2:13 PM

09/07/11

Accrual Basis

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

		Aug 31, 11
ASSETS		
Current Assets		
Checking/Savings		
Cash		
Bond Fund-Cash #5600	2,127.26	
Bond Reserve Cash #5602	699,912.50	
General Checking Cash #6350	62,750.22	
Revenue Alloc. Cash #5601	3,830,249.37	
Total Cash		4,595,039.35
Total Checking/Savings		4,595,039.35
Other Current Assets		
Due from Other Governments		24,231.73
Interest Receivable		
Int. Rec.-Bond Fund	829.15	
Int. Rec.-Revenue Allocation	2,140.99	
Total Interest Receivable		2,970.14
Property Taxes Receivable		70,216.01
Total Other Current Assets		97,417.88
Total Current Assets		4,692,457.23
Fixed Assets		
Accumulated Depreciation		-101,666.67
Building		3,500,000.00
Equipment		475,000.00
Land		1,350,000.00
Total Fixed Assets		5,223,333.33
Other Assets		
Lease Receivable-Jayco		954,540.13
Total Other Assets		954,540.13
TOTAL ASSETS		**10,870,330.69**
LIABILITIES & EQUITY		
Liabilities		
Long Term Liabilities		
BID Grant Oversight		73,983.96
Deferred Rev.-Lease		916,194.20
Deferred Rev.-Property Tax		70,216.01
Total Long Term Liabilities		1,060,394.17
Total Liabilities		1,060,394.17
Equity		
Fund Balance		
Fund Balance-Bond Fund	700,742.26	
Fund Balance-General Fund	161,318.79	
Fund Balance-Rental Fund	5,223,333.33	
Fund Balance-Revenue Alloc.	2,764,647.06	
Total Fund Balance		8,850,041.44
Net Income		959,895.08
Total Equity		9,809,936.52
TOTAL LIABILITIES & EQUITY		**10,870,330.69**

