

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

ASSETS

Current Assets:		
Cash and cash equivalents		\$ 4,231,657
Due from Atlas		1,639
Due from Health Corridor District		510,186
Atlas receivable		5,016,000
Taxes receivable		96,322
Total Current Assets		<u>9,855,804</u>
Other Assets:		
CIP-Atlas Project:		
Phase 1 Road Row	2,541,729	
Total CIP		2,541,729
Amount to be provided from tax increment:		
Amount due from tax increment financing-Circuit at Seltice IRA	58,363	
Amount due from tax increment financing-Mill River Seniors IRA	306,476	
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	381,467	
Amount due from tax increment financing-Riverstone West Phase 1 OPA	3,296,950	
Total Amount to be Provided from Tax Increment		4,314,475
Total Other Assets		<u>6,856,204</u>
Total Assets		<u>\$ 16,712,008</u>

LIABILITIES & FUND BALANCE

Current Liabilities:		
Accrued payroll taxes		\$ 4,576
Due to Arts		17,806
Total Current Liabilities		<u>22,382</u>
Long-Term Liabilities:		
Note-Revenue Allocation Note Series 2019		357,000
Tax increment payable:		
Tax increment financing-Circuit at Seltice IRA	\$ 58,363	
Tax increment financing-Mill River Seniors IRA	306,476	
Tax increment financing-Riverstone West Family Apt III IRA	271,219	
Tax increment financing-Riverstone West Family Apt IRA	381,467	
Tax increment financing-Riverstone West Phase 1 OPA	3,296,950	
Total Long-Term Liabilities		4,314,475
Total Liabilities		<u>4,693,857</u>
Fund Balance (Deficit)		<u>12,018,151</u>
Total Liabilities and Fund Balance		<u>\$ 16,712,008</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 Ten Months Ended July 31, 2025

	One Month Ended July 31, 2025	Ten Months Ended July 31, 2025
REVENUES:		
Property taxes	\$ 537,838	\$ 1,775,190
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	2,700
Interest income	2,167	20,851
Total Revenues	<u>540,005</u>	<u>1,798,741</u>
EXPENDITURES:		
Agency Funded Programs:		
Atlas Mill Site Project Phase 1-3	-	8,561
Professional fees	1,281	27,344
Payroll	7,210	75,300
Dues, subscriptions, books, and sponsorships	150	9,006
Retirement benefits	1,271	13,083
Arts (1%)	5,378	17,762
Office overhead and internet web	163	1,691
Managerial assistant-online coordinator	-	-
Meetings	132	1,389
Miscellaneous	-	-
Travel	-	-
Legal costs	-	21
Legal notices	-	17
Telephone	53	871
Payroll taxes	(2,067)	(21,492)
Postage	-	-
Parking	-	-
Printing	87	181
Insurance	678	9,562
Communications	-	-
Workers comp	-	529
Office supplies and equipment	-	73
Taxes and increment payments	237,656	474,607
Debt service:		
Principal payments	-	-
Interest expense	9,808	20,325
Total Expenditures	<u>261,800</u>	<u>638,830</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>278,205</u>	<u>1,159,911</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>278,205</u>	<u>1,159,911</u>
FUND BALANCE (DEFICIT), BEGINNING OF PERIOD	<u>11,739,946</u>	<u>10,858,240</u>
FUND BALANCE (DEFICIT), END OF MONTH	<u>\$ 12,018,151</u>	<u>\$ 12,018,151</u>

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

ASSETS

Current Assets:

Cash and cash equivalents	\$ 5,821,628
Total Current Assets	<u>5,821,628</u>

Other Assets:

CIP-Atlas Project:

Phase 1 Road Row	\$ 1,504,385	
Phase 2 Road Row and Public lots	4,857,478	
Area 5A	930,597	
Area 7	988,990	
Area 11-Phase 3	<u>10,861,473</u>	
Total Other Assets		<u>19,142,923</u>

Total Assets	<u>\$ 24,964,551</u>
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LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:

