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

		Oct 31, 11
ASSETS		
Current Assets		
Checking/Savings		
Cash		
Bond Fund-Cash #5600	2,137.46	
Bond Reserve Cash #5602	699,912.50	
General Checking Cash #6350	52,627.56	
Revenue Alloc. Cash #5601	2,852,342.77	
Total Cash		3,607,020.29
Total Checking/Savings		3,607,020.29
Other Current Assets		
Deposits		40,000.00
Due from Other Governments		25,223.00
Interest Receivable		
Int. Rec.-Bond Fund	829.15	
Int. Rec.-Revenue Allocation	2,140.99	
Total Interest Receivable		2,970.14
Property Taxes Receivable		131,596.00
Total Other Current Assets		199,789.14
Total Current Assets		3,806,809.43
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		**9,984,682.89**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Accts Pay - General		95,450.00
Total Other Current Liabilities		95,450.00
Total Current Liabilities		95,450.00
Long Term Liabilities		
BID Grant Oversight		51,647.48
Deferred Rev.-Lease		916,194.20
Deferred Rev.-Property Tax		131,596.00
Total Long Term Liabilities		1,099,437.68
Total Liabilities		1,194,887.68
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

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

	Oct 31, 11
Unrestricted Net Assets	-104,293.23
Net Income	44,047.00
Total Equity	8,789,795.21
TOTAL LIABILITIES & EQUITY	**9,984,682.89**

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

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
ASSETS									10,356,980.07
Current Assets									4,179,106.61
Checking/Savings									3,979,317.47
Cash									3,979,317.47
Bond Fund-Cash #5600									2,131.69
Deposit	10/3/2011			Deposit		X	Investment In...	5.77	2,137.46
Total Bond Fund-Cash #5600								5.77	2,137.46
Bond Reserve Cash #5602									699,912.50
Total Bond Reserve Cash #5602									699,912.50
General Checking Cash #6350									56,585.75
Check	10/3/2011	2268	City of Twin Falls	Acct 030304...		X	Real Estate E...	-332.62	56,253.13
Check	10/3/2011	2269	The Coffee Shop	Invoices 26 ...		X	Meeting Expe...	-133.90	56,119.23
Check	10/3/2011	2270	Idaho Power Com...	accts 71755...		X	-SPLIT-	-303.20	55,816.03
Check	10/3/2011	2271	Myers Anderson A...	Invoice 05		X	Real Estate E...	-3,900.00	51,916.03
Check	10/3/2011	2272	Wells Fargo	Invoice 7892...		X	Bond Trustee...	-2,250.00	49,666.03
Check	10/3/2011	2273	Twin Falls Chamb...	Invoice 13108		X	Meeting Expe...	-35.00	49,631.03
Check	10/3/2011	2274	Brix & Company	Invoice TF2...		X	Area Develop...	-5,262.50	44,368.53
Check	10/3/2011	2275	Air Quality Service...	Invoice #01		X	BID Grant Ov...	-1,317.05	43,051.48
Deposit	10/3/2011			Deposit		X	Rental Income	300.00	43,351.48
Deposit	10/5/2011			Deposit		X	Rental Income	1,333.33	44,684.81
Check	10/6/2011	2276	EHM Engineers, Inc.	Invoice 283-11		X	Area Develop...	-1,800.00	42,884.81
Check	10/6/2011	2277	K & G Property Mg...	Invoice 4169		X	Real Estate E...	-3,012.85	39,871.96
Check	10/6/2011	2278	Twin Falls Old To...	Invoice #1		X	BID Grant Ov...	-10,000.00	29,871.96
Deposit	10/18/2011			Deposit		X	Rental Income	32,755.60	62,627.56
Check	10/20/2011	2279	Title Fact, Inc.	Escrow for L...		X	Area Develop...	-10,000.00	52,627.56
Deposit	10/24/2011			Deposit		X	Property Tax ...	14,750.49	67,378.05
Check	10/24/2011	2280	Wells Fargo Bank	Prop. Tax - ...		X	Property Tax ...	-14,750.49	52,627.56
Total General Checking Cash #6350								-3,958.19	52,627.56
Parking Lot Sinking Cash #3425									0.00
Total Parking Lot Sinking Cash #3425									0.00
Revenue Alloc. Cash #5601									3,220,687.53
Check	10/3/2011	Req ...	Larry Tucker & Kar...			X	-SPLIT-	-3,663.68	3,217,023.85
Check	10/3/2011	Req ...	Larry McElliott			X	-SPLIT-	-1,449.96	3,215,573.89
Deposit	10/3/2011			Deposit		X	Investment In...	15.45	3,215,589.34
Check	10/13/2011	Req ...	Smith Roofing & Si...			X	Real Estate E...	-87,821.00	3,127,768.34
Check	10/13/2011	Req ...	Irminger Construct...			X	Area Develop...	-300,176.06	2,827,592.28
Deposit	10/27/2011			Deposit		X	Investment In...	10,000.00	2,837,592.28
Deposit	10/28/2011			Deposit		X	Property Taxes	14,750.49	2,852,342.77
Total Revenue Alloc. Cash #5601								-368,344.76	2,852,342.77
Wells Fargo Securities #1251									0.00
Total Wells Fargo Securities #1251									0.00
Cash - Other									0.00
Total Cash - Other									0.00
Total Cash								-372,297.18	3,607,020.29
Total Checking/Savings								-372,297.18	3,607,020.29
Accounts Receivable									0.00
Total Accounts Receivable									0.00
Other Current Assets									199,789.14
Deposits									40,000.00
Total Deposits									40,000.00
Due from Other Governments									25,223.00
Total Due from Other Governments									25,223.00
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
Interest Receivable - Other									0.00
Total Interest Receivable - Other									0.00
Total Interest Receivable									2,970.14

