

**Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-River District
Balance Sheet
April 30, 2024**

ASSETS

Current Assets:		
Cash and cash equivalents	\$	4,764,371
Due from Health Corridor District		510,186
Atlas receivable		5,016,000
Taxes receivable		96,322
Total Current Assets		10,386,879
Other Assets:		
CIP-Atlas Project:		
Phase 1 Road Row	2,323,522	
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 IR	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	3,893,134	
Total Amount to be Provided from Tax Increment		5,004,979
Total Other Assets		7,328,501
Total Assets		\$ 17,715,380

LIABILITIES & FUND BALANCE

Current Liabilities:		
Accrued payroll taxes	\$	4,514
Due to Arts		10,750
Total Current Liabilities		15,264
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	3,893,134	
Total Long-Term Liabilities		5,004,979
Total Liabilities		5,377,243
Fund Balance (Deficit)		12,338,137
Total Liabilities and Fund Balance		\$ 17,715,380

**OPA=Owner Participation Agreement
IRA=Improvement Reimbursement Agreement**

**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 Seven Months Ended April 30, 2024**

	One Month Ended April 30, 2024	Seven Months Ended April 30, 2024
REVENUES:		
Property taxes	\$ 7,343	\$ 1,074,999
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	10,648
Interest income	4,061	28,603
Total Revenues	<u>11,404</u>	<u>1,114,250</u>
EXPENDITURES:		
Agency Funded Programs:		
Atlas Mill Site Project Phase 1-3	5,590	15,963
CDA 2030 Contract		6,250
Riverstone Park-Shade Elements	-	-
Professional fees	660	20,696
Payroll	7,000	49,001
Dues, subscriptions, books, and sponsorships	-	3,685
Retirement benefits	1,250	11,000
Arts (1%)	73	10,750
Office overhead and internet web	163	1,193
Managerial assistant-online coordinator		-
Meetings	168	1,078
Miscellaneous	-	-
Travel		-
Legal notices		27
Telephone	52	361
Payroll taxes	(654)	(5,816)
Postage	-	-
Parking	-	-
Printing	-	192
Insurance	693	6,632
Communications		-
Workers comp	-	556
Office supplies and equipment	1,464	1,574
Taxes and increment payments	-	224,846
Miscellaneous	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	11,094
Total Expenditures	<u>16,459</u>	<u>359,082</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(5,055)</u>	<u>755,168</u>
OTHER FINANCING SOURCES (USES)-ATLAS PROJECT:		
Gain (Loss) on sale of assets		-
Property divestures	-	-
	<u>-</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	<u>(5,055)</u>	<u>755,168</u>
FUND BALANCE (DEFICIT), BEGINNING OF PERIOD	<u>12,343,192</u>	<u>11,582,969</u>
FUND BALANCE (DEFICIT), END OF MONTH	<u>\$ 12,338,137</u>	<u>\$ 12,338,137</u>

**Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-Atlas District
Balance Sheet
April 30, 2024**

ASSETS

Current Assets:	
Cash and cash equivalents	\$ 9,069,692
Total Current Assets	<u>9,069,692</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 11-Phase 3	8,906,531
Total Other Assets	<u>15,288,825</u>
Total Assets	<u>\$ 24,358,517</u>

LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:	
Due to Arts	\$ 3,246
Due to River District	5,016,000
Total Current Liabilities	<u>5,019,246</u>
Fund Balance (Deficit)	<u>19,339,271</u>
Total Liabilities and Fund Balance (Deficit)	<u>\$ 24,358,517</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 Seven Months Ended April 30, 2024**

	<u>One Month Ended April 30, 2024</u>	<u>Seven Months Ended April 30, 2024</u>
REVENUES:		
Property taxes	\$ 408	\$, 139,166
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	36,316
Interest income	6,408	44,510
Total Revenues	<u>6,816</u>	<u>219,992</u>
EXPENDITURES:		
Agency Funded Programs:		
Atlas Mill Site Project: ITD Haul		340,814
Atlas Mill Site Project: Phase 1-3	161,026	526,748
Atlas Mill Site Project Landscaping/Irrigation	9,650	9,650
CDA 2030 contract	-	3,125
Professional fees	2,770	17,381
Payroll	3,500	24,500
Dues, subscriptions, books, and sponsorships		774
Retirement benefits	625	4,375
Arts (1%)	4	1,392
Office overhead and internet web	81	596
Office supplies and equipment	732	732
Managerial assistant-online coordinator	-	-
Meetings	84	539
Miscellaneous	-	-
Travel	-	-
Legal notices		14
Telephone	26	180
Payroll taxes	888	6,220
Parking		-
Insurance	451	4,321
Communications	-	-
Office supplies and equipment		54
Bank charges	-	-
Taxes and increment payments	-	264
Miscellaneous	-	-
Printing		-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>179,837</u>	<u>941,679</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(173,021)</u>	<u>(721,687)</u>
OTHER FINANCING SOURCES (USES)-ATLAS PROJECT:		
Property divestures	-	-
Gain (loss) on sale of assets	606,525	606,525
Bond proceeds	-	-
Loan origination fees	-	-
	<u>606,525</u>	<u>606,525</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	433,504	(115,162)
FUND BALANCE (DEFICIT), BEGINNING OF MONTH	<u>18,905,767</u>	<u>19,454,433</u>
FUND BALANCE (DEFICIT), END MONTH	<u>\$ 19,339,271</u>	<u>\$ 19,339,271</u>

Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-Health Corridor District
Balance Sheet
April 30, 2024

ASSETS

Current Assets:	
Cash in Bank-Washington Trust	\$ 1,062,832
Property tax receivable	2,844
Total Current Assets	<u>1,065,676</u>
 Total Assets	 <u><u>\$ 1,065,676</u></u>

LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:	
Due to Arts	\$ 11,648
Due to River District	510,186
Total Current Liabilities	<u>521,834</u>
 Fund Balance (Deficit)	 <u>543,842</u>
 Total Liabilities and Fund Balance (Deficit)	 <u><u>\$ 1,065,676</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 Seven Months Ended April 30, 2024

	<u>One Month Ended April 30, 2024</u>	<u>Seven Months Ended April 30, 2024</u>
REVENUES:		
Property taxes	\$ 7,023	\$ 356,438
Rent income	-	-
Gift income	-	-
KH Traffic study cost reimbursement	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	819	4,620
Total Revenues	<u>7,842</u>	<u>361,058</u>
EXPENDITURES:		
Agency Funded Programs:		
CDA 2030 contract	-	3,125
Professional fees	330	11,146
Payroll	3,500	24,501
Dues, subscriptions, books, and sponsorships	-	774
Retirement benefits	625	4,375
Arts (1%)	70	3,564
Office overhead and internet web	81	596
Office supplies and equipment	732	786
Managerial assistant-online coordinator	-	-
Meetings	84	539
Miscellaneous	-	-
Travel	-	-
Legal notices	-	13
Telephone	26	180
Payroll taxes	889	6,220
Parking	-	-
Insurance	451	4,321
Communications	-	-
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>6,788</u>	<u>60,140</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>1,054</u>	<u>300,918</u>
OTHER FINANCING SOURCES (USES)-MILL RIVER PROJECT:		
Transfers in (out)	-	-
Special Project Reserve	-	-
Loan origination fees	-	-
	<u>-</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	<u>1,054</u>	<u>300,918</u>
FUND BALANCE (DEFICIT), BEGINNING OF FISCAL MONTH	<u>542,788</u>	<u>242,924</u>
FUND BALANCE (DEFICIT), END OF MONTH	<u>\$ 543,842</u>	<u>\$ 543,842</u>