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

February 28, 2021

ASSETS

Cash and cash equivalents			$	3,394,667
Deposit-Kootenai Title				35,000
Receivables:				
Due from Atlas District	$	18,116		
Due from Health District		7,666		
Taxes		173,656		
Total Receivables				199,438
Fixed Assets:				
BNSF R-O-W acquisition		495,170		
Buildings and sites		209,749		
Land		1,333,973		
		2,038,892		
Less accumulated depreciation		(10,488)		
Total Fixed Assets				2,028,404
CIP Projects:				
CIP-Atlas Project		121,089		
CIP-Lake District Portion of City Transferred Land		260,167		
Total CIP Projects		381,256		
Amount to be provided from tax increment:				
Chamber of Commerce DDA		267,002		
609 Sherman Lofts IRA		252,038		
The Lake Apartment Project IRA		74,045		
Total Amounts to be Provided from Tax Increment		593,085		
Total Other Assets				974,341
Total Assets			$	6,631,850

LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:				
Accrued payroll taxes			$	4,064
Developer deposits				72,500
Due to Arts Commission				35,010
Total Current Liabilities				111,574
Long-Term Liabilities:				
Bonds:				
2016 Series Note				912,823
2017 Series Note				4,488,292
Tax increment payable:				
Chamber of Commerce DDA	$	267,002		
609 Sherman Lofts IRA		252,038		
The Lake Apartment Project IRA		74,045		
Total Tax increment payable				593,085
Total Long-Term Liabilities				5,994,200
Total Liabilities				6,105,774
Fund Balance (Deficit)				526,076
Total Liabilities and Fund Balance			$	6,631,850

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 One Month Period and Five Month Period Ended February 28, 2021

	One Month Period February 28, 2021	Five Month Period Ended February 28, 2021
REVENUES:		
Property taxes	$ 98,496	$ 3,486,700
Rent income	-	1,400
Interest income	332	1,638
Gift income		25,000
Miscellaneous income	-	3,823
Tenant security deposit forfeitures/(refund)	-	-
Total Revenues	98,828	3,518,561
EXPENDITURES:		
Agency Funded Initiatives:		
Atlas Waterfront Project	3,137	469,330
LaCrosse Roadway Extension	26,200	58,950
CDA 2030 contract	-	12,500
Downtown parking gargage	-	-
Four Corners project	-	-
Memorial Field Grandstand	-	-
Nice project	-	-
Misc project 1	-	-
Misc project 2	-	-
Professional fees	2,178	10,004
Payroll	6,195	30,973
Repair and maintenance	828	2,315
DTA Partnership Iniative Event	3,125	3,125
Dues, subscriptions, books, sponsorships	211	1,411
Taxes and increment payments	38,040	40,457
Utilities	-	-
Retirement benefits	(42)	(208)
Insurance	658	3,288
Arts (1%)	985	34,867
Cleaning	-	-
Management fees	-	-
Payroll taxes	493	1,878
Office overhead and internet web		658
Midtown Placemaking	-	-
Meetings	107	582
Communications	-	-
Managerial assistant-online coordinator		239
Telephone	45	223
Parking	-	-
Travel	-	-
Office supplies and equipment	161	177
Printing	-	-
Internet	-	-
Depreciation expense	-	-
Workers comp	574	574
Bank charges	-	-
Miscellaneous	-	-
Legal notices	12	118
Debt service:		
Loan feess	-	-
Interest expense	78,830	78,830
Total Expenditures	161,737	750,291
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(62,909)	2,768,270
OTHER FINANCING SOURCES (USES):		
Special Project Reserve	-	-
Property inspections and appraisals	-	-
Property divestures, net	-	-
Total Other Financing Sources (Uses)	-	-
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	(62,909)	2,768,270
FUND BALANCE (DEFICIT), BEGINNING OF PERIOD	588,985	(2,242,194)
FUND BALANCE (DEFICIT), END OF PERIOD	$ 526,076	$ 526,076

Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-River District
Balance Sheet
February 28, 2021

ASSETS

Current Assets:		
Cash and cash equivalents		$ 564,703
Deposit-Kootenai Title		86,975
Due from Health Corridor District		441,796
Atlas receivable		1,434,020
Taxes receivable		112,022
Total Current Assets		2,639,516
Other Assets:		
CIP-Atlas Project	$ 1,344,996	
CIP-River District Portion of City Transferred Land	2,315,287	
Total CIP		3,660,283
Amount to be provided from tax increment:		
Amount due from tax increment financing-Circuit at Seltice IRA	266,289	
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	405,490	
Amount due from tax increment financing-Riverstone West Phase 1 OPA	4,951,099	
Total Amount to be Provided from Tax Increment		6,615,016
Total Other Assets		10,275,299
Total Assets		$ 12,914,815

LIABILITIES & FUND BALANCE

Current Liabilities:		
Due to Arts		$ 10,223
Total Current Liabilities		10,223
Long-Term Liabilities:		
Developer deposits		86,975
Note-Revenue Allocation Note Series 2019		57,000
Tax increment payable:		
Tax increment financing-Circuit at Seltice IRA	$ 266,289	
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	405,490	
Tax increment financing-Riverstone West Phase 1 OPA	4,951,099	
Total Long-Term Liabilities		6,615,016
Total Liabilities		6,769,214
Fund Balance (Deficit)		6,145,601
Total Liabilities and Fund Balance		$ 12,914,815

Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-River District
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the One Month Period Ended and Five Month Period Ended February 28, 2021

	One Month Period Ended February 28, 2021	Five Month Period Ended February 28, 2021
REVENUES:		
Property taxes	$ 40,752	$ 1,022,313
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	97,598
Miscellaneous income	-	-
Interest income	44	485
Total Revenues	40,796	1,120,396
EXPENDITURES:		
Agency Funded Programs:		
Stimson Mill Site Project PH 1	436,470	1,066,590
CDA 2030 contract	-	10,000
Professional fees	7,009	31,904
Payroll	4,956	24,779
Dues, subscriptions, books, and sponsorships	169	1,129
Retirement benefits	1,700	8,500
Arts (1%)	408	10,223
Office overhead and internet web	-	527
Managerial assistant-online coordinator	-	191
Meetings	85	465
Travel	-	-
Legal notices	10	24
Telephone	35	178
Payroll taxes	384	1,920
Parking	-	-
Insurance	638	3,190
Communications	-	-
Office supplies and equipment	129	141
Taxes and increment payments	276,371	276,383
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	20,789	20,789
Total Expenditures	749,153	1,456,933
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(708,357)	(336,537)
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)	(708,357)	(336,537)
FUND BALANCE (DEFICIT), BEGINNING OF PERIOD	6,853,958	6,482,138
FUND BALANCE (DEFICIT), END OF PERIOD	$ 6,145,601	$ 6,145,601

Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-Atlas District
Balance Sheet
February 28, 2021

ASSETS

Current Assets:		
Cash and cash equivalents		$ 252,006
Deposit-Kootenai Title Co		172,375
Total Current Assets		424,381
Other Assets:		
CIP-Atlas Portion of City Transferred Land	$ 6,596,954	
CIP-Atlas Project	403,392	
Total Other Assets		7,000,346
Total Assets		$ 7,424,727

LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:	
Due to Arts	$ 218
Due to River District	1,434,020
Due to Lake District	18,117
Total Current Liabilities	1,452,355
Long-Term Liablity:	
Developer deposits	172,375
Fund Balance (Deficit)	5,799,997
Total Liabilities and Fund Balance (Deficit)	$ 7,424,727

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 One Month Period and Five Month Period Ended February 28, 2021

	One Month Period February 28, 2021	Five Month Period Ended February 28, 2021
REVENUES:		
Property taxes	$ -	$ 17,119
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	227,484
Miscellaneous income	-	-
Interest income	-	-
Total Revenues	-	244,603
EXPENDITURES:		
Agency Funded Programs:		
Stimson Mill Site Project PH 1	444,890	1,020,782
CDA 2030 contract	-	1,250
Professional fees	218	4,607
Payroll	619	3,097
Dues, subscriptions, books, and sponsorships	21	141
Retirement benefits	213	1,062
Arts (1%)	-	171
Office overhead and internet web	-	66
Managerial assistant-online coordinator	-	24
Meetings	10	48
Travel	-	11
Legal notices	1	3
Telephone	5	22
Payroll taxes	48	240
Parking		-
Insurance	80	399
Communications	-	-
Office supplies and equipment	16	18
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	446,121	1,031,941
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(446,121)	(787,338)
OTHER FINANCING SOURCES (USES)-MILL RIVER PROJECT:		
Property divestures	-	-
Transfers in (out)	-	-
Bond proceeds	-	-
Loan origination fees	-	-
	-	-
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	(446,121)	(787,338)
FUND BALANCE (DEFICIT), BEGINNING OF PERIOD	6,246,118	6,587,335
FUND BALANCE (DEFICIT), END OF PERIOD	$ 5,799,997	$ 5,799,997

Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-Health Corridor District
Balance Sheet
February 28, 2021

ASSETS

Current Assets:	
Cash in Bank-Washington Trust	$ 157,181
Total Assets	$ 157,181

LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:	
Due to Arts	$ 1,171
Due to Lake District	7,666
Due to River District	441,796
Total Current Liabilities	450,633
Fund Balance (Deficit)	(293,452)
Total Liabilities and Fund Balance (Deficit)	$ 157,181

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-Health Corridor District
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the One Month and Five Month Period Ended February 28, 2021

	One Month Period February 28, 2021	Five Month Period Ended February 28, 2021
REVENUES:		
Property taxes	$ 3,219	$ 117,057
Rent income	-	-
Gift income	-	-
KH Traffic sudy cost reimbursement	10,012	40,236
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	-	-
Total Revenues	13,231	157,293
EXPENDITURES:		
Agency Funded Programs:		
CDA 2030 contract	-	1,250
Professional fees	20,171	82,592
Payroll	619	3,097
Dues, subscriptions, books, and sponsorships	21	141
Retirement benefits	213	1,063
Arts (1%)	32	1,170
Office overhead and internet web		66
Office supplies and equipment	16	131
Managerial assistant-online coordinator		24
Meetings	11	58
Travel	-	-
Legal notices	1	3
Telephone	5	22
Payroll taxes	48	240
Parking		-
Insurance	79	399
Communications	-	-
Bank charges	(10)	-
Taxes and increment payments	-	-
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	21,206	90,256
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(7,975)	67,037
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)	(7,975)	67,037
FUND BALANCE (DEFICIT), BEGINNING OF PERIOD	(285,477)	(360,489)
FUND BALANCE (DEFICIT), END OF PERIOD	$ (293,452)	$ (293,452)