

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting

City Hall, Council Chambers
911 North 7th Avenue

April 11, 1995
11:00 a.m. to 12:00 p.m.

Call to Order and Introduction - John Carlson, Chairman
Acknowledge Guests of the Board, if any
Disclose Conflicts of Interest, if any
Minutes - Motion to Approve and/or Amend
Agenda - Add or Delete Action or Discussion Items

Action Items

Review Income and Expenses for March 1995

Consider Adopting A Formal Policy Regarding the Future Use of
Unrestricted Funds

Consider OTP Proposal Regarding Possible Use of Future TIF Funds
Originating in the Downtown District

Consider Entering Into A One-Year Contract For Services Between PDA
& OTP

Consider A Proposal To Create A Policy Manual For Acquisition of
Real Property

Update Items

Progress Report on Newtown District

Progress Report on New PDA Projects, if any

Discussion Items

Gateway West Industrial District (Dal-Tile Corp.)

Old Kraft Road District (Domsea/Aqua Sea)

Downtown Development District (Kress Building)

New Proposals, if Any

Executive Session, if Requested

ITX050

URBAN RENEWAL MASTER UPDATE

UPDATE

03/13/95

NEXT OPT []

BASE SELECTED [0] - DBTAXO - 1994

URBAN CODE [9401]	URBAN DESCRIPTION [OLD TOWN URBAN RENEWAL]
CODE AREA 000107	PROJECT VALUE 20144284	
TOTAL TAX 611490.18	HOMEOWNERS	
REMAIN TAX 244546.02	HARDSHIP	

	BASE TAX	URBAN TAX	SCHOOL TAX
	=====	=====	=====
TAX ->	[547080.56]	[54922.97]	[9486.65]
COLLECTED ->	[366884.08]	[]	[]
REMAINING ->	[180196.48]	[54871.74]	[9477.80]
CANCELLED ->	[]	[51.23]	[8.85]
PENALTY ->	[108.11]	[]	[]
INTEREST ->	[22.14]	[]	[]
COST ->	[]	[]	[]

PROJECT CURRENT []

URBAN SCHOOL LEVY [.004000]

[19880101] [19950228] or BTX040 (APPORT) RANGE ----> [01/01/88] thru [02/28/95]

11/03/94
TIME 13:17:22

EXTENDED ROLL FOR URBAN RENEWAL PROJECT 9401 OLD TOWN URBAN RENEWAL

CODE AREA 0001-07

NO. OF PARCELS 476

REPORT ONLY

ALL PROJECT RECORDS!

2	TOTAL HOMEOWNERS AMOUNT	300,045	TOTAL HARDSHIP	0	TOTAL EXEMPTIONS	300,045	TOTAL LEVY	.027158008
3	MARKET VALUE	22,789,029	MKT VL AFTER EXEMPTIONS	22,488,984	URBAN-BASE-VAL	20,144,284	DIFFERENCE	2,344,700
7	TAXING UNIT		ASSESSMENT		LEVY		TAX DUE	CIRCUIT BREAKER EXE
8							WITH CB-AMT TAKEN OUT!	
10	STATE							
11	COUNTY	20,144,284						
12	COUNTY ROAD AND BRIDGE	20,144,284						
13	CITY OF POCATELLO	20,144,284	.005696637 ***			114,755.06		
14	CLASS 'A' SCHOOL #25	20,144,284	.000848233			17,087.11		
15	AMBULANCE	20,144,284	.011285788			227,344.91		
16		20,144,284	.009100484			183,323.37		
17	DIFFERENTIAL OLD TOWN URBAN RENEWAL (LESS SCHOOL TAX)		.000226866			4,570.07		
18	SCHOOL'S LEVY OLD TOWN URBAN RENEWAL	2,344,700			.027158008	54,298.58		
19		2,344,700	.004000000			9,378.80		
20	TOTAL TAX CHARGES----->					610,757.90		
22	03 SANITARY LANDFILL					1,260.00		
23	05 POCATELLO SPECIAL					4,295.52		
24	TOTAL SPECIAL TAXES ----->					5,555.52		
26	ALL TAXES ON THIS PAGE ----->					616,313.42		

PDA UNRESTRICTED ACCOUNT

DEFINED

PDA's unrestricted account is a category in the agency's chart of accounts to serve as a depository for money received from sources other than TIF and the funds of which are therefore not restricted for use solely within a specific revenue allocation district and are available for use at the discretion of the Board of Commissioners.

