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

April 30, 2019

ASSETS

Cash and cash equivalents			$	7,327,773
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		622,355		
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				1,287,605
Total Assets			$	12,085,346

LIABILITIES & FUND BALANCE

Current Liabilities:				
Accrued payroll taxes			$	3,838
Due to Arts Commission				59,519
Total Current Liabilities				63,357
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				11,678,329
Fund Balance (Deficit)				407,017
Total Liabilities and Fund Balance			$	12,085,346

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 Seven-Month Period Ended April 30, 2019

	April	Seven-Month Period Ended April 30, 2019
REVENUES:		
Property taxes	$ 54,976	$ 2,972,446
Rent income	850	20,349
Interest income	1,387	9,860
Miscellaneous income	20	26
Tenant security deposit forfeitures/(refund)	-	(2,000)
Total Revenues	57,233	3,000,681
EXPENDITURES:		
Agency Funded Initiatives:		
CDA 2030 contract	-	25,000
Downtown parking gargage	-	857,234
Four Corners project	-	106,086
Memorial Field Grandstand	-	-
Nice project	-	1,303,395
Misc project 1	-	20,998
Misc project 2	-	-
Professional fees	4,052	20,155
Payroll	5,896	42,529
Repair and maintenance	685	4,864
DTA Partnership contract	-	9,375
Dues, subscriptions, books, sponsorships	126	1,635
Taxes and increment payments	-	59,820
Utilities	-	1,576
Retirement benefits	770	5,394
Insurance	2,922	11,871
Arts (2%)	1,100	59,389
Cleaning	-	-
Management fees	-	839
Payroll taxes	306	2,102
Office overhead and internet web	184	1,336
Midtown Placemaking	11	11
Meetings	98	694
Communications	-	1,073
Managerial assistant-online coordinator	106	668
Telephone	50	338
Parking	-	45
Travel	-	-
Office supplies and equipment	-	664
Printing	-	372
Internet	-	-
Depreciation expense	-	2,701
Workers comp	-	594
Bank charges	-	-
Miscellaneous	-	33
Legal notices	-	2,597
Debt service:		
Loan feess	-	-
Interest expense	-	97,157
Total Expenditures	16,306	2,640,545
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	40,927	360,136
OTHER FINANCING SOURCES (USES):		
Special Project Reserve	-	-
Property inspections and appraisals	-	-
Property divestures, net	35,000	(6,459,690)
Total Other Financing Sources (Uses)	35,000	(6,459,690)
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	75,927	(6,099,554)
FUND BALANCE, BEGINNING OF MONTH	331,090	6,506,571
FUND BALANCE, END OF MONTH	$ 407,017	$ 407,017

Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-River District
Balance Sheet
April 30, 2019

ASSETS

Current Assets:		
Cash and cash equivalents		$ 3,499,948
Taxes receivable		107,231
Total Current Assets		3,607,179
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		$ 11,279,292

LIABILITIES & FUND BALANCE

Current Liabilities:		
Due to Arts		$ 17,243
Due to LCDC		-
Total Current Liabilities		17,243
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		7,746,356
Fund Balance (Deficit)		3,532,936
Total Liabilities and Fund Balance		$ 11,279,292

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

Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-River District
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Seven-Month Period Ended April 30, 2019

	April	Seven-Month Period Ended April 30, 2019
REVENUES:		
Property taxes	$ 12,846	$ 856,865
Rent income	-	-
Gift income	-	-
Miscellaneous income	-	-
Interest income	545	3,829
Total Revenues	13,391	860,694
EXPENDITURES:		
Agency Funded Programs:		
Seltice Roadway	27,706	87,762
Stimson Mill Site/Atlas	-	104,445
Stimson Mill Site Project PH 1	28,647	187,722
Professional fees	3,636	62,033
Payroll	5,896	40,841
Dues, subscriptions, books, and sponsorships	126	1,635
Retirement benefits	1,021	7,147
Arts (2%)	257	17,137
Office overhead and internet web	184	1,338
Managerial assistant-online coordinator	105	668
Meetings	97	751
Travel	-	-
Legal notices	-	2,597
Telephone	50	338
Payroll taxes	596	3,703
Parking	-	45
Insurance	1,431	1,431
Communications	-	1,073
Office supplies and equipment	-	663
Taxes and increment payments	-	249,533
Miscellaneous	-	33
Printing	-	372
Debt service:		
Principal payments	-	-
Interest expense	-	44,614
Total Expenditures	69,752	815,881
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(56,361)	44,813
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)	(56,361)	44,813
FUND BALANCE (DEFICIT), BEGINNING OF PERIOD	3,589,297	3,488,123
FUND BALANCE (DEFICIT), END OF PERIOD	$ 3,532,936	$ 3,532,936