

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

**October 31, 2017**

**ASSETS**

Cash and cash equivalents		\$ 4,949,823
Receivables:		
Taxes	\$ 265,855	
Due from River District	34,229	
Tenant Security Deposits	3,029	
Total Receivables		303,113
Fixed Assets:		
BNSF R-O-W Acquisition	728,193	
Buildings and sites	2,833,422	
Land	2,871,670	
Tenant improvements	16,814	
	6,450,099	
Less accumulated depreciation	(632,996)	
Total Fixed Assets		5,817,103
Other Assets:		
WTB Bond reserve	793,680	
Amount to be provided from tax increment:		
Ice Plant Town Home IRA	156,985	
Chamber of Commerce DDA	276,089	
609 Sherman Lofts IRA	364,007	
Total Other Assets		1,590,761
Total Assets		<b>\$ 12,660,800</b>

**LIABILITIES & FUND BALANCE**

Current Liabilities:		
Accrued payroll taxes		\$ 3,992
Due to Arts Commission		886
Total Current Liabilities		4,878
Long-Term Liabilities:		
Mortgages and notes payable		8,074,534
Tenant security deposits		3,629
Tax increment payable:		
Ice Plant Town Home IRA	\$ 156,985	
Chamber of Commerce DDA	276,089	
609 Sherman Lofts IRA	364,007	
Total Tax increment payable		797,081
Total Long-Term Liabilities		8,875,244
Total Liabilities		8,880,122
Fund Balance (Deficit)		3,780,678
Total Liabilities and Fund Balance		<b>\$ 12,660,800</b>

**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 Ended October 31, 2017**

	<u>October</u>	<u>One-Month Period Ended October 31, 2017</u>
<b>REVENUES:</b>		
Property taxes	\$ 26,942	\$ 26,942
Rent income	5,495	5,495
Interest income	299	299
Miscellaneous income	-	-
Tenant security deposit forfeitures/(refund)	-	-
Total Revenues	<u>32,736</u>	<u>32,736</u>
<b>EXPENDITURES:</b>		
Agency Funded Initiatives:		
CDA 2030 contract	25,000	25,000
Downtown parking gargage	23,968	23,968
Four Corners project	42,560	42,560
Misc project 1	4,570	4,570
Professional fees	34,765	34,765
Payroll	7,582	7,582
Repair and maintenance	719	719
Dues, subscriptions, books, sponsorships	675	675
Utilities	621	621
Retirement benefits	896	896
Insurance	1,452	1,452
Arts (2%)	539	539
Management fees	279	279
Payroll taxes	400	400
Office overhead and internet web	19	19
Midtown Placemaking	-	-
Meetings	126	126
Managerial assistant-online coordinator	128	128
Telephone	35	35
Parking	-	-
DTA Partnership contract	-	-
Office supplies and equipment	-	-
Printing	-	-
Cleaning	-	-
Internet	311	311
Miscellaneous	-	-
Legal notices	214	214
Workers comp	-	-
Debt service:		
Loan feess	-	-
Interest expense	1,228	1,228
Total Expenditures	<u>146,087</u>	<u>146,087</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(113,351)	(113,351)
<b>OTHER FINANCING SOURCES (USES):</b>		
Special Project Reserve	-	-
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)</b>	(113,351)	(113,351)
<b>FUND BALANCE, BEGINNING OF MONTH</b>	<u>3,894,029</u>	<u>3,894,029</u>
<b>FUND BALANCE, END OF MONTH</b>	<u>\$ 3,780,678</u>	<u>\$ 3,780,678</u>

**Coeur d' Alene Urban Renewal Agency  
doing business as Ignite CDA-River District  
Balance Sheet  
October 31, 2017**

**ASSETS**

Current Assets:		
Cash and cash equivalents	\$	4,739,675
Taxes receivable		90,126
Total Current Assets		4,829,801
Other Assets:		
Amount to be provided from tax increment:		
Amount due from tax increment financing-Circuit at Seltice IRA	\$	344,610
Amount due from tax increment financing-Mill River Seniors IRA		325,919
Amount due from tax increment financing-Riverstone West Family Apt III IR		271,548
Amount due from tax increment financing-Riverstone West Family Apt IRA		395,000
Amount due from tax increment financing-Riverstone West Phase 2 IRA		762,360
Amount due from tax increment financing-Riverstone West Phase 1 OPA		6,261,169
Total Other Assets		8,360,606
Total Assets		\$ 13,190,407

**LIABILITIES & FUND BALANCE**

Current Liabilities:		
Due to Arts	\$	266
Due to Lake District		34,229
Total Current Liabilities		34,495
Long-Term Liabilities:		
Tax increment payable:		
Tax increment financing-Circuit at Seltice IRA	\$	344,610
Tax increment financing-Mill River Seniors IRA		325,919
Tax increment financing-Riverstone West Family Apt III IRA		271,548
Tax increment financing-Riverstone West Family Apt IRA		395,000
Tax increment financing-Riverstone West Phase 2 IRA		762,360
Tax increment financing-Riverstone West Phase 1 OPA		6,261,169
Total Long-Term Liabilities		8,360,606
Total Liabilities		8,395,101
Fund Balance (Deficit)		4,795,306
Total Liabilities and Fund Balance		\$ 13,190,407

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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 One-Month Period Ended October 31, 2017**

	<u>October</u>	<u>One-Month Period Ended October 31, 2017</u>
<b>REVENUES:</b>		
Property taxes	\$ 7,537	\$ 7,537
Rent income	-	-
Gift income	-	-
Miscellaneous income	-	-
Interest income	277	277
Tenant security deposit forfeitures/(refund)	-	-
Total Revenues	<u>7,814</u>	<u>7,814</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
Seltice Roadway	246,174	246,174
Professional fees	6,416	6,416
Payroll	3,922	3,922
Dues, subscriptions, books, and sponsorships	675	675
Retirement benefits	896	896
Arts (2%)	151	151
Office overhead and internet web	330	330
Managerial assistant-online coordinator	128	128
Meetings	126	126
Travel	-	-
Legal notices	19	19
Telephone	35	35
Payroll taxes	479	479
Parking	-	-
Insurance	-	-
Office supplies and equipment	-	-
Taxes and increment payments	-	-
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>259,351</u>	<u>259,351</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(251,537)</u>	<u>(251,537)</u>
<b>OTHER FINANCING SOURCES (USES)-MILL RIVER PROJECT:</b>		
Transfers in (out)	-	-
Bond proceeds	-	-
Loan origination fees	-	-
	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)</b>	<u>(251,537)</u>	<u>(251,537)</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF PERIOD</b>	<u>5,046,843</u>	<u>5,046,843</u>
<b>FUND BALANCE (DEFICIT), END OF PERIOD</b>	<u>\$ 4,795,306</u>	<u>\$ 4,795,306</u>