

Urban Renewal Agency of the City of Twin Falls, Idaho																			
Budget Estimates																			
Fiscal Year October 1, 2016 through September 30, 2017																			
	Three Years of Actual			2015-2016 Budget						Actual 10-1-15 to 6-30-16	2016-2017 Budget								
	2012-2013	2013-2014	2014-2015	General	Rental Fund	Revenue Allocation		Zions Bank Chobani	Budget 2015-16 Total		General	Rental Fund	Revenue Allocation		Zions Bank		Budget 2015-16 Total		
						4-1	4-3 (Chobani)						4-4 (Clif)	4-1	4-3 (Chobani)	4-4 (Clif)		Chobani	Cliff
<b>Revenue</b>																			
Investment Income	5,020	2,893.50	12,247.00	8,500				280	8,780	14,086	9,000		500					9,500	
Other Income	9,412								0	0								0	
Grant Income/Contributions		2,750,000							0	0								0	
Property Taxes	2,503,935	7,471,409	8,286,900			2,315,000	2,601,000	2,555,290	7,471,290	4,665,687			2,380,000	3,877,554		2,561,446	492,977	9,311,977	
Administrative Fee																			
Rental Income	417,683	428,325	435,162		433,726				433,726	329,764	456,483							456,483	
Clif Bar Line of Credit		4,552,043	9,564,411							6,073,107				606,000				606,000	
Loan Proceeds (Net of Costs)	38,211,711		4,750,139			2,500,000			15,000,000	17,500,000			5,099,861					5,099,861	
Sale of Assets	60,000								0	0								0	
<b>Total Revenue</b>	<b>41,207,762</b>	<b>15,204,670</b>	<b>23,048,859</b>	<b>8,500</b>	<b>433,726</b>	<b>4,815,000</b>	<b>2,601,000</b>	<b>2,555,570</b>	<b>25,413,796</b>	<b>11,082,644</b>	<b>9,000</b>	<b>456,483</b>	<b>7,479,861</b>	<b>3,878,054</b>	<b>606,000</b>	<b>2,561,446</b>	<b>492,977</b>	<b>15,483,821</b>	
Transfer - Operating				249,450	(9,000)	(256,927)	(40,000)		56,477	0	367,445	(67,445)	(150,000)	(150,000)				0	
Forecasted Cash Carryover				0	70,000	3,538,000	6,515,000			10,123,000	0	430,000	2,165,000	0			487,158	3,082,158	
<b>Total Revenue and Cash Carryover</b>				<b>257,950</b>	<b>494,726</b>	<b>8,096,073</b>	<b>9,076,000</b>	<b>15,056,477</b>	<b>2,555,570</b>	<b>35,536,796</b>	<b>11,082,644</b>	<b>376,445</b>	<b>819,038</b>	<b>9,494,861</b>	<b>3,728,054</b>	<b>606,000</b>	<b>2,561,446</b>	<b>980,135</b>	<b>18,565,979</b>
<b>Expenditures</b>																			
RAA 4-1	1,147,351	750,032	689,692			6,964,993			6,964,993	960,466			8,347,615						8,347,615
RAA 4-3 (Chobani)	14,689,192	2,007,996	3,476,019				9,076,000		9,076,000	3,711,503									0
RAA 4-4 (Clif Bar)		4,552,043	10,267,117					15,056,477	15,056,477	6,072,817					606,000				606,000
Bond Trustee Fees	8,250	3,000							3,000	3,000						3,000	2,000		5,000
Bonding Costs			97,538						0	0									0
Community Relations & Website		150	150	1,700					1,700	150	1,000								1,000
Debt Payments - Interest	293,875	271,211	285,458			118,880			118,880	37,019			99,546						99,546
Debt Payments - Principal	452,902	471,845	5,689,090			1,005,000			1,005,000	-			1,040,000						1,040,000
Debt Pay Interest - Chobani	531,924	1,960,284	1,488,983						1,372,570	1,372,570						1,319,446			1,319,446
Debt Pay Principal - Chobani	17,787,645	2,922,000	1,123,000						1,180,000	1,180,000						1,239,000			1,239,000
Debt Pay Interest - Clif Bar Bond																		877,158	877,158
Debt Pay Principal - Clif Bar Bond																		0	0
Payment on LOC/TIFF Balance														3,728,054					3,728,054
Dues and Subscriptions	2,150	2,250	750	2,650					2,650	1,150	2,300								2,300
Insurance Expense - ICRMP	2,392	8,060	5,617	5,800					5,800	2,877	6,045								6,045
Legal Expense (Notices)	479	510	621	1,000					1,000	21	30,000								30,000
Management Fee	113,000	136,500	229,000	229,000					229,000	114,500	198,000								198,000
Meeting Expense	2,118	2,152	3,295	4,000					4,000	1,700	3,500								3,500
Miscellaneous	27	148	10,048	10,500					10,500	10,024	2,500								2,500
Office Expense	450	553	323	500					500	382	600								600
Prof. Dev.\Training	1,313	800	967	2,800					2,800	-	2,500								2,500
Property Tax Expense	34,434	36,075	36,148		37,000				37,000	36,631		37,750							37,750
Real Estate Exp. - Call Center	47,109	43,836	74,310		133,400				133,400	27,241		153,400							153,400
Real Estate Exp. - Other	451	2,342	14,169			7,200			7,200	4,798			7,700						7,700
Real Estate Lease	72,000	72,000	72,000		72,000				72,000	72,000		72,000							72,000
Professional Fees	15,015								0	39,565	100,000								100,000
Real Estate Purchase									0	0	0								0
Increase in Reserve									0	0	30,000								30,000
<b>Total Expense</b>	<b>35,202,076</b>	<b>13,243,788</b>	<b>23,564,295</b>	<b>257,950</b>	<b>242,400</b>	<b>8,096,073</b>	<b>9,076,000</b>	<b>15,056,477</b>	<b>2,555,570</b>	<b>35,284,470</b>	<b>13,648,414</b>	<b>376,445</b>	<b>263,150</b>	<b>9,494,861</b>	<b>3,728,054</b>	<b>606,000</b>	<b>2,561,446</b>	<b>879,158</b>	<b>17,909,114</b>
	6,005,686	1,960,882	(515,436)	0	252,326	0	0	0	0	252,326	-2,565,770	0	555,888	0	0	0	0	100,977	656,865