

**POST FALLS URBAN RENEWAL
AGENCY**

**Financial Statements and
Accountants' Compilation Report**

August 31, 2009

POST FALLS URBAN RENEWAL AGENCY

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To the Board of Directors
Post Falls Urban Renewal Agency
Post Falls, Idaho

We have compiled the accompanying statement of net assets and balance sheet-governmental funds of Post Falls Urban Renewal Agency as of August 31, 2009, and the related statement of revenues, expenditures, and changes in fund balance for the eleven month period then ended, and statement of revenues, expenditures, and changes in fund balance-budget and actual for the eleven month period then ended, and the statement of revenues, expenditures, and changes in fund balance-budget and actual-year to date comparison-general fund for the eleven month period then ended, and the accompanying supplemental information provided, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by generally accepted accounting principles. If the omitted disclosures and statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Agency's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Post Falls Urban Renewal Agency.

Coeur d'Alene, Idaho
September 10, 2009

Post Falls Urban Renewal Agency

Statement of Net Assets

August 31, 2009

ASSETS

Cash and cash equivalents	\$ 10,768
Investments-CD's	1,007,936
Investments-State Pool-reserves	5,081,647
Interest receivable	7,378
Accounts receivable-taxes	<u>315,160</u>
 Total assets	 <u>\$ 6,422,889</u>

LIABILITIES:

Accounts payable	\$ 6,841
Accrued interest payable	2,820
Note payable-City Center-Cent Trail	6,980
Note Payable-Washington Trust-Center Point	<u>323,700</u>
 Total liabilities	 <u>330,680</u>

NET ASSETS:

Unrestricted (deficit)	<u>6,092,209</u>
 Total net assets	 <u>\$ 6,422,889</u>

See accompanying accountants' compilation report.

Post Falls Urban Renewal Agency
GOVERNMENTAL FUNDS
BALANCE SHEET
August 31, 2009

	<u>General</u>	<u>Special Revenue</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
ASSETS					
Cash and cash equivalents	\$ 10,768	\$ -	\$ -	\$ -	\$ 10,768
Investments-CD's	236,879	771,057			1,007,936
Investments-State Pool-reserves	-	5,081,647			5,081,647
Due from other funds		0			-
Interest receivable		7,378			7,378
Accounts receivable-taxes		315,160			315,160
	<hr/>				
Total assets	<u>\$ 247,647</u>	<u>\$ 6,175,242</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,422,889</u>
LIABILITIES AND FUND BALANCES:					
LIABILITIES:					
Due to other funds	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts payable	6,841				6,841
Accrued interest payable			2,820		2,820
Deferred tax revenue		267,240			267,240
Note payable-City Center-Cent Trail			6,980		6,980
Note Payable-Washington Trust-Center Point			323,700		323,700
	<hr/>				
Total liabilities	<u>6,841</u>	<u>267,240</u>	<u>333,500</u>	<u>-</u>	<u>607,581</u>
FUND BALANCES:					
Reserved-capital projects					-
Unreserved:					-
Undesignated	240,806	5,908,002	(333,500)		5,815,308
	<u>240,806</u>	<u>5,908,002</u>	<u>(333,500)</u>	<u>-</u>	<u>5,815,308</u>
	<hr/>				
Total liabilities and fund balances	<u>\$ 247,647</u>	<u>\$ 6,175,242</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,422,889</u>

See accompanying accountants' compilation report.

