

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

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**ASSETS**

Current Assets:		
Cash and cash equivalents	\$	4,783,182
Due from Health Corridor District		510,186
Atlas receivable		5,016,000
Taxes receivable		96,322
Total Current Assets		<u>10,405,690</u>
Other Assets:		
CIP-Atlas Project:		
Phase 1 Road Row	<u>2,323,522</u>	
Total CIP		2,323,522
Amount to be provided from tax increment:		
Amount due from tax increment financing-Circuit at Seltice IRA	132,778	
Amount due from tax increment financing-Mill River Seniors IRA	315,474	
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	392,374	
Amount due from tax increment financing-Riverstone West Phase 1 OPA	<u>3,893,134</u>	
Total Amount to be Provided from Tax Increment		<u>5,004,979</u>
Total Other Assets		<u>7,328,501</u>
Total Assets		<u>\$ 17,734,191</u>

**LIABILITIES & FUND BALANCE**

Current Liabilities:		
Accrued payroll taxes	\$	4,521
Due to Atlas		13,822
Due to Arts		10,677
Total Current Liabilities		<u>29,020</u>
Long-Term Liabilities:		
Note-Revenue Allocation Note Series 2019		357,000
Tax increment payable:		
Tax increment financing-Circuit at Seltice IRA	\$	132,778
Tax increment financing-Mill River Seniors IRA		315,474
Tax increment financing-Riverstone West Family Apt III IRA		271,219
Tax increment financing-Riverstone West Family Apt IRA		392,374
Tax increment financing-Riverstone West Phase 1 OPA	<u>3,893,134</u>	
Total Long-Term Liabilities		<u>5,004,979</u>
Total Liabilities		<u>5,390,999</u>
Fund Balance (Deficit)		<u>12,343,192</u>
Total Liabilities and Fund Balance		<u>\$ 17,734,191</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 Six Months Ended March 31, 2024**

	<b>One Month Ended March 31, 2024</b>	<b>Six Months Ended March 31, 2024</b>
<b>REVENUES:</b>		
Property taxes	\$ 19,105	\$ 1,067,656
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	1,460	10,648
Interest income	4,552	24,542
Total Revenues	<u>25,117</u>	<u>1,102,846</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
Atlas Mill Site Project Phase 1-3	4,471	10,373
CDA 2030 Contract		6,250
Riverstone Park-Shade Elements	-	-
Professional fees	2,868	20,036
Payroll	7,000	42,001
Dues, subscriptions, books, and sponsorships	168	3,685
Retirement benefits	1,250	9,750
Arts (1%)	191	10,677
Office overhead and internet web	374	1,030
Managerial assistant-online coordinator		-
Meetings	126	911
Miscellaneous	-	-
Travel		-
Legal notices		27
Telephone	52	309
Payroll taxes	(667)	(5,162)
Postage	-	-
Parking	-	-
Printing	192	192
Insurance	3,013	5,939
Communications		-
Workers comp	-	556
Office supplies and equipment	-	109
Taxes and increment payments		224,846
Miscellaneous	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	11,094
Total Expenditures	<u>19,038</u>	<u>342,623</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>6,079</u>	<u>760,223</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>	6,079	760,223
<b>FUND BALANCE (DEFICIT), BEGINNING OF PERIOD</b>	<u>12,337,113</u>	<u>11,582,969</u>
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	<u>\$ 12,343,192</u>	<u>\$ 12,343,192</u>

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

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**ASSETS**

Current Assets:		
Cash and cash equivalents	\$	6,024,515
Due from River		<u>13,822</u>
Total Current Assets		<u>6,038,337</u>
Other Assets:		
CIP-Atlas Project:		
Phase 1 Road Row	\$	1,215,711
Phase 2 Road Row and Public lots		3,703,161
Area 5A		709,453
Area 7		753,969
Area 9		603,180
Area 11-Phase 3		8,906,531
Area 16		584,910
Area 17		410,821
Area 18		571,333
Area 19		<u>596,103</u>
Total Other Assets		<u>18,055,172</u>
Total Assets		<u>\$ 24,093,509</u>

