
POCATELLO DEVELOPMENT AUTHORITY
A COMPONENT UNIT OF THE CITY OF POCATELLO
COMPREHENSIVE ANNUAL FINANCIAL REPORT
GENERAL PURPOSE FINANCIAL STATEMENTS

UNAUDITED

DECEMBER 31, 1996

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Prepared By:
Finance Department City of Pocatello

Peter B. McDougall
City Clerk, Treasurer

Jerry E. Higgins
City Accountant

POCATELLO DEVELOPMENT AUTHORITY

BOARD OF DIRECTORS

Paul S. Olson	Board member
G. Micheal Ransom	Secretary/Treasurer
Peter J. Angstadt	Chair
Karen A. McGee	Vice-Chair
Tom Bernasek	Board member
Mary Lee Shannon	Board member
Tammie Frazier	Board member
Don Byrne	Board member
Joe Willis	Board member
Joe Willis	Board member

FINANCIAL SECTION

- **General Purpose Financial Statements**
- **Combining, Individual Fund and Account Group
Financial Statements and Schedules**

**GENERAL PURPOSE
FINANCIAL STATEMENTS**

POCATELLO DEVELOPMENT AUTHORITY
A COMPONENT UNIT OF THE CITY OF POCATELLO

COMBINED BALANCE SHEET
ALL FUND TYPES AND ACCOUNT GROUPS
DECEMBER 31, 1996

	<u>Governmental Fund Types</u>		<u>Account Group</u>	<u>Totals</u>	<u>Totals</u>
	<u>General Fund</u>	<u>Special Revenue Funds</u>	<u>General Long-term Debt</u>	<u>Memorandum Only Reporting Entity 1996</u>	<u>Memorandum Only Reporting Entity 1995</u>
ASSETS:					
Cash - note 1G, 3	\$ 11,932.72	271,473.80	\$ ----	\$ 283,406.52	\$ 54,116.46
Cash with fiscal agent	----	109,387.94	----	109,387.94	112,474.56
Receivables: - note 1H					
Property taxes - note 4	----	322,016.15	----	322,016.15	228,287.61
Due from other funds	271.26	----	----	271.26	11,211.62
Note	41,728.18	----	----	41,728.18	50,000.00
Balance in debt service funds	----	----	109,387.94	109,387.94	106,607.26
Amount to be provided for payment of:					
Long-term debt:					
Notes	----	----	477,444.50	477,444.50	99,871.28
Bonds	----	----	235,612.06	235,612.06	273,392.74
Total Assets	<u>\$ 53,932.16</u>	<u>702,877.89</u>	<u>\$ 822,444.50</u>	<u>\$ 1,579,254.55</u>	<u>\$ 935,961.53</u>
LIABILITIES					
Accounts Payable	----	----	----	0.00	5,136.08
Due to other funds	----	271.26	----	271.26	11,211.62
Notes Payable - current - note 5	----	----	----	0.00	19,880.82
Bonds payable - current - note 5	----	----	35,000.00	35,000.00	35,000.00
Deferred revenue - note 6	----	283,193.68	----	283,193.68	199,321.79
Notes payable - note 5	----	----	477,444.50	477,444.50	79,990.46
Bonds payable - note 5	----	----	310,000.00	310,000.00	345,000.00
Total liabilities	<u>0.00</u>	<u>283,464.94</u>	<u>822,444.50</u>	<u>1,105,909.44</u>	<u>695,540.77</u>
FUND EQUITY:					
Reserves:					
Debt service	----	109,387.94	----	109,387.94	106,607.26
Loan receivable	41,728.18	----	----	41,728.18	50,000.00
Fund balance - undesignated	12,203.98	310,025.01	----	322,228.99	83,813.50
Total fund equity	<u>53,932.16</u>	<u>419,412.95</u>	<u>0.00</u>	<u>473,345.11</u>	<u>240,420.76</u>
Total liabilities and fund equity	<u>\$ 53,932.16</u>	<u>702,877.89</u>	<u>\$ 822,444.50</u>	<u>\$ 1,579,254.55</u>	<u>\$ 935,961.53</u>

