

**Coeur d' Alene Urban Renewal Agency  
doing business as Ignite CDA-River District  
Balance Sheet  
November 30, 2023**

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**ASSETS**

Current Assets:		
Cash and cash equivalents		\$ 4,018,579
Due from Health Corridor District		510,186
Atlas receivable		5,016,000
Taxes receivable		94,682
Total Current Assets		<u>9,639,447</u>
Other Assets:		
CIP-Atlas Project:		
Phase 1 Road Row	<u>2,305,323</u>	
Total CIP		2,305,323
Amount to be provided from tax increment:		
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 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	10,494	
Amount due from tax increment financing-Riverstone West Phase 1 OPA	<u>4,076,151</u>	
Total Amount to be Provided from Tax Increment		<u>5,229,818</u>
Total Other Assets		<u>7,535,141</u>
Total Assets		<u>\$ 17,174,588</u>

**LIABILITIES & FUND BALANCE**

Current Liabilities:		
Accrued payroll taxes		\$ 4,245
Due to Atlas		\$ 21,967
Due to Arts		29
Total Current Liabilities		<u>26,241</u>
Long-Term Liabilities:		
Note-Revenue Allocation Note Series 2019		357,000
Tax increment payable:		
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	<u>4,076,151</u>	
Total Long-Term Liabilities		<u>5,229,818</u>
Total Liabilities		<u>5,613,059</u>
Fund Balance (Deficit)		<u>11,561,529</u>
Total Liabilities and Fund Balance		<u>\$ 17,174,588</u>

**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 and Two Months Ended November 30, 2023**

	One Month Ended November 30, 2023	Two Months Ended November 30, 2023
<b>REVENUES:</b>		
Property taxes	\$ 1,640	\$ 2,859
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	3,742	7,623
Total Revenues	5,382	10,482
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
Atlas Mill Site Project Phase 1-3	-	-
CDA 2030 Contract	6,250	6,250
Riverstone Park-Shade Elements	-	-
Professional fees	3,634	1,508
Payroll	7,000	14,000
Dues, subscriptions, books, and sponsorships	1,075	3,285
Retirement benefits	1,500	5,250
Arts (1%)	16	28
Office overhead and internet web	164	328
Managerial assistant-online coordinator	-	-
Meetings	126	252
Miscellaneous	-	-
Travel	-	-
Legal notices	-	-
Telephone	52	103
Payroll taxes	(902)	(1,609)
Postage	-	-
Parking	-	-
Printing	-	-
Insurance	155	848
Communications	-	-
Workers comp	-	-
Office supplies and equipment	39	39
Taxes and increment payments	-	-
Miscellaneous	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	19,109	30,282
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(13,727)	(19,800)
<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>	(13,727)	(19,800)
<b>FUND BALANCE (DEFICIT), BEGINNING OF PERIOD</b>	11,575,256	11,581,329
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	\$ 11,561,529	\$ 11,561,529

**Coeur d' Alene Urban Renewal Agency  
doing business as Ignite CDA-Atlas District  
Balance Sheet  
November 30, 2023**

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**ASSETS**

<b>Current Assets:</b>		
Cash and cash equivalents	\$	7,012,416
Due from River		21,967
Total Current Assets		<u>7,034,383</u>
<b>Other Assets:</b>		
CIP-Atlas Project:		
Phase 1 Road Row	\$	1,172,802
Phase 2 Road Row and Public lots		3,531,585
Area 5A		676,582
Area 7		719,036
Area 9		575,233
Area 11-Phase 3		8,827,781
Area 16		557,809
Area 17		391,787
Area 18		544,862
Area 19		568,484
Total Other Assets		<u>17,565,961</u>
Total Assets		<u>\$ 24,600,344</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		168,500
Total Long-Term Liability		<u>168,500</u>
Total Liabilities		5,186,354
Fund Balance (Deficit)		<u>19,413,990</u>
Total Liabilities and Fund Balance (Deficit)		<u>\$ 24,600,344</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-Atlas District  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the One Month and Two Months Ended November 30, 2023**