SOURCES OF FUNDS

To date, money in PDA's unrestricted account has been received from the sale of PDA-owned land, lease of property (billboard income), and interest earned on depository accounts.

APPLICATION OF FUNDS

Inception to March, 1995: Funds have been used to pay bank charges, food served at agency meetings (since November, 1994 only), consulting and contract services, and for site preparation in anticipation of sale. Unrestricted funds have *not* been used to compensate officers, directors or staff, or to reimburse any expenses of those individuals.

April, 1995 and beyond: Funds may continue to be used as previously stated (above) and may also be used at the direction of the Board for any one or combination of the following:

- acquisition of real and personal property
- as a revolving loan fund
- matching funds for certain public improvements
- compensation of officers, directors or staff, and to reimburse ordinary and necessary expenses which are properly documented

In directing the use of Unrestricted Funds, the Board shall consider the benefits to the City of Pocatello and its residents in terms of :

- job creation or mitigation of loss(es) of employment opportunities
- overall enhancement of an area in need of improvement which will make it attractive for new business or expansion and retention of existing business.

**PDA UNRESTRICTED ACCOUNT
CASH STATEMENT
December, 1989 - March, 1995**

BEGINNING BALANCE **\$0.00**

Sources

Sale of Real Property	\$47,131.90
Lease of Property (billboard income)	\$3,750.00
Interest Income	\$12,814.88
Other Income	\$305.05

TOTAL INCOME \$64,001.83

TOTAL AVAILABLE **\$64,001.83**

Applications

Site Preparation	\$666.20
Bank Charges	\$236.25
Consultant Services	\$382.24
Contract Services	\$2,400.00
PDA Meetings	\$243.89
Other Expenses	\$280.12