Due to Arts	\$ 9,763
Due to River District	1,639
Due to River District	<u>5,016,000</u>
Total Current Liabilities	<u>5,027,402</u>

Fund Balance (Deficit)	<u>19,937,149</u>
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Total Liabilities and Fund Balance (Deficit)	<u>\$ 24,964,551</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 Ten Months Ended July 31, 2025

	<u>One Month Ended July 31, 2025</u>	<u>Ten Months Ended July 31, 2025</u>
REVENUES:		
Property taxes	\$ 231,540	\$ 517,810
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	46,939
Interest income	3,089	35,021
Total Revenues	<u>234,629</u>	<u>599,770</u>
EXPENDITURES:		
Agency Funded Programs:		
Atlas Mill Site Project: Phase 1-3	2,445	390,540
Atlas Mill Site Project ITD Haul	3,020	3,020
Atlas Mill Site Project Landscaping/Irrigation	-	77,357
CDA 2030 contract	-	-
Professional fees	7,330	97,586
Payroll	3,605	36,051
Dues, subscriptions, books, and sponsorships	75	4,503
Retirement benefits	636	6,397
Arts (1%)	2,316	5,178
Office overhead and internet web	81	845
Office supplies and equipment	-	36
Managerial assistant-online coordinator	-	-
Meetings	66	694
Miscellaneous	-	-
Travel	-	-
Legal notices	-	19
Telephone	27	268
Payroll taxes	1,585	15,853
Parking	-	-
Insurance	471	6,056
Communications	-	-
Office supplies and equipment	-	-
Bank charges	-	-
Taxes and increment payments	-	189
Miscellaneous	-	-
Printing	43	90
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>21,700</u>	<u>644,682</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>212,929</u>	<u>(44,912)</u>
OTHER FINANCING SOURCES (USES)-ATLAS PROJECT:		
Property divestitures	-	-
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)	212,929	(44,912)
FUND BALANCE (DEFICIT), BEGINNING OF MONTH	19,724,220	19,982,061
FUND BALANCE (DEFICIT), END MONTH	<u>\$ 19,937,149</u>	<u>\$ 19,937,149</u>

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

ASSETS

Current Assets:	
Cash in Bank-Washington Trust	\$ 1,814,584
Property tax receivable	2,844
Total Current Assets	<u>1,817,428</u>
 Total Assets	 <u><u>\$ 1,817,428</u></u>

LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:	
Due to Arts	\$ 20,251
Due to River District	510,186
Total Current Liabilities	<u>530,437</u>
 Fund Balance (Deficit)	 <u>1,286,991</u>
 Total Liabilities and Fund Balance (Deficit)	 <u><u>\$ 1,817,428</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 Ten Months Ended July 31, 2025

	<u>One Month Ended</u> <u>July 31, 2025</u>	<u>Ten Months Ended</u> <u>July 31, 2025</u>
REVENUES:		
Property taxes	\$ 253,404	\$ 627,218
Rent income	-	-
Gift income	-	-
KH Traffic study cost reimbursement	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	862	8,056
Total Revenues	<u>254,266</u>	<u>635,274</u>
EXPENDITURES:		
Professional fees	641	12,758
Payroll	3,605	36,051
Dues, subscriptions, books, and sponsorships	75	4,128
Retirement benefits	635	6,354
Arts (1%)	2,534	6,273
Office overhead and internet web	81	845
Office supplies and equipment		36
Managerial assistant-online coordinator		
Meetings	66	695
Miscellaneous		
Travel	-	
Legal notices		19
Telephone	27	268
Payroll taxes	1,585	15,853
Parking		
Printing	43	90
Insurance	471	6,473
Communications	-	-
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>9,763</u>	<u>89,843</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>244,503</u>	<u>545,431</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)	244,503	545,431
FUND BALANCE (DEFICIT), BEGINNING OF FISCAL MONTH	<u>1,042,488</u>	<u>741,560</u>
FUND BALANCE (DEFICIT), END OF MONTH	<u>\$ 1,286,991</u>	<u>\$ 1,286,991</u>