9:22 AM

10/18/11

Accrual Basis

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet
As of September 30, 2011

		Sep 30, 11
ASSETS		
Current Assets		
Checking/Savings		
Cash		
Bond Fund-Cash #5600	2,131.69	
Bond Reserve Cash #5602	699,912.50	
General Checking Cash #6350	56,585.75	
Revenue Alloc. Cash #5601	3,220,687.53	
Total Cash		3,979,317.47
Total Checking/Savings		3,979,317.47
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		4,076,735.35
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		**10,254,608.81**
LIABILITIES & EQUITY		
Liabilities		
Long Term Liabilities		
BID Grant Oversight		62,964.53
Deferred Rev.-Lease		916,194.20
Deferred Rev.-Property Tax		70,216.01
Total Long Term Liabilities		1,049,374.74
Total Liabilities		1,049,374.74
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		355,192.63
Total Equity		9,205,234.07
TOTAL LIABILITIES & EQUITY		**10,254,608.81**

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of September 30, 2011

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
ASSETS									10,870,330.69
Current Assets									4,692,457.23
Checking/Savings									4,595,039.35
Cash									4,595,039.35
Bond Fund-Cash #5600									2,127.26
Deposit	9/1/2011			Deposit		X	Investment In...	4.43	2,131.69
Total Bond Fund-Cash #5600								4.43	2,131.69
Bond Reserve Cash #5602									699,912.50
Total Bond Reserve Cash #5602									699,912.50
General Checking Cash #6350									62,750.22
Check	9/6/2011	2248	ICRMP	Invoice 8100...		X	Insurance Ex...	-2,174.00	60,576.22
Check	9/6/2011	2249	Brix & Company	Invoice TF2...		X	Area Develop...	-5,087.50	55,488.72
Check	9/6/2011	2250	MSVM Group, LLC	Invoice #136...		X	-SPLIT-	-4,631.00	50,857.72
Check	9/6/2011	2251	Lee Enterprises	Invoice 5260...		X	-SPLIT-	-598.55	50,259.17
Check	9/6/2011	2252	Susan Hall	Invoice #1		X	BID Grant Ov...	-7,772.00	42,487.17
Check	9/6/2011	2253	Idaho Power Com...	Invoice 5439...		X	Real Estate E...	-197.70	42,289.47
Check	9/6/2011	2254	Myers Anderson A...	Invoice #04		X	Real Estate E...	-1,533.65	40,755.82
Check	9/6/2011	2255	Ed Ditlefsen	Invoice 2094		X	Area Develop...	-1,738.75	39,017.07
Check	9/6/2011	2256	City of Twin Falls	Acct 030304...		X	Real Estate E...	-296.03	38,721.04
Check	9/6/2011	2257	Lockwood Sprinkle...	Invoice 2178		X	-SPLIT-	-600.00	38,121.04
Check	9/6/2011	2258	K & G Property Mg...	Invoice 4142		X	Real Estate E...	-3,088.45	35,032.59
Check	9/6/2011	2259	Coleman & McIntyre	Invoice #001		X	BID Grant Ov...	-3,247.43	31,785.16
Check	9/6/2011	2260	Idaho Power Com...	Acct 595802...		X	-SPLIT-	-97.21	31,687.95
Check	9/6/2011	2261	Daisy's	Invoice 3760...		X	Meeting Expe...	-133.82	31,554.13
Check	9/6/2011	2262	Brix & Company	Invoice #TF...		X	Area Develop...	-5,087.50	26,466.63
Deposit	9/6/2011			Deposit		X	Rental Income	1,333.33	27,799.96
Check	9/7/2011	2263	Melinda Anderson	Meeting Exp...			Meeting Expe...	-27.21	27,772.75
Check	9/7/2011	2264	MSVM Group, LLC	Invoice 1383		X	Community R...	-1,450.00	26,322.75
Check	9/7/2011	2265	K & G Property Mg...	Invoice 4157		X	-SPLIT-	-2,482.60	23,840.15
Deposit	9/15/2011			Deposit		X	Rental Income	32,755.60	56,595.75
Check	9/15/2011			Service Cha...		X	Office Expense	-10.00	56,585.75
Deposit	9/20/2011			Deposit		X	Property Tax ...	9,792.48	66,378.23
Check	9/20/2011	2267	Wells Fargo Bank			X	Property Tax ...	-9,792.48	56,585.75
Total General Checking Cash #6350								-6,164.47	56,585.75
Parking Lot Sinking Cash #3425									0.00
Total Parking Lot Sinking Cash #3425									0.00
Revenue Alloc. Cash #5601									3,830,249.37
Check	9/1/2011	C2	Larry Tucker & Kar...			X	-SPLIT-	-3,663.68	3,826,585.69
Check	9/1/2011	C1	Larry McElliott			X	-SPLIT-	-1,449.96	3,825,135.73
Deposit	9/1/2011			Deposit		X	Investment In...	18.91	3,825,154.64
Check	9/14/2011	Req ...	Smith Roofing & Si...			X	Repairs and ...	-107,160.00	3,717,994.64
Check	9/14/2011	Req ...	J U B Engineers			X	Area Develop...	-47,782.50	3,670,212.14
Check	9/14/2011	Req ...	Ipminger Construc...			X	Area Develop...	-459,317.09	3,210,895.05
Deposit	9/21/2011			Deposit		X	Property Taxes	9,792.48	3,220,687.53
Total Revenue Alloc. Cash #5601								-609,561.84	3,220,687.53
Wells Fargo Securities #1251									0.00
Total Wells Fargo Securities #1251									0.00
Cash - Other									0.00
Total Cash - Other									0.00
Total Cash								-615,721.88	3,979,317.47
Total Checking/Savings								-615,721.88	3,979,317.47
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 September 30, 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								-615,721.88	4,076,735.35
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	9/20/2011	0174...	Wells Fargo Bank	Property Tax	General ...		General Che...	-9,792.48	-9,792.48
Check	9/20/2011	2267	Wells Fargo Bank	Property Tax	General ...		General Che...	9,792.48	0.00
Total Property Tax Clearing Account								0.00	0.00
Total Other Assets								0.00	954,540.13
TOTAL ASSETS								**-615,721.88**	**10,254,608.81**
LIABILITIES & EQUITY									10,870,330.69
Liabilities									1,060,394.17
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 September 30, 2011

