

1605 Apartments For Rent

**1, 2 bedrooms** in Yankton. Diversified Property Management. Rental assistance available. Rent based on income. Equal Opportunity Housing. (1888)368-3330.

**2 bedroom, garage**, coin operated laundry. 510 E 10th. \$550/month. (605)660-0305.

**2-Bedroom apartment.** Laundry on-site. Deposit and references required. No pets/smoking. \$400/month plus utilities. (605)665-7597.

Read & Recycle!

Park 50 & River Heights Apartments

- 1, 2, 3 BR Units
- Heat/Cable Paid
- Super Location
- Off Street Parking
- Laundry
- On Site Manager

For your private showing – 665-1243

Sorry – No Pets

**2-Bedroom, NO STAIRS**, water, heat paid for, Garage, C/A, dishwasher, garbage-disposal, W/D Included. No Pets/Smoking. Contact: (605)660-1289.

**Boardwalk Apartments:** Available soon: 2-Bedroom and 1-Bedroom with garages, furnished/unfurnished, month-to-month or lease. Access to hot tub and workout center. No smoking/pets. ( 6 0 5 ) 6 6 5 - 9 9 3 9 (605)661-0517.

**Canyon Ridge 1700 Locust**  
1-bedroom for elderly or persons with disabilities. Rent based on income. Equal Housing Opportunity. (605)664-8886 or Skogen Company (605)263-3941.

**Colonial Square Apartments**  
Yankton. One and two bedroom apartments available. Stove, refrigerator, utilities furnished. Rent based on income. Must meet income guidelines. Call (605)665-9876 or 1-800-225-0564, TDD# 1-800-622-1770. Equal Housing Opportunity.

**Deluxe 2-bedroom** apartments with free Internet, water/garbage. Up and downstairs available. Beautiful Area. (605)661-3999.

**1 & 2-bedrooms Orchard Square 418 W. 15th**  
\$440 and \$490. includes utilities. (605)665-6135 or Skogen Company (605)263-3941.

**1 & 2-bedrooms Orchard Square 418 W. 15th**  
\$440 and \$490. includes utilities. (605)665-6135 or Skogen Company (605)263-3941.

**Sagewood Apartments.** 2 bedroom, no smoking, no pets, wireless internet, on-site laundry, income based, criminal background check required. Call 800-560-2518 Monday through Friday 8am-5pm or email sagewoodapartments@live.com

**1-bedroom apartment** in Tabor. Clean, cozy and a short commute to Yankton. Rent based on income. Equal Housing Opportunity. (605) 760-7413 or Skogen Company (605)263-3941.

1625 Mobile Homes For Rent

**1-bedroom. Open concept.** Completely redone. All appliances including dishwasher/washer/dryer. Large lot with shed. \$325/month. Must see to appreciate. Ron (605)661-4366

1650 Houses For Sale

**\*Shopping For A Home?**  
Lewis & Clark  
Board of Realtors  
Multiple Listing Service.  
**www.yanktonrealtors.com**



1100 Walnut  
REDUCED

Wonderful 2-story, 4-bedroom home, 2 car garage, workshop, all on 3 city lots. Ted Mickelson, Anderson Realty, LLC. (605)661-1640.



142 Frontier Lane  
\$239,900

5-bedroom, 3-bath 6-miles west on Hwy. 50. Room inside and out. Call Lucy (605)665-2992 for more information or to view.

Call Classifieds  
665-7811

1650 Houses For Sale



204 Brown St., Gayville  
\$145,000

4-Bedroom 2-full bath. Home Warranty (605)660-7537  
www.yankton.net/204brown/

**Lake homes for sale** in Nebraska and South Dakota. Call Jim Tramp. (605)661-2192.



210 9th St.  
Springfield  
\$94,900

Vacation home or year round living! 3-bedroom ranch home with a RIVER VIEW. Main floor laundry, heated garage, and deck. Minutes from fishing, hunting, water sports and golf course.



2912 Masters  
3 bedroom, main laundry. New paint & stain. Triple garage. Kathy (605)661-0389, Century21.



3007 Mulligan- \$279,000  
4-Bedroom, 4-Bath on Fox Run Golf Course, must see to appreciate. Randy (605)661-8743 Vision Real Estate.



407 Pearl • \$64,500  
2-bedroom, 1-bath, Cozy home, carport, huge garage off alley. Joe, Americas Best Realty. (605)661-7264.