POCATELLO DEVELOPMENT AUTHORITY

A COMPONENT UNIT OF THE CITY OF POCATELLO

COMBINED STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
ALL GOVERNMENTAL FUND TYPES
YEAR ENDED DECEMBER 31, 1996

	<u>Governmental Fund Types</u>		<u>Totals</u>	<u>Totals</u>
	<u>General Fund</u>	<u>Special Revenue Funds</u>	<u>Memorandum Only Reporting Entity 1996</u>	<u>Memorandum Only Reporting Entity 1995</u>
REVENUES:				
Taxes - note 4	\$ ----	212,097.93	\$ 212,097.93	\$ 174,214.94
Interest	14,060.59	6,753.96	20,814.55	12,247.89
Total revenues	<u>\$ 14,060.59</u>	<u>218,851.89</u>	<u>\$ 232,912.48</u>	<u>\$ 186,462.83</u>
EXPENDITURES:				
Administration	300.81	----	300.81	442.25
Collections remitted	----	5,440.86	5,440.86	75,800.16
Professional services	----	8,137.86	8,137.86	3,918.32
Capital outlay	----	408,615.60	408,615.60	35,564.26
Debt service: - note 5				
Principal retirement	----	35,000.00	35,000.00	33,102.19
Interest and commissions	----	19,937.50	19,937.50	24,488.71
Total expenditures	<u>300.81</u>	<u>477,131.82</u>	<u>477,432.63</u>	<u>173,315.89</u>
EXCESS REVENUES OR EXPENDITURES	13,759.78	(258,279.93)	(244,520.15)	13,146.94
OTHER FINANCING SOURCES/(USES):				
Principal repaid	8,271.82	----	8,271.82	(50,000.00)
Proceeds from notes	----	477,444.50	477,444.50	----
Total other financing sources/(uses)	<u>8,271.82</u>	<u>477,444.50</u>	<u>485,716.32</u>	<u>(50,000.00)</u>
EXCESS REVENUES/SOURCES OR (EXPENDITURES/USES)	22,031.60	219,164.57	241,196.17	(36,853.06)
FUND BALANCE - Beginning	(9,827.62)	93,641.12	83,813.50	184,141.64
(increase) decrease in reserves	----	(2,780.68)	(2,780.68)	(63,475.08)
FUND BALANCE - Ending	<u>\$ 12,203.98</u>	<u>310,025.01</u>	<u>\$ 322,228.99</u>	<u>\$ 83,813.50</u>

POCATELLO DEVELOPMENT AUTHORITY

A COMPONENT UNIT OF THE CITY OF POCATELLO

COMBINED STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
ALL GOVERNMENTAL FUND TYPES
YEAR ENDED DECEMBER 31, 1996

