

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

ASSETS

Current Assets:		
Cash and cash equivalents		\$ 4,246,166
Due from Health Corridor District		510,186
Atlas receivable		5,016,000
Taxes receivable		94,340
Total Current Assets		<u>9,866,692</u>
Other Assets:		
CIP-Atlas Project:		
Phase 1 Road Row	2,550,291	
Total CIP		2,550,291
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		<u>4,314,475</u>
Total Other Assets		<u>6,864,766</u>
Total Assets		<u><u>\$ 16,731,458</u></u>

LIABILITIES & FUND BALANCE

Current Liabilities:		
Accrued payroll taxes		\$ 4,076
Due to Arts		1,162
Total Current Liabilities		<u>5,238</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		<u>4,314,475</u>
Total Liabilities		<u>4,676,713</u>
Fund Balance (Deficit)		<u>12,054,745</u>
Total Liabilities and Fund Balance		<u><u>\$ 16,731,458</u></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 Month Ended and Three Months Ended December 31, 2025

	One Month Ended December 31, 2025	One Month and Three Months Ended December 31, 2025
REVENUES:		
Property taxes	\$ 88,881	\$ 98,088
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income		
Interest income	1,765	5,572
Total Revenues	90,646	103,660
EXPENDITURES:		
Agency Funded Programs:		
Atlas Mill Site Project Phase 1-3	5,000	5,000
Professional fees	5,245	11,543
Payroll	12,604	51,389
Dues, subscriptions, books, and sponsorships	150	373
Retirement benefits	1,292	4,250
Arts (1%)	889	981
Office overhead and internet web	163	466
Managerial assistant-online coordinator		-
Meetings	174	407
Miscellaneous		
Travel		-
Legal costs		
Legal notices		
Telephone		280
Payroll taxes	(1,531)	(2,613)
Postage	-	-
Parking	-	-
Printing		
Insurance	623	2,027
Communications		-
Workers comp		
Office supplies and equipment	-	
Taxes and increment payments	6	6
Debt service:		
Principal payments	-	-
Interest expense		-
Total Expenditures	24,615	74,109
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	66,031	29,551
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)	66,031	29,551
FUND BALANCE (DEFICIT), BEGINNING OF PERIOD	11,988,714	12,025,194
FUND BALANCE (DEFICIT), END OF MONTH	\$ 12,054,745	\$ 12,054,745

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

ASSETS

Current Assets:

Cash and cash equivalents	\$ 5,596,581
Tax Increment Receivable	<u>57,573</u>
Total Current Assets	<u>5,654,154</u>

Other Assets:

CIP-Atlas Project:

Phase 1 Road Row	\$ 1,573,478	
Phase 2 Road Row and Public lots	5,069,904	
Area 5A	983,528	
Area 7	1,045,241	
Area 11-Phase 3	<u>11,013,405</u>	
Total Other Assets		<u>19,685,556</u>

Total Assets	<u>\$ 25,339,710</u>
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LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:

Due to Arts	\$ 10,090
Due to River District	<u>5,016,000</u>
Total Current Liabilities	<u>5,026,090</u>

Fund Balance (Deficit)	<u>20,313,620</u>
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Total Liabilities and Fund Balance (Deficit)	<u>\$ 25,339,710</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 One Month and Three Months Ended December 31, 2025

	One Month Ended December 31, 2025	Three Months Ended December 31, 2025
REVENUES:		
Property taxes	\$ 27,858	\$ 30,651
Rent income	-	-
Gift income	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	2,363	7,589
Total Revenues	<u>30,221</u>	<u>38,240</u>
EXPENDITURES:		
Agency Funded Programs:		
Atlas Mill Site Project: Phase 1-3	44,705	61,902
Atlas Mill Site Project ITD Haul		
Atlas Mill Site Project Landscaping/Irrigation		
CDA 2030 contract	-	-
Professional fees	6,501	11,518
Payroll	3,731	11,193
Dues, subscriptions, books, and sponsorships	75	187
Retirement benefits	646	1,937
Arts (1%)	278	307
Office overhead and internet web	81	258
Office supplies and equipment		127
Managerial assistant-online coordinator	-	-
Meetings	87	203
Miscellaneous		-
Travel	-	-
Legal notices	-	-
Telephone		30
Payroll taxes	935	2,804
Parking		-
Insurance	483	1,448
Communications	-	-
Office supplies and equipment	-	-
Bank charges	-	-
Taxes and increment payments	98	98
Miscellaneous	-	-
Printing		
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>57,620</u>	<u>92,012</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(27,399)</u>	<u>(53,772)</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>(27,399)</u>	<u>(53,772)</u>
FUND BALANCE (DEFICIT), BEGINNING OF MONTH	<u>20,341,019</u>	<u>20,367,442</u>
FUND BALANCE (DEFICIT), END MONTH	<u>\$ 20,313,620</u>	<u>\$ 20,313,670</u>

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 One Month Ended and Three Months Ended December 31, 2025

	<u>One Month Ended December 31, 2025</u>	<u>Three Months Ended November 30, 2025</u>
REVENUES:		
Property taxes	\$ 5,436	\$ 6,967
Rent income	-	-
Gift income	-	-
KH Traffic study cost reimbursement	-	-
Developer cost reimbursements	-	-
Miscellaneous income	-	-
Interest income	736	2,338
Total Revenues	<u>6,172</u>	<u>9,305</u>
EXPENDITURES:		
Professional fees	2,444	4,916
Payroll	3,731	11,194
Dues, subscriptions, books, and sponsorships	74	187
Retirement benefits	646	1,937
Arts (1%)	54	70
Office overhead and internet web	82	258
Office supplies and equipment		
Managerial assistant-online coordinator		
Meetings	87	203
Miscellaneous		
Travel	-	
Legal notices		
Telephone		30
Payroll taxes	935	2,804
Parking		
Printing		
Insurance	483	1,448
Communications	-	-
Bank charges	-	-
Taxes and increment payments	-	-
Miscellaneous	-	
Debt service:		
Principal payments	-	-
Interest expense	-	-
Total Expenditures	<u>8,536</u>	<u>23,047</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(2,364)</u>	<u>(13,742)</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>(2,364)</u>	<u>(13,742)</u>
FUND BALANCE (DEFICIT), BEGINNING OF FISCAL MONTH	<u>1,277,739</u>	<u>1,289,117</u>
FUND BALANCE (DEFICIT), END OF MONTH	<u>\$ 1,275,375</u>	<u>\$ 1,275,375</u>

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

ASSETS

Current Assets:	
Cash in Bank-Washington Trust	\$ 1,794,227
Property tax receivable	11,743
Total Current Assets	<u>1,805,970</u>
 Total Assets	 <u><u>\$ 1,805,970</u></u>

LIABILITIES & FUND BALANCE (DEFICIT)

Current Liabilities:	
Due to Arts	\$ 20,409
Due to River District	510,186
Total Current Liabilities	<u>530,595</u>
 Fund Balance (Deficit)	 <u>1,275,375</u>
 Total Liabilities and Fund Balance (Deficit)	 <u><u>\$ 1,805,970</u></u>

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