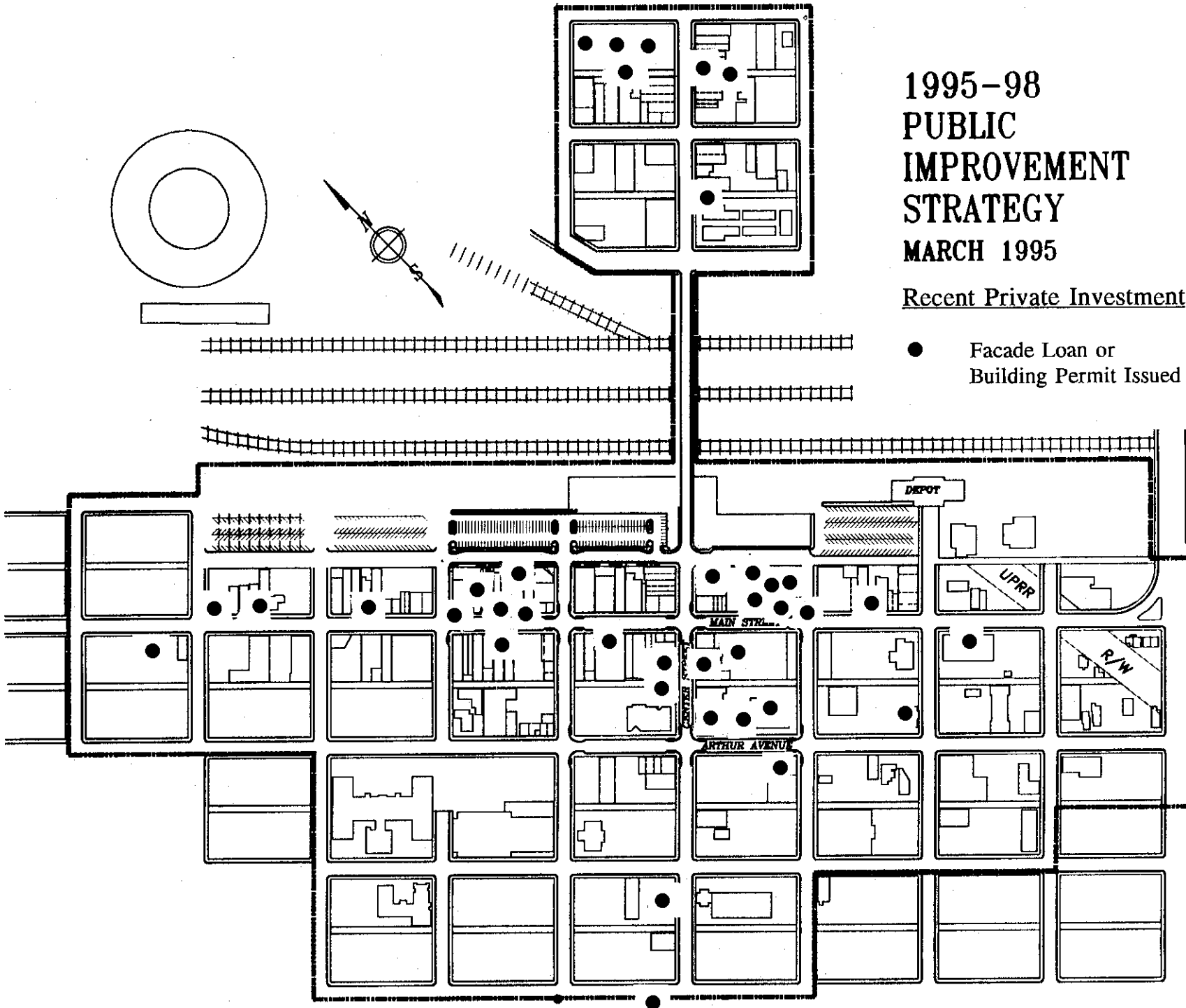
TOTAL EXPENSES \$4,208.70

ENDING CASH **\$59,793.13**

1995-98 PUBLIC IMPROVEMENT STRATEGY MARCH 1995

Recent Private Investment

- Facade Loan or Building Permit Issued



OLD TOWN URBAN RENEWAL AREA

BRUCE HIGGINS
IN ASSOCIATION
WITH
SICOB

AND / ARCHITECTS

**POCATELLO DEVELOPMENT AUTHORITY
BOND FINANCING COMPARISONS
1993 ACTUAL vs. 1996 PROPOSED**

	NEWTOWN 1993 ACTUAL	OLD TOWN 1996 PROPOSED	OLD TOWN 1996 PROPOSED
PRINCIPAL AMOUNT	\$410,000	\$700,000	\$425,000
INTEREST RATE	5.5%	7.0%	6.55%
TERM	10 years	15 years	7 years
MATURITY (year)	2003	2011	2003
RESERVE FUND (10%)	\$41,000	\$70,000	\$42,500
STATED PROJECT COST	\$369,000	\$630,000	\$382,500
FINANCIAL ADVISOR'S FEE (2%)	\$8,200	\$14,000	\$8,500
CONSTRUCTION FUND	\$360,800	\$616,000	\$374,000
BOND COUNSEL & LEGAL COSTS	\$8,994	\$10,000	\$10,000
LOCAL ADMINISTRATION	-0-	-0-	-0-
FUNDS AVAILABLE FOR CONSTRUCTION & ENGINEERING	\$351,806	\$606,000	\$364,000
FUNDS AS PERCENT OF BOND	86%	87%	86%
DEBT SERVICE			
INTEREST PAID (over term)	\$152,360	\$451,850	\$117,900
AVG. ANNUAL PRIN. + INTEREST	\$56,236	\$76,790	\$77,557

