

**POCATELLO DEVELOPMENT AUTHORITY**  
**Board of Commissioners Meeting**  
**August 17, 2011 – 11:00am – Paradise Conference Room**

City Hall  
911 North 7<sup>th</sup> Avenue

**11:00am Council Chambers**

Call to order – Ryan Ward

Acknowledge guests of the Board – Welcome Russ Meyers

Disclosure of conflicts of interest

Agenda – add or delete action or discussion items

**Action and Discussion Items**

Minutes of May 18, 2011 – Motion to approve and/or amend

Financial Report:     May, June, and July Income and Expenses

General Discussion:

Update on South Valley Connector

Update on Whisper Creek Log Homes

Update on IsoRay

Update on North Portneuf URA and RAA District

FY 2012 Proposed Budget

Executive Session:

Project Firebird

Project West

Items from staff

Items from commission members

Adjourn

**Executive Session**

Matters exist for discussion in an executive session as per I.C. 67-2345 (1) (e)

Motion: "I move that we enter into an executive session as per Idaho Code 67-2345 (1) (e) to consider preliminary negotiations involving matters of trade or commerce in which the PDA may be in competition with other jurisdictions."

**FINANCIAL REPORT**

**FOR**

**May 2011**

**POCATELLO DEVELOPMENT AUTHORITY**  
**STATEMENT OF CASH AS OF MAY 31, 2011**

Cash in Checking	\$396,603.97
Cash in Savings (Wells Fargo Money Market Account)	3,295,752.60
Cash in held by third parties (Wells Fargo Corporate Trust)	2,116,915.69
Total cash	5,809,272.26
Cash restricted by bond covenants	-1,360,425.00
Total cash available	\$4,448,847.26

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**STATEMENT OF CHANGES IN CASH AND CASH EQUIVILENTS**  
**FOR THE MONTH ENDED MAY 31, 2011**

Receipts for the Month

CC	Property taxes received - Central Corridor	\$2,765.95
NY	Property taxes received - North Yellowstone	
NO	Property taxes received - Naval Ordinance	
	Interest earnings on savings - Wells Fargo Managed Cash	27.09
	Interest earning on Trust Accounts - Wells Fargo Trusts	17.41
	Total receipts	2,810.45

Expenditures for the Month

#3120	GF	Ming's	99.11
		May luncheon costs	
#3121	GF	New Day Products	29.70
		Plaque for Robert Chambers	
#3122	NO	Pro Builders Inc	23,035.00
		Inspection station for NOP sewer lines	
		Total expenditures	23,163.81
		Net change in cash	-\$20,353.36

Cash balances as of May 31, 2011	\$5,809,272.26
Cash balances as of April 30, 2011	\$5,829,625.62
Net change in cash	-\$20,353.36

CC = Central Corridor, NY = North Yellowstone, GF = General Fund, NO=Naval Ordinance  
 NP = North Portneuf

**POGATELLO DEVELOPMENT AUTHORITY**  
**CASH ANALYSIS FOR THE MONTH ENDING MAY 31, 2011**

	Balance 30-Apr-11	Balance 31-May-11	Change in Balance
<b>Total Cash:</b>			
<b>General Fund</b>			
Cash in checking	\$291,087.76	\$290,958.95	-\$128.81
Money Market Account	132,906.86	132,907.95	\$1.09
<b>Total General Fund Cash</b>	<b>423,994.62</b>	<b>423,866.90</b>	<b>-\$127.72</b>
<b>Central Corridor District</b>			
Cash in checking	-476.33	2,289.62	\$2,765.95
Money Market Account	3,162,818.65	3,162,844.65	\$26.00
<b>Total Central Corridor District Cash</b>	<b>3,162,342.32</b>	<b>3,165,134.27</b>	<b>\$2,791.95</b>
<b>North Yellowstone District</b>			
Cash in checking	-52,717.87	-52,717.87	\$0.00
Bond Trust Fund (Wells Fargo)	0.30	0.30	\$0.00
Revenue Allocation Trust Fund (Wells)	1,434,997.98	1,435,015.39	\$17.41
<b>Total Yellowstone District Cash</b>	<b>1,382,280.41</b>	<b>1,382,297.82</b>	<b>\$17.41</b>
North Yellowstone District Debt Service	681,900.00	681,900.00	\$0.00
North Portneuf - Cash in checking	76,688.48	76,688.48	\$0.00
Naval Ordinance Plant - Cash in checking	102,419.79	79,384.79	-23,035.00
<b>Total cash</b>	<b>\$5,829,625.62</b>	<b>\$5,809,272.26</b>	<b>-\$20,353.36</b>
<b>Cash Restricted By Bond Covenants:</b>			
<b>North Yellowstone Cash</b>			
Next bond payment	678,525.00	678,525.00	0.00
North Yellowstone District Debt Service	681,900.00	681,900.00	0.00
<b>Total restricted cash</b>	<b>1,360,425.00</b>	<b>1,360,425.00</b>	<b>0.00</b>
<b>Total unrestricted cash</b>	<b>4,469,200.62</b>	<b>4,448,847.26</b>	<b>-20,353.36</b>
<b>Cash Available</b>			
General Fund	423,994.62	423,866.90	-\$127.72
Central Corridor District	3,162,342.32	3,165,134.27	2,791.95
North Yellowstone District	703,755.41	703,772.82	17.41
North Yellowstone District Debt Service	0.00	0.00	0.00
North Portneuf District	76,688.48	76,688.48	0.00
Naval Ordinance Plant District	102,419.79	79,384.79	-23,035.00
<b>Total available cash</b>	<b>4,469,200.62</b>	<b>4,448,847.26</b>	<b>-20,353.36</b>

**Cash movement analysis:**

During May, 2011 Pocatello Development Authority received cash of \$2,810.45 and had \$23,353.36 in expenses so that there was a decrease in cash of \$20,353.36.

General Fund revenue received \$1.09 in interest earnings on the Money Market Account. It paid \$99.11 in luncheon costs and \$29.70 for a plaque for a decrease in cash of \$127.72.

The Central Corridor District received \$26.00 interest revenues on the Money Market Account and property taxes of \$2,765.95. The districts cash balance increased \$2,791.95.

The North Yellowstone District received interest revenues on trust funds of \$17.41 and no expenses. The cash balance increased by \$17.41.

The Naval Ordinance Plant Distict paid \$23,035.00 in costs for a sewer inspection station.

The North Portneuf District had no activity.

**External Debt:**

North Yellowstone Distrist: Final payment due 2027. Principal due \$7,395,000.00, interest due \$4,621,662.50, for a total of \$12,016,662.50.

2011 Property tax levy As of April 30 31, 2011	Central Corridor District	North Yellowstone District
Tax charge per Bannock County	\$1,396,525.41	\$1,266,019.06
Collected	523,303.38	634,864.61
remainder to be received	<u>\$873,222.03</u>	<u>\$631,154.45</u>
	Naval Ordinance District	North Portneuf District
Tax charge per Bannock County	\$227,228.17	\$11,028.75
Collected	89,131.84	20,937.97
remainder to be received	<u>\$138,096.33</u>	<u>-\$9,909.22</u>