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

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
ASSETS									11,655,999.68
Current Assets									5,478,126.22
Checking/Savings									5,380,708.34
Cash									5,380,708.34
Bond Fund-Cash #5600									1,017.61
Deposit	8/1/2011			Deposit		X	Investment In...	0.01	1,017.62
Transfer	8/1/2011			Funds Trans...		X	Revenue Allo...	538,246.12	539,263.74
Check	8/1/2011	TWI ...	Wells Fargo			X	-SPLIT-	-539,261.25	2.49
Transfer	8/1/2011			Funds Trans...		X	Bond Reserv...	2.55	5.04
Transfer	8/4/2011			Funds Trans...		X	Bond Reserv...	2,000.00	2,005.04
Transfer	8/16/2011			Funds Trans...		X	Bond Reserv...	122.22	2,127.26
Total Bond Fund-Cash #5600								1,109.65	2,127.26
Bond Reserve Cash #5602									699,912.50
Transfer	8/1/2011			Funds Trans...		X	Bond Fund-C...	-2.55	699,909.95
Deposit	8/1/2011			Deposit		X	Investment In...	2.55	699,912.50
Transfer	8/4/2011			Funds Trans...		X	Bond Fund-C...	-2,000.00	697,912.50
Deposit	8/4/2011			Deposit		X	Investment In...	2,000.00	699,912.50
Deposit	8/15/2011			Deposit		X	Investment In...	122.22	700,034.72
Transfer	8/16/2011			Funds Trans...		X	Bond Fund-C...	-122.22	699,912.50
Total Bond Reserve Cash #5602								0.00	699,912.50
General Checking Cash #6350									311,809.90
Check	8/3/2011	2236	Irminger Construct...	Payment #1		X	Area Develop...	-153,991.20	157,818.70
Check	8/3/2011	2237	Federal Express	Invoice 7-57...		X	Real Estate E...	-35.42	157,783.28
Check	8/3/2011	2238	Signs Now #361	iNVOICE 10...		X	Area Develop...	-480.00	157,303.28
Check	8/3/2011	2239	Myers Anderson A...	Invoices 02 ...		X	-SPLIT-	-14,349.46	142,953.82
Check	8/3/2011	2240	The Coffee Shop	Invoice 50		X	Meeting Expe...	-91.50	142,862.32
Check	8/3/2011	2241	J U B Engineers	Invoice 70987		X	Area Develop...	-6,270.28	136,592.04
Check	8/3/2011	2242	Idaho Power Com...	7175543970		X	Real Estate E...	-201.25	136,390.79
Check	8/3/2011	2243	City of Twin Falls	Account #03...		X	Real Estate E...	-341.51	136,049.28
Deposit	8/3/2011			Deposit		X	Rental Income	1,333.33	137,382.61
Check	8/4/2011	2244	Times News			X	BID Grant Ov...	-9,877.99	127,504.62
Check	8/11/2011	2245	Jayco, Inc.			X	Area Develop...	-57,500.00	70,004.62
Deposit	8/15/2011			Deposit		X	Rental Income	32,755.60	102,760.22
Check	8/15/2011			Service Cha...		X	Office Expense	-10.00	102,750.22
Check	8/17/2011	2246	Wells Fargo Bank	Prop. Tax		X	Property Tax ...	-5,623.20	97,127.02
Deposit	8/17/2011			Deposit		X	Property Tax ...	5,623.20	102,750.22
Check	8/30/2011	2247	Title Fact, Inc.			X	Area Develop...	-40,000.00	62,750.22
Total General Checking Cash #6350								-249,059.68	62,750.22
Parking Lot Sinking Cash #3425									0.00
Total Parking Lot Sinking Cash #3425									0.00
Revenue Alloc. Cash #5601									4,367,968.33
Transfer	8/1/2011			Funds Trans...		X	Bond Fund-C...	-538,246.12	3,829,722.21
Check	8/1/2011	C2	Larry Tucker & Kar...			X	-SPLIT-	-3,663.68	3,826,058.53
Check	8/1/2011	C1	Larry McElliott			X	-SPLIT-	-1,449.96	3,824,608.57
Deposit	8/1/2011			Deposit		X	Investment In...	17.60	3,824,626.17
Deposit	8/31/2011			Deposit		X	Property Taxes	5,623.20	3,830,249.37
Total Revenue Alloc. Cash #5601								-537,718.96	3,830,249.37
Wells Fargo Securities #1251									0.00
Total Wells Fargo Securities #1251									0.00
Cash - Other									0.00
Total Cash - Other									0.00
Total Cash								-785,668.99	4,595,039.35
Total Checking/Savings								-785,668.99	4,595,039.35
Accounts Receivable									0.00
Total Accounts Receivable									0.00
Other Current Assets									97,417.88
Due from Other Governments									24,231.73
Total Due from Other Governments									24,231.73
Interest Receivable									2,970.14
Int. Rec.-Bond Fund									829.15
Total Int. Rec.-Bond Fund									829.15
Int. Rec.-Revenue Allocation									2,140.99
Total Int. Rec.-Revenue Allocation									2,140.99

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of August 31, 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									2,970.14
Inventory Asset									0.00
Total Inventory Asset									0.00
Prepaid Insurance									0.00
Total Prepaid Insurance									0.00
Property Taxes Receivable									70,216.01
Total Property Taxes Receivable									70,216.01
Total Other Current Assets									97,417.88
Total Current Assets								-785,668.99	4,692,457.23
Fixed Assets									5,223,333.33
Accumulated Depreciation									-101,666.67
Total Accumulated Depreciation									-101,666.67
Building									3,500,000.00
Total Building									3,500,000.00
Equipment									475,000.00
Total Equipment									475,000.00
Land									1,350,000.00
Total Land									1,350,000.00
Total Fixed Assets									5,223,333.33
Other Assets									954,540.13
Due from General (4-2)									0.00
Total Due from General (4-2)									0.00
Lease Receivable-Jayco									954,540.13
Total Lease Receivable-Jayco									954,540.13
Property Tax Clearing Account									0.00
Check	8/17/2011	2246	Wells Fargo Bank	Property Tax	General ...		General Che...	5,623.20	5,623.20
Deposit	8/17/2011	2246	Twin Falls County ...	Property Tax	General ...		General Che...	-5,623.20	0.00
Total Property Tax Clearing Account								0.00	0.00
Total Other Assets								0.00	954,540.13
TOTAL ASSETS								**-785,668.99**	**10,870,330.69**
LIABILITIES & EQUITY									11,655,999.68
Liabilities									1,070,272.16
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

