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02/09/11

Accrual Basis

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet
As of January 31, 2011

		Jan 31, 11
ASSETS		
Current Assets		
Checking/Savings		
Cash		
Bond Fund-Cash #5600	1,059.95	
Bond Reserve Cash #5602	699,912.50	
General Checking Cash #6350	231,239.91	
Revenue Alloc. Cash #5601	3,733,990.05	
Wells Fargo Securities #1251	100,002.10	
Total Cash		4,766,204.51
Total Checking/Savings		4,766,204.51
Other Current Assets		
Due from Other Governments		2,890.00
Interest Receivable		
Int. Rec.-Bond Fund	5.75	
Int. Rec.-Revenue Allocation	20.54	
Total Interest Receivable		26.29
Property Taxes Receivable		29,124.28
Total Other Current Assets		32,040.57
Total Current Assets		4,798,245.08
Fixed Assets		
Land and Building		766,878.79
Total Fixed Assets		766,878.79
Other Assets		
Lease Receivable-Jayco		1,184,520.76
Total Other Assets		1,184,520.76
TOTAL ASSETS		**6,749,644.63**
LIABILITIES & EQUITY		
Liabilities		
Long Term Liabilities		
Deferred Rev.-Lease		1,146,174.83
Deferred Rev.-Property Tax		2,890.00
Total Long Term Liabilities		1,149,064.83
Total Liabilities		1,149,064.83
Equity		
Fund Balance		
Fund Balance-Bond Fund	709,368.31	
Fund Balance-General Fund	44,672.06	
Fund Balance-Revenue Alloc.	2,102,009.98	
Total Fund Balance		2,856,050.35
Unrestricted Net Assets		1,654,485.32
Net Income		1,090,044.13
Total Equity		5,600,579.80
TOTAL LIABILITIES & EQUITY		**6,749,644.63**

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of January 31, 2011

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
ASSETS									5,763,279.74
Current Assets									3,811,880.19
Checking/Savings									3,779,839.62
Cash									3,779,839.62
Bond Fund-Cash #5600									1,057.29
Deposit	1/3/2011			Deposit		X	Investment In...	2.66	1,059.95
Total Bond Fund-Cash #5600								2.66	1,059.95
Bond Reserve Cash #5602									699,912.50
Total Bond Reserve Cash #5602									699,912.50
General Checking Cash #6350									298,643.61
Check	1/6/2011	2145	Manaus LLC	Annual Lease		X	Real Estate E...	-68,000.00	230,643.61
Check	1/6/2011	2146	Preservation Twin ...	Invoice 1193...		X	Area Develop...	-6,900.12	223,743.49
Check	1/6/2011	2147	Idaho Power Com...	7175543970		X	Real Estate E...	-258.48	223,485.01
Check	1/6/2011	2148	PMF, Inc.	Invoice 10114		X	Area Develop...	-998.00	222,487.01
Check	1/6/2011	2149	PMF, Inc.	10114		X	Area Develop...	-18,962.00	203,525.01
Check	1/6/2011	2150	Qwest	Invoice 1144...		X	Meeting Expe...	-29.49	203,495.52
Check	1/6/2011	2151	Daisy's	Invoice 3759...		X	Meeting Expe...	-99.36	203,396.16
Check	1/6/2011	2152	Idaho Power Com...	Acct's 5958...		X	-SPLIT-	-74.18	203,321.98
Check	1/6/2011	2153	K & G Property Mg...	Invoice 1039		X	Real Estate E...	-4,756.90	198,565.08
Deposit	1/18/2011			Deposit		X	Rental Income	32,113.33	230,678.41
Check	1/18/2011			Service Cha...		X	Bank Charges	-11.00	230,667.41
Deposit	1/20/2011			Deposit		X	Rental Income	300.00	230,967.41
Transfer	1/21/2011			Funds Trans...		X	Wells Fargo ...	272.50	231,239.91
Deposit	1/25/2011			Deposit		X	Property Tax ...	1,058,872.15	1,290,112.06
Check	1/25/2011	2154	Wells Fargo Bank	Property Tax...		X	Property Tax ...	-1,058,872.15	231,239.91
Total General Checking Cash #6350								-67,403.70	231,239.91
Parking Lot Sinking Cash #3425									0.00
Total Parking Lot Sinking Cash #3425									0.00
Revenue Alloc. Cash #5601									2,680,224.12
Deposit	1/3/2011			Deposit		X	Investment In...	7.42	2,680,231.54
Check	1/3/2011	c2	Larry Tucker & Kar...			X	-SPLIT-	-3,663.68	2,676,567.86
Check	1/3/2011	c1	Larry McElliott			X	-SPLIT-	-1,449.96	2,675,117.90
Deposit	1/28/2011			Deposit		X	Property Taxes	1,058,872.15	3,733,990.05
Total Revenue Alloc. Cash #5601								1,053,765.93	3,733,990.05
Wells Fargo Securities #1251									100,002.10
Transfer	1/21/2011			Funds Trans...			General Che...	-272.50	99,729.60
Deposit	1/21/2011			Deposit			Investment In...	272.50	100,002.10
Total Wells Fargo Securities #1251								0.00	100,002.10
Cash - Other									0.00
Total Cash - Other									0.00
Total Cash								986,364.89	4,766,204.51
Total Checking/Savings								986,364.89	4,766,204.51
Accounts Receivable									0.00
Total Accounts Receivable									0.00
Other Current Assets									32,040.57
Due from Other Governments									2,890.00
Total Due from Other Governments									2,890.00
Interest Receivable									26.29
Int. Rec.-Bond Fund									5.75
Total Int. Rec.-Bond Fund									5.75
Int. Rec.-Revenue Allocation									20.54
Total Int. Rec.-Revenue Allocation									20.54
Interest Receivable - Other									0.00
Total Interest Receivable - Other									0.00
Total Interest Receivable									26.29
Prepaid Insurance									0.00
Total Prepaid Insurance									0.00