**POGATELLO DEVELOPMENT AUTHORITY  
GENERAL FUND CASH FLOW PROJECTIONS  
2011 THROUGH 2015**

<b>YEARS ENDED</b>	<b>Budget 2011</b>	<b>YTD 2011 As of May</b>	<b>Remaining 2011</b>	<b>Budget 2012</b>	<b>Budget 2013</b>	<b>Budget 2014</b>	<b>Budget 2015</b>
<b>Previous Year Balance:</b>	<b>\$427,317.40</b>	<b>\$427,317.40</b>	<b>\$423,866.90</b>	<b>\$421,817.40</b>	<b>\$1,316,945.15</b>	<b>\$636,445.15</b>	<b>\$631,725.15</b>
<b>INCOME:</b>							
Central Corridor Admin fee				850,627.75			
North Yellowstone Loan (finished 2010)			0.00				
Tetridyn Loan (finished 2011)		2,500.00	-2,500.00	50,000.00			
Naval Ordnance Plant District			0.00				82,000.00
Refunds and reimbursements			0.00				
Interest Income	20.00	8.77	11.23	20.00	20.00	800.00	800.00
<b>Total Projected Income:</b>	<b>20.00</b>	<b>2,508.77</b>	<b>-2,488.77</b>	<b>900,647.75</b>	<b>20.00</b>	<b>800.00</b>	<b>82,800.00</b>
<b>EXPENSE:</b>							
RDA loan payoff Naval Ordnance District					675,000.00		
Varsity Square LLC Grant							
Luncheon costs	1,320.00	749.73	570.27	1,320.00	1,320.00	1,320.00	1,320.00
Office expenses	200.00	344.54	-144.54	200.00	200.00	200.00	200.00
Banking and Professional services	4,000.00	4,865.00	-865.00	4,000.00	4,000.00	4,000.00	4,000.00
<b>Total Projected Expense:</b>	<b>5,520.00</b>	<b>5,959.27</b>	<b>-439.27</b>	<b>5,520.00</b>	<b>680,520.00</b>	<b>5,520.00</b>	<b>5,520.00</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$421,817.40</b>	<b>\$423,866.90</b>	<b>\$421,817.40</b>	<b>\$1,316,945.15</b>	<b>\$636,445.15</b>	<b>\$631,725.15</b>	<b>\$709,005.15</b>
	<b>\$795,943.52</b>						
	<b>\$700,423.52</b>						

**POCATELLO DEVELOPMENT AUTHORITY  
CENTRAL CORRIDOR CASH FLOW PROJECTIONS  
2011 THROUGH 2012\*\***

YEARS ENDED	Budget 2011	Actual 2011 As of May	Remaining 2011	Budget 2012
Previous Year Balance*:	\$3,585,729.33	\$3,585,729.33	\$3,165,134.27	\$545,198.68
<b>INCOME:</b>				
Projected Estimated Tax Revenues: <sup>6,8</sup>	1,370,000.00	523,303.38	846,696.62	
Taxes Received from Previous Years & yearly interest: <sup>7</sup>			0.00	
South Cliffs Repayment: <sup>12</sup>	196,867.85		196,867.85	
AMI Repayment (Building Owners): <sup>12</sup>			0.00	1,200,000.00
Positron Repayment: <sup>12 (400,000.00)</sup>			0.00	
Interest earning on trust accounts	230.00	225.06	4.94	230.00
<b>Total Projected Income:</b>	<b>1,567,097.85</b>	<b>523,528.44</b>	<b>1,043,569.41</b>	<b>1,200,230.00</b>
<b>EXPENSE:</b>				
Current Year Debt Service:	933,432.50	933,432.50	0.00	
Cheyenne Crossing: Committed \$3 million total <sup>16 &amp; 18</sup>	3,000,000.00		3,000,000.00	
Whitman/Yellowstone Hotel: Committed \$613,000 <sup>10 org 396 500</sup>			0.00	
Clark Street Overpass: Committed \$258,880.93				258,800.93
Admin Transfer to Unrestricted Account: <sup>11</sup>			0.00	850,627.75
General Fund - loan for Triangle development City of Pocatello, triangle land reimbursement				136,000.00
Arbitrage	1,700.00	8,235.00	-6,535.00	
Trustee fees	2,250.00	2,456.00	-206.00	
<u>Unapproved Projects</u>				
Farmer's Project #1 org. 500,000.00	170,246.00		170,246.00	
Unnamed Project #3 (\$500,000.00 new Jan 2009): <sup>19</sup>	500,000.00		500,000.00	500,000.00
<b>Total Projected Expense:</b>	<b>4,607,628.50</b>	<b>944,123.50</b>	<b>3,663,505.00</b>	<b>1,745,428.68</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$545,198.68</b>	<b>\$3,165,134.27</b>	<b>\$545,198.68</b>	<b>\$0.00</b>
Debt service restriction (reserve \$650,000.00)			\$0.00	
Current debt payment allocation fund reserve			\$0.00	
<b>Available cash:</b>		<b>\$3,165,134.27</b>	<b>\$545,198.68</b>	<b>\$0.00</b>

\*\* TIF District slated to close in 2012.

**POCATELLO DEVELOPMENT AUTHORITY  
NORTH YELLOWSTONE FUND CASH FLOW PROJECTIONS  
2011 THROUGH 2028**

YEARS ENDED	Budget 2011	YTD 2011 As of May	Remaining 2011	Budget 2012	Budget 2013	Budget 2014	Budget 2015	Budget 2016 - 2028
Previous Year Balance:	\$1,791,493.20	\$1,791,493.20	\$2,064,197.82	\$2,185,853.24	\$2,578,948.28	\$2,971,343.32	\$3,383,863.36	\$3,383,863.36
<b>INCOME:</b>								
Property taxes (org \$761,120.03)	1,200,000.00	634,864.41	565,135.59	1,200,000.00	1,200,000.00	1,200,000.00	1,200,000.00	15,600,000.00
Interest on trust accounts	160.00	118.78	41.22	160.00	160.00	160.00	160.00	13,000.00
Loan from General Fund								
Total Projected Income:	1,200,160.00	634,983.19	565,176.81	1,200,160.00	1,200,160.00	1,200,160.00	1,200,160.00	15,613,000.00
<b>EXPENSE:</b>								
Current Year Debt Service:	678,525.00	216,762.50	461,762.50	680,050.00	680,750.00	680,625.00	679,675.00	8,833,800.00
Rail Crossing			0.00					
Peg Development Land Acquisition			0.00					
Refund of property taxes		21,001.11	0.00					
Arbitrage fees	5,280.00			2,500.00	2,500.00	2,500.00	2,500.00	32,500.00
Trustee fees		2,500.00	0.00	2,500.00	2,500.00	2,500.00	2,500.00	32,500.00
Administrative fee to PDA (year 2028)			0.00					
Costco employment payment (\$854,105.00) 1	122,014.98	122,014.96	0.00	122,014.96	122,014.96	122,014.96	122,014.96	244,029.92
Total Projected Expense:	805,799.96	362,278.57	461,762.50	807,064.96	807,764.96	807,639.96	806,689.96	9,142,829.92
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$2,185,853.24</b>	<b>\$2,064,197.82</b>	<b>\$2,167,612.13</b>	<b>\$2,578,948.28</b>	<b>\$2,971,343.32</b>	<b>\$3,383,863.36</b>	<b>\$3,757,333.40</b>	<b>\$9,834,033.44</b>
Bond reserve trust fund		681,900.00	681,900.00	681,900.00	681,900.00	681,900.00	681,900.00	
Current debt payment allocation fund reserve		678,525.00	678,525.00	678,525.00	680,050.00	680,750.00	680,750.00	
Amount available		703,772.82	807,187.13	1,218,523.28	1,609,393.32	2,001,213.36	2,394,683.40	8,834,033.44

Note: \$691,458.36 in bonded debt reserves are included in cash balance

1 = Per letter from David Messner, Costco Agent, the \$1 mil employment grant was reduced by a construction advance to PEG development of \$145,895.00, Dated 12/31/2007