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

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Long Term Liabilities									1,070,272.16
BID Grant Oversight									83,861.95
Check	8/4/2011	2244	Times News	BID matchin...	General ...		General Che...	-9,877.99	73,983.96
Total BID Grant Oversight								-9,877.99	73,983.96
Deferred Rev.-Lease									916,194.20
Total Deferred Rev.-Lease									916,194.20
Deferred Rev.-Lease Principal									0.00
Total Deferred Rev.-Lease Principal									0.00
Deferred Rev.-Property Tax									70,216.01
Total Deferred Rev.-Property Tax									70,216.01
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								-9,877.99	1,060,394.17
Total Liabilities								-9,877.99	1,060,394.17
Equity									10,585,727.52
Fund Balance									8,850,041.44
Fund Balance-Bond Fund									700,742.26
Total Fund Balance-Bond Fund									700,742.26
Fund Balance-General Fund									161,318.79
Total Fund Balance-General Fund									161,318.79
Fund Balance-Rental Fund									5,223,333.33
Total Fund Balance-Rental Fund									5,223,333.33
Fund Balance-Revenue Alloc.									2,764,647.06
Total Fund Balance-Revenue Alloc.									2,764,647.06
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									8,850,041.44
Opening Balance Equity									0.00
Total Opening Balance Equity									0.00
Unrestricted Net Assets									0.00
Total Unrestricted Net Assets									0.00
Net Income									1,735,686.08
Total Net Income								-775,791.00	959,895.08
Total Equity								-775,791.00	9,809,936.52
TOTAL LIABILITIES & EQUITY								**-785,668.99**	**10,870,330.69**

2:06 PM

09/07/11

Accrual Basis

Urban Renewal Agency of the City of Twin Falls, ID

Profit & Loss

August 2011

	Aug 11
Ordinary Income/Expense	
Income	
Capital Lease	19,172.96
Investment Income	2,142.38
Property Taxes	5,623.20
Rental Income	34,088.93
Total Income	61,027.47
Gross Profit	61,027.47
Expense	
Area Development 4-1	46,750.28
Area Development 4-2	211,491.20
Debt Payments - Interest	162,754.61
Debt Payments - Principal	400,793.24
Meeting Expense	91.50
Office Expense	10.00
Real Estate Exp. - Call Center	14,927.64
Total Expense	836,818.47
Net Ordinary Income	-775,791.00
Net Income	**-775,791.00**