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of January 31, 2011

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Property Taxes Receivable									29,124.28
Total Property Taxes Receivable									29,124.28
Total Other Current Assets									32,040.57
Total Current Assets								986,364.89	4,798,245.08
Fixed Assets									766,878.79
Land and Building									766,878.79
Total Land and Building									766,878.79
Total Fixed Assets									766,878.79
Other Assets									1,184,520.76
Due from General (4-2)									0.00
Total Due from General (4-2)									0.00
Lease Receivable-Jayco									1,184,520.76
Total Lease Receivable-Jayco									1,184,520.76
Property Tax Clearing Account									0.00
Deposit	1/25/2011	0163...	Twin Falls County ...	Property Tax...	General ...		General Che...	-1,058,872.15	-1,058,872.15
Check	1/25/2011	2154	Wells Fargo Bank	Property Tax...	General ...		General Che...	1,058,872.15	0.00
Total Property Tax Clearing Account								0.00	0.00
Total Other Assets								0.00	1,184,520.76
TOTAL ASSETS								**986,364.89**	**6,749,644.63**
LIABILITIES & EQUITY									5,763,279.74
Liabilities									1,149,064.83
Current Liabilities									0.00
Accounts Payable									0.00
Accounts Payable									0.00
Total Accounts Payable									0.00
Total Accounts Payable									0.00
Credit Cards									0.00
Total Credit Cards									0.00
Other Current Liabilities									0.00
Accts Pay - General									0.00
Total Accts Pay - General									0.00
Accts Pay - Rev. Alloc.									0.00
Total Accts Pay - Rev. Alloc.									0.00
Payroll Liabilities									0.00
Total Payroll Liabilities									0.00
Prepaid Rent									0.00
Total Prepaid Rent									0.00
Total Other Current Liabilities									0.00
Total Current Liabilities									0.00
Long Term Liabilities									1,149,064.83
Deferred Rev.-Lease									1,146,174.83
Total Deferred Rev.-Lease									1,146,174.83
Deferred Rev.-Lease Principal									0.00
Total Deferred Rev.-Lease Principal									0.00
Deferred Rev.-Property Tax									2,890.00
Total Deferred Rev.-Property Tax									2,890.00
Due to Rev. Alloc. (4-1)									0.00
Total Due to Rev. Alloc. (4-1)									0.00
Notes and Bonds Payable									0.00
Bond Payable - Rev. Alloc.									0.00
Total Bond Payable - Rev. Alloc.									0.00

