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03/10/11

Accrual Basis

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet
As of February 28, 2011

		Feb 28, 11
ASSETS		
Current Assets		
Checking/Savings		
Cash		
Bond Fund-Cash #5600	1,005.22	
Bond Reserve Cash #5602	699,912.50	
General Checking Cash #6350	248,823.57	
Revenue Alloc. Cash #5601	3,576,175.11	
Wells Fargo Securities #1251	100,002.10	
Total Cash		4,625,918.50
Total Checking/Savings		4,625,918.50
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		4,657,959.07
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		**6,609,358.62**
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		949,758.12
Total Equity		5,460,293.79
TOTAL LIABILITIES & EQUITY		**6,609,358.62**

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of February 28, 2011

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
ASSETS									6,749,644.63
Current Assets									4,798,245.08
Checking/Savings									4,766,204.51
Cash									4,766,204.51
Bond Fund-Cash #5600									1,059.95
Transfer	2/1/2011			Funds Trans...		X	Revenue Allo...	158,203.96	159,263.91
Deposit	2/1/2011			Deposit		X	Investment In...	0.01	159,263.92
Check	2/1/2011	Direct	Wells Fargo			X	Debt Paymen...	-159,261.25	2.67
Transfer	2/1/2011			Funds Trans...		X	Bond Reserv...	2.55	5.22
Transfer	2/4/2011			Funds Trans...		X	Bond Reserv...	1,000.00	1,005.22
Total Bond Fund-Cash #5600								-54.73	1,005.22
Bond Reserve Cash #5602									699,912.50
Transfer	2/1/2011			Funds Trans...		X	Bond Fund-C...	-2.55	699,909.95
Deposit	2/1/2011			Deposit		X	Investment In...	2.55	699,912.50
Transfer	2/4/2011			Funds Trans...		X	Bond Fund-C...	-1,000.00	698,912.50
Deposit	2/4/2011			Deposit		X	Investment In...	1,000.00	699,912.50
Total Bond Reserve Cash #5602								0.00	699,912.50
General Checking Cash #6350									231,239.91
Check	2/7/2011	2155	Cincinnati Insuran...	Acct #00000...		X	Insurance Ex...	-1,730.00	229,509.91
Check	2/7/2011	2156	Clos	Invoice 09582		X	Office Expense	-3.79	229,506.12
Check	2/7/2011	2157	Idaho Power Com...	Acct 717554...		X	Real Estate E...	-248.76	229,257.36
Check	2/7/2011	2158	Historic Ballroom	Invoice #79		X	Meeting Expe...	-504.00	228,753.36
Check	2/7/2011	2159	MSVM Group, LLC	Invoices 117...		X	-SPLIT-	-3,042.31	225,711.05
Check	2/7/2011	2160	Daisy's	Invoice 3759...		X	Meeting Expe...	-30.96	225,680.09
Check	2/7/2011	2161	K & G Property Mg...	Invoice 1062		X	Real Estate E...	-2,755.00	222,925.09
Check	2/7/2011	2162	Idaho Pizza Comp...	Invoice 1101...			Meeting Expe...	-71.30	222,853.79
Check	2/7/2011	2163	Idaho Power Com...	5958027801...		X	-SPLIT-	-74.18	222,779.61
Check	2/7/2011	2164	Redevelopment As...	Invoice 10010		X	Miscellaneous	-500.00	222,279.61
Check	2/7/2011	2165	Mark J. Rivers, Inc	Invoice TF2...		X	Area Develop...	-5,000.00	217,279.61
Check	2/8/2011	2166	Johnsy, Inc.	Invoice 0128...		X	Meeting Expe...	-292.50	216,987.11
Check	2/8/2011	BC	Wells Fargo			X	Office Expense	-1.00	216,986.11
Check	2/10/2011	2167	K & G Property Mg...	Invoice 1104		X	Real Estate E...	-2,690.86	214,295.25
Check	2/10/2011	2168	MSVM Group, LLC	Invoice 1228		X	Community R...	-1,575.00	212,720.25
Deposit	2/14/2011			Deposit		X	Rental Income	32,113.33	244,833.58
Check	2/14/2011	BC	Wells Fargo			X	Office Expense	-10.00	244,823.58
Deposit	2/16/2011			Deposit		X	-SPLIT-	2,666.66	247,490.24
Deposit	2/17/2011			Deposit		X	Rental Income	1,333.33	248,823.57
Deposit	2/24/2011			Deposit		X	Property Tax ...	5,494.95	254,318.52
Check	2/24/2011	2169	Wells Fargo Bank	Property Tax...		X	Property Tax ...	-5,494.95	248,823.57
Total General Checking Cash #6350								17,583.66	248,823.57
Parking Lot Sinking Cash #3425									0.00
Total Parking Lot Sinking Cash #3425									0.00
Revenue Alloc. Cash #5601									3,733,990.05
Check	2/1/2011	C1	Larry Tucker & Kar...			X	-SPLIT-	-3,663.68	3,730,326.37
Check	2/1/2011	C2	Larry McElliott			X	-SPLIT-	-1,449.96	3,728,876.41
Deposit	2/1/2011			Deposit		X	Investment In...	7.71	3,728,884.12
Deposit	2/1/2011			Deposit		X	Property Taxes	5,494.95	3,734,379.07
Transfer	2/1/2011			Funds Trans...		X	Bond Fund-C...	-158,203.96	3,576,175.11
Total Revenue Alloc. Cash #5601								-157,814.94	3,576,175.11
Wells Fargo Securities #1251									100,002.10
Total Wells Fargo Securities #1251									100,002.10
Cash - Other									0.00
Total Cash - Other									0.00
Total Cash								-140,286.01	4,625,918.50
Total Checking/Savings								-140,286.01	4,625,918.50
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

