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

May 31, 2020

ASSETS			
Cash and cash equivalents			$ 4,818,981
Receivables:			
Due from Atlas District	$ 6,594		
Taxes	223,082		
Total Receivables			229,676
Fixed Assets:			
CIP-downtown parking garage	-		
CIP-Park Dr lot development improvements	-		
BNSF R-O-W acquisition	495,170		
Buildings and sites	209,749		
Land	808,093		
	1,513,012		
Less accumulated depreciation	(10,488)		
Total Fixed Assets			1,502,524
Other Assets:			
WTB Bond reserve	623,539		
Amount to be provided from tax increment:			
Ice Plant Town Home IRA	26,566		
Chamber of Commerce DDA	269,786		
609 Sherman Lofts IRA	281,729		
Total Other Assets			1,201,620
Total Assets			$ 7,752,801
LIABILITIES & FUND BALANCE (DEFICIT)			
Current Liabilities:			
Accrued payroll taxes			$ 3,917
Accrued sick leave			21,706
Due to Arts Commission			67,825
Total Current Liabilities			93,448
Long-Term Liabilities:			
Bonds:			
2016 Series Note			2,709,959
2017 Series Note			6,909,611
Tax increment payable:			
Ice Plant Town Home IRA	$ 26,566		
Chamber of Commerce DDA	269,786		
609 Sherman Lofts IRA	281,729		
Total Tax increment payable			578,081
Total Long-Term Liabilities			10,197,651
Total Liabilities			10,291,099
Fund Balance (Deficit)			(2,538,298)
Total Liabilities and Fund Balance			$ 7,752,801

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 Eight Month Period Ended May 31, 2020

	One Month Period Ended May 31, 2020	Eight Month Period Ended May 31, 2020
REVENUES:		
Property taxes	$ 57,088	$ 3,336,704
Rent income	350	2,450
Interest income	849	6,981
Miscellaneous income	-	5,095
Tenant security deposit forfeitures/(refund)	-	-
Total Revenues	58,287	3,351,230
EXPENDITURES:		
Agency Funded Initiatives:		
Atlas Waterfront Project	402,022	3,162,363
CDA 2030 contract	-	25,000
Downtown parking gargage	-	-
Four Corners project	-	-
Memorial Field Grandstand	-	-
Nice project	-	-
Misc project 1	-	-
Misc project 2	-	24,222
Professional fees	4,609	49,515
Payroll	6,888	69,744
Repair and maintenance	275	3,499
DTA Partnership contract	-	6,250
Dues, subscriptions, books, sponsorships	2,583	4,014
Taxes and increment payments	-	45,134
Utilities	-	-
Retirement benefits	1,042	10,855
Insurance	1,469	13,664
Arts (2%)	1,142	67,472
Cleaning	-	-
Management fees	-	-
Payroll taxes	402	3,056
Office overhead and internet web	167	1,476
Midtown Placemaking	-	15
Meetings	84	1,001
Communications	-	-
Managerial assistant-online coordinator	-	591
Telephone	45	406
Parking	-	-
Travel	-	-
Office supplies and equipment	-	1,102
Printing	-	-
Internet	-	-
Depreciation expense	-	-
Workers comp	-	593
Bank charges	-	-
Miscellaneous	-	-
Legal notices	-	585
Debt service:		
Loan feess	-	-
Interest expense	-	86,520
Total Expenditures	420,728	3,577,077
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(362,441)	(225,847)
OTHER FINANCING SOURCES (USES):		
Special Project Reserve	-	(6,666)
Property inspections and appraisals	-	-
Property divestures, net	-	100,646
Total Other Financing Sources (Uses)	-	93,980
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	(362,441)	(131,867)
FUND BALANCE, BEGINNING OF MONTH	(2,175,857)	(2,406,431)
FUND BALANCE, END OF MONTH	$ (2,538,298)	$ (2,538,298)

Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-River District
Balance Sheet
May 31, 2020