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of January 31, 2011

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Note - D.L. Evans Bank									0.00
Total Note - D.L. Evans Bank									0.00
Note - Dell Building									0.00
Total Note - Dell Building									0.00
Note - McElliott									0.00
Total Note - McElliott									0.00
Notes and Bonds Payable - Other									0.00
Total Notes and Bonds Payable - Other									0.00
Total Notes and Bonds Payable									0.00
Total Long Term Liabilities									1,149,064.83
Total Liabilities									1,149,064.83
Equity									4,614,214.91
Fund Balance									2,856,050.35
Fund Balance-Bond Fund									709,368.31
Total Fund Balance-Bond Fund									709,368.31
Fund Balance-General Fund									44,672.06
Total Fund Balance-General Fund									44,672.06
Fund Balance-Revenue Alloc.									2,102,009.98
Total Fund Balance-Revenue Alloc.									2,102,009.98
Fund Balance-Sinking Fund									0.00
Total Fund Balance-Sinking Fund									0.00
Fund Balance - Other									0.00
Total Fund Balance - Other									0.00
Total Fund Balance									2,856,050.35
Opening Balance Equity									0.00
Total Opening Balance Equity									0.00
Unrestricted Net Assets									1,654,485.32
Total Unrestricted Net Assets									1,654,485.32
Net Income									103,679.24
Total Net Income								986,364.89	1,090,044.13
Total Equity								986,364.89	5,600,579.80
TOTAL LIABILITIES & EQUITY								**986,364.89**	**6,749,644.63**

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02/09/11

Accrual Basis

Urban Renewal Agency of the City of Twin Falls, ID

Profit & Loss

January 2011

	Jan 11
Ordinary Income/Expense	
Income	
Capital Lease	19,172.96
Investment Income	282.58
Property Taxes	1,058,872.15
Rental Income	32,413.33
Total Income	1,110,741.02
Expense	
Area Development 4-1	26,860.12
Bank Charges	11.00
Debt Payments - Interest	4,325.08
Debt Payments - Principal	19,961.52
Meeting Expense	128.85
Real Estate Expense	74.18
Real Estate Expense - Dell Bldg	73,015.38
Total Expense	124,376.13
Net Ordinary Income	986,364.89
Net Income	**986,364.89**