**POCATELLO DEVELOPMENT AUTHORITY  
NORTH PORTNEUF DISTRICT CASH FLOW PROJECTIONS - Tentative  
2011 THROUGH 2028**

<b>YEARS ENDED</b>	<b>Budget 2011</b>	<b>YTD 2011 As of May</b>	<b>Remaining 2011</b>	<b>Budget 2012</b>	<b>Budget 2013</b>	<b>Budget 2014</b>	<b>Budget 2015</b>	<b>Budget 2016 - 2028</b>
<b>Previous Year Balance:</b>	<b>\$55,750.51</b>	<b>\$55,750.51</b>	<b>\$76,688.48</b>	<b>\$55,750.51</b>	<b>\$55,750.51</b>	<b>\$55,750.51</b>	<b>\$55,750.51</b>	<b>\$55,750.51</b>
<b>INCOME:</b>								
Property taxes	1,492,442.00	20,937.97	1,471,504.03	2,895,337.00	2,808,447.00	2,724,223.00	2,642,496.00	33,975,586.00
Interest on trust accounts			0.00					
Loan from General Fund			0.00					
<b>Total Projected Income:</b>	<b>1,492,442.00</b>	<b>20,937.97</b>	<b>1,471,504.03</b>	<b>2,895,337.00</b>	<b>2,808,447.00</b>	<b>2,724,223.00</b>	<b>2,642,496.00</b>	<b>33,975,586.00</b>
<b>EXPENSE:</b>								
Debt service	1,492,442.00		1,492,442.00	2,895,337.00	2,808,447.00	2,724,223.00	1,079,521.00	0.00
Hokur:			0.00					
Infrastructure reimbursement			0.00				1,484,826.00	13,515,174.00
Employment reimbursement			0.00					9,269,326.00
Other payments:								
City infrastructure			0.00				78,149.00	1,921,851.00
PDA admin			0.00					797,206.51
Taxing Entity operational costs			0.00					8,527,779.00
<b>Total Projected Expense:</b>	<b>1,492,442.00</b>	<b>0.00</b>	<b>1,492,442.00</b>	<b>2,895,337.00</b>	<b>2,808,447.00</b>	<b>2,724,223.00</b>	<b>2,642,496.00</b>	<b>34,031,336.51</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$55,750.51</b>	<b>\$76,688.48</b>	<b>\$55,750.51</b>	<b>\$55,750.51</b>	<b>\$55,750.51</b>	<b>\$55,750.51</b>	<b>\$55,750.51</b>	<b>\$0.00</b>
Assessed valuation 2009	\$6,639,105.00							
Base valuation	\$3,458,800.00							
Increase 2009	\$3,180,305.00							

**POCATELLO DEVELOPMENT AUTHORITY  
NAVAL ORDINANCE PLANT FUND CASH FLOW PROJECTIONS  
2010 THROUGH 2028**

<b>YEARS ENDED</b>	<b>Budget 2011</b>	<b>YTD 2011 As of May</b>	<b>Remaining 2011</b>	<b>Budget 2012</b>	<b>Budget 2013</b>	<b>Budget 2014</b>	<b>Budget 2015</b>	<b>Budget 2016 - 2028</b>
<b>Previous Year Balance:</b>	<b>\$27,997.95</b>	<b>\$27,997.95</b>	<b>\$79,384.79</b>	<b>\$109,997.95</b>	<b>\$116,997.95</b>	<b>\$48,997.95</b>	<b>\$55,997.95</b>	<b>\$55,997.95</b>
<b>INCOME:</b>								
Property taxes	82,000.00	89,131.84	-7,131.84	82,000.00	82,000.00	82,000.00	82,000.00	1,066,000.00
Interest on trust accounts			0.00					
Loan from General Fund			0.00		675,000.00			
<b>Total Projected Income:</b>	<b>82,000.00</b>	<b>89,131.84</b>	<b>-7,131.84</b>	<b>82,000.00</b>	<b>757,000.00</b>	<b>82,000.00</b>	<b>82,000.00</b>	<b>1,066,000.00</b>
<b>EXPENSE:</b>								
Log Homes (\$225,000.)			0.00	75,000.00	75,000.00	75,000.00		
Owner Contract (RDA)			0.00		750,000.00			
Repay loan to General Fund			0.00				82,000.00	668,000.00
Sewer line flushing		14,710.00	0.00					
Administrative fee to General Fund			0.00					453,997.95
Sewer inspection station		23,035.00	0.00					
<b>Total Projected Expense:</b>	<b>0.00</b>	<b>37,745.00</b>	<b>0.00</b>	<b>75,000.00</b>	<b>825,000.00</b>	<b>75,000.00</b>	<b>82,000.00</b>	<b>1,121,997.95</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$109,997.95</b>	<b>\$79,384.79</b>	<b>\$72,252.95</b>	<b>\$116,997.95</b>	<b>\$48,997.95</b>	<b>\$55,997.95</b>	<b>\$55,997.95</b>	<b>\$0.00</b>

**FINANCIAL REPORT**  
**FOR**  
**June 2011**

**POCATELLO DEVELOPMENT AUTHORITY**  
**STATEMENT OF CASH AS OF JUNE 30, 2011**

Cash in Checking	\$513,418.90
Cash in Savings (Wells Fargo Money Market Account)	3,295,780.59
Cash in held by third parties (Wells Fargo Corporate Trust)	2,116,933.67
Total cash	5,926,133.16
Cash restricted by bond covenants	-1,360,425.00
Total cash available	\$4,565,708.16

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**STATEMENT OF CHANGES IN CASH AND CASH EQUIVILENTS**  
**FOR THE MONTH ENDED JUNE 30, 2011**

Receipts for the Month

CC	Property taxes received - Central Corridor	\$45,117.60
NY	Property taxes received - North Yellowstone	\$10,968.12
NO	Property taxes received - Naval Ordinance	\$60,729.21
	Interest earnings on savings - Wells Fargo Managed Cash	27.99
	Interest earning on Trust Accounts - Wells Fargo Trusts	17.98
	Total receipts	116,860.90

Expenditures for the Month

	Total expenditures	0.00
	Net change in cash	\$116,860.90

Cash balances as of June 30, 2011	\$5,926,133.16
Cash balances as of May 31, 2011	\$5,809,272.26
Net change in cash	\$116,860.90

CC = Central Corridor, NY = North Yellowstone, GF = General Fund, NO = Naval Ordinance  
 NP = North Portneuf

**POCATELLO DEVELOPMENT AUTHORITY**  
**CASH ANALYSIS FOR THE MONTH ENDING JUNE 30, 2011**

	Balance 31-May-11	Balance 30-Jun-11	Change in Balance
<b>Total Cash:</b>			
<b>General Fund</b>			
Cash in checking	\$290,958.95	\$290,958.95	\$0.00
Money Market Account	132,907.95	132,909.08	\$1.13
<b>Total General Fund Cash</b>	<b>423,866.90</b>	<b>423,868.03</b>	<b>\$1.13</b>
<b>Central Corridor District</b>			
Cash in checking	2,289.62	47,407.22	\$45,117.60
Money Market Account	3,162,844.65	3,162,871.51	\$26.86
<b>Total Central Corridor District Cash</b>	<b>3,165,134.27</b>	<b>3,210,278.73</b>	<b>\$45,144.46</b>
<b>North Yellowstone District</b>			
Cash in checking	-52,717.87	-41,749.75	\$10,968.12
Bond Trust Fund (Wells Fargo)	0.30	0.30	\$0.00
Revenue Allocation Trust Fund (Wells)	1,435,015.39	1,435,033.37	\$17.98
<b>Total Yellowstone District Cash</b>	<b>1,382,297.82</b>	<b>1,393,283.92</b>	<b>\$10,986.10</b>
North Yellowstone District Debt Service	681,900.00	681,900.00	\$0.00
North Portneuf - Cash in checking	76,688.48	76,688.48	\$0.00
Naval Ordinance Plant - Cash in checking	79,384.79	140,114.00	60,729.21
<b>Total cash</b>	<b>\$5,809,272.26</b>	<b>\$5,926,133.16</b>	<b>\$116,860.90</b>
<b>Cash Restricted By Bond Covenants:</b>			
<b>North Yellowstone Cash</b>			
Next bond payment	678,525.00	678,525.00	0.00
<b>North Yellowstone District Debt Service</b>			
Total restricted cash	681,900.00	681,900.00	0.00
<b>Total restricted cash</b>	<b>1,360,425.00</b>	<b>1,360,425.00</b>	<b>0.00</b>
<b>Total unrestricted cash</b>	<b>4,448,847.26</b>	<b>4,565,708.16</b>	<b>116,860.90</b>
<b>Cash Available</b>			
General Fund	423,866.90	423,868.03	\$1.13
Central Corridor District	3,165,134.27	3,210,278.73	45,144.46
North Yellowstone District	703,772.82	714,758.92	10,986.10
North Yellowstone District Debt Service	0.00	0.00	0.00
North Portneuf District	76,688.48	76,688.48	0.00
Naval Ordinance Plant District	79,384.79	140,114.00	60,729.21
<b>Total available cash</b>	<b>4,448,847.26</b>	<b>4,565,708.16</b>	<b>116,860.90</b>

**Cash movement analysis:**

During June, 2011 Pocatello Development Authority received cash of \$116,860.092 and had no expenses.