Pocatello Development Authority
Cash Budget - 1995

	Actual January	Actual February	Actual March	Estimated April	Estimated May	Estimated June	Estimated July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December	Total 1995
Beginning Balance	141,543.44	167,546.31	162,863.45	157,058.01	148,961.74	140,865.47	91,484.20	145,597.93	152,501.66	199,207.55	199,337.55	199,467.55	142,000.00
SOURCES OF FUNDS													
Gateway West District	0.00	0.00	0.00	0.00	0.00	0.00	33,000.00	0.00	0.00	0.00	0.00	0.00	33,000.00
Old Kraft Road District	2,763.03	0.00	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	2,883.03
Downtown Dev. District	3,541.08	0.00	0.00	0.00	0.00	0.00	3,600.00	0.00	0.00	0.00	0.00	0.00	7,141.08
Old Town	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00	0.00	0.00	0.00	0.00	0.00	5,500.00
Newtown Urban District	20,444.69	0.00	0.00	0.00	0.00	0.00	20,000.00	15,000.00	54,000.00	0.00	0.00	0.00	109,444.69
Unrestricted Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income	398.53	407.06	441.19	320.00	320.00	310.00	310.00	320.00	320.00	330.00	330.00	330.00	4,136.78
TOTAL	27,147.33	407.06	441.19	320.00	320.00	310.00	62,530.00	15,320.00	54,320.00	330.00	330.00	330.00	162,105.58
CASH AVAILABLE	168,690.77	167,953.37	163,304.64	157,378.01	149,281.74	141,175.47	154,014.20	160,917.93	206,821.66	199,537.55	199,667.55	199,797.55	304,105.58
APPLICATION OF FUNDS													
Gateway West District	0.00	0.00	0.00	8,216.27	8,216.27	8,216.27	8,216.27	8,216.27	3,914.11	0.00	0.00	0.00	44,995.46
Old Kraft Road District	992.36	4,873.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,865.90
Downtown Dev. District	0.00	0.00	3,541.08	0.00	0.00	0.00	0.00	0.00	3,500.00	0.00	0.00	0.00	7,041.08
Old Town	0.00	0.00	0.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	1,800.00
Newtown Urban District	0.00	0.00	0.00	0.00	0.00	41,275.00	0.00	0.00	0.00	0.00	0.00	0.00	41,275.00
Unrestricted Funds	152.10	216.38	2,605.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,450.00	51,725.00
Bank Charges	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,974.03
TOTAL	1,144.46	5,089.92	6,246.63	8,416.27	8,416.27	49,691.27	8,416.27	8,416.27	7,614.11	200.00	200.00	10,650.00	114,501.47
Ending Balance	167,546.31	162,863.45	157,058.01	148,961.74	140,865.47	91,484.20	145,597.93	152,501.66	199,207.55	199,337.55	199,467.55	189,147.55	189,604.11

NOTE: As of January 1, 1995, line items for Main & Bonneville Property were deleted and those for Old Town Pocatello were added.

Pocatello Development Authority

ISU Research and Business Park
1651 Alvin Ricken Drive
Pocatello, Idaho 83201

An urban renewal agency for the City of Pocatello, Idaho

THOMAS A. ARNOLD
Executive Director

April 11, 1995

Mr. Tim Whiteus
OLD TOWN POCATELLO
P. O. Box 222
Pocatello, ID 83204-0222

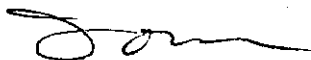
Dear Tim,

Attached, for your future reference, is a copy of the background memorandum which PDA's Board adopted today as policy for use of unrestricted funds.

You may use this statement to provide information to OTP members and others seeking information about PDA's unrestricted account. If persons wish to make a request for use of PDA's unrestricted funds, they should direct their written request to me, or to Rayna in my absence, and either one of us will schedule the proposal for the earliest possible time on a future meeting agenda.