Post Falls Urban Renewal Agency

Statement of Revenues, Expenditures, and Changes in Fund Balance-
Budget and Actual
For the month ended August 31, 2009

	August		Favorable (Unfavorable)
	Actual	Budget	
REVENUES:			
Property taxes	\$ 50,569	\$ -	\$ 50,569
Interest income	2,865	5,378	(2,513)
Miscellaneous income	-	-	-
Administration fees	-	9,916	(9,916)
Total Revenues	53,434	15,294	38,140
EXPENDITURES:			
Administration fees	-	-	-
Contract employee	6,668	7,692	1,024
Contract accounting services	525	583	58
City services	-	-	-
Professional fees	-	1,500	1,500
Contract legal	725	2,208	1,483
Advertising and legal notices	211	42	(169)
Dues and subscriptions	-	34	34
Travel and meetings	30	167	137
Marketing and promotion	-	21	21
Meals and entertainment	-	-	-
Insurance	-	208	208
Moving expense	200	165	(35)
Equipment rent	115	125	10
Office furniture	-	-	-
Office supplies	-	125	125
Publications and books	-	46	46
Postage	4	50	46
Printing	-	83	83
Rent	700	833	133
Repair and maintenance	-	21	21
Mileage reimbursement	41	33	(8)
Telephone and voicemail	194	142	(52)
Website design and maintenance	-	83	83
Audit fee	-	433	433
Contingency for miscellaneous	-	700	700
Special Revenue:			
Proponent payments	917	-	(917)
Capital outlay:			
Capital projects-proponents	-	-	-
Debt service:			
Principal payments-proponents	13,020	-	(13,020)
Principal payments-financial institution	-	-	-
Interest expense-proponents	-	-	-
Interest expense-financial institution	-	-	-
Total Expenditures	23,350	15,294	(8,056)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	30,084	-	30,084
OTHER FINANCING SOURCES (USES):			
Borrowed funds	-	-	-
Transfers in (out)	-	-	-
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	30,084	\$ -	\$ 30,084
FUND BALANCE, BEGINNING OF PERIOD	6,062,125		
FUND BALANCE, END OF PERIOD	\$ 6,092,209		

See accompanying accountants' compilation report.

Post Falls Urban Renewal Agency

Statement of Revenues, Expenditures, and Changes in Fund Balance-
Budget and Actual-Year to date Comparison
For the Eleven-Month Period Ended August 31, 2009

	(1)	(2)	(3)	(4)	(5)
	Budget	Actual	Favorable (Unfavorable)	Annual Budget	(4-2) Variance
REVENUES:					
Property taxes	\$ -	\$ 3,624,992	\$ 3,624,992	\$ -	\$ 3,624,992
Interest income	59,157	55,154	(4,003)	64,535	(9,381)
Miscellaneous income	-	8	8	-	8
Administration fees	109,083	23,000	(86,083)	119,000	(96,000)
Total Revenues	168,240	3,703,154	3,534,914	183,535	3,519,619
EXPENDITURES:					
Administration fees	-	-	-	-	-
Contract employee	84,608	59,668	24,940	92,300	32,632
Contract accounting services	6,417	5,775	642	7,000	1,225
City services	-	-	-	0	-
Professional fees	16,500	6,312	10,188	18,000	11,688
Contract legal	24,292	23,097	1,195	26,500	3,403
Advertising and legal notices	458	300	158	500	200
Dues and subscriptions	367	278	89	400	122
Travel and meetings	1,833	265	1,568	2,000	1,735
Marketing and promotion	229	-	229	250	250
Meals and entertainment	-	-	-	-	-
Insurance	2,291	-	2,291	2,500	2,500
Moving expense	1,820	200	1,620	1,985	1,785
Equipment rent	1,375	1,306	69	1,500	194
Office furniture	-	-	-	-	-
Office supplies	1,375	970	405	1,500	530
Postage	550	380	170	600	220
Printing	917	186	731	1,000	814
Rent	9,167	4,940	4,227	10,000	5,060
Repair and maintenance	229	80	149	250	170
Mileage reimbursement	367	431	(64)	400	(31)
Telephone and voicemail	1,558	1,818	(260)	1,700	(118)
Website design and maintenance	917	645	272	1,000	355
Publications and book	504	485	19	550	65
Audit fee	4,766	5,200	(434)	5,200	-
Contingency for miscellaneous	7,700	-	7,700	8,400	8,400
Special Revenue:					
Proponent payments	-	1,060,263	(1,060,263)	-	(1,060,263)
Capital outlay:					
Capital projects-proponents	-	-	-	-	-
Debt service:					
Principal payments-proponents	-	109,782	(109,782)	-	(109,782)
Principal payments-financial institution	-	49,800	(49,800)	-	(49,800)
Interest expense-proponents	-	-	-	-	-
Interest expense-financial institution	-	15,998	(15,998)	-	(15,998)
Total Expenditures	168,240	1,348,179	(1,179,939)	183,535	(1,164,644)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	2,354,975	2,354,975	-	2,354,975
OTHER FINANCING SOURCES (USES):					
Borrowed funds	-	-	-	-	-
Transfers in (out)	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	\$ -	2,354,975	\$ 2,354,975	\$ -	\$ 2,354,975
FUND BALANCE, BEGINNING OF PERIOD		4,067,914			
FUND BALANCE, END OF PERIOD		\$ 6,422,889			