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

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Inventory Asset									0.00
Total Inventory Asset									0.00
Prepaid Insurance									0.00
Total Prepaid Insurance									0.00
Property Taxes Receivable									131,596.00
Total Property Taxes Receivable									131,596.00
Total Other Current Assets									199,789.14
Total Current Assets								-372,297.18	3,806,809.43
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
Deposit	10/24/2011	0176...	Twin Falls County ...	Property Tax...	General ...		General Che...	-14,750.49	-14,750.49
Check	10/24/2011	2280	Wells Fargo Bank	Property Tax...	General ...		General Che...	14,750.49	0.00
Total Property Tax Clearing Account								0.00	0.00
Total Other Assets								0.00	954,540.13
TOTAL ASSETS								**-372,297.18**	**9,984,682.89**
LIABILITIES & EQUITY									10,356,980.07
Liabilities									1,611,231.86
Current Liabilities									511,794.18
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									511,794.18
Accts Pay - Bond Fund									2,250.00
General Journal	10/5/2011	AJE ...		To reverse a...	zz-Bond ...		-SPLIT-	-2,250.00	0.00
Total Accts Pay - Bond Fund								-2,250.00	0.00
Accts Pay - General									107,026.28
General Journal	10/5/2011	AJE ...		To reverse a...	General ...		Accts Pay - B...	-11,576.28	95,450.00
Total Accts Pay - General								-11,576.28	95,450.00
Accts Pay - Rental Fund									95,279.34
General Journal	10/5/2011	AJE ...		To reverse a...	Rental F...		Accts Pay - B...	-95,279.34	0.00
Total Accts Pay - Rental Fund								-95,279.34	0.00
Accts Pay - Rev. Alloc.									307,238.56
General Journal	10/5/2011	AJE ...		To reverse a...	General ...		Accts Pay - B...	-307,238.56	0.00
Total Accts Pay - Rev. Alloc.								-307,238.56	0.00
Payroll Liabilities									0.00
Total Payroll Liabilities									0.00

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

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Prepaid Rent									0.00
Total Prepaid Rent									0.00
Total Other Current Liabilities								-416,344.18	95,450.00
Total Current Liabilities								-416,344.18	95,450.00
Long Term Liabilities									1,099,437.68
BID Grant Oversight									51,647.48
Check	10/3/2011	2275	Air Quality Service...	BID Facade ...	General ...		General Che...	-1,317.05	50,330.43
General Journal	10/5/2011	AJE ...		To reverse a...	General ...		Accts Pay - B...	11,317.05	61,647.48
Check	10/6/2011	2278	Twin Falls Old To...	Invoice #1	General ...		General Che...	-10,000.00	51,647.48
Total BID Grant Oversight								0.00	51,647.48
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									131,596.00
Total Deferred Rev.-Property Tax									131,596.00
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
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								0.00	1,099,437.68
Total Liabilities								-416,344.18	1,194,887.68
Equity									8,745,748.21
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									-104,293.23
Total Unrestricted Net Assets									-104,293.23

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

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Net Income									0.00
Total Net Income								44,047.00	44,047.00
Total Equity								44,047.00	8,789,795.21
TOTAL LIABILITIES & EQUITY								**-372,297.18**	**9,984,682.89**

