

**Coeur d' Alene Urban Renewal Agency  
doing business as Ignite CDA-River District  
Balance Sheet  
January 31, 2024**

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**ASSETS**

<b>Current Assets:</b>		
Cash and cash equivalents	\$	4,915,589
Due from Health Corridor District		510,186
Atlas receivable		5,016,000
Taxes receivable		96,322
Total Current Assets		<u>10,538,097</u>
<b>Other Assets:</b>		
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 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	<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>\$ 18,073,238</u>

**LIABILITIES & FUND BALANCE**

<b>Current Liabilities:</b>		
Accrued payroll taxes	\$	4,453
Due to Arts		9,504
Total Current Liabilities		<u>13,957</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	<u>4,076,151</u>	
Total Long-Term Liabilities		<u>5,229,818</u>
Total Liabilities		<u>5,600,775</u>
Fund Balance (Deficit)		<u>12,472,463</u>
Total Liabilities and Fund Balance		<u>\$ 18,073,238</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 Four Months Ended January 31, 2024**

	One Month Ended December 31, 2023	Four Months Ended January 31, 2024
<b>REVENUES:</b>		
Property taxes	\$ 936,998	\$ 950,405
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	1,088	1,088
Interest income	4,031	15,517
Total Revenues	<u>942,117</u>	<u>967,010</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
Atlas Mill Site Project Phase 1-3	3,408	7,785
CDA 2030 Contract		6,250
Riverstone Park-Shade Elements	-	-
Professional fees	5,601	15,338
Payroll	7,000	28,000
Dues, subscriptions, books, and sponsorships	157	3,442
Retirement benefits	1,250	7,250
Arts (1%)	9,370	9,504
Office overhead and internet web	163	656
Managerial assistant-online coordinator		-
Meetings	126	609
Miscellaneous	-	-
Travel		-
Legal notices	16	16
Telephone	52	206
Payroll taxes	(635)	(3,818)
Postage	-	-
Parking	-	-
Printing	-	-
Insurance	693	2,234
Communications		-
Workers comp	-	-
Office supplies and equipment		38
Taxes and increment payments		6
Miscellaneous	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>27,201</u>	<u>77,516</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>914,916</u>	<u>889,494</u>
<b>OTHER FINANCING SOURCES (USES)-ATLAS PROJECT:</b>		
Gain (Loss) on sale of assets		-
Property divestures	-	-
	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)</b>	914,916	889,494
<b>FUND BALANCE (DEFICIT), BEGINNING OF PERIOD</b>	<u>11,557,547</u>	<u>11,582,969</u>
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	<u>\$ 12,472,463</u>	<u>\$ 12,472,463</u>

**Coeur d' Alene Urban Renewal Agency  
doing business as Ignite CDA-Atlas District  
Balance Sheet  
January 31, 2024**

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**ASSETS**

<b>Current Assets:</b>		
Cash and cash equivalents		\$ 6,355,378
Total Current Assets		6,355,378
<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	8,827,782	
Area 16	557,809	
Area 17	391,787	
Area 18	544,862	
Area 19	568,484	
Total Other Assets		17,565,962
Total Assets		\$ 23,921,340

**LIABILITIES & FUND BALANCE (DEFICIT)**

<b>Current Liabilities:</b>		
Due to Arts		\$ 2,729
Due to River District		5,016,000
Total Current Liabilities		5,018,729
<b>Long-Term Liability:</b>		
Developer Deposits		168,500
Total Long-Term Liability		168,500
Total Liabilities		5,187,229
Fund Balance (Deficit)		18,734,111
Total Liabilities and Fund Balance (Deficit)		\$ 23,921,340

**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 and Four Months Ended January 31, 2024**

	<b>One Month Ended January 31, 2024</b>	<b>Four Months Ended January 31, 2024</b>
<b>REVENUES:</b>		
Property taxes	\$ 87,462	\$ 87,462
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	29,016	29,016
Interest income	6,281	26,453
Total Revenues	<u>122,759</u>	<u>142,931</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
Atlas Mill Site Project: ITD Haul	224,582	303,331
Atlas Mill Site Project: Phase 1-3	98,448	473,366
Atlas Mill Site Project Landscaping/Irrigation		49,366
CDA 2030 contract	-	3,125
Professional fees	2,800	9,898
Payroll	3,500	14,000
Dues, subscriptions, books, and sponsorships	79	652
Retirement benefits	625	2,500
Arts (1%)	875	875
Office overhead and internet web	82	328
Office supplies and equipment		
Managerial assistant-online coordinator	-	-
Meetings	63	305
Miscellaneous	-	
Travel	-	
Legal notices	8	8
Telephone	26	103
Payroll taxes	888	3,554
Parking	-	-
Insurance	451	1,806
Communications	-	-
Office supplies and equipment		19
Bank charges	-	-
Taxes and increment payments		17
Miscellaneous	-	-
Printing		
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>332,427</u>	<u>863,253</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(209,668)</u>	<u>(720,322)</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>(209,668)</u>	<u>(720,322)</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF MONTH</b>	<u>18,943,779</u>	<u>19,454,433</u>
<b>FUND BALANCE (DEFICIT), END MONTH</b>	<u>\$ 18,734,111</u>	<u>\$ 18,734,111</u>

**Coeur d' Alene Urban Renewal Agency**  
**doing business as Ignite CDA-Health Corridor District**  
**Balance Sheet**  
**January 31, 2024**

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**ASSETS**

Current Assets:	
Cash in Bank-Washington Trust	\$ 959,031
Property tax receivable	<u>2,844</u>
Total Current Assets	<u>961,875</u>
Total Assets	<u><u>\$ 961,875</u></u>

**LIABILITIES & FUND BALANCE (DEFICIT)**

Current Liabilities:	
Due to Arts	\$ 10,422
Due to River District	<u>510,186</u>
Total Current Liabilities	<u>520,608</u>
Fund Balance (Deficit)	<u>441,267</u>
Total Liabilities and Fund Balance (Deficit)	<u><u>\$ 961,875</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 and Four Months Ended January 31, 2024**

	<u>One Month Ended January 31, 2024</u>	<u>Four Months Ended January 31, 2024</u>
<b>REVENUES:</b>		
Property taxes	\$ 230,686	\$ 233,789
Rent income	-	-
Gift income	-	-
KH Traffic study cost reimbursement	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	524	2,055
Total Revenues	<u>231,210</u>	<u>235,844</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
CDA 2030 contract	-	3,125
Professional fees	2,800	8,763
Payroll	3,500	14,000
Dues, subscriptions, books, and sponsorships	79	652
Retirement benefits	625	2,500
Arts (1%)	2,307	2,338
Office overhead and internet web	82	328
Office supplies and equipment	-	19
Managerial assistant-online coordinator	-	-
Meetings	63	305
Miscellaneous	-	-
Travel	-	-
Legal notices	8	8
Telephone	26	103
Payroll taxes	889	3,554
Parking	-	-
Insurance	451	1,806
Communications	-	-
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>10,830</u>	<u>37,501</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>220,380</u>	<u>198,343</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>	220,380	198,343
<b>FUND BALANCE (DEFICIT), BEGINNING OF FISCAL MONTH</b>	<u>220,887</u>	<u>242,924</u>
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	<u>\$ 441,267</u>	<u>\$ 441,267</u>