See accompanying accountants' compilation report.

Post Falls Urban Renewal Agency

**Statement of Revenues, Expenditures, and Changes in Fund Balance-
Budget and Actual-Year to date Comparison-General Fund
For the Eleven-Month Period August 31, 2009**

	(1)	(2)	(3)	(4)	(5)
	<u>Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>	<u>Annual Budget</u>	<u>(4-2) Variance</u>
REVENUES:					
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Interest income	59,157	55,154	(4,003)	64,535	(9,381)
Miscellaneous income	-	8	8	-	8
Administration fees	109,083	23,000	(86,083)	119,000	(96,000)
Total Revenues	<u>168,240</u>	<u>78,162</u>	<u>(90,078)</u>	<u>183,535</u>	<u>(105,373)</u>
EXPENDITURES:					
Administration fees	-	-	-	-	-
Contract employee	84,608	59,668	24,940	92,300	32,632
Contract accounting services	6,417	5,775	642	7,000	1,225
City services	-	-	-	-	-
Professional fees	16,500	6,312	10,188	18,000	11,688
Contract legal	24,292	23,097	1,195	18,000	(5,097)
Advertising and legal notices	458	300	158	500	200
Dues and subscriptions	367	278	89	400	122
Travel and meetings	1,833	265	1,568	2,000	1,735
Marketing and promotion	229	-	229	250	250
Meals and entertainment	-	-	-	-	-
Insurance	2,291	-	2,291	2,500	2,500
Moving expense	1,820	200	1,620	1,985	1,785
Equipment rent	1,375	1,306	69	-	(1,306)
Office furniture	-	-	-	-	-
Office supplies	1,375	970	405	500	(470)
Postage	550	380	170	600	220
Printing	917	186	731	1,000	814
Rent	9,167	4,940	4,227	10,000	5,060
Repair and maintenance	229	80	149	250	170
Mileage reimbursement	367	431	(64)	400	(31)
Telephone and voicemail	1,558	1,818	(260)	1,700	(118.)
Website design and maintenance	917	645	272	1,000	355
Publications and book	504	485	19	150	(335)
Audit fee	4,766	5,200	(434)	5,000	(200)
Contingency for miscellaneous	7,700	-	7,700	20,000	20,000
Total Expenditures	<u>168,240</u>	<u>112,336</u>	<u>55,904</u>	<u>183,535</u>	<u>71,199</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>-</u>	<u>(34,174)</u>	<u>(34,174)</u>	<u>\$ -</u>	<u>\$ (34,174)</u>
OTHER FINANCING SOURCES (USES):					
Transfers in (out)	-	-	-	-	-
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	<u>\$ -</u>	<u>(34,174)</u>	<u>\$ (34,174)</u>		
FUND BALANCE, BEGINNING OF PERIOD		<u>281,821</u>			
FUND BALANCE, END OF PERIOD		<u>\$ 247,647</u>			

See accompanying accountants' compilation report.