General Fund revenue received \$1.13 in interest earnings on the Money Market Account.

The Central Corridor District received \$26.86 interest revenues on the Money Market Account and property taxes of \$45,117.60. The districts cash balance increased \$45,144.46.

The North Yellowstone District received interest revenues on trust funds of \$17.98 and property taxes of \$10,968.12. The districts cash balance increased by \$10,986.10.

The Naval Ordinance Plant Distict received property taxes of \$60,729.21.

The North Portneuf District had no activity.

**External Debt:**

North Yellowstone Distrist: Final payment due 2027. Principal due \$7,395,000.00, interest due \$4,621,662.50, for a total of \$12,016,662.50.

2011 Property tax levy  
As of April 30 31, 2011

	Central Corridor District	North Yellowstone District
Tax charge per Bannock County	\$1,396,525.41	\$1,266,019.06
Collected	568,420.98	645,832.73
remainder to be received	<u>\$828,104.43</u>	<u>\$620,186.33</u>

	Naval Ordinance District	North Portneuf District
Tax charge per Bannock County	\$227,228.17	\$11,028.75
Collected	149,861.05	20,937.97
remainder to be received	<u>\$77,367.12</u>	<u>-\$9,909.22</u>

**POCATELLO DEVELOPMENT AUTHORITY  
GENERAL FUND CASH FLOW PROJECTIONS  
2011 THROUGH 2015**

<b>YEARS ENDED</b>	<b>Budget 2011</b>	<b>YTD 2011 As of June</b>	<b>Remaining 2011</b>	<b>Budget 2012</b>	<b>Budget 2013</b>	<b>Budget 2014</b>	<b>Budget 2015</b>
<b>Previous Year Balance:</b>	<b>\$427,317.40</b>	<b>\$427,317.40</b>	<b>\$423,868.03</b>	<b>\$421,817.40</b>	<b>\$1,316,945.15</b>	<b>\$636,445.15</b>	<b>\$631,725.15</b>
<b>INCOME:</b>							
Central Corridor Admin fee				850,627.75			
North Yellowstone Loan (finished 2010)			0.00				
Tetridyn Loan (finished 2011)		2,500.00	-2,500.00	50,000.00			
Naval Ordinance Plant District			0.00				82,000.00
Refunds and reimbursements			0.00				
Interest Income	20.00	9.90	10.10	20.00	20.00	800.00	800.00
<b>Total Projected Income:</b>	<b>20.00</b>	<b>2,509.90</b>	<b>-2,489.90</b>	<b>900,647.75</b>	<b>20.00</b>	<b>800.00</b>	<b>82,800.00</b>
<b>EXPENSE:</b>							
RDA loan payoff Naval Ordinance District					675,000.00		
Varsity Square LLC Grant							
Luncheon costs	1,320.00	749.73	570.27	1,320.00	1,320.00	1,320.00	1,320.00
Office expenses	200.00	344.54	-144.54	200.00	200.00	200.00	200.00
Banking and Professional services	4,000.00	4,865.00	-865.00	4,000.00	4,000.00	4,000.00	4,000.00
<b>Total Projected Expense:</b>	<b>5,520.00</b>	<b>5,959.27</b>	<b>-439.27</b>	<b>5,520.00</b>	<b>680,520.00</b>	<b>5,520.00</b>	<b>5,520.00</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$421,817.40</b>	<b>\$423,868.03</b>	<b>\$421,817.40</b>	<b>\$1,316,945.15</b>	<b>\$636,445.15</b>	<b>\$631,725.15</b>	<b>\$709,005.15</b>
	<b>\$705,943.52</b>						
	<b>\$700,423.52</b>						

**POCATELLO DEVELOPMENT AUTHORITY  
CENTRAL CORRIDOR CASH FLOW PROJECTIONS  
2011 THROUGH 2012\*\***

YEARS ENDED	Budget 2011	Actual 2011 As of June	Remaining 2011	Budget 2012
Previous Year Balance*	\$3,585,729.33	\$3,585,729.33	\$3,210,278.73	\$545,198.68
<b>INCOME:</b>				
Projected Estimated Tax Revenues: <sup>8,9</sup>	1,370,000.00	568,420.98	801,579.02	
Taxes Received from Previous Years & yearly interest: <sup>7</sup>			0.00	
South Cliffs Repayment: <sup>12</sup>	196,867.85		196,867.85	
AMI Repayment (Building Owners): <sup>12</sup>				1,200,000.00
Positron Repayment: <sup>12 (\$400,000.00)</sup>			0.00	
Interest earning on trust accounts	230.00	251.92	-21.92	230.00
<b>Total Projected Income:</b>	<b>1,567,097.85</b>	<b>568,672.90</b>	<b>998,424.95</b>	<b>1,200,230.00</b>
<b>EXPENSE:</b>				
Current Year Debt Service:	933,432.50	933,432.50	0.00	
Cheyenne Crossing: Committed \$3 million total <sup>15 &amp; 18</sup>	3,000,000.00		3,000,000.00	
Whitman/Yellowstone Hotel: Committed \$613,000 <sup>10 org 535,000</sup>			0.00	
Clark Street Overpass: Committed \$258,880.93				258,800.93
Admin Transfer to Unrestricted Account: <sup>11</sup>			0.00	850,627.75
General Fund - loan for Triangle development				
City of Pocatello, triangle land reimbursement				136,000.00
Arbitrage	1,700.00	8,235.00	-6,535.00	
Trustee fees	2,250.00	2,456.00	-206.00	
<u>Unapproved Projects</u>				
Farmer's Project #1 org. 500,000.00	170,246.00		170,246.00	
Unnamed Project #3 (\$500,000.00 new Jan 2008): <sup>19</sup>	500,000.00		500,000.00	500,000.00
<b>Total Projected Expense:</b>	<b>4,607,628.50</b>	<b>944,123.50</b>	<b>3,663,505.00</b>	<b>1,745,428.68</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$545,198.68</b>	<b>\$3,210,278.73</b>	<b>\$545,198.68</b>	<b>\$0.00</b>
Debt service restriction (reserve \$650,000.00)			\$0.00	
Current debt payment allocation fund reserve			\$0.00	
<b>Available cash</b>		<b>\$3,210,278.73</b>	<b>\$545,198.68</b>	<b>\$0.00</b>