Keep in mind that PDA's Board usually meets on the second Tuesday of each month, and agendas are distributed usually a week prior to the meeting date. Any interested party should allow as much time as possible for distribution of the proposal, gathering of additional information, if necessary, and consideration by PDA's Board.

Cordially,



Thomas A. Arnold

TAA:chd
Enclosure

c: ✓ Rayna Valentine, City of Pocatello

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- acquisition of real and personal property
- as a revolving loan fund
- matching funds for certain public improvements
- seed money (loaned or granted) for proposal development
- compensation of officers, directors or staff, and to reimburse ordinary and necessary expenses which are properly documented

In directing the use of Unrestricted Funds, the Board shall consider the benefits to the City of Pocatello and its residents in terms of :

- job creation or mitigation of loss(es) of employment opportunities
- overall enhancement of an area in need of improvement which will make it attractive for new business or expansion and retention of existing business.

NOTE: Policy Statement Proposed, Amended and Approved at PDA Board Meeting, April 11, 1995

Old Town Pocatello, Inc.
 Statements of Cash Flows
 For the years ended September 30, 1994 and 1993

	1994	1993
Cash flows from operating activities:		
Excess of Revenue over Expenses	\$ 1,125	\$ 4,122
Adjustments to reconcile excess of revenue over expenses to net funds provided by operating activities:		
Depreciation and amortization	1,724 ^E	2,015
(Increase) decrease in accounts receivable	(8,826) ^R	(3,952)
(Increase) decrease in prepaid expenses	(739) ^E	(1,873)
(Increase) decrease in inventories	278 ^E	(974)
Increase (decrease) in accounts payable	(1,185) ^E	1,193
Increase (decrease) in accrued liabilities	23 ^E	1,353
Increase (decrease) in other liabilities	5,074 ^E	200
Total adjustments	(3,651)	(2,038)
Cash flows provided by operating activities	(2,526)	2,084
Cash flows from investing activities:		
Cash payments for the purchase of equipment	(88)	(4,429)
Cash flows used in investing activities	(88)	(4,429)
Net increase (decrease) in cash and equivalents	(2,614)	(2,345)
Cash and cash equivalents, beginning of year	15,425	17,770
Cash and cash equivalents, end of year	\$ 12,811	\$ 15,425

See auditor's report and notes to financial statements.

Old Town Pocatello, Inc.
Statements of Revenues, Expenses and Changes in Fund Balance
For the years ended September 30, 1994 and 1993

	1994	1993
REVENUES:		
B.I.D. Assessments	\$ 80,901	\$ 80,901
Contract management revenue	35,450	28,000
Sponsors/promotions	5,466	9,906
Merchandise sales	431	1,662
Contributions	3,025	1,436
Interest	313	321
Miscellaneous income	2,406	0
B.I.D. Exemptions	(2,448)	(4,002)
	\$ 125,544	\$ 118,224
EXPENSES:		
Advertising	199	351
Bad debts	0	535
Commissions & incentives	162	0
Depreciation	1,724	1,569
Dues & subscriptions	312	308
Employee benefits	4,150	4,056
Insurance	2,991	1,460
Contract services	25,164	26,982
Merchandise purchases	417	1,495
Office lease	4,560	3,940
Office supplies	7,432	5,076
OTP beautification & awareness	359	2,580
Payroll taxes	5,184	3,920
Professional development	1,560	2,241
Promotional events	10,639	17,720
Repairs and maintenance	1,137	1,690
Salaries and wages	54,599	38,625
Travel & entertainment	0	14
Utilities	1,929	1,540
Other expenses	1,901	0
	\$ 124,419	\$ 114,102
Excess of revenues over expenses	1,125	4,122
Fund balance beginning of year	31,880	27,758
	\$ 33,005	\$ 31,880
Fund balance end of year	\$ 33,005	\$ 31,880

See auditor's report and notes to financial statements.