	General Fund	Special Revenue Funds	Totals 1996
REVENUES - ACTUAL:			
Taxes	\$ ----	212,097.93	212,097.93
Interest	14,060.59	6,753.96	20,814.55
Total revenues	\$ 14,060.59	218,851.89	232,912.48
REVENUES - BUDGETED	3,910.00	217,150.00	221,060.00
Variance	10,150.59	1,701.89	11,852.48
EXPENDITURES - ACTUAL			
Administration	300.81	----	300.81
Collections remitted	----	5,440.86	5,440.86
Professional services	----	8,137.86	8,137.86
Capital outlay	----	408,615.60	408,615.60
Debt service:			
Principal retirement	----	35,000.00	35,000.00
Interest and commissions	----	19,937.50	19,937.50
Total expenditures	300.81	477,131.82	477,432.63
EXPENDITURES - BUDGETED	160.00	3,397,201.58	3,397,361.58
Variance	(140.81)	2,920,069.76	2,919,928.95
EXCESS REVENUES OR EXPENDITURES	13,759.78	(258,279.93)	(244,520.15)
OTHER FINANCING SOURCES/(USES) - ACTUAL:			
Loan made	8,271.82	----	8,271.82
Proceeds from notes	----	477,444.50	477,444.50
Total other financing sources/(uses)	8,271.82	477,444.50	485,716.32
OTHER FINANCING SOURCES/(USES) - BUDGETED	----	3,250,000.00	----
Variance	8,271.82	2,772,555.50	2,780,827.32
EXCESS REVENUES/SOURCES OR (EXPENDITURES/USES) - BUDGETED	3,750.00	69,343.64	73,093.64
EXCESS REVENUES/SOURCES OR (EXPENDITURES/USES) - ACTUAL	22,031.60	219,164.57	241,196.17
Variance	18,281.60	149,820.93	168,102.53
FUND BALANCE - Beginning	(9,827.62)	93,641.12	83,813.50
(increase) decrease in reserves	----	(2,780.68)	(2,780.68)
FUND BALANCE - Ending	\$ 12,203.98	310,025.01	322,228.99

**POCATELLO DEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 1996
(amounts expressed in thousands)**

Note 1. Summary of Significant Accounting Policies

The financial statements of the Pocatello Development Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for established governmental accounting and financial reporting principles. The more significant Pocatello Development Authority accounting policies are described below.

A. Reporting Entity

The Idaho Urban Renewal Law of 1965 authorizes the Mayor, with advice and consent of the City Council, to appoint a board of commissioners for an urban renewal agency to function within the municipality, provided that the Council has first passed a resolution finding that one or more such areas is necessary, and that there is a need for an urban renewal agency to function in the City.

Pocatello's urban renewal agency, Pocatello Development Authority, was found necessary by Resolution in 1988 and the board members were appointed thereafter. Unlike other advisory boards to the City Council, state law declares this agency to be "an independent public body corporate and politic" and gives it a wide range of authority to effectuate urban renewal.

Under the component unit concept of Generally Accepted Accounting Principles the Pocatello Development Authority is included in the Comprehensive Annual Financial Statements of the City of Pocatello as a discretely presented unit.

B. Basis of Presentation - Fund Accounting

The accounts of the Pocatello Development Authority are organized on the basis of funds and account groups, each of which is considered a separate accounting entity. The Authority has created several types of funds and a number of discrete funds within each fund type. Each fund is accounted for by a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. The individual funds account for the government resources allocated to them for the purpose of carrying on specific activities in accordance with laws, regulations, or other restrictions.

The funds are classified in the financial statements by fund type and account group.

GOVERNMENTAL FUND TYPES These are the funds through which most governmental functions typically are financed. The funds included in this category are as follows.

General Fund This fund accounts for resources devoted to financing the general services that the Authority performs. Revenues and other sources of revenue used to finance the fundamental operations of the Authority are included in this fund. The fund is charged with all cost of operating the Authority for for which a separate fund has not been established.

POCATELLO DEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 1996
(amounts expressed in thousands)

Note 1. Summary of Significant Accounting Policies - continued

B. Basis of Presentation - Fund Accounting - continued

Special Revenue Funds These funds account for the proceeds of specific revenue sources other than expendable trusts, or major capital projects that are legally restricted to expenditures for specified purposes. In the Authority each special taxing district is represented as a special revenue fund.

GENERAL LONG-TERM DEBT ACCCOUNT GROUP This is not a fund but rather an account group that is used to account for the outstanding principal balances of general obligation bonds and other long-term debt.

C. Measurement Focus

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental funds and expendable trust funds are accounted for on a current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Their reported fund balance is considered a measure of "available spendable resources". Operating statements of these funds present increases (revenues and other financing resources) and decreases (expenditures and other financing uses) in net current assets.

D. Basis of Accounting

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made regardless of the measurement focus applied.