\*\* TIF District slated to close in 2012

**POCATELLO DEVELOPMENT AUTHORITY  
NORTH YELLOWSTONE FUND CASH FLOW PROJECTIONS  
2011 THROUGH 2028**

YEARS ENDED	Budget 2011	YTD 2011 As of June	Remaining 2011	Budget 2012	Budget 2013	Budget 2014	Budget 2015	Budget 2016 - 2028
Previous Year Balance:	\$1,791,493.20	\$1,791,493.20	\$2,075,183.92	\$2,185,853.24	\$2,578,948.28	\$2,971,343.32	\$3,363,863.36	\$3,363,863.36
<b>INCOME:</b>								
Property taxes (org \$761,120.03)	1,200,000.00	645,832.53	554,167.47	1,200,000.00	1,200,000.00	1,200,000.00	1,200,000.00	15,600,000.00
Interest on trust accounts	160.00	136.76	23.24	160.00	160.00	160.00	160.00	13,000.00
Loan from General Fund								
Total Projected Income:	1,200,160.00	645,969.29	554,190.71	1,200,160.00	1,200,160.00	1,200,160.00	1,200,160.00	15,613,000.00
<b>EXPENSE:</b>								
Current Year Debt Service:	678,525.00	216,762.50	461,762.50	680,050.00	680,760.00	680,625.00	678,675.00	8,833,800.00
Rail Crossing			0.00					
Peg Development Land Acquisition			0.00					
Refund of property taxes		21,001.11	0.00					
Arbitrage fees	5,260.00			2,500.00	2,500.00	2,500.00	2,500.00	32,500.00
Trustee fees		2,500.00	0.00	2,500.00	2,500.00	2,500.00	2,500.00	32,500.00
Administrative fee to PDA (year 2028)			0.00					
Costco employment payment (\$854,105.00) 1	122,014.96	122,014.96	0.00	122,014.96	122,014.96	122,014.96	122,014.96	244,029.92
Total Projected Expense:	805,799.96	362,278.57	461,762.50	807,064.96	807,764.96	807,639.96	806,689.96	9,142,629.92
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$2,185,853.24</b>	<b>\$2,075,183.92</b>	<b>\$2,167,912.13</b>	<b>\$2,578,948.28</b>	<b>\$2,971,343.32</b>	<b>\$3,363,863.36</b>	<b>\$3,757,333.40</b>	<b>\$9,834,033.44</b>
Bond reserve trust fund		681,900.00	681,900.00	681,900.00	681,900.00	681,900.00	681,900.00	
Current debt payment allocation fund reserve		678,525.00	678,525.00	678,525.00	680,050.00	680,750.00	680,750.00	
Amount available		714,758.92	807,187.13	1,218,523.28	1,608,393.32	2,001,213.36	2,394,683.40	9,834,033.44

Note: \$691,458.36 in bonded debt reserves are included in cash balance

1 = Per letter from David Messner, Costco Agent, the \$1 mil employment grant was reduced by a construction advance to PEG development of \$145,895.00, Dated 12/31/2007

**POCATELLO DEVELOPMENT AUTHORITY  
NORTH PORTNEUF DISTRICT CASH FLOW PROJECTIONS - Tentative  
2011 THROUGH 2028**

<b>YEARS ENDED</b>	<b>Budget 2011</b>	<b>YTD 2011 As of June</b>	<b>Remaining 2011</b>	<b>Budget 2012</b>	<b>Budget 2013</b>	<b>Budget 2014</b>	<b>Budget 2015</b>	<b>Budget 2016 - 2028</b>
<b>Previous Year Balance:</b>	\$55,750.51	\$55,750.51	\$76,688.48	\$55,750.51	\$55,750.51	\$55,750.51	\$55,750.51	\$55,750.51
<b>INCOME:</b>								
Property taxes	1,492,442.00	20,937.97	1,471,504.03	2,895,337.00	2,808,447.00	2,724,223.00	2,642,496.00	33,975,586.00
Interest on trust accounts			0.00					
Loan from General Fund			0.00					
<b>Total Projected Income:</b>	<b>1,492,442.00</b>	<b>20,937.97</b>	<b>1,471,504.03</b>	<b>2,895,337.00</b>	<b>2,808,447.00</b>	<b>2,724,223.00</b>	<b>2,642,496.00</b>	<b>33,975,586.00</b>
<b>EXPENSE:</b>								
Debt service	1,492,442.00		1,492,442.00	2,895,337.00	2,808,447.00	2,724,223.00	1,079,521.00	0.00
Hoku:			0.00					
Infrastructure reimbursement			0.00				1,484,828.00	13,515,174.00
Employment reimbursement			0.00					9,269,326.00
<b>Other payments:</b>								
City infrastructure			0.00				78,149.00	1,921,851.00
PDA admin			0.00					797,206.51
Taxing Entity operational costs			0.00					8,527,779.00
<b>Total Projected Expense:</b>	<b>1,492,442.00</b>	<b>0.00</b>	<b>1,492,442.00</b>	<b>2,895,337.00</b>	<b>2,808,447.00</b>	<b>2,724,223.00</b>	<b>2,642,496.00</b>	<b>34,031,336.51</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$55,750.51</b>	<b>\$76,688.48</b>	<b>\$55,750.51</b>	<b>\$55,750.51</b>	<b>\$55,750.51</b>	<b>\$55,750.51</b>	<b>\$55,750.51</b>	<b>\$0.00</b>
Assessed valuation 2009	\$6,639,105.00							
Base valuation	\$3,458,800.00							
Increase 2009	\$3,180,305.00							

**POCATELLO DEVELOPMENT AUTHORITY**  
**NAVAL ORDINANCE PLANT FUND CASH FLOW PROJECTIONS**  
**2010 THROUGH 2028**

<b>YEARS ENDED</b>	<b>Budget 2011</b>	<b>YTD 2011 As of June</b>	<b>Remaining 2011</b>	<b>Budget 2012</b>	<b>Budget 2013</b>	<b>Budget 2014</b>	<b>Budget 2015</b>	<b>Budget 2016 - 2028</b>
<b>Previous Year Balance:</b>	<b>\$27,997.95</b>	<b>\$27,997.95</b>	<b>\$140,114.00</b>	<b>\$109,997.95</b>	<b>\$116,997.95</b>	<b>\$48,997.95</b>	<b>\$55,997.95</b>	<b>\$55,997.95</b>
<b>INCOME:</b>								
Property taxes	82,000.00	149,861.05	-67,861.05	82,000.00	82,000.00	82,000.00	82,000.00	1,066,000.00
Interest on trust accounts			0.00					
Loan from General Fund			0.00		675,000.00			
<b>Total Projected Income:</b>	<b>82,000.00</b>	<b>149,861.05</b>	<b>-67,861.05</b>	<b>82,000.00</b>	<b>757,000.00</b>	<b>82,000.00</b>	<b>82,000.00</b>	<b>1,066,000.00</b>
<b>EXPENSE:</b>								
Log Homes (\$225,000.)			0.00	75,000.00	75,000.00	75,000.00		
Owner Contract (RDA)			0.00		750,000.00			
Repay loan to General Fund			0.00				82,000.00	668,000.00
Sewer line flushing		14,710.00	0.00					
Administrative fee to General Fund			0.00					453,997.95
Sewer Inspection station		23,035.00	0.00					
<b>Total Projected Expense:</b>	<b>0.00</b>	<b>37,745.00</b>	<b>0.00</b>	<b>75,000.00</b>	<b>825,000.00</b>	<b>75,000.00</b>	<b>82,000.00</b>	<b>1,121,997.95</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$109,997.95</b>	<b>\$140,114.00</b>	<b>\$72,252.95</b>	<b>\$116,997.95</b>	<b>\$48,997.95</b>	<b>\$55,997.95</b>	<b>\$55,997.95</b>	<b>\$0.00</b>

**FINANCIAL REPORT**

**FOR**

**July 2011**

**POCATELLO DEVELOPMENT AUTHORITY**  
**STATEMENT OF CASH AS OF JULY 31, 2011**

Cash in Checking	\$2,048,505.67
Cash in Savings (Wells Fargo Money Market Account)	3,295,807.68
Cash in held by third parties (Wells Fargo Corporate Trust)	2,116,951.08
Total cash	7,461,264.43
Cash restricted by bond covenants	-1,360,425.00
Total cash available	\$6,100,839.43