ASSETS

Current Assets:			
Cash and cash equivalents			$ 3,232,842
Atlas receivable			179,300
Taxes receivable			101,455
Total Current Assets			3,513,597
Other Assets:			
Amount to be provided from tax increment:			
Amount due from tax increment financing-Circuit at Seltice IRA	$	295,815	
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		531,516	
Amount due from tax increment financing-Riverstone West Phase 1 OPA		5,336,956	
Total Other Assets			7,156,425
Total Assets			$ 10,670,022

LIABILITIES & FUND BALANCE

Current Liabilities:			
Due to Arts			$ 18,690
Total Current Liabilities			18,690
Long-Term Liabilities:			
Developer deposits			168,875
Note-Revenue Allocation Note Series 2019			57,000
Tax increment payable:			
Tax increment financing-Circuit at Seltice IRA	$	295,815	
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		531,516	
Tax increment financing-Riverstone West Phase 1 OPA		5,336,956	
Total Long-Term Liabilities			7,156,425
Total Liabilities			7,400,990
Fund Balance (Deficit)			3,269,032
Total Liabilities and Fund Balance			$ 10,670,022

OPA=Owner Participation Agreement
IRA=Improvement Reimbursement 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 Eight Month Period Ended May 31, 2020

	One Month Period Ended May 31, 2020	Eight Month Period Ended May 31, 2020
REVENUES:		
Property taxes	$ 11,780	$ 912,455
Rent income	-	-
Gift income	-	-
Miscellaneous income	-	-
Interest income	396	3,546
Total Revenues	12,176	916,001
EXPENDITURES:		
Agency Funded Programs:		
Mill River Public Safety Enhancement	-	-
Stimson Mill Site Atlas District loan	-	-
Stimson Mill Site Project PH 1	86,095	695,770
Professional fees	3,672	23,147
Payroll	5,306	45,362
Dues, subscriptions, books, and sponsorships	2,325	3,657
Retirement benefits	937	7,864
Arts (2%)	236	18,349
Office overhead and internet web	150	1,313
Managerial assistant-online coordinator	-	536
Meetings	76	916
Travel	-	-
Legal notices	-	31
Telephone	40	382
Payroll taxes	470	3,632
Parking	-	-
Insurance	29	1,570
Communications	-	-
Office supplies and equipment	-	1,017
Taxes and increment payments	-	258,284
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	34,403
Total Expenditures	99,336	1,096,233
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(87,160)	(180,232)
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)	(87,160)	(180,232)
FUND BALANCE (DEFICIT), BEGINNING OF PERIOD	3,356,192	3,449,264
FUND BALANCE (DEFICIT), END OF PERIOD	$ 3,269,032	$ 3,269,032

Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-Atlas District
Balance Sheet
May 31, 2020

ASSETS

Current Assets:		
Cash and cash equivalents	$	113,636
Total Assets	$	113,636

LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:		
Due to Arts	$	23
Due to River District		179,300
Due to Lake District		6,594
Total Current Liabilities		185,917
Long-Term Liablity:		
Developer deposits		109,875
Fund Balance (Deficit)		(182,156)
Total Liabilities and Fund Balance (Deficit)	$	113,636

OPA=Owner Participation Agreement
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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-Atlas District
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Eight-Month Period Ended May 31, 2020

	May 2020	Eight Month Period Ended May 31, 2020
REVENUES:		
Property taxes	$ -	$ 1,172
Rent income	-	-
Gift income	-	-
Miscellaneous income	-	-
Interest income	-	-
Total Revenues	-	1,172
EXPENDITURES:		
Agency Funded Programs:		
Stimson Mill Site Project PH 1	11,268	171,686
Professional fees	171	6,429
Payroll	590	3,294
Dues, subscriptions, books, and sponsorships	258	357
Retirement benefits	104	573
Arts (2%)	-	24
Office overhead and internet web	17	126
Managerial assistant-online coordinator	-	54
Meetings	8	85
Travel	-	-
Legal notices	-	4
Telephone	5	37
Payroll taxes	52	268
Parking		-
Insurance	3	174
Communications	-	-
Office supplies and equipment	-	217
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	12,476	183,328
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(12,476)	(182,156)
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)	(12,476)	(182,156)
FUND BALANCE (DEFICIT), BEGINNING OF PERIOD	(169,680)	-
FUND BALANCE (DEFICIT), END OF PERIOD	$ (182,156)	$ (182,156)