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Accrual Basis

Urban Renewal Agency of the City of Twin Falls, ID

Profit & Loss

October 2011

	Oct 11
Ordinary Income/Expense	
Income	
Capital Lease	19,172.96
Investment Income	10,021.22
Property Taxes	14,750.49
Rental Income	34,388.93
Total Income	78,333.60
Gross Profit	78,333.60
Expense	
Area Development 4-1	10,000.00
Bond Trustee Fees	0.00
Debt Payments - Interest	3,764.92
Debt Payments - Principal	20,521.68
Meeting Expense	0.00
Real Estate Exp. - Call Center	0.00
Real Estate Exp. - Other	0.00
Total Expense	34,286.60
Net Ordinary Income	44,047.00
Net Income	**44,047.00**

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

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Ordinary Income/Expense									
Income									
Capital Lease									
General Journal	10/12/2011	AJE ...		Direct Loan ...	General ...		Debt Paymen...	19,172.96	19,172.96
Total Capital Lease								19,172.96	19,172.96
Investment Income									
Deposit	10/3/2011		Wells Fargo	Interest Rec...	zz-Bond ...		Bond Fund-C...	5.77	5.77
Deposit	10/3/2011		Wells Fargo	Interest earn...	Rev. All...		Revenue Allo...	15.45	21.22
Deposit	10/27/2011		Wells Fargo	Interest earn...	Rev. All...		Revenue Allo...	10,000.00	10,021.22
Total Investment Income								10,021.22	10,021.22
Property Taxes									
Deposit	10/28/2011		Wells Fargo Bank	Monthly remi...	Rev. All...		Revenue Allo...	14,750.49	14,750.49
Total Property Taxes								14,750.49	14,750.49
Rental Income									
Deposit	10/3/2011	6907	JJ Winterholer	Oct, Nov, Dec			General Che...	300.00	300.00
Deposit	10/5/2011		US Treasury	Rental Inco...	Rental F...		General Che...	1,333.33	1,633.33
Deposit	10/18/2011	5100	C3	Bill # 10012...			General Che...	32,755.60	34,388.93
Total Rental Income								34,388.93	34,388.93
Total Income								78,333.60	78,333.60
Gross Profit								78,333.60	78,333.60
Expense									
Area Development 4-1									
Check	10/3/2011	2274	Brix & Company	Downtown D...	General ...		General Che...	5,262.50	5,262.50
General Journal	10/5/2011	AJE ...		To reverse a...	General ...		Accts Pay - B...	-307,238.56	-301,976.06
Check	10/6/2011	2276	EHM Engineers, Inc.	Phase I - Ki...	General ...		General Che...	1,800.00	-300,176.06
Check	10/13/2011	Req ...	Irminger Construct...	Waterline Pr...	Rev. All...		Revenue Allo...	300,176.06	0.00
Check	10/20/2011	2279	Title Fact, Inc.	Escrow for I...	General ...		General Che...	10,000.00	10,000.00
Total Area Development 4-1								10,000.00	10,000.00
Bond Trustee Fees									
Check	10/3/2011	2272	Wells Fargo	Trust Admin...	General ...		General Che...	2,250.00	2,250.00
General Journal	10/5/2011	AJE ...		To reverse a...	zz-Bond ...		Accts Pay - B...	-2,250.00	0.00
Total Bond Trustee Fees								0.00	0.00
Debt Payments - Interest									
Check	10/3/2011	Req ...	Larry Tucker & Kar...	Monthly Pay...	Rev. All...		Revenue Allo...	1,371.19	1,371.19
Check	10/3/2011	Req ...	Larry McElliott	Monthly Pay...	zz-Bond ...		Revenue Allo...	104.52	1,475.71
General Journal	10/12/2011	AJE ...		Direct Loan ...	General ...		Debt Paymen...	2,289.21	3,764.92
Total Debt Payments - Interest								3,764.92	3,764.92
Debt Payments - Principal									
Check	10/3/2011	Req ...	Larry Tucker & Kar...	Monthly Pay...	Rev. All...		Revenue Allo...	2,292.49	2,292.49
Check	10/3/2011	Req ...	Larry McElliott	Monthly Pay...	zz-Bond ...		Revenue Allo...	1,345.44	3,637.93
General Journal	10/12/2011	AJE ...		Direct Loan ...	General ...		-SPLIT-	16,883.75	20,521.68
Total Debt Payments - Principal								20,521.68	20,521.68
Meeting Expense									
Check	10/3/2011	2269	The Coffee Shop	Sept 12 Lun...	General ...		General Che...	133.90	133.90
Check	10/3/2011	2273	Twin Falls Chamb...	Legislative T...	General ...		General Che...	35.00	168.90
General Journal	10/5/2011	AJE ...		To reverse a...	General ...		Accts Pay - B...	-168.90	0.00
Total Meeting Expense								0.00	0.00
Real Estate Exp. - Call Center									
Check	10/3/2011	2268	City of Twin Falls	851 Poleline...	General ...		General Che...	332.62	332.62
Check	10/3/2011	2270	Idaho Power Com...	851 Poleline...	General ...		General Che...	212.87	545.49
Check	10/3/2011	2271	Myers Anderson A...	Call Ctr rero...	General ...		General Che...	3,900.00	4,445.49
General Journal	10/5/2011	AJE ...		To reverse a...	Rental F...		Accts Pay - B...	-95,279.34	-90,833.85
Check	10/6/2011	2277	K & G Property Mg...	Monthly call ...	General ...		General Che...	3,012.85	-87,821.00
Check	10/13/2011	Req ...	Smith Roofing & Si...	Reroof buildi...	Rental F...		Revenue Allo...	87,821.00	0.00
Total Real Estate Exp. - Call Center								0.00	0.00