**STATEMENT OF CHANGES IN CASH AND CASH EQUIVILENTS**  
**FOR THE MONTH ENDED JULY 31, 2011**

Receipts for the Month

	CC	Property taxes received - Central Corridor	\$804,707.07
	NY	Property taxes received - North Yellowstone	625,405.63
	NO	Property taxes received - Naval Ordinance	80,788.16
	NP	Property taxes received - North Portneuf	24,848.91
		Interest earnings on savings - Wells Fargo Managed Cash	27.09
		Interest earning on Trust Accounts - Wells Fargo Trusts	17.41
		Total receipts	1,535,794.27

Expenditures for the Month

#3123	CC	Moffat Thomas Law Firm	663.00
		Legal expense Positron contract	
		Total expenditures	663.00
		Net change in cash	\$1,535,131.27

Cash balances as of July 31, 2011	\$7,461,264.43
Cash balances as of June 30, 2011	\$5,926,133.16
Net change in cash	\$1,535,131.27

CC = Central Corridor, NY = North Yellowstone, GF = General Fund, NO=Naval Ordinance  
 NP = North Portneuf

**POCATELLO DEVELOPMENT AUTHORITY**  
**CASH ANALYSIS FOR THE MONTH ENDING JULY 31, 2011**

	Balance 30-Jun-11	Balance 31-Jul-11	Change in Balance
<b>Total Cash:</b>			
<b>General Fund</b>			
Cash in checking	\$290,958.95	\$290,958.95	\$0.00
Money Market Account	132,909.08	132,909.95	\$0.87
<b>Total General Fund Cash</b>	<u>423,868.03</u>	<u>423,868.90</u>	<u>\$0.87</u>
<b>Central Corridor District</b>			
Cash in checking	47,407.22	851,451.29	\$804,044.07
Money Market Account	3,162,871.51	3,162,897.73	\$26.22
<b>Total Central Corridor District Cash</b>	<u>3,210,278.73</u>	<u>4,014,349.02</u>	<u>\$804,070.29</u>
<b>North Yellowstone District</b>			
Cash in checking	-41,749.75	583,655.88	\$625,405.63
Bond Trust Fund (Wells Fargo)	0.30	461,762.50	\$461,762.20
Revenue Allocation Trust Fund (Wells)	1,435,033.37	973,288.58	-\$461,744.79
<b>Total Yellowstone District Cash</b>	<u>1,393,283.92</u>	<u>2,018,706.96</u>	<u>\$625,423.04</u>
North Yellowstone District Debt Service	681,900.00	681,900.00	\$0.00
North Portneuf - Cash in checking	76,688.48	101,537.39	\$24,848.91
Naval Ordinance Plant - Cash in checking	140,114.00	220,902.16	80,788.16
<b>Total cash</b>	<u>\$5,926,133.16</u>	<u>\$7,461,264.43</u>	<u>\$1,535,131.27</u>
<b>Cash Restricted By Bond Covenants:</b>			
<b>North Yellowstone Cash</b>			
Next bond payment	678,525.00	678,525.00	0.00
<b>North Yellowstone District Debt Service</b>			
	681,900.00	681,900.00	0.00
<b>Total restricted cash</b>	<u>1,360,425.00</u>	<u>1,360,425.00</u>	<u>0.00</u>
<b>Total unrestricted cash</b>	<u>4,565,708.16</u>	<u>6,100,839.43</u>	<u>1,535,131.27</u>
<b>Cash Available</b>			
General Fund	423,868.03	423,868.90	\$0.87
Central Corridor District	3,210,278.73	4,014,349.02	804,070.29
North Yellowstone District	714,758.92	1,340,181.96	625,423.04
North Yellowstone District Debt Service	0.00	0.00	0.00
North Portneuf District	76,688.48	101,537.39	24,848.91
Naval Ordinance Plant District	140,114.00	220,902.16	80,788.16
<b>Total available cash</b>	<u>4,565,708.16</u>	<u>6,100,839.43</u>	<u>1,535,131.27</u>

**Cash movement analysis:**

During June, 2011 Pocatello Development Authority received cash of \$1,535,794.27 and had expenses of \$663.00.

General Fund revenue received \$.87 in interest earnings on the Money Market Account.

The Central Corridor District received \$26.22 interest revenues on the Money Market Account and property taxes of \$804,707.07. It paid \$663.00 for attorney fees involving the Positron Contract. The districts cash balance increased \$804,070.29.

The North Yellowstone District received interest revenues on trust funds of \$17.41 and property taxes of \$625,405.63. The districts cash balance increased by \$625,423.04.

The Naval Ordinance Plant Distict received property taxes of \$80,788.16.

The North Portneuf District received property taxes of \$24,848.91.

**External Debt:**

North Yellowstone Distrist: Final payment due 2027. Principal due \$7,395,000.00, interest due \$4,621,662.50, for a total of **\$12,016,662.50**.

2011 Property tax levy As of April 30 31, 2011	Central Corridor District	North Yellowstone District
Tax charge per Bannock County	\$1,396,525.41	\$1,266,019.06
Collected	1,373,128.05	1,271,238.36
remainder to be received	<u>\$23,397.36</u>	<u>-\$5,219.30</u>
	Naval Ordinance District	North Portneuf District
Tax charge per Bannock County	\$227,228.17	\$11,028.75
Collected	230,649.21	45,786.88
remainder to be received	<u>-\$3,421.04</u>	<u>-\$34,758.13</u>

**POCATELLO DEVELOPMENT AUTHORITY  
GENERAL FUND CASH FLOW PROJECTIONS  
2011 THROUGH 2015**

<b>YEARS ENDED</b>	<b>Budget 2011</b>	<b>YTD 2011 As of July</b>	<b>Remaining 2011</b>	<b>Budget 2012</b>	<b>Budget 2013</b>	<b>Budget 2014</b>	<b>Budget 2015</b>
<b>Previous Year Balance:</b>	<b>\$427,317.40</b>	<b>\$427,317.40</b>	<b>\$423,868.90</b>	<b>\$423,868.90</b>	<b>\$400,480.99</b>	<b>\$294,980.99</b>	<b>\$390,260.99</b>
<b>INCOME:</b>							
Central Corridor Admin fee				1,819,778.09			
North Yellowstone Loan (finished 2010)			0.00				
Tetridyn Loan (finished 2012)		2,500.00	-2,500.00	50,000.00			
Naval Ordinance Plant District			0.00			100,000.00	
Refunds and reimbursements			0.00				
Interest Income	20.00	10.77	9.23	20.00	20.00	800.00	800.00
<b>Total Projected Income:</b>	<b>20.00</b>	<b>2,510.77</b>	<b>-2,490.77</b>	<b>1,869,798.09</b>	<b>20.00</b>	<b>100,800.00</b>	<b>800.00</b>
<b>EXPENSE:</b>							
RDA loan payoff Naval Ordinance District					100,000.00		
Contingency				1,887,666.00			
Luncheon costs	1,320.00	749.73	570.27	1,320.00	1,320.00	1,320.00	1,320.00
Office expenses	200.00	344.54	-144.54	200.00	200.00	200.00	200.00
Banking and Professional services	4,000.00	4,865.00	-865.00	4,000.00	4,000.00	4,000.00	4,000.00
<b>Total Projected Expense:</b>	<b>5,520.00</b>	<b>5,959.27</b>	<b>-439.27</b>	<b>1,893,186.00</b>	<b>105,520.00</b>	<b>5,520.00</b>	<b>5,520.00</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$421,817.40</b>	<b>\$423,868.90</b>	<b>\$421,817.40</b>	<b>\$400,480.99</b>	<b>\$294,980.99</b>	<b>\$390,260.99</b>	<b>\$385,540.99</b>
	<b>\$705,943.52</b>						
	<b>\$700,423.52</b>						

