

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

**ASSETS**

Current Assets:		
Cash and cash equivalents		\$ 4,807,851
Due from Health Corridor District		510,186
Atlas receivable		5,016,000
Taxes receivable		96,322
Total Current Assets		<u>10,430,359</u>
Other Assets:		
CIP-Atlas Project:		
Phase 1 Road Row	2,333,895	
Total CIP		2,333,895
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		<u>7,338,874</u>
Total Assets		<u>\$ 17,769,233</u>

**LIABILITIES & FUND BALANCE**

Current Liabilities:		
Accrued payroll taxes		\$ 4,515
Due to Arts		11,342
Total Current Liabilities		<u>15,857</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	3,893,134	
Total Long-Term Liabilities		5,004,979
Total Liabilities		<u>5,377,836</u>
Fund Balance (Deficit)		<u>12,391,397</u>
Total Liabilities and Fund Balance		<u>\$ 17,769,233</u>

**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 Eight Months Ended May 31, 2024**

	<b>One Month Ended May 31, 2024</b>	<b>Eight Months Ended May 31, 2024</b>
<b>REVENUES:</b>		
Property taxes	\$ 59,238	\$ 1,134,237
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	10,648
Interest income	4,209	32,812
Total Revenues	63,447	1,177,697
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
Atlas Mill Site Project Phase 1-3	9,131	14,722
CDA 2030 Contract		6,250
Riverstone Park-Shade Elements	-	-
Professional fees	1,964	22,660
Payroll	7,000	56,001
Dues, subscriptions, books, and sponsorships	161	3,846
Retirement benefits	1,250	12,250
Arts (1%)	592	11,342
Office overhead and internet web	193	1,386
Managerial assistant-online coordinator		-
Meetings	230	1,308
Miscellaneous	-	-
Travel		-
Legal notices		27
Telephone	52	412
Payroll taxes	(706)	(6,522)
Postage	-	-
Parking	-	-
Printing	-	192
Insurance	693	7,325
Communications		-
Workers comp	-	556
Office supplies and equipment		1,574
Taxes and increment payments		224,846
Miscellaneous	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	11,094
Total Expenditures	20,560	369,269
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>42,887</b>	<b>808,428</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>42,887</b>	<b>808,428</b>
<b>FUND BALANCE (DEFICIT), BEGINNING OF PERIOD</b>	<b>12,348,510</b>	<b>11,582,969</b>
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	<b>\$ 12,391,397</b>	<b>\$ 12,391,397</b>

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

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**ASSETS**

<b>Current Assets:</b>		
Cash and cash equivalents		\$ 8,846,918
Total Current Assets		<u>8,846,918</u>
<b>Other Assets:</b>		
CIP-Atlas Project:		
Phase 1 Road Row	\$ 1,253,942	
Phase 2 Road Row and Public lots	3,856,037	
Area 5A	738,741	
Area 7	785,095	
Area 11-Phase 3	9,247,344	
Total Other Assets		<u>15,881,159</u>
Total Assets		<u>\$ 24,728,077</u>

**LIABILITIES & FUND BALANCE (DEFICIT)**

<b>Current Liabilities:</b>		
Due to Arts		\$ 3,296
Due to River District		<u>5,016,000</u>
Total Current Liabilities		<u>5,019,296</u>
Fund Balance (Deficit)		<u>19,708,781</u>
Total Liabilities and Fund Balance (Deficit)		<u>\$ 24,728,077</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 Eight Months Ended May 31, 2024**

	<u>One Month Ended May 31, 2024</u>	<u>Eight Months Ended May 31, 2024</u>
<b>REVENUES:</b>		
Property taxes	\$ 5,074	\$ 144,241
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	7,300
Interest income	7,974	52,485
Total Revenues	<u>13,048</u>	<u>204,026</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
Atlas Mill Site Project: ITD Haul		-
Atlas Mill Site Project: Phase 1-3	224,681	385,708
Atlas Mill Site Project Landscaping/Irrigation	-	9,650
CDA 2030 contract	-	3,125
Professional fees	5,357	22,739
Payroll	3,500	28,001
Dues, subscriptions, books, and sponsorships	81	854
Retirement benefits	625	5,000
Arts (1%)	51	1,442
Office overhead and internet web	97	693
Office supplies and equipment	-	732
Managerial assistant-online coordinator	-	-
Meetings	115	654
Miscellaneous	-	-
Travel	-	-
Legal notices	-	14
Telephone	26	206
Payroll taxes	888	7,108
Parking	-	-
Insurance	451	4,773
Communications	-	-
Office supplies and equipment	-	54
Bank charges	-	-
Taxes and increment payments	-	264
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>235,872</u>	<u>471,017</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(222,824)</u>	<u>(266,991)</u>
<b>OTHER FINANCING SOURCES (USES)-ATLAS PROJECT:</b>		
Property divestures	-	-
Gain (loss) on sale of assets	-	521,339
Bond proceeds	-	-
Loan origination fees	-	-
	<u>-</u>	<u>521,339</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)</b>	<u>(222,824)</u>	<u>254,348</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF MONTH</b>	<u>19,931,605</u>	<u>19,454,433</u>
<b>FUND BALANCE (DEFICIT), END MONTH</b>	<u>\$ 19,708,781</u>	<u>\$ 19,708,781</u>

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

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**ASSETS**

Current Assets:	
Cash in Bank-Washington Trust	\$ 1,060,310
Property tax receivable	2,844
Total Current Assets	<u>1,063,154</u>
 Total Assets	 <u><u>\$ 1,063,154</u></u>

**LIABILITIES & FUND BALANCE (DEFICIT)**

Current Liabilities:	
Due to Arts	\$ 11,682
Due to River District	510,186
Total Current Liabilities	<u>521,868</u>
 Fund Balance (Deficit)	 <u>541,286</u>
 Total Liabilities and Fund Balance (Deficit)	 <u><u>\$ 1,063,154</u></u>

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\*\* 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 Eight Months Ended May 31, 2024**

	<u>One Month Ended May 31, 2024</u>	<u>Eight Months Ended May 31, 2024</u>
<b>REVENUES:</b>		
Property taxes	\$ 3,356	\$ 359,793
Rent income	-	-
Gift income	-	-
KH Traffic study cost reimbursement	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	887	5,508
Total Revenues	<u>4,243</u>	<u>365,301</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
CDA 2030 contract	-	3,125
Professional fees	982	12,128
Payroll	3,500	28,001
Dues, subscriptions, books, and sponsorships	81	854
Retirement benefits	625	5,000
Arts (1%)	34	3,598
Office overhead and internet web	97	693
Office supplies and equipment		786
Managerial assistant-online coordinator		
Meetings	115	654
Miscellaneous	-	
Travel	-	
Legal notices		13
Telephone	26	206
Payroll taxes	888	7,108
Parking		-
Insurance	451	4,773
Communications	-	-
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	
Printing		
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>6,799</u>	<u>66,939</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(2,556)</u>	<u>298,362</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>(2,556)</u>	<u>298,362</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF FISCAL MONTH</b>	<u>543,842</u>	<u>242,924</u>
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	<u>\$ 541,286</u>	<u>\$ 541,286</u>