

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

**ASSETS**

<b>Current Assets:</b>		
Cash and cash equivalents	\$	3,215,855
Due from Health Corridor District		510,186
Atlas receivable		5,016,000
Taxes receivable		96,322
Total Current Assets		<u>8,838,363</u>
<b>Other Assets:</b>		
CIP-Atlas Project:		
Phase 1 Road Row	<u>2,333,895</u>	
Total CIP		2,333,895
Amount to be provided from tax increment:		
Amount due from tax increment financing-Circuit at Seltice IRA	105,660	
Amount due from tax increment financing-Mill River Seniors IRA	312,923	
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	389,159	
Amount due from tax increment financing-Riverstone West Phase 1 OPA	<u>3,710,117</u>	
Total Amount to be Provided from Tax Increment		<u>4,789,078</u>
Total Other Assets		<u>7,122,973</u>
Total Assets		<u>\$ 15,961,336</u>

**LIABILITIES & FUND BALANCE**

<b>Current Liabilities:</b>		
Accrued payroll taxes	\$	10,946
Due to Arts		43
Total Current Liabilities		<u>10,989</u>
<b>Long-Term Liabilities:</b>		
Note-Revenue Allocation Note Series 2019		357,000
Tax increment payable:		
Tax increment financing-Circuit at Seltice IRA	\$	105,660
Tax increment financing-Mill River Seniors IRA		312,923
Tax increment financing-Riverstone West Family Apt III IRA		271,219
Tax increment financing-Riverstone West Family Apt IRA		389,159
Tax increment financing-Riverstone West Phase 1 OPA	<u>3,710,117</u>	
Total Long-Term Liabilities		<u>4,789,078</u>
Total Liabilities		<u>5,157,067</u>
Fund Balance (Deficit)		<u>10,804,269</u>
Total Liabilities and Fund Balance		<u>\$ 15,961,336</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 Year Ended September 30, 2024**

	<b>One Month Ended September 30, 2024</b>	<b>Year Ended September 30, 2024</b>
<b>REVENUES:</b>		
Property taxes	\$ 4,354	\$ 1,729,464
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	10,648
Interest income	3,869	49,740
Total Revenues	8,223	1,789,852
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
Atlas Mill Site Project Phase 1-3	39,753	30,638
Atlas Project City Fill Material Reimbursements	153,068	153,068
Atlas Project City Land Purchase Reimbursements	1,730,402	1,730,402
CDA 2030 Contract	-	6,250
Riverstone Park-Shade Elements	-	-
Professional fees	2,038	29,382
Payroll	22,294	99,296
Dues, subscriptions, books, and sponsorships	-	11,529
Retirement benefits	1,250	17,250
Arts (1%)	43	17,295
Office overhead and internet web	163	2,086
Managerial assistant-online coordinator	-	-
Meetings	161	1,882
Miscellaneous	-	93
Travel	-	-
Legal notices	-	333
Telephone	53	633
Payroll taxes	464	(8,176)
Postage	-	-
Parking	-	-
Printing	-	192
Insurance	3,477	12,880
Communications	-	-
Workers comp	-	556
Office supplies and equipment	7	1,648
Taxes and increment payments	-	440,747
Debt service:		
Principal payments	-	-
Interest expense	-	20,568
Total Expenditures	1,953,173	2,568,552
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(1,944,950)</b>	<b>(778,700)</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>(1,944,950)</b>	<b>(778,700)</b>
<b>FUND BALANCE (DEFICIT), BEGINNING OF PERIOD</b>	<b>12,749,219</b>	<b>11,582,969</b>
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	<b>\$ 10,804,269</b>	<b>\$ 10,804,269</b>

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

---

**ASSETS**

Current Assets:	
Cash and cash equivalents	\$ 6,520,453
Total Current Assets	<u>6,520,453</u>
Other Assets:	
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	<u>9,247,344</u>
Total Other Assets	<u>15,881,159</u>
 Total Assets	 <u>\$ 22,401,612</u>

