

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

**ASSETS**

<b>Current Assets:</b>		
Cash and cash equivalents		\$ 3,989,529
Due from Health Corridor District		510,186
Atlas receivable		5,016,000
Taxes receivable		96,322
Total Current Assets		<u>9,612,037</u>
<b>Other Assets:</b>		
CIP-Atlas Project:		
Phase 1 Road Row	2,305,323	
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	4,076,151	
Total Amount to be Provided from Tax Increment		<u>5,229,818</u>
Total Other Assets		<u>7,535,141</u>
Total Assets		<u>\$ 17,147,178</u>

**LIABILITIES & FUND BALANCE**

<b>Current Liabilities:</b>		
Accrued payroll taxes		\$ 2,679
Due to Arts		134
Total Current Liabilities		<u>2,813</u>
<b>Long-Term Liabilities:</b>		
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	4,076,151	
Total Long-Term Liabilities		<u>5,229,818</u>
Total Liabilities		<u>5,589,631</u>
Fund Balance (Deficit)		<u>11,557,547</u>
Total Liabilities and Fund Balance		<u>\$ 17,147,178</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 Three Months Ended December 31, 2023**

	One Month Ended December 31, 2023	Three Months Ended December 31, 2023
<b>REVENUES:</b>		
Property taxes	\$ 10,548	\$ 13,408
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	3,863	11,487
Total Revenues	14,411	24,895
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
Atlas Mill Site Project Phase 1-3	4,377	4,377
CDA 2030 Contract		6,250
Riverstone Park-Shade Elements	-	-
Professional fees	8,230	9,738
Payroll	7,000	21,000
Dues, subscriptions, books, and sponsorships		3,285
Retirement benefits	750	6,000
Arts (1%)	105	134
Office overhead and internet web	164	492
Managerial assistant-online coordinator		-
Meetings	231	483
Miscellaneous	-	-
Travel		-
Legal notices	-	-
Telephone	52	155
Payroll taxes	(1,574)	(3,183)
Postage	-	-
Parking	-	-
Printing	-	-
Insurance	693	1,541
Communications		-
Workers comp	-	-
Office supplies and equipment		39
Taxes and increment payments	6	6
Miscellaneous	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	20,034	50,317
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(5,623)</b>	<b>(25,422)</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>(5,623)</b>	<b>(25,422)</b>
<b>FUND BALANCE (DEFICIT), BEGINNING OF PERIOD</b>	<b>11,563,170</b>	<b>11,582,969</b>
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	<b>\$ 11,557,547</b>	<b>\$ 11,557,547</b>

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

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**ASSETS**

<b>Current Assets:</b>		
Cash and cash equivalents		\$ 6,564,172
Total Current Assets		<u>6,564,172</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	<u>568,484</u>	
Total Other Assets		<u>17,565,961</u>
Total Assets		<u>\$ 24,130,133</u>

**LIABILITIES & FUND BALANCE (DEFICIT)**

<b>Current Liabilities:</b>		
Due to Arts		\$ 1,854
Due to River District		<u>5,016,000</u>
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>18,943,779</u>
Total Liabilities and Fund Balance (Deficit)		<u>\$ 24,130,133</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 Three Months Ended December 31, 2023**

	<u>One Month Ended December 31, 2023</u>	<u>Three Months Ended December 31, 2023</u>
<b>REVENUES:</b>		
Property taxes	\$ -	\$ -
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	6,732	20,172
Total Revenues	<u>6,732</u>	<u>20,172</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
Atlas Mill Site Project: ITD Haul	78,749	78,749
Atlas Mill Site Project: Phase 1-3	339,297	374,918
Atlas Mill Site Project Landscaping/Irrigation	49,366	49,366
CDA 2030 contract	-	3,125
Professional fees	3,825	7,097
Payroll	3,500	10,500
Dues, subscriptions, books, and sponsorships	-	574
Retirement benefits	625	1,875
Arts (1%)	-	-
Office overhead and internet web	82	246
Office supplies and equipment	-	-
Managerial assistant-online coordinator	-	-
Meetings	115	242
Miscellaneous	-	-
Travel	-	-
Legal notices	-	-
Telephone	26	77
Payroll taxes	889	2,666
Parking	-	-
Insurance	452	1,355
Communications	-	-
Office supplies and equipment	-	19
Bank charges	-	-
Taxes and increment payments	17	17
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>476,943</u>	<u>530,826</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(470,211)</u>	<u>(510,654)</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>(470,211)</u>	<u>(510,654)</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF MONTH</b>	<u>19,413,990</u>	<u>19,454,433</u>
<b>FUND BALANCE (DEFICIT), END MONTH</b>	<u>\$ 18,943,779</u>	<u>\$ 18,943,779</u>

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

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**ASSETS**

Current Assets:	
Cash in Bank-Washington Trust	\$ 736,344
Property tax receivable	2,844
Total Current Assets	<u>739,188</u>
 Total Assets	 <u>\$ 739,188</u>

**LIABILITIES & FUND BALANCE (DEFICIT)**

Current Liabilities:	
Due to Arts	\$ 8,115
Due to River District	510,186
Total Current Liabilities	<u>518,301</u>
 Fund Balance (Deficit)	 <u>220,887</u>
 Total Liabilities and Fund Balance (Deficit)	 <u>\$ 739,188</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 Three Months Ended December 31, 2023**

	<u>One Month Ended December 31, 2023</u>	<u>Three Months Ended December 31, 2023</u>
<b>REVENUES:</b>		
Property taxes	\$ 2,946	\$ 3,103
Rent income	-	-
Gift income	-	-
KH Traffic study cost reimbursement	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	492	1,531
Total Revenues	<u>3,438</u>	<u>4,634</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
CDA 2030 contract	-	3,125
Professional fees	3,825	5,962
Payroll	3,500	10,500
Dues, subscriptions, books, and sponsorships	-	574
Retirement benefits	625	1,875
Arts (1%)	29	31
Office overhead and internet web	82	246
Office supplies and equipment	-	19
Managerial assistant-online coordinator	-	-
Meetings	115	241
Miscellaneous	-	-
Travel	-	-
Legal notices	-	-
Telephone	26	77
Payroll taxes	889	2,666
Parking	-	-
Insurance	452	1,355
Communications	-	-
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>9,543</u>	<u>26,671</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(6,105)</u>	<u>(22,037)</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>(6,105)</u>	<u>(22,037)</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF FISCAL MONTH</b>	<u>226,992</u>	<u>242,924</u>
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	<u>\$ 220,887</u>	<u>\$ 220,887</u>