Post Falls Urban Renewal Agency

Schedule of Tax Increment by Special Revenue Fund

For the Eleven-Month Period Ended August 31, 2009

	Center Point		City Center	East Post Falls			Expo	Riverbend	West Seltice II		General	Total
	Greenstone	Stateline		South	Central	North			Greenstone	ABC Berg		
Tax increment-year-to-date	\$626,785	\$0	\$558,957	\$1,502,340	\$0	\$0	\$292,089	\$502,279	\$142,542	\$0	\$0	\$3,624,992
October 2008			41.04	1,343.89			0.00					1,384.93
November 2008			25,642.11	36,115.12			0.00	0.00				61,757.23
December 2008	4,822.30		11,817.05	18,862.54			9,009.98	3,938.13				48,450.00
January 2009	0.00		0.00	0.00			0.00	0.00	0.00			0.00
February 2009	331,224.36		277,945.67	713,392.89			154,759.93	220,465.25	62,675.37			1,760,463.47
March 2009	0.00		4,167.10	29,307.89			0.00	36,389.71	15.18			69,879.88
April 2009			9,661.89	22,686.78			2,166.50	30,902.54	124.77		0.00	65,542.48
May 2009	0.00		3,728.28	4,626.99			459.33	701.57			0.00	9,516.17
June 2009	0.00		25,688.20	15,938.36			1,159.57	38,422.97	0.00		0.00	81,209.10
July 2009	288,641.89		195,411.40	617,987.44			122,994.05	171,458.78	79,726.66			1,476,220.22
August 2009	2,096.78		4,854.13	42,078.20			1,539.74	0.00				50,568.85
September 2009	0.00		0.00	0.00			0.00	0.00			0.00	0.00
Total-fiscal year-to date	\$626,785.33	\$0.00	\$558,956.87	\$1,502,340.10	\$0.00	\$0.00	\$292,089.10	\$502,278.95	\$142,541.98	\$0.00	\$0.00	\$3,624,992.33

See accompanying accountants' compilation report

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Legal expenses by District

For the Eleven-Month Period Ended August 31, 2009

	<u>Center Point</u>	<u>City Center</u>	<u>East Post Falls</u>	<u>Expo</u>	<u>Riverbend</u>	<u>West Setlice II</u>	<u>General</u>	<u>Total</u>
Legal fees	\$0	\$0	\$0	\$0	\$0	\$0	\$23,097	\$23,097

See accompanying accountants' compilation report

Post Falls Urban Renewal Agency
Schedule of Cash Balances
August 31, 2009

	General Fund	Special Revenue	Capital Projects	Debt Service Fund	Total	
Beginning cash balances October 1, 2008	\$282,282	\$3,465,514	\$ -	\$ -	\$3,747,796	
Admin fees income	23,000	0			23,000	
Misc income	8				8	
Tax revenue	0	3,624,992			3,624,992	
Interest income	55,154				55,154	3,703,154
General and admin expenses	(112,336)				(112,336)	
Capital outlay			0		0	
Debt service payments-principal				(159,582)	(159,582)	
Debt service payments-interest				(15,998)	(15,998)	
Special Revenue:						
Proponent payments		(1,060,262)			(1,060,262)	
Transfers from Special Revenue Fund	0	0	0		0	
Transfers from Special Revenue Fund	0	(175,580)	0	175,580	0	
Transfers from Special Revenue Fund						
Payment of accounts payable	(461)				(461)	
Receivable-overpayment to City of Post Falls	0	(1,960)			(1,960)	
Noncash-reversal of accrual for occupancy tax	0					
Admin fees expense		0			0	
Cash balances August 31, 2009	\$247,647	\$5,852,704	\$ -	\$ -	\$6,100,351	\$6,100,351
				<u>5,852,704</u>		