fund Balance (Deficit)				331,090
Total Liabilities and Fund Balance			$	12,008,409

OPA=Owner Participation Agreement
IRA=Improvement Reimbursement Agreement
DDA=Disposition & Development Agreement

** Capitalization policy for fixed assets of >$5,000 authorized by the Board

Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-Lake District
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Six-Month Period Ended March 31, 2019

	March	Six-Month Period Ended March 31, 2019
REVENUES:		
Property taxes	$ 24,405	$ 2,917,471
Rent income	850	19,499
Interest income	1,419	8,474
Miscellaneous income	-	6
Tenant security deposit forfeitures/(refund)	-	(2,000)
Total Revenues	26,674	2,943,450
EXPENDITURES:		
Agency Funded Initiatives:		
CDA 2030 contract	-	25,000
Downtown parking gargage	421,573	857,234
Four Corners project	96,680	106,086
Memorial Field Grandstand	-	-
Nice project	-	1,303,395
Misc project 1	-	20,998
Misc project 2	-	-
Professional fees	688	16,104
Payroll	5,896	36,633
Repair and maintenance	1,827	4,180
DTA Partnership contract	-	9,375
Dues, subscriptions, books, sponsorships	153	1,509
Taxes and increment payments	-	59,820
Utilities	-	1,576
Retirement benefits	771	4,623
Insurance	1,491	8,949
Arts (2%)	488	58,289
Cleaning	-	-
Management fees	-	839
Payroll taxes	336	1,796
Office overhead and internet web	181	1,152
Midtown Placemaking	-	-
Meetings	127	597
Communications	-	1,073
Managerial assistant-online coordinator	141	562
Telephone	48	288
Parking	7	45
Travel	-	-
Office supplies and equipment	-	664
Printing	372	372
Internet	-	-
Depreciation expense	561	2,701
Workers comp	-	594
Bank charges	-	-
Miscellaneous	-	33
Legal notices	48	2,597
Debt service:		
Loan feess	-	-
Interest expense	-	97,157
Total Expenditures	531,388	2,624,241
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(504,714)	319,209
OTHER FINANCING SOURCES (USES):		
Special Project Reserve	-	-
Property inspections and appraisals	-	-
Property divestures, net	164,172	(6,494,690)
Total Other Financing Sources (Uses)	164,172	(6,494,690)
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	(340,542)	(6,175,481)
FUND BALANCE, BEGINNING OF MONTH	671,632	6,506,571
FUND BALANCE, END OF MONTH	$ 331,090	$ 331,090

Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-River District
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Six-Month Period Ended March 31, 2019

	March	Six-Month Period Ended March 31, 2019
REVENUES:		
Property taxes	$ -	$ 844,018
Rent income	-	-
Gift income	-	-
Miscellaneous income	-	-
Interest income	598	3,283
Total Revenues	598	847,301
EXPENDITURES:		
Agency Funded Programs:		
Seltice Roadway	-	60,056
Stimson Mill Site/Atlas	-	104,445
Stimson Mill Site Project PH 1	159,074	159,074
Professional fees	588	58,397
Payroll	5,896	34,945
Dues, subscriptions, books, and sponsorships	152	1,509
Retirement benefits	1,021	6,126
Arts (2%)	-	16,880
Office overhead and internet web	181	1,154
Managerial assistant-online coordinator	141	562
Meetings	127	654
Travel	-	-
Legal notices	48	2,597
Telephone	48	287
Payroll taxes	596	3,108
Parking	8	45
Insurance	-	-
Communications	-	1,073
Office supplies and equipment	-	663
Taxes and increment payments	-	249,533
Miscellaneous	-	33
Printing	372	372
Debt service:		
Principal payments	-	-
Interest expense	-	44,614
Total Expenditures	168,252	746,127
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(167,654)	101,174
OTHER FINANCING SOURCES (USES)-MILL RIVER PROJECT:		
Transfers in (out)	-	-
Bond proceeds	-	-
Loan origination fees	-	-
	-	-
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	(167,654)	101,174
FUND BALANCE (DEFICIT), BEGINNING OF PERIOD	3,756,951	3,488,123
FUND BALANCE (DEFICIT), END OF PERIOD	$ 3,589,297	$ 3,589,297

Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-River District
Balance Sheet
March 31, 2019

ASSETS

Current Assets:		
Cash and cash equivalents		$ 3,556,052
Taxes receivable		107,231
Total Current Assets		3,663,283
Other Assets:		
Amount to be provided from tax increment:		
Amount due from tax increment financing-Circuit at Seltice IRA	$ 323,130	
Amount due from tax increment financing-Mill River Seniors IRA	325,919	
Amount due from tax increment financing-Riverstone West Family Apt III IR	271,219	
Amount due from tax increment financing-Riverstone West Family Apt IRA	395,000	
Amount due from tax increment financing-Riverstone West Phase 2 IRA	644,531	
Amount due from tax increment financing-Riverstone West Phase 1 OPA	5,712,314	
Total Other Assets		7,672,113
Total Assets		$ 11,335,396

LIABILITIES & FUND BALANCE

Current Liabilities:		
Due to Arts		$ 16,986
Due to LCDC		-
Total Current Liabilities		16,986
Long-Term Liabilities:		
Note-Revenue Allocation Note Series 2019		57,000
Tax increment payable:		
Tax increment financing-Circuit at Seltice IRA	$ 323,130	
Tax increment financing-Mill River Seniors IRA	325,919	
Tax increment financing-Riverstone West Family Apt III IRA	271,219	
Tax increment financing-Riverstone West Family Apt IRA	395,000	
Tax increment financing-Riverstone West Phase 2 IRA	644,531	
Tax increment financing-Riverstone West Phase 1 OPA	5,712,314	
Total Long-Term Liabilities		7,672,113
Total Liabilities		7,746,099
Fund Balance (Deficit)		3,589,297
Total Liabilities and Fund Balance		$ 11,335,396

OPA=Owner Participation Agreement
IRA=Improvement Reimbursement Agreement
DDA=Disposition & Development Agreement