

**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 | <u>2,550,291</u> |
| 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 | <u>3,296,950</u> |
| Total Amount to be Provided from Tax Increment | <u>4,314,475</u> |
| Total Other Assets | <u>6,864,766</u> |
| Total Assets | <u>\$ 16,731,458</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 | <u>3,296,950</u> |
| 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>\$ 16,731,458</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 | 57,573 |
| 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 \$ 25,339,710

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) 20,313,620

Total Liabilities and Fund Balance (Deficit) \$ 25,339,710

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**

| | <u>One Month Ended December 31, 2025</u> | <u>Three Months Ended December 31, 2025</u> |
|--|--|---|
| REVENUES: | | |
| Property taxes | \$ 27,858 | \$ 30,651 |
| Rent income | - | - |
| Gift income | - | - |
| Developer cost reimbursements | - | - |
| Miscellaneous income | - | - |
| Interest income | 2,363 | 7,589 |
| Total Revenues | 30,221 | 38,240 |
| 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 | 57,620 | 92,012 |
| EXCESS OF REVENUES OVER (UNDER) EXPENDITURES | (27,399) | (53,772) |
| OTHER FINANCING SOURCES (USES)-ATLAS PROJECT: | | |
| Property divestures | - | - |
| Gain (loss) on sale of assets | - | - |
| Bond proceeds | - | - |
| Loan origination fees | - | - |
| | - | - |
| EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES) | (27,399) | (53,772) |
| FUND BALANCE (DEFICIT), BEGINNING OF MONTH | 20,341,019 | 20,367,442 |
| FUND BALANCE (DEFICIT), END MONTH | \$ 20,313,620 | \$ 20,313,670 |

**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**

| | One Month Ended December 31, 2025 | Three Months Ended November 30, 2025 |
|--|--|---|
| 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 | 6,172 | 9,305 |
| 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 | 8,536 | 23,047 |
| EXCESS OF REVENUES OVER (UNDER) EXPENDITURES | (2,364) | (13,742) |
| 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) | (2,364) | (13,742) |
| FUND BALANCE (DEFICIT), BEGINNING OF FISCAL MONTH | 1,277,739 | 1,289,117 |
| FUND BALANCE (DEFICIT), END OF MONTH | \$ 1,275,375 | \$ 1,275,375 |

**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>\$ 1,805,970</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) 1,275,375

Total Liabilities and Fund Balance (Deficit) \$ 1,805,970

OPA=Owner Participation Agreement

IRA=Improvement Reimbursement Agreement

DDA=Disposition & Development Agreement

** Capitalization policy for fixed assets of >\$5,000 authorized by the Board