All governmental fund types use the modified accrual basis of accounting. Under this basis of accounting, revenues are recognized when susceptible to accrual (when they become both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough after to be used to pay liabilities of the current period.

The Authority considers property taxes available if they are collected within 60 days after year end. All material revenue sources have been accrued.

Under the modified accrual basis of accounting expenditures are recorded when the related fund liability is incurred, except expenditures for debt service, prepaid expenses, and other long-term obligations which are recognized when paid.

POCATELLO DEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 1996
(amounts expressed in thousands)

Note 1. Summary of Significant Accounting Policies - continued

The Authority reports "deferred revenues" on its combined balance sheet. Deferred revenues arise when a potential revenue does not meet both the "measurable" and "available" criteria for recognition in the current period. Deferred revenues also arise when resources are received by the government before it has a legal claim to them.

In subsequent periods, when both revenue recognition criteria are met the liability for deferred revenue is removed from the combined balance sheet and revenue is recognized.

Budgets are adopted on a basis consistent with generally accepted accounting principles. Annual appropriated budgets are adopted for the general, special revenue and debt service funds on the modified accrual basis of accounting.

Project-length financial plans are adopted for all capital project funds and the current year's portion is appropriated annually.

F. Encumbrances

The Authority does not use encumbrance accounting.

G. Cash and investments

Unrestricted cash balances from all funds are combined and invested in investments authorized under Idaho State Code. Earnings from these investments are credited to the general fund. Cash includes cash on hand, deposits and other investments which are immediately convertible to cash or have a maturity of less than 90 days.

The Authority is authorized under State Code to invest in obligations of the U.S. Treasury, U.S. Government backed institutions, commercial paper, and repurchase agreements. Investments are recorded at cost, which approximates market. Adjustments are made to long-term investments, for any premium or discount, which is amortized over the maturity of the investment.

H. Receivables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on the balance sheet. Disclosure on other receivables is found in note 4.

POCATELLO DEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 1996
(amounts expressed in thousands)

Note 1. Summary of Significant Accounting Policies - continued

I. Inventories

The Authority was no inventories.

J. Prepaid Items

The Authority has no prepaid items.

K. Long-Term Debt

Long-term debt is recognized as a liability of a governmental fund when due. For other long-term obligations, only that portion expected to be financed from expendable available financial resources is reported as a fund liability of a governmental fund. The remaining portion of such obligations is reported in the general long-term debt account group.

L. Interfund Transactions

Quasi-external transactions are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures initially made from it that are properly applicable to another fund, are recorded as an expenditure in the reimbursing fund and as reductions of expenditure in the fund that is reimbursed. Nonrecurring or nonroutine permanent transfers of equity are reported as residual equity transfers. All other interfund transfers are reported as operating transfers.

M. Memorandum Only - Total Columns

Total columns on the general purpose financial statements are captioned "memorandum only" to indicate that they are presented only to facilitate financial analysis. Data in these columns do not present financial position, results of operations or changes in financial position in conformity with GAAP. Neither are such data comparable to a consolidation. Interfund eliminations have not been made in the aggregation of this data.

S. Comparative Data

Comparative total data for the prior year have been presented in the accompanying financial statements in order to provide an understanding of changes in the government's financial position and operations. However, comparative data have not been presented in all statements because their inclusion would make certain statements unduly complex and difficult to understand.

POCATELLO DEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 1996
(amounts expressed in thousands)

Note 2. Legal Compliance - Budgets

During the month of December the Executive Director of the Authority and his staff prepare a annual budget for the next calendar year. The budget is prepared on a district basis by gross revenues and expenses. The prepared budget is presented to the Commission of the Authority at its January meeting for adoption.

Budgets may be amended for expenditures of unforeseen resources (other than property tax levies) by the same procedure used to adopt the original budget.

Expenditures may not exceed budgeted appropriations at the fund level.

Note 3. Deposits

The Authority has no collateralization agreement for deposits in excess of FDIC insurance.