**POCATELLO DEVELOPMENT AUTHORITY  
CENTRAL CORRIDOR CASH FLOW PROJECTIONS  
2011 THROUGH 2012\*\***

YEARS ENDED	Budget 2011	Actual 2011 As of July	Remaining 2011	Budget 2012
<b>Previous Year Balance*:</b>	<b>\$3,585,729.33</b>	<b>\$3,585,729.33</b>	<b>\$4,014,349.02</b>	<b>\$4,014,349.02</b>
<b>INCOME:</b>				
Projected Estimated Tax Revenues: <sup>8,9</sup>	1,370,000.00	1,373,128.05	-3,128.05	
Taxes Received from Previous Years & yearly interest: <sup>7</sup>			0.00	
South Cliffs Repayment: <sup>12</sup>	196,867.85		196,867.85	
AMI Repayment (Building Owners): <sup>12</sup>			0.00	1,200,000.00
Positron Repayment: <sup>12 (400,000.00)</sup>			0.00	
Interest earning on trust accounts	230.00	278.14	-48.14	230.00
<b>Total Projected Income:</b>	<b>1,567,097.85</b>	<b>1,373,406.19</b>	<b>193,691.66</b>	<b>1,200,230.00</b>
<b>EXPENSE:</b>				
Current Year Debt Service:	933,432.50	933,432.50	0.00	
Cheyenne Crossing: Committed \$3 million total <sup>16 &amp; 18</sup>	3,000,000.00		3,000,000.00	3,000,000.00
Whitman/Yellowstone Hotel: Committed \$613,000 <sup>10 org 358,600</sup>			0.00	
Clark Street Overpass: Committed \$258,880.93				258,800.93
Admin Transfer to Unrestricted Account: <sup>11</sup>			0.00	1,819,778.09
General Fund - loan for Triangle development				
City of Pocatello, triangle land reimbursement				136,000.00
Legal fees		663.00	-663.00	
Arbitrage	1,700.00	8,235.00	-6,535.00	
Trustee fees	2,250.00	2,456.00	-206.00	
<u>Unapproved Projects</u>				
Farmer's Project #1 org. 500,000.00	170,246.00		170,246.00	
Unnamed Project #3 (\$500,000.00 new Jan 2009): <sup>19</sup>	500,000.00		500,000.00	0.00
<b>Total Projected Expense:</b>	<b>4,607,628.50</b>	<b>944,786.50</b>	<b>3,662,842.00</b>	<b>5,214,579.02</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$545,198.68</b>	<b>\$4,014,349.02</b>	<b>\$545,198.68</b>	<b>\$0.00</b>
Debt service restriction (reserve \$650,000.00)			\$0.00	
Current debt payment allocation fund reserve			\$0.00	
<b>Available cash</b>		<b>\$4,014,349.02</b>	<b>\$545,198.68</b>	<b>\$0.00</b>

\*\* TIF District slated to close in 2012

**POCATELLO DEVELOPMENT AUTHORITY  
NORTH YELLOWSTONE FUND CASH FLOW PROJECTIONS  
2011 THROUGH 2028**

<b>YEARS ENDED</b>	<b>Budget 2011</b>	<b>YTD 2011 As of July</b>	<b>Remaining 2011</b>	<b>Budget 2012</b>	<b>Budget 2013</b>	<b>Budget 2014</b>	<b>Budget 2015</b>	<b>Budget 2016 - 2028</b>
<b>Previous Year Balance:</b>	<b>\$1,791,493.20</b>	<b>\$1,791,493.20</b>	<b>\$2,700,606.96</b>	<b>\$2,700,606.96</b>	<b>\$2,813,702.00</b>	<b>\$3,206,097.04</b>	<b>\$3,598,617.08</b>	<b>\$3,598,617.08</b>
<b>INCOME:</b>								
Property taxes (org \$761,120.03)	1,200,000.00	1,271,238.16	-71,238.16	1,270,000.00	1,200,000.00	1,200,000.00	1,200,000.00	15,600,000.00
Interest on trust accounts	160.00	154.17	5.83	160.00	160.00	160.00	160.00	13,000.00
Loan from General Fund								
<b>Total Projected Income:</b>	<b>1,200,160.00</b>	<b>1,271,392.33</b>	<b>-71,232.33</b>	<b>1,270,160.00</b>	<b>1,200,160.00</b>	<b>1,200,160.00</b>	<b>1,200,160.00</b>	<b>15,613,000.00</b>
<b>EXPENSE:</b>								
Current Year Debt Service:	678,525.00	216,762.50	461,782.50	680,050.00	880,750.00	680,625.00	679,875.00	8,833,800.00
Del Monte Meat			0.00	100,000.00				
Contingency (sewer)			0.00	250,000.00				
Refund of property taxes		21,001.11	0.00					
Arbitrage fees	5,280.00			2,500.00	2,500.00	2,500.00	2,500.00	32,500.00
Trustee fees		2,500.00	0.00	2,500.00	2,500.00	2,500.00	2,500.00	32,500.00
Administrative fee to PDA (year 2028)			0.00					
Costco employment payment (\$854,105.00) 1	122,014.96	122,014.96	0.00	122,014.96	122,014.96	122,014.96	122,014.96	244,029.92
<b>Total Projected Expense:</b>	<b>805,799.96</b>	<b>362,278.57</b>	<b>461,762.50</b>	<b>1,157,064.96</b>	<b>807,764.96</b>	<b>807,639.96</b>	<b>806,689.96</b>	<b>9,142,829.92</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$2,185,853.24</b>	<b>\$2,700,606.96</b>	<b>\$2,167,612.13</b>	<b>\$2,813,702.00</b>	<b>\$3,206,097.04</b>	<b>\$3,598,617.08</b>	<b>\$3,992,087.12</b>	<b>\$10,068,787.16</b>
Bond reserve trust fund		681,900.00	681,900.00	681,900.00	681,900.00	681,900.00	681,900.00	
Current debt payment allocation fund reserve		678,525.00	678,525.00	678,525.00	680,050.00	680,750.00	680,750.00	
<b>Amount available</b>		<b>1,340,181.96</b>	<b>807,167.13</b>	<b>1,453,277.00</b>	<b>1,844,147.04</b>	<b>2,235,967.08</b>	<b>2,629,437.12</b>	<b>10,068,787.16</b>

Note: \$691,458.36 in bonded debt reserves are included in cash balance

1 = Per letter from David Messner, Costco Agent, the \$1 mil employment grant was reduced by a construction advance to PEG development of \$145,855.00, Dated 12/31/2007

**POCATELLO DEVELOPMENT AUTHORITY**  
**NORTH PORTNEUF DISTRICT CASH FLOW PROJECTIONS - Tentative**  
**2011 THROUGH 2028**