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Long Term Liabilities									1,060,394.17
BID Grant Oversight									73,983.96
Check	9/6/2011	2252	Susan Hall	BID Match P...	General ...		General Che...	-7,772.00	66,211.96
Check	9/6/2011	2259	Coleman & McIntyre	BID match p...	General ...		General Che...	-3,247.43	62,964.53
Total BID Grant Oversight								-11,019.43	62,964.53
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								-11,019.43	1,049,374.74
Total Liabilities								-11,019.43	1,049,374.74
Equity									9,809,936.52
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									959,895.08
Total Net Income								-604,702.45	355,192.63
Total Equity								-604,702.45	9,205,234.07
TOTAL LIABILITIES & EQUITY								**-615,721.88**	**10,254,608.81**

9:19 AM

10/18/11

Accrual Basis

Urban Renewal Agency of the City of Twin Falls, ID

Profit & Loss

September 2011

	Sep 11
Ordinary Income/Expense	
Income	
Capital Lease	19,172.96
Investment Income	23.34
Property Taxes	9,792.48
Rental Income	34,088.93
Total Income	63,077.71
Gross Profit	63,077.71
Expense	
Area Development 4-1	519,013.34
Community Relations & Website	6,081.00
Debt Payments - Interest	4,397.22
Debt Payments - Principal	19,889.38
Insurance Expense	2,174.00
Legal Expense	388.76
Meeting Expense	161.03
Office Expense	10.00
Real Estate Exp. - Call Center	7,908.22
Real Estate Exp. - Other	597.21
Repairs and Maintenance	107,160.00
Total Expense	667,780.16
Net Ordinary Income	-604,702.45
Net Income	**-604,702.45**