**LIABILITIES & FUND BALANCE (DEFICIT)**

Current Liabilities:	
Due to Arts	\$ 4,584
Due to River District	<u>5,016,000</u>
Total Current Liabilities	<u>5,020,584</u>
 Fund Balance (Deficit)	 <u>17,381,028</u>
 Total Liabilities and Fund Balance (Deficit)	 <u>\$ 22,401,612</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 Year Ended September 30, 2024**

	<u>One Month Ended September 30, 2024</u>	<u>Year Ended September 30, 2024</u>
<b>REVENUES:</b>		
Property taxes	\$ -	\$ 273,014
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	7,300
Interest income	5,318	79,112
Total Revenues	<u>5,318</u>	<u>359,426</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
Atlas Mill Site Project: ITD Haul	-	-
Atlas Mill Site Project: Phase 1-3	104,372	2,628,262
Atlas Mill Site Project Landscaping/Irrigation	56,844	212,804
CDA 2030 contract	-	3,125
Professional fees	2,949	30,769
Payroll	3,500	42,001
Dues, subscriptions, books, and sponsorships	-	4,604
Retirement benefits	625	7,500
Arts (1%)	-	2,730
Office overhead and internet web	82	1,043
Office supplies and equipment	4	824
Managerial assistant-online coordinator	-	-
Meetings	80	941
Miscellaneous	-	46
Travel	-	-
Legal notices	-	216
Telephone	26	317
Payroll taxes	888	10,662
Parking	-	-
Insurance	1,843	8,062
Communications	-	-
Office supplies and equipment	-	-
Bank charges	-	-
Taxes and increment payments	-	264
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>171,213</u>	<u>2,954,170</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(165,895)</u>	<u>(2,594,744)</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>(165,895)</u>	<u>(2,073,405)</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF MONTH</b>	<u>17,546,923</u>	<u>19,454,433</u>
<b>FUND BALANCE (DEFICIT), END MONTH</b>	<u>\$ 17,381,028</u>	<u>\$ 17,381,028</u>

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

---

**ASSETS**

Current Assets:	
Cash in Bank-Washington Trust	\$ 1,262,879
Property tax receivable	<u>2,844</u>
Total Current Assets	<u>1,265,723</u>
 Total Assets	 <u><u>\$ 1,265,723</u></u>

**LIABILITIES & FUND BALANCE (DEFICIT)**

Current Liabilities:	
Due to Arts	\$ 13,978
Due to River District	<u>510,186</u>
Total Current Liabilities	<u>524,164</u>
 Fund Balance (Deficit)	 <u>741,559</u>
 Total Liabilities and Fund Balance (Deficit)	 <u><u>\$ 1,265,723</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 Year Ended September 30, 2024**

	<u>One Month Ended September 30, 2024</u>	<u>Year Ended September 30, 2024</u>
<b>REVENUES:</b>		
Property taxes	\$ -	\$ 589,356
Rent income	-	-
Gift income	-	-
KH Traffic study cost reimbursement	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	973	9,313
Total Revenues	<u>973</u>	<u>598,669</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
CDA 2030 contract	-	3,125
Professional fees	1,019	14,847
Payroll	3,500	42,001
Dues, subscriptions, books, and sponsorships	-	4,696
Retirement benefits	625	7,500
Arts (1%)	-	5,894
Office overhead and internet web	82	1,043
Office supplies and equipment	4	824
Managerial assistant-online coordinator	-	-
Meetings	81	941
Miscellaneous	-	46
Travel	-	-
Legal notices	-	167
Telephone	26	317
Payroll taxes	888	10,662
Parking	-	-
Insurance	1,843	7,971
Communications	-	-
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>8,068</u>	<u>100,034</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(7,095)</u>	<u>498,635</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>(7,095)</u>	<u>498,635</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF FISCAL MONTH</b>	<u>748,654</u>	<u>242,924</u>
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	<u>\$ 741,559</u>	<u>\$ 741,559</u>