**FAMILY HOME FOR SALE IN YANKTON, SD** \$165,000  
-4-Bedroom, 3-Bath with 2 car attached garage on a 1/2 acre lot. (712)540-1245

1650 Houses For Sale



415 Pearl  
\$139,000

2-bedroom, 1-3/4 bath brick house with AC. Finished basement, 2-car garage, corner lot with lawn sprinklers. (913)680-9934.  
www.yankton.net/415pearl/



606 Augusta  
\$159,900

Spacious 3-bedroom, 2-bath, main level laundry. Gas fireplace, beautiful inside & out! Erica (605)660-2992, Anderson Realty LLC.



701 Mulberry  
\$77,900

3-bedroom, 1 1/2 storsy on corn lot across from Webster school. Updated kitchen and bath, main floor laundry. Fenced yard, new deck. Call Carol Breck (605)661-7653 Lewis & Clark Realty.



818 Linn • \$84,000  
New Listing

Cute/clean 2-bedroom, 1-bath, many updates, 3-season room, fenced/deck/single garage. Leona Sparks, Anderson Realty LLC (605)660-6078.



**New Listing**  
**1229 Pasque Circle**  
Updated, handicap accessible, 2-bedroom, 1-bath home. Char Century21 (605)661-0864

1655 Mobile Homes For Sale

**2001 Patriot double wide:** 3-bedroom, 2-bath, with double carport. All appliances stay and in good condition. Located in Larson's Landing. Offered at \$45,000. Call Bill Bobzin, (605)661-0148. Broker, Century21.

Call Classifieds  
665-7811

**OPEN HOUSE**  
*Friday 5-6:00pm*

**619 E. 20th.**

Come check out this home with great character! Open concept with fireplace, cathedral ceiling, balcony and beautifully remodeled kitchen. 5 BR, 3 ½ baths, 2 bonus rooms and so much more. And what a wonderful location! \$230,000

**Virginia Larson**  
661-0418

**www.yanktonhomes.com**

**PRICE REDUCED!**

**OPEN HOUSE Saturday 11AM-Noon**

**100 E. 21st Street**

- 1,700 sq.ft. ranch home
- Corner lot across the street from park and pool
- 3 BR and a remodeled full bath with tub/shower
- 11x24 carpeted three-season room connects garage & house
- 14x23 privacy-fenced patio
- 2-car garage is oversized with cabinetry and work space

**NOW \$99,900**

**www.100E21Street.com**

**Sally & Terry**  
Broker Associates  
660-5352, 660-6679  
www.SallyandTerry.com

**Lewis & Clark Realty, Inc.**  
www.yanktonareahomes.com

1660 Acreage - Lots For Sale

**26 acre more or less** located near Devils Nest overlooking Lewis and Clark Lake. Great place to build home or cabin with great views! Good deer and turkey hunting. Call Jason Schendt for a tour (402)707-4885. Whitetail Trophy Proepries Real Estate, LLC, Dan Perez Broker,108 North Monroe, Pittsfield, IL 62363. (217)285-9000

**For Sale: Lots of lots!** Call Jim Tramp, (605)661-2192.

**Ridgeway North Development** has numerous lots available. North of Hillcrest Golf Course. Call Kirby Hofer, (605)665-0524 or (605)660-1422.

1685 Want To Buy Real Estate

We pay *cash* for used mobile homes! (712) 252-4381

1705 Items \$100 or Less

**42" round solid wood table** with 5 solid wood chairs. Great Shape, \$75. (605)664-8205 or (605)665-5916.

**Aluminum topper fits** 1977 - 1983 shortbox, \$60. (605)660-6804.

**Louie Lamour western** paperbacks 56 total books \$70. (605)661-5859.

**Magic Chef gas stove.** Almond color. \$50. (605)857-1206.

1705 Items \$100 or Less

**Nordic track**, like new, \$75. Queen comforter set, skirt, 2 shames, 3 decorative pillows, \$25. (605)664-7373.

**RCBS rock chucker**, supreme handloading press, slightly used. \$70. Wagner medium duty airless electric paint sprayer, new, never used, \$30. (605)668-1885.

**Two antique crosscut** saws. Antique scythe. \$10 each. (605)664-0371.

**Western Art-Framed "Free As The Wind"** (Stampeding Mustangs) oil on canvas re-print \$75 (valued at \$125), Barnboard framed "End Of The Trail" (Indian) \$25. Call (605)260-1431.