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

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Ordinary Income/Expense									
Income									
Capital Lease									
General Journal	9/13/2011	AJE ...		To record pa...	General ...		Debt Paymen...	19,172.96	19,172.96
Total Capital Lease								19,172.96	19,172.96
Investment Income									
Deposit	9/1/2011		Wells Fargo	Interest Inco...	Rev. All...		Revenue Allo...	18.91	18.91
Deposit	9/1/2011		Wells Fargo	Interest Earn...	zz-Bond ...		Bond Fund-C...	4.43	23.34
Total Investment Income								23.34	23.34
Property Taxes									
Deposit	9/21/2011		Twin Falls Canal ...	Monthly Re...	Rev. All...		Revenue Allo...	9,792.48	9,792.48
Total Property Taxes								9,792.48	9,792.48
Rental Income									
Deposit	9/6/2011		US Treasury	VA rent	Rental F...		General Che...	1,333.33	1,333.33
Deposit	9/15/2011		C3	Monthly Ren...	Rental F...		General Che...	32,755.60	34,088.93
Total Rental Income								34,088.93	34,088.93
Total Income								63,077.71	63,077.71
Gross Profit								63,077.71	63,077.71
Expense									
Area Development 4-1									
Check	9/6/2011	2249	Brix & Company	Downtown D...	General ...		General Che...	5,087.50	5,087.50
Check	9/6/2011	2255	Ed Ditlefsen	Zorba Devel...	General ...		General Che...	1,738.75	6,826.25
Check	9/6/2011	2262	Brix & Company	Downtown D...	General ...		General Che...	5,087.50	11,913.75
Check	9/14/2011	Req ...	J U B Engineers	Waterline Pr...	Rev. All...		Revenue Allo...	47,782.50	59,696.25
Check	9/14/2011	Req ...	Ipminger Construc...	Waterline R...	Rev. All...		Revenue Allo...	459,317.09	519,013.34
Total Area Development 4-1								519,013.34	519,013.34
Community Relations & Website									
Check	9/6/2011	2250	MSVM Group, LLC	Community ...	General ...		General Che...	1,450.00	1,450.00
Check	9/6/2011	2250	MSVM Group, LLC	2nd half web...	General ...		General Che...	3,181.00	4,631.00
Check	9/7/2011	2264	MSVM Group, LLC	Inv 1383 Co...	General ...		General Che...	1,450.00	6,081.00
Total Community Relations & Website								6,081.00	6,081.00
Debt Payments - Interest									
Check	9/1/2011	C2	Larry Tucker & Kar...		Rev. All...		Revenue Allo...	1,382.59	1,382.59
Check	9/1/2011	C1	Larry McElliott		Rev. All...		Revenue Allo...	104.52	1,487.11
General Journal	9/13/2011	AJE ...		To record pa...	General ...		Debt Paymen...	2,910.11	4,397.22
Total Debt Payments - Interest								4,397.22	4,397.22
Debt Payments - Principal									
Check	9/1/2011	C2	Larry Tucker & Kar...		Rev. All...		Revenue Allo...	2,281.09	2,281.09
Check	9/1/2011	C1	Larry McElliott		Rev. All...		Revenue Allo...	1,345.44	3,626.53
General Journal	9/13/2011	AJE ...		To record pa...	General ...		-SPLIT-	16,262.85	19,889.38
Total Debt Payments - Principal								19,889.38	19,889.38
Insurance Expense									
Check	9/6/2011	2248	ICRMP	Inv 8100111 ...	General ...		General Che...	2,174.00	2,174.00
Total Insurance Expense								2,174.00	2,174.00
Legal Expense									
Check	9/6/2011	2251	Lee Enterprises	Legal Adv. - ...	General ...		General Che...	388.76	388.76
Total Legal Expense								388.76	388.76
Meeting Expense									
Check	9/6/2011	2261	Daisy's	URA monthl...	General ...		General Che...	133.82	133.82
Check	9/7/2011	2263	Melinda Anderson	URA meetin...	General ...		General Che...	27.21	161.03
Total Meeting Expense								161.03	161.03
Office Expense									
Check	9/15/2011			Service Cha...	General ...		General Che...	10.00	10.00
Total Office Expense								10.00	10.00
Real Estate Exp. - Call Center									
Check	9/6/2011	2253	Idaho Power Com...	Power 851 P...	General ...		General Che...	197.70	197.70
Check	9/6/2011	2254	Myers Anderson A...	Prof Service...	General ...		General Che...	1,533.65	1,731.35
Check	9/6/2011	2256	City of Twin Falls	Water @ 85...	General ...		General Che...	296.03	2,027.38
Check	9/6/2011	2251	Lee Enterprises	Legal Affidav...	General ...		General Che...	209.79	2,237.17
Check	9/6/2011	2257	Lockwood Sprinkle...	2nd weed sp...	General ...		General Che...	100.00	2,337.17
Check	9/6/2011	2258	K & G Property Mg...	Monthly mg...	General ...		General Che...	3,088.45	5,425.62
Check	9/7/2011	2265	K & G Property Mg...	Call Center ...	General ...		General Che...	2,482.60	7,908.22
Total Real Estate Exp. - Call Center								7,908.22	7,908.22