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of February 28, 2011

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
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
Property Taxes Receivable									29,124.28
Total Property Taxes Receivable									29,124.28
Total Other Current Assets									32,040.57
Total Current Assets								-140,286.01	4,657,959.07
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	2/24/2011	0164...	Twin Falls County ...	property taxes	Rev. All...		General Che...	-5,494.95	-5,494.95
Check	2/24/2011	2169	Wells Fargo Bank	Property Tax...	General ...		General Che...	5,494.95	0.00
Total Property Tax Clearing Account								0.00	0.00
Total Other Assets								0.00	1,184,520.76
TOTAL ASSETS								**-140,286.01**	**6,609,358.62**
LIABILITIES & EQUITY									6,749,644.63
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

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of February 28, 2011

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
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
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									5,600,579.80
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									1,090,044.13
Total Net Income								-140,286.01	949,758.12
Total Equity								-140,286.01	5,460,293.79
TOTAL LIABILITIES & EQUITY								**-140,286.01**	**6,609,358.62**

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03/10/11

Accrual Basis

Urban Renewal Agency of the City of Twin Falls, ID

Profit & Loss

February 2011

	Feb 11
Ordinary Income/Expense	
Income	
Capital Lease	19,172.96
Investment Income	1,010.27
Property Taxes	5,494.95
Rental Income	36,113.32
Total Income	61,791.50
Expense	
Area Development 4-1	5,000.00
Community Relations & Website	4,617.31
Debt Payments - Interest	163,382.28
Debt Payments - Principal	20,165.57
Insurance Expense	1,730.00
Meeting Expense	898.76
Miscellaneous	500.00
Office Expense	14.79
Real Estate Exp. - Call Center	5,694.62
Real Estate Exp. - Other	74.18
Total Expense	202,077.51
Net Ordinary Income	-140,286.01
Net Income	**-140,286.01**

