

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

ASSETS

Current Assets:		
Cash and cash equivalents	\$	3,166,103
Due from Health Corridor District		510,186
Atlas receivable		5,016,000
Taxes receivable		96,322
Total Current Assets		<u>8,788,611</u>
Other Assets:		
CIP-Atlas Project:		
Phase 1 Road Row	<u>2,450,594</u>	
Total CIP		2,450,594
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 IRA	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>7,239,672</u>
Total Assets		<u>\$ 16,028,283</u>

LIABILITIES & FUND BALANCE

Current Liabilities:		
Accrued payroll taxes	\$	5,107
Due to Atlas		43,669
Due to Arts		105
Total Current Liabilities		<u>48,881</u>
Long-Term Liabilities:		
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>5,194,959</u>
Fund Balance (Deficit)		<u>10,833,324</u>
Total Liabilities and Fund Balance		<u>\$ 16,028,283</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 Two Months Ended November 30, 2024**

	One Month Ended November 30, 2024	Two Months Ended November 30, 2024
REVENUES:		
Property taxes	\$ 6,132	\$ 6,132
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	1,916	3,910
Total Revenues	8,048	10,042
EXPENDITURES:		
Agency Funded Programs:		
Atlas Mill Site Project Phase 1-3	9,561	9,561
Professional fees	1,563	5,882
Payroll	10,409	17,619
Dues, subscriptions, books, and sponsorships	168	917
Retirement benefits	1,271	2,917
Arts (1%)	61	61
Office overhead and internet web	178	341
Managerial assistant-online coordinator	-	-
Meetings	189	289
Miscellaneous	-	-
Travel	-	-
Legal notices	-	-
Telephone	52	105
Payroll taxes	(2,116)	(4,184)
Postage	-	-
Parking	-	-
Printing	-	94
Insurance	677	1,356
Communications	-	-
Workers comp	-	-
Office supplies and equipment	-	-
Taxes and increment payments	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	22,013	34,958
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(13,965)	(24,916)
OTHER FINANCING SOURCES (USES)-ATLAS PROJECT:		
Gain (Loss) on sale of assets	-	-
Property divestures	-	-
	-	-
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	(13,965)	(24,916)
FUND BALANCE (DEFICIT), BEGINNING OF PERIOD	10,847,289	10,858,240
FUND BALANCE (DEFICIT), END OF MONTH	\$ 10,833,324	\$ 10,833,324

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

ASSETS

Current Assets:		
Cash and cash equivalents		\$ 6,244,693
Due from River District		<u>43,669</u>
Total Current Assets		<u>6,288,362</u>
Other Assets:		
CIP-Atlas Project:		
Phase 1 Road Row	\$ 1,422,003	
Phase 2 Road Row and Public lots	4,528,058	
Area 5A	867,487	
Area 7	921,919	
Area 11-Phase 3	<u>10,798,989</u>	
Total Other Assets		<u>18,538,456</u>
Total Assets		<u>\$ 24,826,818</u>

LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:		
Due to Arts		\$ 4,592
Due to River District		<u>5,016,000</u>
Total Current Liabilities		<u>5,020,592</u>
Fund Balance (Deficit)		<u>19,806,226</u>
Total Liabilities and Fund Balance (Deficit)		<u>\$ 24,826,818</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 Two Months Ended November 30, 2024

	One Month Ended November 30, 2024	Two Months Ended November 30, 2024
REVENUES:		
Property taxes	\$ -	\$ 795
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	3,905	8,006
Total Revenues	3,905	8,801
EXPENDITURES:		
Agency Funded Programs:		
Atlas Mill Site Project: Phase 1-3	150,624	150,624
Atlas Mill Site Project Landscaping/Irrigation	16,768	16,768
CDA 2030 contract	-	-
Professional fees	1,506	3,771
Payroll	3,605	7,210
Dues, subscriptions, books, and sponsorships	84	459
Retirement benefits	635	1,271
Arts (1%)	-	8
Office overhead and internet web	89	171
Office supplies and equipment	-	-
Managerial assistant-online coordinator	-	-
Meetings	94	144
Miscellaneous	-	-
Travel	-	-
Legal notices	-	-
Telephone	26	52
Payroll taxes	1,585	3,170
Parking	-	-
Insurance	471	941
Communications	-	-
Office supplies and equipment	-	-
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	-
Printing	-	47
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	175,487	184,636
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(171,582)	(175,835)
OTHER FINANCING SOURCES (USES)-ATLAS PROJECT:		
Property divestures	-	-
Gain (loss) on sale of assets	-	-
Bond proceeds	-	-
Loan origination fees	-	-
	-	-
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	(171,582)	(175,835)
FUND BALANCE (DEFICIT), BEGINNING OF MONTH	19,977,808	19,982,061
FUND BALANCE (DEFICIT), END MONTH	\$ 19,806,226	\$ 19,806,226

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

ASSETS

Current Assets:	
Cash in Bank-Washington Trust	\$ 1,249,200
Property tax receivable	2,844
Total Current Assets	<u>1,252,044</u>
 Total Assets	 <u>\$ 1,252,044</u>

LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:	
Due to Arts	\$ 13,985
Due to River District	510,186
Total Current Liabilities	<u>524,171</u>
 Fund Balance (Deficit)	 <u>727,873</u>
 Total Liabilities and Fund Balance (Deficit)	 <u>\$ 1,252,044</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 Two Months Ended November 30, 2024

	<u>One Month Ended November 30, 2024</u>	<u>Two Months Ended November 30, 2024</u>
REVENUES:		
Property taxes	\$ 713	\$ 713
Rent income	-	-
Gift income	-	-
KH Traffic study cost reimbursement	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	735	1,500
Total Revenues	<u>1,448</u>	<u>2,213</u>
EXPENDITURES:		
Professional fees	723	2,426
Payroll	3,605	7,210
Dues, subscriptions, books, and sponsorships	84	84
Retirement benefits	636	1,271
Arts (1%)	7	7
Office overhead and internet web	89	171
Office supplies and equipment	-	-
Managerial assistant-online coordinator	-	-
Meetings	94	144
Miscellaneous	-	-
Travel	-	-
Legal notices	-	-
Telephone	26	53
Payroll taxes	1,585	3,171
Parking	-	-
Printing	-	47
Insurance	471	1,316
Communications	-	-
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	-
Printing	-	-
Debt service:	-	-
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>7,320</u>	<u>15,900</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(5,872)</u>	<u>(13,687)</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)	(5,872)	(13,687)
FUND BALANCE (DEFICIT), BEGINNING OF FISCAL MONTH	<u>733,745</u>	<u>741,560</u>
FUND BALANCE (DEFICIT), END OF MONTH	<u>\$ 727,873</u>	<u>\$ 727,873</u>