Old Town Pocatello, Inc.
Balance Sheets
September 30, 1994 and 1993

	1994	1993
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	\$ 12,811	\$ 15,425
Accounts Receivable	18,675	9,849
Merchandise inventory	696	974
Prepaid expenses	2,612	1,873
	<hr/>	<hr/>
Total Current Assets	\$ 34,794	\$ 28,121
FIXED ASSETS		
Office Equipment	9,038	8,950
Accumulated depreciation	(3,900)	(2,176)
	<hr/>	<hr/>
Total Fixed Assets	5,138	6,774
	<hr/>	<hr/>
	\$ 39,932	\$ 34,895
	<hr/> <hr/>	<hr/> <hr/>
LIABILITIES AND FUND BALANCE		
CURRENT LIABILITIES		
Accounts payable	\$ 277	\$ 1,462
Deferred revenue	5,274	200
Payroll taxes payable	1,376	1,353
	<hr/>	<hr/>
Total Current Liabilities	\$ 6,927	\$ 3,015
FUND BALANCE		
Fund Balance-Unrestricted	33,005	31,880
	<hr/>	<hr/>
Total Fund Balance	33,005	31,880
	<hr/>	<hr/>
	\$ 39,932	\$ 34,895
	<hr/> <hr/>	<hr/> <hr/>

See auditor's report and notes to financial statements.

Old Town Pocatello, Inc.
Notes to Financial Statements
September 30, 1994 and 1993

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

Old Town Pocatello, Inc. is a private non-profit corporation exempt from income taxes under Internal Revenue Code Section 501 (c)(6). The company was formed to promote the downtown Pocatello area. A business improvement district (B.I.D.) was formed and Old Town Pocatello, Inc. was placed in charge of administering the B.I.D. funds. A B.I.D. assessment is levied against property owners within the district. If a property within the district is sold, the new owner has a one year exemption from payment of the levy. B.I.D. exemptions are separately stated on the financial statements.

Fixed assets are recorded at cost and depreciation is provided for in amounts sufficient to relate the cost of depreciable assets to operations over their estimated service lives, principally on an accelerated basis.

The Board of Directors has established a policy to reserve all cash not spent in prior years. A board resolution is required for use of such funds.

For purposes of the statements of cash flows, cash and cash equivalents are defined as demand deposits at banks.

NOTE 2 - ACCOUNTS RECEIVABLE

A B.I.D. assessment is attached to each property within the business improvement district. A tax lien is filed against the property if the assessment is not paid in full. A property within the district can not be transferred until the assessment is paid. Therefore, accounts receivable are considered to be fully collectable; accordingly no allowance for doubtful accounts is required. If accounts become uncollectable, they will be charged to operations when that determination is made.

NOTE 3 - LEASE COMMITMENTS

The company conducts its operations in leased facilities under a lease agreement. The lease required monthly payments of \$350 through February 1994, \$410 through September 1994 and \$435 through September 1995. A total of \$4,620 and \$3,940 was paid for the years ended September 30, 1994 and 1993 respectively.

The company leases office equipment for \$100 per month on a 36 month lease. During the period \$1,000 was paid on this lease.

See Auditor's Report.

Old Town Pocatello, Inc.
Notes to Financial Statements
September 30, 1994 and 1993

NOTE 4 - CONTRACT MANAGEMENT REVENUE

The company has a management contract with The Chief Foundation, Inc., for professional management and administrative services. The contract provides for payment in the amount of \$750.00 per month, through May 1994 and \$1,000.00 per month through May 1995. Total revenue derived from this contract amounted to \$10,000 for the year ended September 30, 1994.

The company has a management contract with the Pocatello Development Authority for professional and administrative services. The contract provides for payment in the amount of \$200 per month beginning January 1994. The contract may be terminated by either party with 30 days written notice. Total revenue recognized from this contract amounted to \$1,800 for the year ended September 30, 1994.