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

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Ordinary Income/Expense									
Income									
Capital Lease									
General Journal	2/15/2011	AJE ...		Direct Paym...	General ...		Debt Paymen...	19,172.96	19,172.96
Total Capital Lease								19,172.96	19,172.96
Investment Income									
Deposit	2/1/2011		Wells Fargo	Interest on A...	Rev. All...		Revenue Allo...	7.71	7.71
Deposit	2/1/2011		Wells Fargo	Interest on A...	zz-Bond ...		Bond Fund-C...	0.01	7.72
Deposit	2/1/2011		Wells Fargo	Interest Rec...	zz-Bond ...		Bond Reserv...	2.55	10.27
Deposit	2/4/2011		Wells Fargo	Interest on I...	zz-Bond ...		Bond Reserv...	1,000.00	1,010.27
Total Investment Income								1,010.27	1,010.27
Property Taxes									
Deposit	2/1/2011		Twin Falls County ...	Monthly Re...	Rev. All...		Revenue Allo...	5,494.95	5,494.95
Total Property Taxes								5,494.95	5,494.95
Rental Income									
Deposit	2/14/2011		C3	Rent Received	General ...		General Che...	32,113.33	32,113.33
Deposit	2/16/2011		US Treasury	VA Rent	General ...		General Che...	1,333.33	33,446.66
Deposit	2/16/2011		US Treasury	VA Rent	General ...		General Che...	1,333.33	34,779.99
Deposit	2/17/2011		US Treasury	VA Rent	General ...		General Che...	1,333.33	36,113.32
Total Rental Income								36,113.32	36,113.32
Total Income								61,791.50	61,791.50
Expense									
Area Development 4-1									
Check	2/7/2011	2165	Mark J. Rivers, Inc	Consulting s...	General ...		General Che...	5,000.00	5,000.00
Total Area Development 4-1								5,000.00	5,000.00
Community Relations & Website									
Check	2/7/2011	2159	MSVM Group, LLC	Invoice 1178...	General ...		General Che...	1,592.31	1,592.31
Check	2/7/2011	2159	MSVM Group, LLC	Invoice 1208...	General ...		General Che...	1,450.00	3,042.31
Check	2/10/2011	2168	MSVM Group, LLC	Communicat...	General ...		General Che...	1,575.00	4,617.31
Total Community Relations & Website								4,617.31	4,617.31
Debt Payments - Interest									
Check	2/1/2011	C1	Larry Tucker & Kar...	Payment on ...	Rev. All...		Revenue Allo...	1,460.86	1,460.86
Check	2/1/2011	C2	Larry McElliott	Payment on ...	Rev. All...		Revenue Allo...	150.68	1,611.54
Check	2/1/2011	Direct	Wells Fargo	Interest Pay...	zz-Bond ...		Bond Fund-C...	159,261.25	160,872.79
General Journal	2/15/2011	AJE ...		Direct Paym...	General ...		-SPLIT-	2,509.49	163,382.28
Total Debt Payments - Interest								163,382.28	163,382.28
Debt Payments - Principal									
Check	2/1/2011	C1	Larry Tucker & Kar...	Payment on ...	Rev. All...		Revenue Allo...	2,202.82	2,202.82
Check	2/1/2011	C2	Larry McElliott	Payment on ...	Rev. All...		Revenue Allo...	1,299.28	3,502.10
General Journal	2/15/2011	AJE ...		Direct Paym...	General ...		Debt Paymen...	16,663.47	20,165.57
Total Debt Payments - Principal								20,165.57	20,165.57
Insurance Expense									
Check	2/7/2011	2155	Cincinnati Insuran...	URA Comm...	General ...		General Che...	1,730.00	1,730.00
Total Insurance Expense								1,730.00	1,730.00
Meeting Expense									
Check	2/7/2011	2158	Historic Ballroom	DT Commu...	General ...		General Che...	504.00	504.00
Check	2/7/2011	2160	Daisy's	Sub-Commit...	General ...		General Che...	30.96	534.96
Check	2/7/2011	2162	Idaho Pizza Comp...	URA monthl...	General ...		General Che...	71.30	606.26
Check	2/8/2011	2166	Johnsy, Inc.	Downtown F...	General ...		General Che...	292.50	898.76
Total Meeting Expense								898.76	898.76
Miscellaneous									
Check	2/7/2011	2164	Redevelopment As...	URA state w...	General ...		General Che...	500.00	500.00
Total Miscellaneous								500.00	500.00
Office Expense									
Check	2/7/2011	2156	Clos	Name badges	General ...		General Che...	3.79	3.79
Check	2/8/2011	BC	Wells Fargo	Image Scan	General ...		General Che...	1.00	4.79
Check	2/14/2011	BC	Wells Fargo	Bank Charg...	General ...		General Che...	10.00	14.79
Total Office Expense								14.79	14.79
Real Estate Exp. - Call Center									
Check	2/7/2011	2157	Idaho Power Com...	851 Poleline...	General ...		General Che...	248.76	248.76
Check	2/7/2011	2161	K & G Property Mg...	December M...	General ...		General Che...	2,755.00	3,003.76
Check	2/10/2011	2167	K & G Property Mg...	Call Center ...	General ...		General Che...	2,690.86	5,694.62
Total Real Estate Exp. - Call Center								5,694.62	5,694.62