Note 4. Receivables

Property Taxes:

Property tax revenues are recognized when received or, if received within the sixty day period subsequent to year end, they are accrued. The Authority's property taxes, levied by the third Monday of September on a market value basis, are billed to the taxpayers in November. Half of the real, personal and mobile home property taxes are due on December 20 and the remainder is due the following June 20. Other property taxes are due December 20. Real property taxes not paid constitute a lien on the property when entered on the real property assessment roll as delinquent on the first day of January of the succeeding year. Property taxes are assessed and collected for the Authority by Bannock County.

Property taxes receivable to the Authority are those amounts levied in excess of the base property tax levied in the year that a special taxing district was created by the Authority.

A summary of property tax roll operations by district is as follows:

	Total	1996	1995	1994
Taxes receivable 12/31/95	230		213	17
1996 roll charge	294	294		
Less: Cancellations	0	0		
Totals	524	294	213	17
Cash received in 1996	(241)	(37)	(197)	(7)
Taxes receivable 12/31/96	283	257	16	10

POCATELLO DEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 1996
(amounts expressed in thousands)

Note 4. Receivables - continued

Recap by Fund:	Total	1996	1995	1994
Gateway West	3 \$		3	
Old Kraft Road	63	63		
Downtown	4	4		
Newtown	34	34		
Oldtown	171	148	13	10
Ricken Drive	8	8		
Totals	<u>283</u>	<u>257</u>	<u>16</u>	<u>10</u>

Interfund Balances:

Individual fund interfund (in hundreds) receivable and payable balances at year end are as follows:

	Oldtown Fund
General Fund	2
North Main Fund	<u>(2)</u>
	<u>0</u>

Notes receivable:

The General Fund loaned \$50 to help the restoration of the Pioneer Building in the Downtown District. Repayment is at five annual installments of \$13 at 9.5 % interest beginning 12/01/96. Balance at year end, \$41.

Note 5. Long-Term Debt

Bonds

The Authority has issued debt to provide funds urban renewal for the Newtown District.

Year	Newtown District Bond 1992 5.5%	
	Principal	Interest
1997	35	17
1998	40	15
1999	40	13
2000	40	11
2001	45	9
2002	50	7
2003	95	3
	<u>345</u>	<u>75</u>

POCATELLO DEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 1996
(amounts expressed in thousands)

Note 5. Long-Term Debt - continued

Notes

The Authority notes outstanding on the Domsea District of \$61 and \$38 were written off.

Changes in Long-Term Liabilities:

During the year ended December 31, 1996, the following changes occurred in liabilities reported in the general long-term debt account group:

Description	Balance 12/31/95	Additions	Reductions	Balance 12/31/96
Newtown Bond	380	0	35	345
City Of Pocatello	61		61	0
Eastern Idaho Dev. Corp.	38		38	0
Oldtown note		325		325
Ricken note		152		152

Note 6. Deferred Revenues

Deferred revenues, all for property tax receivable as of December 31, 1996, consists of the following:

Gateway West	63
Old Kraft Road	2
Downtown	4
Newtown	35
Oldtown	172
Ricken Drive	7
	283

**POCATELLO DEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 1996
(amounts expressed in thousands)**

Note 7. Expenditures Over Budget

There were no excess of expenditures over appropriations.

Note 8. Deficit Fund Balances (amounts in hundereds)

North Main

2

Note 9. Contingent Liabilities

The majority of the revenue collected by the Authority is derived from tax increment financing. Tax increment financing is a method of segregating a portion of the property taxes paid on properties within the urban renewal district to fund the improvements for which the district was formed. This is accomplished by freezing the market value of property within the district when the district is formed. Other taxing authorities

may collect their levies only on the frozen market value. The remaining taxes levied on the market value of the property in the district is distributed to the district. Thus the district receives funding by the taxes collected on the added market value of the property within the district.

A contingent liability exists when the market value increase in the district is not large enough to fund any debt incurred by the district to finance the improvements within the district.

