

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

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**ASSETS**

**Current Assets:**

Cash and cash equivalents	\$ 4,245,690
Due from Health Corridor District	510,186
Atlas receivable	5,016,000
Taxes receivable	96,322
Total Current Assets	<u>9,868,198</u>

**Other Assets:**

CIP-Atlas Project:		
Phase 1 Road Row	<u>2,541,729</u>	
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 IR.	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	<u>3,296,950</u>	
Total Amount to be Provided from Tax Increment		<u>4,314,475</u>
Total Other Assets		<u>6,856,204</u>

Total Assets \$ 16,724,402

**LIABILITIES & FUND BALANCE**

**Current Liabilities:**

Accrued payroll taxes	\$ 4,576
Due to Arts	17,997
Total Current Liabilities	<u>22,573</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	<u>3,296,950</u>	
Total Long-Term Liabilities		<u>4,314,475</u>
Total Liabilities		<u>4,694,048</u>

Fund Balance (Deficit) 12,030,354

Total Liabilities and Fund Balance \$ 16,724,402

**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 Eleven Months Ended August 31, 2025**

	<b>One Month Ended August 31, 2025</b>	<b>Eleven Months Ended August 31, 2025</b>
<b>REVENUES:</b>		
Property taxes	\$ 19,164	\$ 1,794,354
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	2,700
Interest income	2,302	23,153
Total Revenues	<u>21,466</u>	<u>1,820,207</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
Atlas Mill Site Project Phase 1-3	-	8,561
Professional fees	1,465	28,808
Payroll	7,210	82,510
Dues, subscriptions, books, and sponsorships	-	9,006
Retirement benefits	1,271	14,354
Arts (1%)	192	17,954
Office overhead and internet web	166	1,857
Managerial assistant-online coordinator	-	-
Meetings	132	1,521
Miscellaneous	-	-
Travel	-	21
Legal costs	-	17
Legal notices	-	925
Telephone	53	-
Payroll taxes	(2,067)	(23,559)
Postage	-	-
Parking	-	-
Printing	163	344
Insurance	678	10,240
Communications	-	-
Workers comp	-	529
Office supplies and equipment	-	73
Taxes and increment payments	-	474,607
Debt service:		
Principal payments	-	-
Interest expense	-	20,325
Total Expenditures	<u>9,263</u>	<u>648,093</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>12,203</u>	<u>1,172,114</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>12,203</u>	<u>1,172,114</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF PERIOD</b>	<u>12,018,151</u>	<u>10,858,240</u>
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	<u>\$ 12,030,354</u>	<u>\$ 12,030,354</u>

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

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**ASSETS**

**Current Assets:**

Cash and cash equivalents	\$ 5,805,011
Total Current Assets	<u>5,805,011</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>\$ 24,947,934</u>
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**LIABILITIES & FUND BALANCE (DEFICIT)**

**Current Liabilities:**

Due to Arts	\$ 9,783
Due to River District	<u>5,016,000</u>
Total Current Liabilities	<u>5,025,783</u>

Fund Balance (Deficit)	<u>19,922,151</u>
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Total Liabilities and Fund Balance (Deficit)	<u>\$ 24,947,934</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 Eleven Months Ended August 31, 2025**

	<u>One Month Ended</u> <u>August 31, 2025</u>	<u>Eleven Months Ended</u> <u>August 31, 2025</u>
<b>REVENUES:</b>		
Property taxes	\$ 2,100	\$ 519,910
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	46,939
Interest income	3,179	38,200
Total Revenues	<u>5,279</u>	<u>605,049</u>
<b>EXPENDITURES:</b>		
Agency Funded Programs:		
Atlas Mill Site Project: Phase 1-3		390,540
Atlas Mill Site Project ITD Haul		3,020
Atlas Mill Site Project Landscaping/Irrigation	-	77,357
CDA 2030 contract	-	-
Professional fees	13,703	111,289
Payroll	3,605	39,656
Dues, subscriptions, books, and sponsorships		4,503
Retirement benefits	635	7,032
Arts (1%)	21	5,199
Office overhead and internet web	83	928
Office supplies and equipment	-	37
Managerial assistant-online coordinator	-	-
Meetings	66	760
Miscellaneous		-
Travel	-	-
Legal notices		19
Telephone	27	294
Payroll taxes	1,585	17,438
Parking		-
Insurance	471	6,526
Communications	-	-
Office supplies and equipment	-	-
Bank charges	-	-
Taxes and increment payments	-	189
Miscellaneous	-	-
Printing	81	172
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>20,277</u>	<u>664,959</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(14,998)</u>	<u>(59,910)</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>(14,998)</u>	<u>(59,910)</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF MONTH</b>	<u>19,937,149</u>	<u>19,982,061</u>
<b>FUND BALANCE (DEFICIT), END MONTH</b>	<u>\$ 19,922,151</u>	<u>\$ 19,922,151</u>

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

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**ASSETS**

Current Assets:	
Cash in Bank-Washington Trust	\$ 1,816,306
Property tax receivable	<u>2,844</u>
Total Current Assets	<u>1,819,150</u>
 Total Assets	 <u><u>\$ 1,819,150</u></u>

**LIABILITIES & FUND BALANCE (DEFICIT)**

Current Liabilities:	
Due to Arts	\$ 20,331
Due to River District	<u>510,186</u>
Total Current Liabilities	<u>530,517</u>
 Fund Balance (Deficit)	 <u>1,288,633</u>
 Total Liabilities and Fund Balance (Deficit)	 <u><u>\$ 1,819,150</u></u>

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**\*\* 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 Eleven Months Ended August 31, 2025**

	<u>One Month Ended</u> <u>August 31, 2025</u>	<u>Eleven Months Ended</u> <u>August 31, 2025</u>
<b>REVENUES:</b>		
Property taxes	\$ 7,971	\$ 635,190
Rent income	-	-
Gift income	-	-
KH Traffic study cost reimbursement	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	970	9,025
Total Revenues	<u>8,941</u>	<u>644,215</u>
<b>EXPENDITURES:</b>		
Professional fees	665	13,423
Payroll	3,605	39,656
Dues, subscriptions, books, and sponsorships		4,128
Retirement benefits	635	6,990
Arts (1%)	80	6,353
Office overhead and internet web	83	928
Office supplies and equipment		37
Managerial assistant-online coordinator		
Meetings	66	760
Miscellaneous		
Travel	-	
Legal notices		19
Telephone	27	294
Payroll taxes	1,585	17,438
Parking		
Printing	82	172
Insurance	471	6,944
Communications	-	-
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	-
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>7,299</u>	<u>97,142</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>1,642</u>	<u>547,073</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>1,642</u>	<u>547,073</u>
<b>FUND BALANCE (DEFICIT), BEGINNING OF FISCAL MONTH</b>	<u>1,286,991</u>	<u>741,560</u>
<b>FUND BALANCE (DEFICIT), END OF MONTH</b>	<u>\$ 1,288,633</u>	<u>\$ 1,288,633</u>