The company acted as the administrator of the Idaho Community Development Block Grant with the purpose of improving and beautifying the downtown Pocatello business improvement district. The total revenue recognized from this contract amounted to \$23,650.

NOTE 5 - SUBSEQUENT EVENTS

The Executive Director of the company has tendered his resignation. His last day with the company is expected to be January 15, 1995. The Board of Directors is considering a variety of alternatives for the administration of the company.

NOTE 6 - SINGLE AUDIT REQUIREMENTS

Due to the amount of Federal assistance that the company has received during the year, it is not required to issue a separate report related to the single audit act of 1984 and OMB Circular A-128, "Audits of State and Local Governments."

See Auditor's Report.

TO: PDA Board Members
FROM: T. A. Arnold
SUBJECT: Adoption of Policy For
Future Use of Unrestricted Funds
DATE: April 5, 1995

In addition to minutes of PDA's meeting April 11, and a table of certain comparisons for bond financing (Old Town Proposal vs. Newtown Actual), I am sending for your review a proposed statement of policy regarding future use of PDA's Unrestricted Account.

As noted in the enclosed agenda, at next Tuesday's meeting you will be asked to adopt a policy regarding PDA's Unrestricted Account which had a balance of \$59,351.94 following a March 31 payment to OTP of \$2,400. That amount shall be reimbursed to the Unrestricted Account upon receipt of TIF money from the Downtown District later this year.

P.S. As I now understand that Rayna is ill today, minutes will be mailed separately - directly from the City.



SHEPHERD ENGINEERING INC.

Civil/Municipal, Transportation, Industrial
Recreation & Land Development Services

March 28, 1995

Mr. Mark Reid, Director
Community Development & Research
City of Pocatello
911 N. 7th, Box 4169
Pocatello, Idaho 83205

RE: Newtown Urban Corridor Improvement Project
Final Acceptance Issues & Status..Fraser Construction

Dear Mr. Reid:

Over the past several months, we have been working with the contractor and city staff, primarily Curt Neville, in an effort to finalize the Newtown project and be able to release the final retainage. Recently, the contractor replaced the concrete in front of one of the buildings along North Center for the second time. We believe that the contractor has made a reasonable effort to correct all the deficiencies. However, one issue has been identified in the past few weeks that still needs to be resolved.

You recently advised us that the Office Bar along on the South side of Center had a leak in their basement. We have investigated this problem and believe that it is related to the Newtown project even though the vault for this building had already been filled and Fraser only removed and replaced the concrete. After your phone call, Sean Harris went to the Office Bar and visited with the landlord. He examined the basement area and it is his opinion that the leak is originating from the roof drain which was redone as part of the sidewalk replacement. It apparently leaked in much the same way when the connection was first made and after it was redone, it seemed to be fixed. Water appears to be seeping down from the underneath the sidewalk and back under the basement wall. The landlord said that with the awning, no rainwater has reached the building half of the sidewalk which seems to support the conclusion that the roof drain is the source of the problem. Attached are some representative photos of the basement wall.

By copy of this letter, we are also making Fraser Construction aware of this problem. We see two options to get this problem corrected. First and most desirable, Fraser would correct the problem by removing one concrete square and repairing the leak in the roof drain. Second, another contractor could correct the problem and PDA could hold the cost of the correction out

1135 Yellowstone, Suite D
Pocatello, Idaho 83201
(208)238-7017

191 N. Main Street
Malad, Idaho 83252
(208)766-4884

of retainage. The balance of the retainage would be released immediately to Fraser. If this option were selected by Fraser, we would recommend that \$2,000 be retained to cover the cost of this repair.

The total amount retained on the project is \$10,564.26. If \$2,000.00 were retained pending the correction of the Office Bar leak, the remainder to be released would be \$8,564.26. We would also, in fairness to the Contractor, recommend that the warranty period be considered completed since most of the improvements have been in service for more than a year.

If you have questions or concerns, please let me know.

