

**Coeur d' Alene Urban Renewal Agency  
doing business as Ignite CDA-River District  
Balance Sheet  
October 31, 2023**

**ASSETS**

**Current Assets:**

Cash and cash equivalents		\$ 4,032,683
Due from Health Corridor District		510,186
Atlas receivable		5,016,000
Taxes receivable		94,682
Total Current Assets		9,653,551

**Other Assets:**

<b>CIP-Atlas Project:</b>		
Phase 1 Road Row	2,255,377	
Total CIP		2,255,377
<b>Amount to be provided from tax increment:</b>		
Amount due from tax increment financing-Circuit at Seltice IRA	158,929	
Amount due from tax increment financing-Mill River Seniors IRA	318,025	
Amount due from tax increment financing-Riverstone West Family Apt III IRA	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	10,494	
Amount due from tax increment financing-Riverstone West Phase 1 OPA	4,076,151	
Total Amount to be Provided from Tax Increment		5,229,818
Total Other Assets		7,485,195

Total Assets		\$ 17,138,746
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**LIABILITIES & FUND BALANCE**

**Current Liabilities:**

Accrued payroll taxes		\$ 4,639
Due to Arts		12
Total Current Liabilities		4,651

**Long-Term Liabilities:**

Note-Revenue Allocation Note Series 2019		357,000
<b>Tax increment payable:</b>		
Tax increment financing-Circuit at Seltice IRA	\$ 158,929	
Tax increment financing-Mill River Seniors IRA	318,025	
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	10,494	
Tax increment financing-Riverstone West Phase 1 OPA	4,076,151	
Total Long-Term Liabilities		5,229,818
Total Liabilities		5,591,469

Fund Balance (Deficit)		11,547,277
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Total Liabilities and Fund Balance		\$ 17,138,746
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**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 Ended October 31, 2023**

	<b>One Month Ended October 31, 2023</b>
<b>REVENUES:</b>	
Property taxes	\$ 1,220
Rent income	-
Gift income	-
Developer cost reimbursements	-
Miscellaneous income	-
Interest income	3,881
Total Revenues	5,101
<b>EXPENDITURES:</b>	
Agency Funded Programs:	
Atlas Mill Site Project Phase 1-3	-
CDA 2030 Contract	-
Riverstone Park-Shade Elements	-
Professional fees	(2,126)
Payroll	7,000
Dues, subscriptions, books, and sponsorships	2,210
Retirement benefits	3,750
Arts (1%)	12
Office overhead and internet web	164
Managerial assistant-online coordinator	-
Meetings	126
Miscellaneous	-
Travel	-
Legal notices	-
Telephone	51
Payroll taxes	(706)
Postage	-
Parking	-
Printing	-
Insurance	693
Communications	-
Workers comp	-
Office supplies and equipment	-
Taxes and increment payments	-
Miscellaneous	-
Debt service:	-
Principal payments	-
Interest expense	-
Total Expenditures	11,174
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(6,073)</b>
<b>OTHER FINANCING SOURCES (USES)-ATLAS PROJECT:</b>	
Gain (Loss) on sale of assets	-
Property divestures	-
	-
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)</b>	<b>(6,073)</b>
<b>FUND BALANCE (DEFICIT), BEGINNING OF PERIOD</b>	<b>11,553,350</b>
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	<b>\$ 11,547,277</b>

**Coeur d' Alene Urban Renewal Agency  
doing business as Ignite CDA-Atlas District  
Balance Sheet  
October 31, 2023**

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**ASSETS**

<b>Current Assets:</b>		
Cash and cash equivalents		\$ 7,052,472
Total Current Assets		<u>7,052,472</u>
<b>Other Assets:</b>		
CIP-Atlas Project:		
Phase 1 Road Row	\$ 1,145,999	
Phase 2 Road Row and Public lots	3,424,408	
Area 5A	656,049	
Area 7	697,214	
Area 9	557,775	
Area 11-Phase 3	8,827,781	
Area 16	540,881	
Area 17	379,897	
Area 18	528,327	
Area 19	<u>551,232</u>	
Total Other Assets		<u>17,309,563</u>
Total Assets		<u>\$ 24,362,035</u>

