

**Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-River District
Balance Sheet
March 31, 2025**

ASSETS

Current Assets: –		
Cash and cash equivalents		\$ 3,875,295
Due from Atlas		2,354
Due from Health Corridor District		510,186
Atlas receivable		5,016,000
Taxes receivable		96,322
Total Current Assets		<u>9,500,157</u>
Other Assets:		
CIP-Atlas Project:		
Phase 1 Road Row	2,540,314	
Total CIP		2,540,314
Amount to be provided from tax increment:		
Amount due from tax increment financing-Circuit at Seltice IRA	82,367	
Amount due from tax increment financing-Mill River Seniors IRA	309,700	
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	385,313	
Amount due from tax increment financing-Riverstone West Phase 1 OPA	3,503,533	
Total Amount to be Provided from Tax Increment		<u>4,552,132</u>
Total Other Assets		<u>7,092,446</u>
Total Assets		<u>\$ 16,592,603</u>

LIABILITIES & FUND BALANCE

Current Liabilities:		
Accrued payroll taxes		\$ 4,608
Due to Arts		11,333
Total Current Liabilities		<u>15,941</u>
Long-Term Liabilities:		
Note-Revenue Allocation Note Series 2019		357,000
Tax increment payable:		
Tax increment financing-Circuit at Seltice IRA	\$ 82,367	
Tax increment financing-Mill River Seniors IRA	309,700	
Tax increment financing-Riverstone West Family Apt III IRA	271,219	
Tax increment financing-Riverstone West Family Apt IRA	385,313	
Tax increment financing-Riverstone West Phase 1 OPA	3,503,533	
Total Long-Term Liabilities		<u>4,552,132</u>
Total Liabilities		<u>4,925,073</u>
Fund Balance (Deficit)		<u>11,667,530</u>
Total Liabilities and Fund Balance		<u>\$ 16,592,603</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 Six Months Ended March 31, 2025**

	One Month Ended March 31, 2025	Six Months Ended March 31, 2025
REVENUES:		
Property taxes	\$ 29,647	\$ 1,127,898
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	2,700
Interest income	2,328	12,244
Total Revenues	<u>31,975</u>	<u>1,142,842</u>
EXPENDITURES:		
Agency Funded Programs:		
Atlas Mill Site Project Phase 1-3	-	1,415
Professional fees	2,652	21,435
Payroll	7,210	46,459
Dues, subscriptions, books, and sponsorships	-	1,197
Retirement benefits	1,271	8,000
Arts (1%)	297	11,289
Office overhead and internet web	209	1,040
Managerial assistant-online coordinator	-	-
Meetings	132	835
Miscellaneous	-	-
Travel	-	-
Legal costs	-	21
Legal notices	11	17
Telephone	(53)	215
Payroll taxes	(2,035)	(13,315)
Postage	-	-
Parking	-	-
Printing	-	94
Insurance	3,462	6,851
Communications	-	-
Workers comp	-	529
Office supplies and equipment	-	-
Taxes and increment payments	-	236,952
Debt service:		
Principal payments	-	-
Interest expense	-	10,518
Total Expenditures	<u>13,156</u>	<u>333,552</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>18,819</u>	<u>809,290</u>
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)	<u>18,819</u>	<u>809,290</u>
FUND BALANCE (DEFICIT), BEGINNING OF PERIOD	<u>11,648,711</u>	<u>10,858,240</u>
FUND BALANCE (DEFICIT), END OF MONTH	<u>\$ 11,667,530</u>	<u>\$ 11,667,530</u>

**Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-Atlas District
Balance Sheet
March 31, 2025**

ASSETS

Current Assets:		
Cash and cash equivalents		\$ 5,984,016
Total Current Assets		<u>5,984,016</u>
Other Assets:		
CIP-Atlas Project:		
Phase 1 Road Row	\$ 1,455,378	
Phase 2 Road Row and Public lots	4,661,516	
Area 5A	893,055	
Area 7	949,091	
Area 11-Phase 3	<u>10,848,933</u>	
Total Other Assets		<u>18,807,973</u>
Total Assets		<u>\$ 24,791,989</u>

LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:	
Due to Arts	\$ 6,661
Due to River District	<u>5,018,354</u>
Total Current Liabilities	<u>5,025,015</u>
 Fund Balance (Deficit)	 <u>19,766,974</u>
Total Liabilities and Fund Balance (Deficit)	<u>\$ 24,791,989</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 Six Months Ended March 31, 2025

	<u>One Month Ended</u> <u>March 31, 2025</u>	<u>Six Months Ended</u> <u>March 31, 2025</u>
REVENUES:		
Property taxes	\$ 3,824	\$ 207,658
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	3,529	22,371
Total Revenues	<u>7,353</u>	<u>230,029</u>
EXPENDITURES:		
Agency Funded Programs:		
Atlas Mill Site Project: Phase 1-3	10,457	292,544
Atlas Mill Site Project Landscaping/Irrigation	-	52,862
CDA 2030 contract	-	-
Professional fees	1,935	56,512
Payroll	3,605	21,630
Dues, subscriptions, books, and sponsorships	-	599
Retirement benefits	635	3,855
Arts (1%)	38	2,076
Office overhead and internet web	104	520
Office supplies and equipment	-	-
Managerial assistant-online coordinator	-	-
Meetings	66	417
Miscellaneous	-	-
Travel	-	-
Legal notices	6	19
Telephone	27	161
Payroll taxes	1,585	9,512
Parking	-	-
Insurance	1,863	4,173
Communications	-	-
Office supplies and equipment	-	-
Bank charges	-	-
Taxes and increment payments	-	189
Miscellaneous	-	-
Printing	-	47
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>20,321</u>	<u>445,116</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(12,968)</u>	<u>(215,087)</u>
OTHER FINANCING SOURCES (USES)-ATLAS PROJECT:		
Property divestures	-	-
Gain (loss) on sale of assets	-	-
Bond proceeds	-	-
Loan origination fees	-	-
	<u>-</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	(12,968)	(215,087)
FUND BALANCE (DEFICIT), BEGINNING OF MONTH	<u>19,779,942</u>	<u>19,982,061</u>
FUND BALANCE (DEFICIT), END MONTH	<u>\$ 19,766,974</u>	<u>\$ 19,766,974</u>

**Coeur d' Alene Urban Renewal Agency
doing business as Ignite CDA-Health Corridor District
Balance Sheet
March 31, 2025**

ASSETS

Current Assets:	
Cash in Bank-Washington Trust	\$ 1,551,582
Property tax receivable	2,844
Total Current Assets	<u>1,554,426</u>
 Total Assets	 <u><u>\$ 1,554,426</u></u>

LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:	
Due to Arts	\$ 17,321
Due to River District	510,186
Total Current Liabilities	<u>527,507</u>
 Fund Balance (Deficit)	 <u>1,026,919</u>
 Total Liabilities and Fund Balance (Deficit)	 <u><u>\$ 1,554,426</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 Six Months Ended March 31, 2025

	<u>One Month Ended</u> <u>March 31, 2025</u>	<u>Six Months Ended</u> <u>March 31, 2025</u>
REVENUES:		
Property taxes	\$ 9,952	\$ 334,245
Rent income	-	-
Gift income	-	-
KH Traffic study cost reimbursement	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	888	4,659
Total Revenues	<u>10,840</u>	<u>338,904</u>
EXPENDITURES:		
Professional fees	1,017	9,268
Payroll	3,605	21,630
Dues, subscriptions, books, and sponsorships	-	224
Retirement benefits	635	3,812
Arts (1%)	100	3,344
Office overhead and internet web	104	520
Office supplies and equipment	-	-
Managerial assistant-online coordinator	-	-
Meetings	66	417
Miscellaneous	-	-
Travel	-	-
Legal notices	6	19
Telephone	27	161
Payroll taxes	1,585	9,512
Parking	-	-
Printing	-	47
Insurance	1,863	4,591
Communications	-	-
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>9,008</u>	<u>53,545</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>1,832</u>	<u>285,359</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)	1,832	285,359
FUND BALANCE (DEFICIT), BEGINNING OF FISCAL MONTH	<u>1,025,087</u>	<u>741,560</u>
FUND BALANCE (DEFICIT), END OF MONTH	<u>\$ 1,026,919</u>	<u>\$ 1,026,919</u>