**COMBINING, INDIVIDUAL FUND,
AND ACCOUNT GROUPS
FINANCIAL STATEMENTS
AND SCHEDULES**

SPECIAL REVENUE FUNDS

To account for the source and utilization of specific resources for which, because of state or local mandates, General fund accounting does not provide adequate disclosure. These funds are subdivided by funding sources; Each urban renewal area involved in tax increment financing is reported as a distinct special revenue fund.

Gateway West Fund
Old Kraft Road Fund - (Domsea Plant)
Downtown Fund - (Kress Building)
Newtown Fund
Oldtown Fund
Ricken Drive Fund
North Main Fund

POCATELLO DEVELOPMENT AUTHORITY

COMBINING BALANCE SHEET
SPECIAL REVENUE FUNDS
DECEMBER 31, 1996

	Gateway West Fund	Old Kraft Road Fund	Downtown Fund	Newtown Fund	Oldtown Fund	Ricken Drive Fund	North Main Fund	Totals 1996	Totals 1995
ASSETS:									
Cash	\$ 62,457.90	\$ ----	\$ 3,411.41	\$ ----	\$ 205,604.49	\$ 0.00	\$ ----	\$ 271,473.80	\$ 54,116.46
Cash with fiscal agent	----	----	----	109,387.94	----	----	----	109,387.94	112,474.56
Due from other funds	----	----	----	----	----	----	----	0.00	11,211.62
Receivables:									
Property taxes	80,417.72	2,673.12	7,044.08	51,480.56	172,707.16	7,693.51	----	322,016.15	228,287.61
Total Assets	\$ 142,875.62	\$ 2,673.12	\$ 10,455.49	\$ 160,868.50	\$ 378,311.65	\$ 7,693.51	\$ 0.00	\$ 702,877.89	\$ 406,090.25
LIABILITIES									
Accounts payable	----	----	----	----	----	----	----	0.00	5,136.08
Due to other funds	----	----	----	----	----	\$ 22.50	\$ 248.76	\$ 271.26	\$ 1,384.00
Deferred revenue	\$ 63,004.55	\$ 2,673.12	\$ 3,877.80	\$ 33,914.52	\$ 172,030.18	\$ 7,693.51	----	\$ 283,193.68	\$ 199,321.79
Total liabilities	\$ 63,004.55	\$ 2,673.12	\$ 3,877.80	\$ 33,914.52	\$ 172,030.18	\$ 7,716.01	\$ 248.76	\$ 283,464.94	\$ 205,841.87
FUND EQUITY:									
Reserve for debt service	----	----	----	109,387.94	----	----	----	109,387.94	106,607.26
Fund balance - undesignated	79,871.07	0.00	6,577.69	17,566.04	206,281.47	(22.50)	(248.76)	310,025.01	93,641.12
Total fund equity	79,871.07	0.00	6,577.69	126,953.98	206,281.47	(22.50)	(248.76)	419,412.95	200,248.38
Total liabilities and fund equity	\$ 142,875.62	\$ 2,673.12	\$ 10,455.49	\$ 160,868.50	\$ 378,311.65	\$ 7,693.51	\$ 0.00	\$ 702,877.89	\$ 406,090.25