**LIABILITIES & FUND BALANCE (DEFICIT)**

<b>Current Liabilities:</b>		
Due to Arts		\$ 1,854
Due to River District		5,016,000
Total Current Liabilities		<u>5,017,854</u>
<b>Long-Term Liability:</b>		
Developer Deposits		<u>168,500</u>
Total Long-Term Liability		<u>168,500</u>
Total Liabilities		5,186,354
Fund Balance (Deficit)		<u>19,175,681</u>
Total Liabilities and Fund Balance (Deficit)		<u>\$ 24,362,035</u>

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

**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 Ended October 31, 2023**

	<u>One Month Ended October 31, 2023</u>
<b>REVENUES:</b>	
Property taxes	\$ -
Rent income	-
Gift income	-
Developer cost reimbursements	-
Miscellaneous income	-
Interest income	6,842
Total Revenues	<u>6,842</u>
<b>EXPENDITURES:</b>	
Agency Funded Programs:	
Atlas Mill Site Project: ITD Haul	-
Atlas Mill Site Project: Phase 1-3	-
Atlas Mill Site Project Landscaping/Irrigation	-
Professional fees	1,288
Payroll	3,500
Dues, subscriptions, books, and sponsorships	305
Retirement benefits	625
Arts (1%)	-
Office overhead and internet web	82
Office supplies and equipment	-
Managerial assistant-online coordinator	-
Meetings	63
Miscellaneous	-
Travel	-
Legal notices	-
Telephone	26
Payroll taxes	889
Parking	-
Insurance	451
Communications	-
Office supplies and equipment	-
Bank charges	-
Taxes and increment payments	-
Miscellaneous	-
Printing	-
Debt service:	
Principal payments	-
Interest expense	-
Total Expenditures	<u>7,229</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(387)</u>
<b>OTHER FINANCING SOURCES (USES)-ATLAS PROJECT:</b>	
Property divestures	-
Gain (loss) on sale of assets	-
Bond proceeds	-
Loan origination fees	-
	<u>-</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)</b>	<u>(387)</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF MONTH</b>	<u>19,176,068</u>
<b>FUND BALANCE (DEFICIT), END MONTH</b>	<u>\$ 19,175,681</u>

**Coeur d' Alene Urban Renewal Agency**  
**doing business as Ignite CDA-Health Corridor District**  
**Balance Sheet**  
**October 31, 2023**

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**ASSETS**

Current Assets:		
Cash in Bank-Washington Trust	\$	751,653
Property tax receivable		<u>3,813</u>
Total Current Assets		<u>755,466</u>
Total Assets	\$	<u><u>755,466</u></u>

**LIABILITIES & FUND BALANCE (DEFICIT)**

Current Liabilities:		
Due to Arts	\$	8,084
Due to River District		<u>510,186</u>
Total Current Liabilities		<u>518,270</u>
Fund Balance (Deficit)		<u>237,196</u>
Total Liabilities and Fund Balance (Deficit)	\$	<u><u>755,466</u></u>

**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 End October 31, 2023**

	<b>One Month Ended October 31, 2023</b>
<b>REVENUES:</b>	
Property taxes	\$ -
Rent income	-
Gift income	-
KH Traffic study cost reimbursement	-
Developer cost reimbursements	-
Miscellaneous income	-
Interest income	532
Total Revenues	532
<b>EXPENDITURES:</b>	
Agency Funded Programs:	
CDA 2030 contract	-
Professional fees	1,288
Payroll	3,500
Dues, subscriptions, books, and sponsorships	305
Retirement benefits	625
Arts (1%)	
Office overhead and internet web	82
Office supplies and equipment	-
Managerial assistant-online coordinator	
Meetings	63
Miscellaneous	-
Travel	-
Legal notices	-
Telephone	26
Payroll taxes	889
Parking	
Insurance	451
Communications	-
Bank charges	-
Taxes and increment payments	-
Miscellaneous	-
Printing	
Debt service:	
Principal payments	-
Interest expense	-
Total Expenditures	7,229
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(6,697)</b>
<b>OTHER FINANCING SOURCES (USES)-MILL RIVER PROJECT:</b>	
Transfers in (out)	-
Special Project Reserve	-
Loan origination fees	-
	-
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)</b>	<b>(6,697)</b>
<b>FUND BALANCE (DEFICIT), BEGINNING OF FISCAL MONTH</b>	<b>243,893</b>
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	<b>\$ 237,196</b>