2:06 PM
09/07/11
Accrual Basis

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

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Ordinary Income/Expense									
Income									
Capital Lease									
General Journal	8/8/2011	AJE ...		Direct Loan ...	General ...		Debt Paymen...	19,172.96	19,172.96
Total Capital Lease								19,172.96	19,172.96
Investment Income									
Deposit	8/1/2011		Wells Fargo	Interest Rec...	zz-Bond ...		Bond Fund-C...	0.01	0.01
Deposit	8/1/2011		Wells Fargo	Interest Earn...	Rev. All...		Revenue Allo...	17.60	17.61
Deposit	8/1/2011		Wells Fargo	Interest Rec...	zz-Bond ...		Bond Reserv...	2.55	20.16
Deposit	8/4/2011		Wells Fargo	Fed Home L...	zz-Bond ...		Bond Reserv...	2,000.00	2,020.16
Deposit	8/15/2011		Wells Fargo	Interest from...	zz-Bond ...		Bond Reserv...	122.22	2,142.38
Total Investment Income								2,142.38	2,142.38
Property Taxes									
Deposit	8/31/2011		Wells Fargo	Transfer of p...	Rev. All...		Revenue Allo...	5,623.20	5,623.20
Total Property Taxes								5,623.20	5,623.20
Rental Income									
Deposit	8/3/2011		US Treasury	VA Payment	Rental F...		General Che...	1,333.33	1,333.33
Deposit	8/15/2011		C3	C3 Rent Dir...	General ...		General Che...	32,755.60	34,088.93
Total Rental Income								34,088.93	34,088.93
Total Income								61,027.47	61,027.47
Gross Profit								61,027.47	61,027.47
Expense									
Area Development 4-1									
Check	8/3/2011	2238	Signs Now #361	Posters & in...	General ...		General Che...	480.00	480.00
Check	8/3/2011	2241	J U B Engineers	Waterline Pr...	General ...		General Che...	6,270.28	6,750.28
Check	8/30/2011	2247	Title Fact, Inc.	Funds to put...	General ...		General Che...	40,000.00	46,750.28
Total Area Development 4-1								46,750.28	46,750.28
Area Development 4-2									
Check	8/3/2011	2236	Irminger Construct...	Waterline Pr...	General ...		General Che...	153,991.20	153,991.20
Check	8/11/2011	2245	Jayco, Inc.	Semi annual...	General ...		General Che...	57,500.00	211,491.20
Total Area Development 4-2								211,491.20	211,491.20
Debt Payments - Interest									
Check	8/1/2011	TWI ...	Wells Fargo	Semi-Annua...	zz-Bond ...		Bond Fund-C...	159,261.25	159,261.25
Check	8/1/2011	C2	Larry Tucker & Kar...		Rev. All...		Revenue Allo...	1,393.94	160,655.19
Check	8/1/2011	C1	Larry McElliott		Rev. All...		Revenue Allo...	111.21	160,766.40
General Journal	8/8/2011	AJE ...		Direct Loan ...	General ...		-SPLIT-	1,988.21	162,754.61
Total Debt Payments - Interest								162,754.61	162,754.61
Debt Payments - Principal									
Check	8/1/2011	TWI ...	Wells Fargo	Semi-Annua...	zz-Bond ...		Bond Fund-C...	380,000.00	380,000.00
Check	8/1/2011	C2	Larry Tucker & Kar...		Rev. All...		Revenue Allo...	2,269.74	382,269.74
Check	8/1/2011	C1	Larry McElliott		Rev. All...		Revenue Allo...	1,338.75	383,608.49
General Journal	8/8/2011	AJE ...		Direct Loan ...	General ...		Debt Paymen...	17,184.75	400,793.24
Total Debt Payments - Principal								400,793.24	400,793.24
Meeting Expense									
Check	8/3/2011	2240	The Coffee Shop	Monthly mee...	General ...		General Che...	91.50	91.50
Total Meeting Expense								91.50	91.50
Office Expense									
Check	8/15/2011			Service Cha...	General ...		General Che...	10.00	10.00
Total Office Expense								10.00	10.00
Real Estate Exp. - Call Center									
Check	8/3/2011	2237	Federal Express	Mail contract...	General ...		General Che...	35.42	35.42
Check	8/3/2011	2239	Myers Anderson A...	Prof Serv - C...	General ...		General Che...	10,260.00	10,295.42
Check	8/3/2011	2239	Myers Anderson A...	Prof Serv - C...	General ...		General Che...	4,089.46	14,384.88
Check	8/3/2011	2242	Idaho Power Com...	Power - 851 ...	General ...		General Che...	201.25	14,586.13
Check	8/3/2011	2243	City of Twin Falls	851 Poleline...	General ...		General Che...	341.51	14,927.64
Total Real Estate Exp. - Call Center								14,927.64	14,927.64
Total Expense								836,818.47	836,818.47
Net Ordinary Income								-775,791.00	-775,791.00
Net Income								**-775,791.00**	**-775,791.00**