Sincerely,



L. Wayne Shepherd, P.E.
Project Manager

cc Brad Frasure, Frasure Construction



1995		AMOUNT	GATEWAY WEST	OLD KRAFT ROAD	DOWNTOWN (KRESS)	NEWTOWN	UNRESTRICTED FUNDS	BALANCE TOTALS
1/1	Balance Forward		\$17,016.65	\$3,102.87	\$1,506.46	\$58,297.08	\$61,620.38	\$141,543.44
1/1	Domsea	(\$992.36)		\$2,110.51				\$140,551.08
1/17	PDA meeting	(\$73.10)					\$61,547.28	\$140,477.98
1/26	Deposit--Taxes	\$26,748.80		\$4,873.54	\$5,047.54	\$78,741.77		\$167,226.78
1/31	Harlan Mann	(\$79.00)					\$61,468.28	\$167,147.78
1/31	Interest	\$398.53					\$61,866.81	\$167,546.31
2/1	Domsea	(3,902.24)		\$971.30				\$163,644.07
2/1	Domsea	(971.30)		\$0.00				\$162,672.77

Pocatello Development Authority
Cash Budget - 1995

	Actual January	Actual February	Estimated March	Estimated April	Estimated May	Estimated June	Estimated July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December	Total 1995
Beginning Balance	141,543.44	167,546.31	162,863.45	184,257.18	176,160.91	168,064.64	118,683.37	172,797.10	179,700.83	226,406.72	226,536.72	226,666.72	142,000.00
SOURCES OF FUNDS													
Gateway West District	0.00	0.00	33,000.00	0.00	0.00	0.00	33,000.00	0.00	0.00	0.00	0.00	0.00	66,000.00
Old Kraft Road District	2,763.03	0.00	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	2,883.03
Downtown Dev. District	3,541.08	0.00	0.00	0.00	0.00	0.00	3,600.00	0.00	0.00	0.00	0.00	0.00	7,141.08
Old Town	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00	0.00	0.00	0.00	0.00	0.00	5,500.00
Newtown Urban District	20,444.69	0.00	0.00	0.00	0.00	0.00	20,000.00	15,000.00	54,000.00	0.00	0.00	0.00	109,444.69
Unrestricted Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income	398.53	407.06	310.00	320.00	320.00	310.00	310.00	320.00	320.00	330.00	330.00	330.00	4,005.59
TOTAL	27,147.33	407.06	33,310.00	320.00	320.00	310.00	62,530.00	15,320.00	54,320.00	330.00	330.00	330.00	194,974.39
CASH AVAILABLE	168,690.77	167,953.37	196,173.45	184,577.18	176,480.91	168,374.64	181,213.37	188,117.10	234,020.83	226,736.72	226,866.72	226,996.72	336,974.39
APPLICATION OF FUNDS													
Gateway West District	0.00	0.00	8,216.27	8,216.27	8,216.27	8,216.27	8,216.27	8,216.27	3,914.11	0.00	0.00	0.00	53,211.73
Old Kraft Road District	992.36	4,873.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,865.90
Downtown Dev. District	0.00	0.00	3,500.00	0.00	0.00	0.00	0.00	0.00	3,500.00	0.00	0.00	0.00	7,000.00
Old Town	0.00	0.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,000.00
Newtown Urban District	0.00	0.00	0.00	0.00	0.00	41,275.00	0.00	0.00	0.00	0.00	0.00	10,450.00	51,725.00
Unrestricted Funds	152.10	216.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	368.48
Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	1,144.46	5,089.92	11,916.27	8,416.27	8,416.27	49,691.27	8,416.27	8,416.27	7,614.11	200.00	200.00	10,650.00	120,171.11
Ending Balance	167,546.31	162,863.45	184,257.18	176,160.91	168,064.64	118,683.37	172,797.10	179,700.83	226,406.72	226,536.72	226,666.72	216,346.72	216,803.28

NOTE: As of January 1, 1995, line items for Main & Bonneville Property were deleted and those for Old Town Pocatello were added.