**Western decor- Clock** \$15, 2-Marlboro Man plaques \$15/each. Teddy Roosevelt photo \$15. Rodeo poster \$15. 1-print \$10, 1-frame picture \$10. (605)260-1431.

**Youth football helmet** and shoulder pads, \$50. Call (605)665-7411.

1710 Antiques - Collectibles

**Vendors wanted: Outdoor** flea market. August 18-19 Riverboat Days, Roadshow Antiques. 3300 W 8th Street, Yankton, SD (605)665-2112.

1795 Musical Items

**Piano Lessons:** Dr. Eugenio Zapata-Concert pianist has openings for lessons. Available for ages 5/up to adults. Levels beginners-advanced welcome. For more information call (605)760-3866.

1815 Miscellaneous

**AKC Chesapeake Bay** retrievers. 8 weeks. 2 big males, 1 chocolate, 1 deadgrass. \$350 each.

2006 HD Road Glide motorcycle. Stage one kit. 7,000 miles. Custom paint. Air ride, lowered rear, extra parts. \$12,600. (605)641-7555

1820 Give Aways

**Free to a good home: Terrior Shi Tzu** mix. Has rabies shots records. Has tags, in Yankton. (402)358-0477.

1830 Rummage Sales

**100 James Place Saturday, 8/11, 7am-2pm**  
Multi Family Rummage Sale. Household items, newborn to adult clothing, wood table and chairs, couch. Tent, camp stoves, fishing, hunting items, pull golf cart and clubs, 6 horse Johnson outboard motor, books, puzzles, games. Salon equipment, shampoo station and vanity, antique perm machine, vintage curling irons, blow dryers and rollers.

1830 Rummage Sales

**1202 Peyton Lane (Summit Heights) Thursday, 8/9, 3pm-8pm Friday, 8/10, 10am-5pm Saturday, 8/11, 9am-12Noon**  
Trampoline, sandbox, lamps, bedding, shop vacs. Brand name kids and baby toys, bumbo seat, bassinet, stroller, carseat. Home decorations, highchair, Little Tikes slide. Winter coats and tons of brand name clothes-Men's, women's, kids 3-months-size 8. Great back to school shopping.

**1300 Green St. Friday, 8/10, 5pm-8pm Saturday, 8/11, 8am-1pm**  
Lots of clothes: boy's sizes infant through 7, misses, maternity, men's. Housewares, children's VHS tapes, books, toys, carseats, stroller, bicycle burley. Weed eater, Ford box cover, lots of miscellaneous.

**3709 Kristi Lane (Riverside Acres) Thursday, 8/9, 6pm-8pm Friday, 8/10, 1pm-6pm Saturday, 8/11, 8am-12Noon**  
2 Estate Sale: Playstation II games, DVD's, furniture, crib, towel warmers. Paint sprayer, carpet remnants, area rugs. Futon sofa, household items, Viking & Cardinal clothing. Old & new books, free clothes. No presales, cash only.