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

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Real Estate Exp. - Other									
Check	9/6/2011	2257	Lockwood Sprinkle...	2nd weed sp...	General ...		General Che...	500.00	500.00
Check	9/6/2011	2260	Idaho Power Com...	Power @ 24...	General ...		General Che...	4.31	504.31
Check	9/6/2011	2260	Idaho Power Com...	Power @ 12...	General ...		General Che...	92.90	597.21
Total Real Estate Exp. - Other								597.21	597.21
Repairs and Maintenance									
Check	9/14/2011	Req ...	Smith Roofing & Si...	Repair Roof ...	Rental F...		Revenue Allo...	107,160.00	107,160.00
Total Repairs and Maintenance								107,160.00	107,160.00
Total Expense								667,780.16	667,780.16
Net Ordinary Income								-604,702.45	-604,702.45
Net Income								**-604,702.45**	**-604,702.45**

Twin Falls Urban Renewal October, 2011 List of Checks					
Check #	Date	Paid Amount	Name	Account	Memo
2266			VOID CHECK		
2267	9/20/2011	9,792.48	Wells Fargo Bank	Property Taxes	Property tax income - September, 2011
2268	10/3/2011	332.62	City of Twin Falls	Real Est Exp - Call Ctr	Water @ 851 Poleline Road
2269	10/3/2011	133.90	The Coffee Shop	Meeting Expense	URA monthly meeting lunches
2270	10/3/2011	212.87	Idaho Power Company	Real Est Exp - Call Ctr	Power - 851 Poleline Road
2270	10/3/2011	4.35	Idaho Power Company	Real Est Exp.	Power @ 242 2nd Avenue South
2270	10/3/2011	85.98	Idaho Power Company	Real Est Exp.	Power @ 121 4th Avenue South
2271	10/3/2011	3,900.00	Myers Anderson Architecture	Real Est Exp - Call Ctr	Design payment - C3 reroof
2272	10/3/2011	2,250.00	Wells Fargo Bank	Bank Trustee Fees	Trust Admin Charges 2005A
2273	10/3/2011	35.00	Twin Falls Chamber of Commerce	Meeting Expense	Legislative Tour
2274	10/3/2011	5,262.50	Brix & company	Area Development 4-1	Downtown Dev consulting
2275	10/3/2011	1,317.05	Air Quality Services, Inc.	BID Funds	BID Façade Reimbursement
2276	10/3/2011	1,800.00	EHM Engineers	Real Est Exp.	Phase I - Kimberly Road & 3300 East
2277	10/3/2011	3,012.85	K & G Property Mgmt, LLC	Real Est Exp - Call Ctr	Monthly Call Ctr Mgmt. - Sept 2011
2278	10/3/2011	10,000.00	Twin Falls Old Towne Properties	BID Funds	BID Façade Reimbursement
83	10/3/2011	87,821.00	Smith Roofing & Siding LLC	RAA	Call Ctr Reroofing Project - Construction
84	10/3/2011	300,176.06	Irminger Construction	RAA	3rd payment - SE Twin Waterline Project