

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

ASSETS

Current Assets:		
Cash and cash equivalents		\$ 3,948,101
Due from Health Corridor District		510,186
Atlas receivable		5,016,000
Taxes receivable		96,322
Total Current Assets		<u>9,570,609</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>\$ 16,663,055</u>

LIABILITIES & FUND BALANCE

Current Liabilities:		
Accrued payroll taxes		\$ 4,602
Due to Arts		12,427
Total Current Liabilities		<u>17,029</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>4,926,161</u>
Fund Balance (Deficit)		<u>11,736,892</u>
Total Liabilities and Fund Balance		<u>\$ 16,663,053</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 Nine Months Ended June 30, 2025

	One Month Ended June 30, 2025	Nine Months Ended June 30, 2025
REVENUES:		
Property taxes	\$ 69,580	\$ 1,237,352
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	2,700	2,700
Interest income	2,069	18,683
Total Revenues	<u>71,649</u>	<u>1,258,735</u>
EXPENDITURES:		
Agency Funded Programs:		
Atlas Mill Site Project Phase 1-3	8,561	9,977
Professional fees	2,473	27,700
Payroll	7,210	68,090
Dues, subscriptions, books, and sponsorships	7,500	8,855
Retirement benefits	1,271	11,812
Arts (1%)	696	12,383
Office overhead and internet web	163	1,528
Managerial assistant-online coordinator	-	-
Meetings	158	1,257
Miscellaneous	-	-
Travel	-	-
Legal costs	-	21
Legal notices	-	17
Telephone	53	818
Payroll taxes	(2,067)	(19,425)
Postage	-	-
Parking	-	-
Printing	-	94
Insurance	678	8,884
Communications	-	-
Workers comp	-	529
Office supplies and equipment	73	73
Taxes and increment payments	-	236,952
Debt service:		
Principal payments	-	-
Interest expense	-	10,518
Total Expenditures	<u>26,769</u>	<u>380,083</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>44,880</u>	<u>878,652</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>44,880</u>	<u>878,652</u>
FUND BALANCE (DEFICIT), BEGINNING OF PERIOD	<u>11,692,012</u>	<u>10,858,240</u>
FUND BALANCE (DEFICIT), END OF MONTH	<u>\$ 11,736,892</u>	<u>\$ 11,736,892</u>

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

ASSETS

Current Assets:

Cash and cash equivalents	\$ 5,606,384
Total Current Assets	<u>5,606,384</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>\$ 24,414,357</u>
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LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:

Due to Arts	\$ 7,447
Due to River District	<u>5,016,000</u>
Total Current Liabilities	<u>5,023,447</u>

Fund Balance (Deficit)	<u>19,390,910</u>
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Total Liabilities and Fund Balance (Deficit)	<u>\$ 24,414,357</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 Nine Months Ended June 30, 2025**

	<u>One Month Ended June 30, 2025</u>	<u>Nine Months Ended June 30, 2025</u>
REVENUES:		
Property taxes	\$ 33,564	\$ 286,270
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	45,479	46,939
Interest income	3,013	31,932
Total Revenues	<u>82,056</u>	<u>365,141</u>
EXPENDITURES:		
Agency Funded Programs:		
Atlas Mill Site Project: Phase 1-3	117,011	726,999
Atlas Mill Site Project Landscaping/Irrigation	22,015	74,877
CDA 2030 contract	-	-
Professional fees	16,591	87,143
Payroll	3,605	32,446
Dues, subscriptions, books, and sponsorships	3,750	4,427
Retirement benefits	635	5,762
Arts (1%)	336	2,862
Office overhead and internet web	81	764
Office supplies and equipment	36	36
Managerial assistant-online coordinator	-	-
Meetings	79	628
Miscellaneous	-	-
Travel	-	-
Legal notices	-	19
Telephone	27	241
Payroll taxes	1,585	14,267
Parking	-	-
Insurance	471	5,585
Communications	-	-
Office supplies and equipment	-	-
Bank charges	-	-
Taxes and increment payments	-	189
Miscellaneous	-	-
Printing	-	47
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>166,222</u>	<u>956,292</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(84,166)</u>	<u>(591,151)</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>(84,166)</u>	<u>(591,151)</u>
FUND BALANCE (DEFICIT), BEGINNING OF MONTH	<u>19,475,076</u>	<u>19,982,061</u>
FUND BALANCE (DEFICIT), END MONTH	<u>\$ 19,390,910</u>	<u>\$ 19,390,910</u>

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

ASSETS

Current Assets:	
Cash in Bank-Washington Trust	\$ 1,567,547
Property tax receivable	2,844
Total Current Assets	<u>1,570,391</u>
 Total Assets	 <u><u>\$ 1,570,391</u></u>

LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:	
Due to Arts	\$ 17,717
Due to River District	510,186
Total Current Liabilities	<u>527,903</u>
 Fund Balance (Deficit)	 <u>1,042,488</u>
 Total Liabilities and Fund Balance (Deficit)	 <u><u>\$ 1,570,391</u></u>

OPA=Owner Participation Agreement
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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 Nine Months Ended June 30, 2025

	<u>One Month Ended June 30, 2025</u>	<u>Nine Months Ended June 30, 2025</u>
REVENUES:		
Property taxes	\$ 9,655	\$ 373,815
Rent income	-	-
Gift income	-	-
KH Traffic study cost reimbursement	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	808	7,193
Total Revenues	<u>10,463</u>	<u>381,008</u>
EXPENDITURES:		
Professional fees	1,237	12,117
Payroll	3,605	32,446
Dues, subscriptions, books, and sponsorships	3,750	4,053
Retirement benefits	636	5,719
Arts (1%)	97	3,739
Office overhead and internet web	81	764
Office supplies and equipment	36	36
Managerial assistant-online coordinator		
Meetings	79	629
Miscellaneous		
Travel	-	
Legal notices		19
Telephone	27	241
Payroll taxes	1,585	14,267
Parking		
Printing	-	47
Insurance	471	6,003
Communications	-	-
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	
Printing		
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>11,604</u>	<u>80,080</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(1,141)</u>	<u>300,928</u>
OTHER FINANCING SOURCES (USES)-MILL RIVER PROJECT:		
Transfers in (out)	-	-
Special Project Reserve	-	-
Loan origination fees	-	-
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	<u>(1,141)</u>	<u>300,928</u>
FUND BALANCE (DEFICIT), BEGINNING OF FISCAL MONTH	<u>1,043,629</u>	<u>741,560</u>
FUND BALANCE (DEFICIT), END OF MONTH	<u>\$ 1,042,488</u>	<u>\$ 1,042,488</u>