Call Classifieds  
665-7811

CITY OF YANKTON, SOUTH DAKOTA BALANCE SHEET Governmental Funds December 31, 2011					
	General	Special Capital Improvements	Debt Service Fund	Other Governmental Funds	Total Governmental Funds
Assets					
Cash and Cash Equivalents	\$3,103,773	\$ 3,645,870	\$ 1,175,100	\$ 708,899	\$ 8,633,642
Receivables (Net where applicable, of allowance for uncollectibles):					
Taxes	40,030	-	-	-	40,030
Accounts	119,733	-	-	988	120,721
Accrued Interest	-	-	3	-	3
Special Assessments	10,853	-	-	174,834	185,687
Notes Receivable	42,650	-	-	-	42,650
Due from Other Funds	-	638,091	-	-	638,091
Due from Other Governmental Agencies	612,022	74,972	310,804	260,590	1,258,388
Advances to Other Funds	-	135,689	-	-	135,689
Prepaid Expenses	189,248	-	-	-	189,248
Property Held for Resale, At Cost	27,247	-	-	-	27,247
Restricted Assets:					
Cash and Cash Equivalents	261,687	-	10,070	153,247	425,004
Deposits	270,270	-	-	-	270,270
Investments	-	-	590,920	-	590,920
Accrued Interest Receivable	-	-	3,042	-	3,042
Total Assets	4,677,513	4,494,622	2,089,939	1,298,558	12,560,632
Liabilities and Fund Balances					
Liabilities:					
Accounts Payable	177,311	959	-	13,881	192,151
Accrued Wages	212,128	-	-	19,588	231,716
Unearned Revenue	196,079	-	58,487	156,656	411,222
Due to Other Funds	22,708	-	-	615,383	638,091
Customer Deposits	540	-	-	-	540
Advances from Other Funds	135,689	-	-	-	135,689
Total Liabilities	744,455	959	58,487	805,508	1,609,409
Fund Balances:					
Non-Spendable:					
Perpetual Care	-	-	-	50,000	50,000
Prepaid Expenses	189,248	-	-	-	189,248
Cumulative Reserve-SDPAA	270,270	-	-	-	270,270
Property Held for Resale	27,247	-	-	-	27,247
Long Term Advances	-	135,689	-	-	135,689
Notes Receivable	42,650	-	-	-	42,650
Restricted:					
Debt Service	-	-	2,031,452	-	2,031,452
Lodging Sales Tax	-	-	-	577,312	577,312
Capital Projects	261,687	-	-	-	261,687
Perpetual Care	-	-	-	109,225	109,225
Other Purposes	-	-	-	136,493	136,493
Committed:					
Special Capital Improvements (sales tax)	-	4,357,974	-	-	4,357,974
Assigned:					
Capital Projects	-	-	-	83,618	83,618
Unassigned	3,141,956	-	-	(463,598)	2,678,358
Total Fund Balances	3,933,058	4,493,663	2,031,452	493,050	10,951,223
Total Liabilities and Fund Balances	\$4,677,513	\$ 4,494,622	\$2,089,939	\$ 1,298,558	\$ 12,560,632

EXHIBIT 4

CITY OF YANKTON, SOUTH DAKOTA					
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES					
Governmental Funds					
For the Year Ended December 31, 2011					
	General	Special Capital Improvements	Debt Service Fund	Other Governmental Funds	Total Governmental Funds
Revenue:					
Property Taxes	\$2,285,268	\$ -	\$ -	\$ 30,993	\$ 2,316,261
Sales and Other Taxes	4,835,776	2,325,154	933,282	535,731	8,629,943
Special Assessments	-	-	-	49,165	49,165
Licenses and Permits	452,593	-	-	-	452,593
Intergovernmental	470,322	49,741	-	495,118	1,015,181
Charges for Services	2,532,175	-	-	33,261	2,565,436
Fines and Forfeits	16,824	-	-	-	16,824
Interest on Investments	28,739	62,440	8,149	9,136	108,464
Contributions	7,185	-	-	28,230	35,415
Miscellaneous	215,583	-	-	750	216,333
Total Revenue	10,844,465	2,437,335	941,431	1,182,384	15,405,615
Current Expenditures:					
General Government	1,572,592	-	-	-	1,572,592
Public Safety	2,495,630	-	-	433,421	2,929,051
Public Works	2,341,416	-	-	-	2,341,416
Culture and Recreation	2,263,756	-	-	81,424	2,345,180
Community Development	-	-	2,603,788	399,752	3,003,540
Capital Outlay:					
Public Works	328,177	1,799,294	-	641,529	2,769,000
Culture and Recreation	132,458	-	-	262,717	395,175
General Government	68,663	-	-	-	68,663
Public Safety	287,325	-	-	-	287,325
Debt Service	235,004	-	769,485	15,656	1,020,145
Total Expenditures	9,725,021	1,799,294	3,373,273	1,834,499	16,732,087
Excess (Deficiency) of Revenues Over Expenditures	1,119,444	638,041	(2,431,842)	(652,115)	(1,326,472)
Other Financing Sources (Uses):					
Bond Issue Premium	-	-	11,596	-	11,596
Bond Issuance	-	-	2,670,000	-	2,670,000
Proceeds From Sale of Fixed Assets	33,105	-	-	-	33,105
Transfers In	183,699	-	192,398	974,707	1,350,804
Transfers Out	(962,512)	-	-	(295,592)	(1,258,104)
Total Other Financing Sources (Uses)	(745,708)	-	2,873,994	679,115	2,807,401
Net Change in Fund Balance	373,736	638,041	442,152	27,000	1,480,929
Fund Balances -Beginning of Year, as restated	3,559,322	3,855,622	1,589,300	466,050	9,470,294
Fund Balances- End of Year	\$3,933,058	\$ 4,493,663	\$2,031,452	\$ 493,050	\$ 10,951,223