POCATELLO DEVELOPMENT AUTHORITY

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
SPECIAL REVENUE FUNDS
YEAR ENDED DECEMBER 31, 1996

	Gateway West Fund	Old Kraft Road Fund	Downtown Fund	Newtown Fund	Oldtown Fund	Ricken Drive Fund	North Main Fund	Totals 1996	Totals 1995
REVENUES:									
Taxes	\$ 91,054.63	\$ ----	\$ 3,957.62	\$ 48,049.56	\$ 69,036.12	----	\$ ----	\$ 212,097.93	\$ 174,214.94
Interest	4.03	----	----	4,729.81	2,020.12	----	----	6,753.96	5,471.40
Total revenues	<u>91,058.66</u>	<u>0.00</u>	<u>3,957.62</u>	<u>52,779.37</u>	<u>71,056.24</u>	<u>0.00</u>	<u>0.00</u>	<u>218,851.89</u>	<u>179,686.34</u>
EXPENDITURES:									
Collections remitted	----	----	5,440.86	----	----	----	----	5,440.86	75,800.16
Construction	36,632.00	----	----	----	221,304.60	150,679.00	----	408,615.60	10,564.26
Professional services	----	----	----	1,000.00	5,101.10	1,788.00	248.76	8,137.86	1,136.08
Debt Service									
Interest on notes	----	----	----	----	----	----	----	0.00	2,763.71
Interest on bonds	----	----	----	19,937.50	----	----	----	19,937.50	21,725.00
Principal on notes	----	----	----	----	----	----	----	0.00	3,102.19
Principal on bonds	----	----	----	35,000.00	----	----	----	35,000.00	30,000.00
Total expenditures	<u>36,632.00</u>	<u>0.00</u>	<u>5,440.86</u>	<u>55,937.50</u>	<u>226,405.70</u>	<u>152,467.00</u>	<u>248.76</u>	<u>477,131.82</u>	<u>145,091.40</u>
EXCESS REVENUES OR EXPENDITURES	54,426.66	0.00	(1,483.24)	(3,158.13)	(155,349.46)	(152,467.00)	(248.76)	(258,279.93)	34,594.94
OTHER FINANCING SOURCES/(USES):									
Proceeds from note	----	----	----	----	325,000.00	152,444.50	----	477,444.50	----
Total other financing uses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>325,000.00</u>	<u>152,444.50</u>	<u>0.00</u>	<u>477,444.50</u>	<u>0.00</u>
EXCESS REVENUES/SOURCES OR (EXPENDITURES/USES)	54,426.66	0.00	(1,483.24)	(3,158.13)	169,650.54	(22.50)	(248.76)	219,164.57	34,594.94
FUND BALANCE - Beginning	25,444.41	0.00	8,060.93	23,504.85	36,630.93	0.00	0.00	93,641.12	122,521.26
(Increase)/decrease in reserves	----	----	----	(2,780.68)	----	----	----	(2,780.68)	(63,475.08)
FUND BALANCE - Ending	<u>\$ 79,871.07</u>	<u>\$ 0.00</u>	<u>\$ 6,577.69</u>	<u>\$ 17,566.04</u>	<u>\$ 206,281.47</u>	<u>\$(22.50)</u>	<u>\$(248.76)</u>	<u>\$ 310,025.01</u>	<u>\$ 93,641.12</u>

POCATELLO DEVELOPMENT AUTHORITY

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
SPECIAL REVENUE FUNDS
BUDGET TO ACTUAL
YEAR ENDED DECEMBER 31, 1996