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02/09/11
Accrual Basis

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss Detail
January 2011

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Ordinary Income/Expense									
Income									
Capital Lease									
General Journal	1/14/2011	AJE ...		Direct Paym...	General ...		Debt Paymen...	19,172.96	19,172.96
Total Capital Lease								19,172.96	19,172.96
Investment Income									
Deposit	1/3/2011		Wells Fargo	Interest earn...	zz-Bond ...		Bond Fund-C...	2.66	2.66
Deposit	1/3/2011		Wells Fargo	Interest Earn...	Rev. All...		Revenue Allo...	7.42	10.08
Deposit	1/21/2011		Wells Fargo	Interest Earn...	General ...		Wells Fargo ...	272.50	282.58
Total Investment Income								282.58	282.58
Property Taxes									
Deposit	1/28/2011		Twin Falls County	Monthly Rec...	Rev. All...		Revenue Allo...	1,058,872.15	1,058,872.15
Total Property Taxes								1,058,872.15	1,058,872.15
Rental Income									
Deposit	1/18/2011		C3	Rents Recei...	General ...		General Che...	32,113.33	32,113.33
Deposit	1/20/2011	6836	JJ Winterholer	Rent Jan - M...			General Che...	300.00	32,413.33
Total Rental Income								32,413.33	32,413.33
Total Income								1,110,741.02	1,110,741.02
Expense									
Area Development 4-1									
Check	1/6/2011	2146	Preservation Twin ...	Inv 119325 ...	General ...		General Che...	6,900.12	6,900.12
Check	1/6/2011	2148	PMF, Inc.	Red's Bldg ...	General ...		General Che...	998.00	7,898.12
Check	1/6/2011	2149	PMF, Inc.	Invoice 1011...	General ...		General Che...	18,962.00	26,860.12
Total Area Development 4-1								26,860.12	26,860.12
Bank Charges									
Check	1/18/2011			Service Cha...	General ...		General Che...	11.00	11.00
Total Bank Charges								11.00	11.00
Debt Payments - Interest									
Check	1/3/2011	c2	Larry Tucker & Kar...		Rev. All...		Revenue Allo...	1,471.82	1,471.82
Check	1/3/2011	c1	Larry McElliott				Revenue Allo...	157.14	1,628.96
General Journal	1/14/2011	AJE ...		Direct Paym...	General ...		Debt Paymen...	2,696.12	4,325.08
Total Debt Payments - Interest								4,325.08	4,325.08
Debt Payments - Principal									
Check	1/3/2011	c2	Larry Tucker & Kar...		Rev. All...		Revenue Allo...	2,191.86	2,191.86
Check	1/3/2011	c1	Larry McElliott				Revenue Allo...	1,292.82	3,484.68
General Journal	1/14/2011	AJE ...		Direct Paym...	General ...		-SPLIT-	16,476.84	19,961.52
Total Debt Payments - Principal								19,961.52	19,961.52
Meeting Expense									
Check	1/6/2011	2150	Qwest	Inv 1144398...	General ...		General Che...	29.49	29.49
Check	1/6/2011	2151	Daisy's	Inv 375966 ...	General ...		General Che...	99.36	128.85
Total Meeting Expense								128.85	128.85
Real Estate Expense									
Check	1/6/2011	2152	Idaho Power Com...	acct 595802...	General ...		General Che...	4.35	4.35
Check	1/6/2011	2152	Idaho Power Com...	acct 675191...	General ...		General Che...	69.83	74.18
Total Real Estate Expense								74.18	74.18
Real Estate Expense - Dell Bldg									
Check	1/6/2011	2145	Manaus LLC	Annual Leas...	General ...		General Che...	68,000.00	68,000.00
Check	1/6/2011	2147	Idaho Power Com...	Electricity - ...	General ...		General Che...	258.48	68,258.48
Check	1/6/2011	2153	K & G Property Mg...	Inv 1039 Ce...	General ...		General Che...	4,756.90	73,015.38
Total Real Estate Expense - Dell Bldg								73,015.38	73,015.38
Total Expense								124,376.13	124,376.13
Net Ordinary Income								986,364.89	986,364.89
Net Income								**986,364.89**	**986,364.89**

Twin Falls Urban Renewal February 2011 List of Checks					
Check #	Date	Paid Amount	Name	Account	Memo
2154	01/25/11	1,058,872.15	Wells Fargo Bank	Property Taxes	Property Tax income - Dec, 2010
2155	2/7/2011	1,730.00	Cincinnati Insurance Company	Insurance Expense	URA Commercial Ins - Call Center
2156	2/7/2011	3.79	Clos	Office Expense	Name badges - URA Community Mtg
2157	2/7/2011	248.76	Idaho Power Company	Real Estate Expense - Call Ctr	Power @ 851 Poleline Road
2158	2/7/2011	504.00	Historic Ballroom	Meeting Expense	DT Community Development Mtg
2159	2/7/2011	1,592.31	MSVM Group	Community Relations	Communications Services Nov - 2010
2159	2/7/2011	1,450.00	MSVM Group	Community Relations	Communications Services Dec - 2010
2160	2/7/2011	30.96	Daisy's	Meeting Expense	Sub Committee lunch meeting
2161	2/7/2011	2,755.00	K & G Property Mgmt, LLC	Real Estate Expense - Call Ctr	December Maintenance - Call Center
2162	2/7/2011	71.30	Idaho Pizza Company	Meeting Expense	URA monthly lunch meeting
2163	2/7/2011	4.35	Idaho Power Company	Real Estate Expense	Power @ 242 2nd Ave S
2163	2/7/2011	69.83	Idaho Power Company	Real Estate Expense	Power @ 121 4th Ave S
2164	2/7/2011	500.00	Redevelopment Associates of Idaho	Misc. Expense	URA state wide Organizational start up contribution
2165	2/7/2011	5,000.00	Mark J. Rivers, Inc.	Area Dev. 4-1	Downtown Dev. Services
2166	2/8/2011	292.50	Johnsy, Inc.	Meeting Expense	Downtown Forum lunch mtg.
2167	2/10/2011	2,690.86	K & G Property Mgmt, LLC	Real Estate Expense - Call Ctr	Call Center Maintenance - January, 2011
2168	2/10/2011	1,575.00	MSVM Group	Community Relations	Communications services - January, 2011