

**Coeur d' Alene Urban Renewal Agency  
doing business as Ignite CDA-River District  
Balance Sheet  
April 30, 2025**

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**ASSETS**

**Current Assets:**

Cash and cash equivalents	\$ 3,888,781
Due from Health Corridor District	510,186
Atlas receivable	5,016,000
Taxes receivable	96,322
Total Current Assets	<u>9,511,289</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><u>\$ 16,603,735</u></u>
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**LIABILITIES & FUND BALANCE**

**Current Liabilities:**

Accrued payroll taxes	\$ 4,604
Due to Arts	11,523
Total Current Liabilities	<u>16,127</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>4,925,259</u>

Fund Balance (Deficit)	<u>11,678,476</u>
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Total Liabilities and Fund Balance	<u><u>\$ 16,603,735</u></u>
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**Coeur d' Alene Urban Renewal Agency**  
**doing business as Ignite CDA-River District**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For the Seven Months Ended April 30, 2025**

	<b>One Month Ended April 30, 2025</b>	<b>Seven Months Ended April 30, 2025</b>
<b>REVENUES:</b>		
Property taxes	\$ 19,068	\$ 1,146,966
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	2,700
Interest income	2,192	14,436
Total Revenues	<u>21,260</u>	<u>1,164,102</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
Atlas Mill Site Project Phase 1-3	-	1,415
Professional fees	2,149	23,584
Payroll	7,210	53,669
Dues, subscriptions, books, and sponsorships	-	1,197
Retirement benefits	1,271	9,271
Arts (1%)	191	11,480
Office overhead and internet web	162	1,202
Managerial assistant-online coordinator	-	-
Meetings	132	967
Miscellaneous	-	-
Travel	-	-
Legal costs	-	21
Legal notices	-	17
Telephone	496	711
Payroll taxes	(1,975)	(15,290)
Postage	-	-
Parking	-	-
Printing	-	94
Insurance	678	7,529
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>10,314</u>	<u>343,866</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>10,946</u>	<u>820,236</u>
<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>	<u>10,946</u>	<u>820,236</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF PERIOD</b>	<u>11,667,530</u>	<u>10,858,240</u>
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	<u><u>\$ 11,678,476</u></u>	<u><u>\$ 11,678,476</u></u>

**Coeur d' Alene Urban Renewal Agency  
doing business as Ignite CDA-Atlas District  
Balance Sheet  
April 30, 2025**

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**ASSETS**

**Current Assets:**

Cash and cash equivalents	\$ 5,658,110
Total Current Assets	<u>5,658,110</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>\$ 24,466,083</u>
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**LIABILITIES & FUND BALANCE (DEFICIT)**

**Current Liabilities:**

Due to Arts	\$ 6,729
Due to River District	<u>5,016,000</u>
Total Current Liabilities	<u>5,022,729</u>

Fund Balance (Deficit)	<u>19,443,354</u>
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Total Liabilities and Fund Balance (Deficit)	<u>\$ 24,466,083</u>
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**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 Seven Months Ended April 30, 2025**

	One Month Ended April 30, 2025	Seven Months Ended April 30, 2025
<b>REVENUES:</b>		
Property taxes	\$ 6,812	\$ 214,471
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	1,460	1,460
Interest income	3,353	25,724
Total Revenues	<u>11,625</u>	<u>241,655</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
Atlas Mill Site Project: Phase 1-3	326,427	609,987
Atlas Mill Site Project Landscaping/Irrigation	-	52,862
CDA 2030 contract	-	-
Professional fees	2,281	67,775
Payroll	3,605	25,235
Dues, subscriptions, books, and sponsorships	-	599
Retirement benefits	635	4,491
Arts (1%)	68	2,145
Office overhead and internet web	81	601
Office supplies and equipment	-	-
Managerial assistant-online coordinator	-	-
Meetings	66	483
Miscellaneous	-	-
Travel	-	-
Legal notices	-	19
Telephone	27	188
Payroll taxes	1,585	11,097
Parking	-	-
Insurance	470	4,644
Communications	-	-
Office supplies and equipment	-	-
Bank charges	-	-
Taxes and increment payments	-	189
Miscellaneous	-	-
Printing	-	47
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>335,245</u>	<u>780,362</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(323,620)</u>	<u>(538,707)</u>
<b>OTHER FINANCING SOURCES (USES)-ATLAS PROJECT:</b>		
Property divestures	-	-
Gain (loss) on sale of assets	-	-
Bond proceeds	-	-
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>(323,620)</u>	<u>(538,707)</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF MONTH</b>	<u>19,766,974</u>	<u>19,982,061</u>
<b>FUND BALANCE (DEFICIT), END MONTH</b>	<u>\$ 19,443,354</u>	<u>\$ 19,443,354</u>

**Coeur d' Alene Urban Renewal Agency**  
**doing business as Ignite CDA-Health Corridor District**  
**Balance Sheet**  
**April 30, 2025**

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**ASSETS**

Current Assets:

Cash in Bank-Washington Trust	\$ 1,574,611
Property tax receivable	<u>2,844</u>
Total Current Assets	<u>1,577,455</u>

Total Assets	<u><u>\$ 1,577,455</u></u>
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**LIABILITIES & FUND BALANCE (DEFICIT)**

Current Liabilities:

Due to Arts	\$ 17,615
Due to River District	<u>510,186</u>
Total Current Liabilities	<u>527,801</u>

Fund Balance (Deficit)	<u>1,049,654</u>
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Total Liabilities and Fund Balance (Deficit)	<u><u>\$ 1,577,455</u></u>
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**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 Seven Months Ended April 30, 2025**

	<u>One Month Ended</u> <u>April 30, 2025</u>	<u>Seven Months Ended</u> <u>April 30, 2025</u>
<b>REVENUES:</b>		
Property taxes	\$ 29,424	\$ 363,669
Rent income	-	-
Gift income	-	-
KH Traffic study cost reimbursement	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	866	5,525
Total Revenues	<u>30,290</u>	<u>369,194</u>
<b>EXPENDITURES:</b>		
Professional fees	791	10,059
Payroll	3,605	25,235
Dues, subscriptions, books, and sponsorships	-	224
Retirement benefits	635	4,448
Arts (1%)	294	3,638
Office overhead and internet web	81	601
Office supplies and equipment	-	-
Managerial assistant-online coordinator	-	-
Meetings	66	483
Miscellaneous	-	-
Travel	-	-
Legal notices	-	19
Telephone	27	188
Payroll taxes	1,585	11,097
Parking	-	-
Printing	-	47
Insurance	471	5,061
Communications	-	-
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>7,555</u>	<u>61,100</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>22,735</u>	<u>308,094</u>
<b>OTHER FINANCING SOURCES (USES)-MILL RIVER PROJECT:</b>		
Transfers in (out)	-	-
Special Project Reserve	-	-
Loan origination fees	-	-
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)</b>	<u>22,735</u>	<u>308,094</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF FISCAL MONTH</b>	<u>1,026,919</u>	<u>741,560</u>
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	<u>\$ 1,049,654</u>	<u>\$ 1,049,654</u>