<b>YEARS ENDED</b>	<b>Budget 2011</b>	<b>YTD 2011 As of July</b>	<b>Remaining 2011</b>	<b>Budget 2012</b>	<b>Budget 2013</b>	<b>Budget 2014</b>	<b>Budget 2015</b>	<b>Budget 2016 - 2028</b>
<b>Previous Year Balance:</b>	<b>\$55,750.51</b>	<b>\$55,750.51</b>	<b>\$101,537.39</b>	<b>\$101,537.39</b>	<b>\$101,537.39</b>	<b>\$101,537.39</b>	<b>\$101,537.39</b>	<b>\$459,041.39</b>
<b>INCOME:</b>								
Property taxes	1,492,442.00	45,786.88	1,446,655.12	3,000,000.00	3,000,000.00	3,000,000.00	3,000,000.00	33,975,586.00
Interest on trust accounts			0.00					
Loan from General Fund			0.00					
<b>Total Projected Income:</b>	<b>1,492,442.00</b>	<b>45,786.88</b>	<b>1,446,655.12</b>	<b>3,000,000.00</b>	<b>3,000,000.00</b>	<b>3,000,000.00</b>	<b>3,000,000.00</b>	<b>33,975,586.00</b>
<b>EXPENSE:</b>								
Debt service	1,492,442.00		1,492,442.00				1,079,521.00	0.00
Hoku:			0.00					
Infrastructure reimbursement			0.00			3,000,000.00	1,484,826.00	13,515,174.00
Employment reimbursement			0.00					9,269,326.00
Other payments:								
City infrastructure			0.00	3,000,000.00	3,000,000.00		78,149.00	1,921,851.00
PDA admin			0.00					797,206.51
Taxing Entity operational costs			0.00					8,527,779.00
<b>Total Projected Expense:</b>	<b>1,492,442.00</b>	<b>0.00</b>	<b>1,492,442.00</b>	<b>3,000,000.00</b>	<b>3,000,000.00</b>	<b>3,000,000.00</b>	<b>2,642,498.00</b>	<b>34,031,336.51</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$55,750.51</b>	<b>\$101,537.39</b>	<b>\$55,750.51</b>	<b>\$101,537.39</b>	<b>\$101,537.39</b>	<b>\$101,537.39</b>	<b>\$459,041.39</b>	<b>\$403,290.88</b>
Assessed valuation 2009	\$6,639,105.00							
Base valuation	\$3,458,800.00							
Increase 2009	\$3,180,305.00							

**POCATELLO DEVELOPMENT AUTHORITY  
 NAVAL ORDINANCE PLANT FUND CASH FLOW PROJECTIONS  
 2010 THROUGH 2028**

<b>YEARS ENDED</b>	<b>Budget 2011</b>	<b>YTD 2011 As of July</b>	<b>Remaining 2011</b>	<b>Budget 2012</b>	<b>Budget 2013</b>	<b>Budget 2014</b>	<b>Budget 2015</b>	<b>Budget 2016 - 2028</b>
<b>Previous Year Balance:</b>	<b>\$27,997.95</b>	<b>\$27,997.95</b>	<b>\$220,902.16</b>	<b>\$220,902.16</b>	<b>\$525,902.16</b>	<b>\$105,902.16</b>	<b>\$235,902.16</b>	<b>\$465,902.16</b>
<b>INCOME:</b>								
Property taxes	82,000.00	230,649.21	-148,649.21	230,000.00	230,000.00	230,000.00	230,000.00	230,000.00
Whisper Creek payback			0.00	75,000.00				
Loan from General Fund			0.00		100,000.00			
<b>Total Projected Income:</b>	<b>82,000.00</b>	<b>230,649.21</b>	<b>-148,649.21</b>	<b>305,000.00</b>	<b>330,000.00</b>	<b>230,000.00</b>	<b>230,000.00</b>	<b>230,000.00</b>
<b>EXPENSE:</b>								
Log Homes (\$225,000.)			0.00					
Owner Contract: (RDA)			0.00		750,000.00			
Repay loan to General Fund			0.00			100,000.00		
Sewer line flushing		14,710.00	0.00					
Administrative fee to General Fund			0.00					453,897.95
Sewer inspection station		23,035.00	0.00					
<b>Total Projected Expense:</b>	<b>0.00</b>	<b>37,745.00</b>	<b>0.00</b>	<b>0.00</b>	<b>750,000.00</b>	<b>100,000.00</b>	<b>0.00</b>	<b>453,897.95</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>\$109,997.95</b>	<b>\$220,902.16</b>	<b>\$72,252.95</b>	<b>\$525,902.16</b>	<b>\$105,902.16</b>	<b>\$235,902.16</b>	<b>\$465,902.16</b>	<b>\$241,904.21</b>

# **FY 2012 Proposed Budget**

Pocatello Development Authority  
Proposed Budget for the 2012 Fiscal year

	2010 Actual	2011 Budget	2011 Y-T-D	2012 Budget
<b><u>General Fund</u></b>				
Revenues	16,385	20	2,511	1,463,798
Expenditures	105,013	5,520	5,959	5,520
<b><u>Central Corridor District</u></b>				
Revenues	1,358,691	1,567,098	1,373,406	1,294,230
Expenditures	997,444	4,607,629	944,787	5,308,579
<b><u>North Yellowstone District</u></b>				
Revenues	1,215,915	678,525	216,763	1,270,160
Expenditures	683,525	805,800	362,279	1,157,065
<b><u>North Portneuf District</u></b>				
Revenues	8,940	1,492,442	45,787	3,000,000
Expenditures	0	1,492,442	0	3,000,000
<b><u>Naval Ordinance District</u></b>				
Revenues	88,444	82,000	230,649	305,000
Expenditures	60,356	0	37,745	0
<b><u>Pocatello Regional Airport District</u></b>				
Revenues	0	0	0	100,000
Expenditures	0	0	0	100,000
<b><u>Totals</u></b>				
Revenues	2,688,375	3,820,085	1,869,116	7,433,188
Expenditures	1,846,338	6,911,390	1,350,769	9,571,164

**Pocatello Development Authority  
Draft Budget for the Period Ending September 30, 2012**

	General Fund	Central Corridor District	North Yellowstone District	Naval Ordinance District	North Portneuf District	Grand Total
<b>Previous Year Balance: estimated</b>	<b>423,868.90</b>	<b>4,014,349.02</b>	<b>2,700,606.96</b>	<b>220,902.16</b>	<b>101,537.39</b>	<b>7,461,264.43</b>
<b>INCOME:</b>						
Property Taxes			1,270,000.00	230,000.00	3,000,000.00	4,500,000.00
South Cliff repayment ( finished March, 2013)						0.00
Whisper Creek Incentive payback				75,000.00		75,000.00
Tetridyn Loan (finished 2010)	50,000.00					50,000.00
AMI repayment (finished 2012)		1,200,000.00				1,200,000.00
Central Corridor Admin Fee (finished 2012)	1,819,778.09					1,819,778.09
General Fund - repayment of loan to Naval Ordinance						0.00
General Fund - loan to Naval Ordinance (finished 2013)						0.00
Interest Income	20.00	230.00	160.00			410.00
<b>Total Projected Income:</b>	<b>1,869,798.09</b>	<b>1,200,230.00</b>	<b>1,270,160.00</b>	<b>305,000.00</b>	<b>3,000,000.00</b>	<b>7,645,188.09</b>
<b>EXPENSE:</b>						
Debt Service		0.00	680,050.00			680,050.00
Railroad overpass					3,000,000.00	3,000,000.00
Cheyenne Crossing (finished 2011)		3,000,000.00				3,000,000.00
Unnamed project #3 - Japan (finished 2011)						0.00
Farmers project (finished 2010)						0.00
Contingency	1,887,666.00		250,000.00			2,137,666.00
Costco employment payment (remainder \$488,080.12)			122,014.96			122,014.96
Clerk Street Overpass (finished 2012)		258,800.93				258,800.93
Admin Transfer to Unrestricted account (finished 2012)		1,819,778.09				1,819,778.09
City of Pocatello, triangle land reimbursment (finished 2012)		136,000.00				136,000.00
Loan to (Naval Ordinance) (finished 2013)						0.00
RDA Loan payoff (finished 2013)						0.00
Del Monte Meat			100,000.00			100,000.00
Hoku infrastructure reimbursment						0.00
City capital cost reimbursment						0.00
Luncheon costs	1,320.00					1,320.00
Office expenses	200.00					200.00
Banking and Professional services	4,000.00		5,000.00			9,000.00
<b>Total Projected Expense:</b>	<b>1,893,186.00</b>	<b>5,214,579.02</b>	<b>1,157,064.96</b>	<b>0.00</b>	<b>3,000,000.00</b>	<b>11,264,829.98</b>
<b>CALCULATED ANNUAL BALANCE</b>	<b>400,480.99</b>	<b>0.00</b>	<b>2,813,702.00</b>	<b>525,902.16</b>	<b>101,537.39</b>	<b>3,841,622.54</b>