Twin Falls Urban Renewal September, 2011 List of Checks					
Check #	Date	Paid Amount	Name	Account	Memo
2245	8/11/2011	57,500.00	Jayco, Inc.	Real Est Exp Area Dev 4-2	Semi Annual Pay. 2nd half property tax Eldredge Rd Constr.
2246	8/17/2011	5,623.20	Wells Fargo Bank	Property Taxex	Property tax income - August, 2011
2247	8/30/2011	40,000.00	Title Fact, Inc.	Area Development 4-1	Funds to put into escrow for land purchase
2248	9/6/2011	2,174.00	ICRMP	Insurance Expense	Property Insurance
2249	9/6/2011	5,087.50	Brix & Co	Area Development 4-1	Downtown Dev - Aea 4-2 , Consulting
2250	9/6/2011	1,450.00	MSVM Group, LLC	Com Relations & website	Community Relations
2250	9/6/2011	3,181.00	MSVM Group, LLC	Com Relations & website	2nd half payment Website Development
2251	9/6/2011	388.76	Lee Enterprises	Legal Expense	Legal Advertising - Budget
2251	9/6/2011	209.79	Lee Enterprises	Real Est Exp - Call Ctr	Legal Advertising - Bid C3 Reroof proj.
2252	9/6/2011	7,772.00	Susan Hall	BID Funds	BID match program - Susan's Antiques
2253	9/6/2011	197.70	Idaho Power Company	Real Est Exp - Call Ctr	Power - 851 Poleline Road
2254	9/6/2011	1,533.65	Myers Anderson Architecture	Real Est Exp - Call Ctr	Design payment - C3 reroof
2255	9/6/2011	1,738.75	Ed Ditlefsen	Area Development 4-1	Proposal format
2256	9/6/2011	296.03	City of Twin Falls	Real Est Exp - Call Ctr	Water @ 851 Poleline Road
2257	9/6/2011	100.00	Lockwood Sprinkers & Spraying	Real Est Exp - Call Ctr	2nd Weed Spray URA Property
2257	9/6/2011	500.00	Lockwood Sprinkers & Spraying	Real Est Exp.	2nd Weed Spray URA Property
2258	9/6/2011	3,088.45	K & G Property Mgmt, LLC	Real Est Exp - Call Ctr	Monthly Call Ctr Mgmt. - July 2011
2259	9/6/2011	3,247.43	Coleman & McIntyre	BID Funds	BID match program - John Coleman
2260	9/6/2011	4.31	Idaho Power Company	Real Est Exp.	Power @ 242 2nd Avenue South
2260	9/6/2011	92.90	Idaho Power Company	Real Est Exp.	Power @ 121 4th Avenue South
2261	9/6/2011	133.82	Daisy's	Meeting Expense	URA monthly meeting lunches
2262	9/6/2011	5,087.50	Brix & Co	Area Development 4-1	Downtown Dev consulting
2263	9/6/2011	27.21	Melinda Anderson	Meeting Expense	URA meeting w/chairman
2264	9/6/2011	1,450.00	MSVM Group, LLC	Com Relations & website	Community Relations
2265	9/6/2011	2,482.60	K & G Property Mgmt, LLC	Real Est Exp - Call Ctr	Monthly Call Ctr Mgmt. - Aug 2011
80	8/31/2011	107,160.00	Smith Roofing & Siding, LLC	RAA	Call Ctr Reroofing Project - Construction
81	9/6/2011	47,782.50	JUB Engineers	RAA	SE Twin Waterline Project Phase III
82	9/6/2011	459,317.09	Irminger Construction	RAA	2nd payment - SE Twin Waterline Project