**LIABILITIES & FUND BALANCE (DEFICIT)**

Current Liabilities:		
Due to Arts	\$	3,242
Due to River District		<u>5,016,000</u>
Total Current Liabilities		<u>5,019,242</u>
Long-Term Liability:		
Developer Deposits		<u>168,500</u>
Total Long-Term Liability		<u>168,500</u>
Total Liabilities		5,187,742
Fund Balance (Deficit)		<u>18,905,767</u>
Total Liabilities and Fund Balance (Deficit)		<u>\$ 24,093,509</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 and Six Months Ended March 31, 2024**

	<b>One Month Ended March 31, 2024</b>	<b>Six Months Ended March 31, 2024</b>
<b>REVENUES:</b>		
Property taxes	\$ 909	\$ 138,758
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	7,300	36,316
Interest income	5,883	38,103
Total Revenues	<u>14,092</u>	<u>213,177</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
Atlas Mill Site Project: ITD Haul	35,846	340,814
Atlas Mill Site Project: Phase 1-3	162,298	365,722
Atlas Mill Site Project Landscaping/Irrigation	-	-
CDA 2030 contract	-	3,125
Professional fees	1,888	14,612
Payroll	3,500	21,001
Dues, subscriptions, books, and sponsorships	84	774
Retirement benefits	625	3,750
Arts (1%)	9	1,388
Office overhead and internet web	187	515
Office supplies and equipment	-	-
Managerial assistant-online coordinator	-	-
Meetings	63	455
Miscellaneous	-	-
Travel	-	-
Legal notices	-	14
Telephone	26	155
Payroll taxes	889	5,331
Parking	-	-
Insurance	1,612	3,869
Communications	-	-
Office supplies and equipment	-	54
Bank charges	-	-
Taxes and increment payments	-	264
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>207,027</u>	<u>761,843</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(192,935)</u>	<u>(548,666)</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>(192,935)</u>	<u>(548,666)</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF MONTH</b>	<u>19,098,702</u>	<u>19,454,433</u>
<b>FUND BALANCE (DEFICIT), END MONTH</b>	<u>\$ 18,905,767</u>	<u>\$ 18,905,767</u>

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

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**ASSETS**

Current Assets:	
Cash in Bank-Washington Trust	\$ 1,061,708
Property tax receivable	<u>2,844</u>
Total Current Assets	<u>1,064,552</u>
 Total Assets	 <u><u>\$ 1,064,552</u></u>

**LIABILITIES & FUND BALANCE (DEFICIT)**

Current Liabilities:	
Due to Arts	\$ 11,578
Due to River District	<u>510,186</u>
Total Current Liabilities	<u>521,764</u>
 Fund Balance (Deficit)	 <u>542,788</u>
 Total Liabilities and Fund Balance (Deficit)	 <u><u>\$ 1,064,552</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 Six Months Ended March 31, 2024**

	<u>One Month Ended</u> <u>March 31, 2024</u>	<u>Six Months Ended</u> <u>March 31, 2024</u>
<b>REVENUES:</b>		
Property taxes	\$ 3,866	\$ 349,415
Rent income	-	-
Gift income	-	-
KH Traffic study cost reimbursement	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	944	3,801
Total Revenues	<u>4,810</u>	<u>353,216</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
CDA 2030 contract	-	3,125
Professional fees	1,137	10,816
Payroll	3,500	21,001
Dues, subscriptions, books, and sponsorships	84	774
Retirement benefits	625	3,750
Arts (1%)	39	3,494
Office overhead and internet web	187	515
Office supplies and equipment	-	54
Managerial assistant-online coordinator		
Meetings	63	455
Miscellaneous	-	
Travel	-	
Legal notices		13
Telephone	26	155
Payroll taxes	889	5,331
Parking	-	-
Insurance	1,611	3,869
Communications	-	-
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	
Printing		
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>8,161</u>	<u>53,352</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(3,351)</u>	<u>299,864</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>(3,351)</u>	<u>299,864</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF FISCAL MONTH</b>	<u>546,139</u>	<u>242,924</u>
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	<u>\$ 542,788</u>	<u>\$ 542,788</u>