	<u>One Month Ended November 30, 2023</u>	<u>Two Months Ended November 30, 2023</u>
<b>REVENUES:</b>		
Property taxes	\$ -	\$ -
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	6,598	13,440
Total Revenues	<u>6,598</u>	<u>13,440</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
Atlas Mill Site Project: ITD Haul	-	-
Atlas Mill Site Project: Phase 1-3	35,620	35,620
Atlas Mill Site Project Landscaping/Irrigation	-	-
CDA 2030 contract	3,125	3,125
Professional fees	1,984	3,273
Payroll	3,500	7,000
Dues, subscriptions, books, and sponsorships	269	574
Retirement benefits	625	1,250
Arts (1%)	-	-
Office overhead and internet web	82	164
Office supplies and equipment	-	-
Managerial assistant-online coordinator	-	-
Meetings	63	126
Miscellaneous	-	-
Travel	-	-
Legal notices	-	-
Telephone	26	52
Payroll taxes	889	1,777
Parking	-	-
Insurance	452	903
Communications	-	-
Office supplies and equipment	19	19
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>46,654</u>	<u>53,883</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(40,056)</u>	<u>(40,443)</u>
<b>OTHER FINANCING SOURCES (USES)-ATLAS PROJECT:</b>		
Property divestures	-	-
Gain (loss) on sale of assets	-	-
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>(40,056)</u>	<u>(40,443)</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF MONTH</b>	<u>19,454,046</u>	<u>19,454,433</u>
<b>FUND BALANCE (DEFICIT), END MONTH</b>	<u>\$ 19,413,990</u>	<u>\$ 19,413,990</u>

**Coeur d' Alene Urban Renewal Agency  
doing business as Ignite CDA-Health Corridor District  
Balance Sheet  
November 30, 2023**

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**ASSETS**

Current Assets:	
Cash in Bank-Washington Trust	\$ 742,420
Property tax receivable	3,813
Total Current Assets	<u>746,233</u>
 Total Assets	 <u>\$ 746,233</u>

**LIABILITIES & FUND BALANCE (DEFICIT)**

Current Liabilities:	
Due to Arts	\$ 8,086
Due to River District	510,186
Total Current Liabilities	<u>518,272</u>
 Fund Balance (Deficit)	 <u>227,961</u>
 Total Liabilities and Fund Balance (Deficit)	 <u>\$ 746,233</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 and Two Months Ended November 30, 2023**

	<u>One Month Ended</u> <u>November 30, 2023</u>	<u>Two Months Ended</u> <u>November 30, 2023</u>
<b>REVENUES:</b>		
Property taxes	\$ 158	\$ 157
Rent income	-	-
Gift income	-	-
KH Traffic study cost reimbursement	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	508	1,040
Total Revenues	<u>666</u>	<u>1,197</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
CDA 2030 contract	3,125	3,125
Professional fees	850	2,138
Payroll	3,500	7,000
Dues, subscriptions, books, and sponsorships	269	574
Retirement benefits	625	1,250
Arts (1%)	1	1
Office overhead and internet web	82	164
Office supplies and equipment	19	19
Managerial assistant-online coordinator		
Meetings	63	126
Miscellaneous	-	-
Travel	-	-
Legal notices	-	-
Telephone	26	52
Payroll taxes	889	1,777
Parking	-	-
Insurance	452	903
Communications	-	-
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>9,901</u>	<u>17,129</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(9,235)</u>	<u>(15,932)</u>
<b>OTHER FINANCING SOURCES (USES)-MILL RIVER PROJECT:</b>		
Transfers in (out)	-	-
Special Project Reserve	-	-
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>(9,235)</u>	<u>(15,932)</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF FISCAL MONTH</b>	<u>237,196</u>	<u>243,893</u>
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	<u>\$ 227,961</u>	<u>\$ 227,961</u>