

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

ASSETS

Current Assets:

Cash and cash equivalents	\$ 3,902,525
Due from Health Corridor District	510,186
Atlas receivable	5,016,000
Taxes receivable	96,322
Total Current Assets	<u>9,525,033</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 IR	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>\$ 16,617,479</u></u>
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LIABILITIES & FUND BALANCE

Current Liabilities:

Accrued payroll taxes	\$ 4,604
Due to Arts	11,731
Total Current Liabilities	<u>16,335</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>4,925,467</u>

Fund Balance (Deficit)	<u>11,692,012</u>
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Total Liabilities and Fund Balance	<u><u>\$ 16,617,479</u></u>
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**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 Eight Months Ended May 31, 2025**

	One Month Ended May 31, 2025	Eight Months Ended May 31, 2025
REVENUES:		
Property taxes	\$ 20,807	\$ 1,167,772
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	2,700	2,700
Interest income	2,177	16,614
Total Revenues	<u>22,984</u>	<u>1,187,086</u>
EXPENDITURES:		
Agency Funded Programs:		
Atlas Mill Site Project Phase 1-3	-	1,415
Professional fees	1,643	25,227
Payroll	7,210	60,879
Dues, subscriptions, books, and sponsorships	158	1,355
Retirement benefits	1,271	10,542
Arts (1%)	208	11,688
Office overhead and internet web	162	1,365
Managerial assistant-online coordinator	-	-
Meetings	132	1,099
Miscellaneous	-	-
Travel	-	-
Legal costs	-	21
Legal notices	-	17
Telephone	53	764
Payroll taxes	(2,067)	(17,357)
Postage	-	-
Parking	-	-
Printing	-	94
Insurance	678	8,206
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>9,448</u>	<u>353,314</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>13,536</u>	<u>833,772</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>13,536</u>	<u>833,772</u>
FUND BALANCE (DEFICIT), BEGINNING OF PERIOD	<u>11,678,476</u>	<u>10,858,240</u>
FUND BALANCE (DEFICIT), END OF MONTH	<u>\$ 11,692,012</u>	<u>\$ 11,692,012</u>

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

ASSETS

Current Assets:

Cash and cash equivalents		\$ 5,690,214
Total Current Assets		<u>5,690,214</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>\$ 24,498,187</u>
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LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:

Due to Arts	\$ 7,111
Due to River District	<u>5,016,000</u>
Total Current Liabilities	<u>5,023,111</u>

Fund Balance (Deficit)	<u>19,475,076</u>
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Total Liabilities and Fund Balance (Deficit)	<u>\$ 24,498,187</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 Eight Months Ended May 31, 2025

	<u>One Month Ended</u> <u>May 31, 2025</u>	<u>Eight Months Ended</u> <u>May 31, 2025</u>
REVENUES:		
Property taxes	\$ 38,235	\$ 252,706
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	1,460
Interest income	3,195	28,919
Total Revenues	<u>41,430</u>	<u>283,085</u>
EXPENDITURES:		
Agency Funded Programs:		
Atlas Mill Site Project: Phase 1-3	-	609,987
Atlas Mill Site Project Landscaping/Irrigation	-	52,862
CDA 2030 contract	-	-
Professional fees	2,777	70,553
Payroll	3,605	28,841
Dues, subscriptions, books, and sponsorships	79	678
Retirement benefits	635	5,126
Arts (1%)	382	2,527
Office overhead and internet web	81	682
Office supplies and equipment	-	-
Managerial assistant-online coordinator	-	-
Meetings	66	549
Miscellaneous	-	-
Travel	-	-
Legal notices	-	19
Telephone	27	214
Payroll taxes	1,585	12,682
Parking	-	-
Insurance	471	5,114
Communications	-	-
Office supplies and equipment	-	-
Bank charges	-	-
Taxes and increment payments	-	189
Miscellaneous	-	-
Printing	-	47
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>9,708</u>	<u>790,070</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>31,722</u>	<u>(506,985)</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)	<u>31,722</u>	<u>(506,985)</u>
FUND BALANCE (DEFICIT), BEGINNING OF MONTH	<u>19,443,354</u>	<u>19,982,061</u>
FUND BALANCE (DEFICIT), END MONTH	<u>\$ 19,475,076</u>	<u>\$ 19,475,076</u>

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

ASSETS

Current Assets:	
Cash in Bank-Washington Trust	\$ 1,568,591
Property tax receivable	<u>2,844</u>
Total Current Assets	<u>1,571,435</u>
 Total Assets	 <u><u>\$ 1,571,435</u></u>

LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:	
Due to Arts	\$ 17,620
Due to River District	<u>510,186</u>
Total Current Liabilities	<u>527,806</u>
 Fund Balance (Deficit)	 <u>1,043,629</u>
 Total Liabilities and Fund Balance (Deficit)	 <u><u>\$ 1,571,435</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 Eight Months Ended May 31, 2025

	One Month Ended May 31, 2025	Eight Months Ended May 31, 2025
REVENUES:		
Property taxes	\$ 491	\$ 364,160
Rent income	-	-
Gift income	-	-
KH Traffic study cost reimbursement	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	860	6,385
Total Revenues	<u>1,351</u>	<u>370,545</u>
EXPENDITURES:		
Professional fees	821	10,881
Payroll	3,605	28,840
Dues, subscriptions, books, and sponsorships	79	303
Retirement benefits	636	5,083
Arts (1%)	5	3,643
Office overhead and internet web	81	682
Office supplies and equipment	-	-
Managerial assistant-online coordinator	-	-
Meetings	66	550
Miscellaneous	-	-
Travel	-	-
Legal notices	-	19
Telephone	27	214
Payroll taxes	1,585	12,682
Parking	-	-
Printing	-	47
Insurance	471	5,532
Communications	-	-
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	-
Printing	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>7,376</u>	<u>68,476</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(6,025)</u>	<u>302,069</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)	<u>(6,025)</u>	<u>302,069</u>
FUND BALANCE (DEFICIT), BEGINNING OF FISCAL MONTH	<u>1,049,654</u>	<u>741,560</u>
FUND BALANCE (DEFICIT), END OF MONTH	<u>\$ 1,043,629</u>	<u>\$ 1,043,629</u>