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

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Real Estate Exp. - Other									
Check	10/3/2011	2270	Idaho Power Com...	242 2nd Ave...	General ...		General Che...	4.35	4.35
Check	10/3/2011	2270	Idaho Power Com...	121 4th Ave ...	General ...		General Che...	85.98	90.33
General Journal	10/5/2011	AJE ...		To reverse a...	General ...		Accts Pay - B...	-90.33	0.00
Total Real Estate Exp. - Other								0.00	0.00
Total Expense								34,286.60	34,286.60
Net Ordinary Income								44,047.00	44,047.00
Net Income								**44,047.00**	**44,047.00**

Twin Falls Urban Renewal November, 2011 List of Checks					
Check #	Date	Paid Amount	Name	Account	Memo
2279	10/20/2011	10,000.00	Title Fact, Inc.	Area Development 4-1	Escrow for land purchas
2280	10/24/2011	14,750.49	Wells Fargo Bank	Property Taxes	Property tax income - October, 2011
2281			VOID		
2282			VOID		
2283			VOID		
2284	11/7/2011	125.00	Melinda Anderson	Meeting Expense	Mileage to Boise for RAI & other mtgs
2284	11/7/2011	10.00	Melinda Anderson	Meeting Expense	lunch per diem
2284	11/7/2011	23.63	Melinda Anderson	Meeting Expense	Board member lunch meeting
2285	11/7/2011	1,450.00	MSVM Group, LLC	Community Relations	Communications
2286	11/7/2011	4.35	Idaho Power Company	Real Est Exp.	Power @ 242 2nd Ave South
2286	11/7/2011	98.17	Idaho Power Company	Real Est Exp.	Power @ 121 4th Avenue South
2287	11/7/2011	198.67	Idaho Power Company	Real Est Exp - Call Ctr	Power @ 851 Poleline Road
2288	11/7/2011	302.05	City of Twin Falls	Real Est Exp - Call Ctr	Water @ 1801 Blue Lakes Blvd North
2289	11/7/2011	564.00	Smith Roofing	Real Est Exp - Call Ctr	Investigate roof leak & mileage
2290	11/7/2011	5,175.00	Brix & Company	Area Development 4-1	Downtown Dev consulting
2291	11/7/2011	5.28	Idaho Power Company	Real Est Exp.	Power @ 242 2nd Ave South
2291	11/7/2011	91.35	Idaho Power Company	Real Est Exp.	Power @ 121 4th Avenue South
2292	11/7/2011	500.00	Redevelopment Assoc. of ID	Dues & Subscriptions	F.Y. 2011 membership Dues RAI
2293	11/7/2011	1,450.00	MSVM Group, LLC	Community Relations	Communications
2294	11/7/2011	2,904.14	K & G Property Mgmt, LLC	Real Est Exp - Call Ctr	Monthly Call Ctr Mgmt. - Oct 2011
2295	11/7/2011	100.00	Myers Anderson Architecture	Real Est Exp - Call Ctr	Design payment - C3 reroof
2296	11/7/2011	91.83	Peace Love & Sandwiches	Meeting Expense	URA Special Meeting lunches
2297	11/7/2011	2,973.60	Sheryl Patheal	BID Funds	Reimb BID Façade Project
2298	11/7/2011	10,000.00	Bernice Howa - Kelly's	BID Funds	Reimb BID Façade Project
85	11/7/2011	296,387.06	Irminger Construction	RAA	4th payment - SE Twin Waterline Project
86	11/7/2011	94,000.00	City of Twin Falls	RAA	F.Y. 2011 City Management Fees