	Gateway West Fund	Old Kraft Road Fund	Downtown Fund	Newtown Fund	Oldtown Fund	Ricken Drive Fund	North Main Fund	Totals 1996
REVENUES - ACTUAL								
Taxes	\$ 91,054.63	\$ ----	\$ 3,957.62	\$ 48,049.56	\$ 69,036.12	----	----	\$ 212,097.93
Interest	4.03	----	----	4,729.81	2,020.12	----	----	6,753.96
Total revenues	91,058.66	0.00	3,957.62	52,779.37	71,056.24	0.00	0.00	218,851.89
REVENUES - BUDGETED	100,000.00	150.00	11,100.00	50,050.00	55,850.00	0.00	0.00	217,150.00
Variance	(8,941.34)	(150.00)	(7,142.38)	2,729.37	15,206.24	0.00	0.00	1,701.89
EXPENDITURES - ACTUAL:								
Collections remitted	----	----	5,440.86	----	----	----	----	5,440.86
Construction	36,632.00	----	----	----	221,304.60	150,679.00	----	408,615.60
Professional services	----	----	----	1,000.00	5,101.10	1,788.00	248.76	8,137.86
Debt Service								
Interest on notes	----	----	----	----	----	----	----	0.00
Interest on bonds	----	----	----	19,937.50	----	----	----	19,937.50
Principal on notes	----	----	----	----	----	----	----	0.00
Principal on bonds	----	----	----	35,000.00	----	----	----	35,000.00
Total expenditures	36,632.00	0.00	5,440.86	55,937.50	226,405.70	152,467.00	248.76	477,131.82
EXPENDITURES - BUDGETED	81,428.00	136.08	4,700.00	55,937.50	505,000.00	2,750,000.00	0.00	3,397,201.58
Variance	44,796.00	136.08	(740.86)	0.00	278,594.30	2,597,533.00	(248.76)	2,920,069.76
EXCESS REVENUES OR EXPENDITURES	54,426.66	0.00	(1,483.24)	(3,158.13)	(155,349.46)	(152,467.00)	(248.76)	(258,279.93)
OTHER FINANCING (USES) -ACTUAL:								
Operating transfers out	----	----	----	----	325,000.00	152,444.50	----	477,444.50
Total other financing uses	0.00	0.00	0.00	0.00	325,000.00	152,444.50	0.00	477,444.50
OTHER FINANCING (USES) - BUDGETED	----	----	----	----	500,000.00	2,750,000.00	----	3,250,000.00
Variance	0.00	0.00	0.00	0.00	175,000.00	2,597,555.50	0.00	2,772,555.50
EXCESS REVENUES/SOURCES OR (EXPENDITURES/USES) - BUDGETED	18,572.00	150.00	5,659.14	(5,887.50)	50,850.00	0.00	0.00	69,343.64
EXCESS REVENUES/SOURCES OR (EXPENDITURES/USES) - ACTUAL	54,426.66	0.00	(1,483.24)	(3,158.13)	169,650.54	(22.50)	(248.76)	219,164.57
Variance	35,854.66	(150.00)	(7,142.38)	2,729.37	118,800.54	(22.50)	(248.76)	149,820.93
FUND BALANCE - Beginning	25,444.41 \$	0.00 \$	8,060.93 \$	23,504.85 \$	36,630.93 \$	0.00	0.00	93,641.12
(Increase)/decrease in reserves	----	----	----	(2,780.68)	----	----	----	(2,780.68)
FUND BALANCE - Ending	\$ 79,871.07 \$	0.00 \$	6,577.69 \$	17,566.04 \$	206,281.47 \$	(22.50)\$	(248.76)\$	310,025.01

ACCOUNT GROUP

Account groups are self balancing sets of accounts used to record the historical cost of General Government transactions which are longterm in nature.

GENERAL LONGTERM DEBT ACCOUNT GROUP

This account group records the remaining obligation balance on the Authoritys long-term debt.

POCATELLO DEVELOPMENT AUTHORITY
A COMPONENT UNIT OF THE CITY OF POCATELLO
STATEMENT OF CHANGES IN GENERAL LONG-TERM DEBT ACCOUNT GROUP
FOR THE YEAR ENDED DECEMBER 31, 1996

	<u>Balance 1-01-96</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 12-31-96</u>
Amount to be provided for retirement of General Long-term Obligations	\$ <u>373,264.02</u>	\$ <u>474,663.82</u>	\$ <u>134,871.28</u>	\$ <u>713,056.56</u>
Notes Payable				
Eastern Idaho Development Corporation	38,700.49		38,700.49	0.00
City of Pocatello	61,170.79		61,170.79	0.00
Old Town		325,000.00		325,000.00
Ricken Drive		152,444.50		152,444.50
Bonded Debt				
Downtown Bond	380,000.00		35,000.00	345,000.00
Total General Long-Term Obligations	\$ <u>479,871.28</u>	\$ <u>477,444.50</u>	\$ <u>134,871.28</u>	\$ <u>822,444.50</u>