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

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Real Estate Exp. - Other									
Check	2/7/2011	2163	Idaho Power Com...	Power 242 ...	General ...		General Che...	4.35	4.35
Check	2/7/2011	2163	Idaho Power Com...	Power 121 4...	General ...		General Che...	69.83	74.18
Total Real Estate Exp. - Other								74.18	74.18
Total Expense								202,077.51	202,077.51
Net Ordinary Income								-140,286.01	-140,286.01
Net Income								**-140,286.01**	**-140,286.01**

Twin Falls Urban Renewal March 2011 List of Checks					
Check #	Date	Paid Amount	Name	Account	Memo
2169	2/24/11	5,494.95	Wells Fargo Bank	Property Taxes	Property Tax Income - February, 2011
2170	03/07/11	50.00	Redevelopment Associates of ID	Misc.	2011 annual membership dues
2171	3/7/2011	230.90	Idaho Power Company	Real Estate Expense - Call Ctr	851 Poleline Road - Electricity
2171	3/7/2011	4.35	Idaho Power Company	Real Estate Expense	242 2nd Ave South - Electricity
2171	3/7/2011	69.83	Idaho Power Company	Real Estate Expense	121 4th Ave South - Electricity
2172	3/7/2011	88.84	Molly's	Meeting Expense	URA monthly meeting lunches
2173	3/7/2011	6,482.55	Western Development Corp	Real Estate Expense - Call Ctr	1st half property tax - C3 Pkg Lot
2174	3/7/2011	5,385.00	Mark J Rivers, Inc. dba Brix & Co	Area Development	Downtown/Old Town redev. Prof. services
2175	3/7/2011	115,000.00	Jayco, Inc.	Area Development	Fiscal year 2010 reimb Eldridge Rd Construction
2176	3/7/2011	57,500.00	Jayco, Inc.	Area Development	Semi Annual 1st half property tax - Eldridge Rd Constr.
2177	3/7/2011	4,824.10	K & G Property Mgmt, LLC	Real Estate Expense - Call Ctr	Call Center maintenance - February, 2011
2178	3/7/2011	135.00	Melinda Anderson	Meeting Expense	Ura Leg Mtg 2/8/11 - Boise
2178	3/7/2011	15.00	Melinda Anderson	Meeting Expense	URA Leg Mtg per diem - 2/8/11 - Boise
2178	3/7/2011	25.00	Melinda Anderson	Meeting Expense	URA Leg Mtg per diem - 2/16/11 - Boise
2178	3/7/2011	31.24	Melinda Anderson	Meeting Expense	URA mtg 3/2/11 - Communications Review