



Financial Statements
September 30, 2014

Caldwell East Urban Renewal Agency

Caldwell East Urban Renewal Agency

Table of Contents
September 30, 2014

Independent Auditor’s Report.....	1
Management’s Discussion and Analysis.....	3
Basic Financial Statements	
Statement of Net Position and Governmental Fund Balance Sheet.....	8
Statement of Activities and Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balance.....	9
Notes to Financial Statements.....	10
Required Supplementary Information	
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual – General Fund.....	25
Notes to Required Supplementary Information	26
Other Supplementary Information	
Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	27
Schedule of Findings and Responses	29



Independent Auditor's Report

Members of the Board of Commissioners
Caldwell East Urban Renewal Agency
Caldwell, Idaho

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the major fund information of Caldwell East Urban Renewal Agency (the Agency), a component unit of the City of Caldwell, Idaho, as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Agency's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of Caldwell East Urban Renewal Agency, as of September 30, 2014, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

Adoption of New Accounting Standard

As described in Note 1 to the financial statements, the Agency adopted the provisions of GASB Statement No.65, *Items Previously Reported as Assets and Liabilities*. As discussed in Note 9 to the financial statements, the Agency has retroactively restated the previously reported net position to account for bond issuance costs in accordance with this Statement. The adoption of this Statement also resulted in the reclassification of items previously reported in liabilities as deferred revenue. These items are now reported in deferred inflows of resources as unavailable revenues. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated January 16, 2015, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.



Boise, Idaho
January 16, 2015

Commissioners of the Caldwell East Urban Renewal Agency (the Agency), a component unit of the City of Caldwell (the City), offer readers of these financial statements this narrative overview and analysis of the financial activities of the Agency for the fiscal year ended September 30, 2014.

It is a privilege for the Caldwell East Urban Renewal Agency to provide you with our Annual Report for fiscal year ended September 30, 2014. This report has been compiled in compliance with Idaho Code Section 50-2006 in which the Agency *“is required to file, with the local governing body, on or before March 31 of each year, a report of its activities for the preceding calendar year. Such report is to include a complete financial statement setting forth its assets, liabilities, income and operating expense as of the end of the calendar year.”*

In addition to the above stated requirement of Idaho Urban Law, Sections 50-1010 and 67-450B in the Idaho Code further require the Agency to *“cause a full and complete audit of its financial statements to be made each fiscal year.”* In response to this annual fiscal year audit requirement, independent auditor Eide Bailly LLP has completed the 2014 fiscal year audit for the Urban Renewal Agency of the City of Caldwell. This audit is available in the office of the City Clerk, 411 Blaine Street, Caldwell, Idaho.

The results of the 2014 fiscal year audit for the Agency are included within the financial statements, footnotes and audit opinion presented in this annual report.

FINANCIAL HIGHLIGHTS

- The liabilities and deferred inflows of resources of the Agency exceeded its assets at September 30, 2014 by \$10,566,553. The majority of liabilities resulted from the issuance of \$28,535,000 in long-term revenue bonds in 2004, 2006, 2008 and 2012 of which \$19,855,000 in principal remains outstanding and \$1,061,000 of the 2012 bond proceeds remains in the cash construction fund. Bond proceeds for the 2004, 2006 and 2008 bonds were transferred to the City of Caldwell sewer fund and used to pay for sewer projects directly related to residential and commercial growth within agency boundaries. Proceeds from the 2012 bonds are held by the trustee and disbursed to pay project costs for the Canyon County Administration Building completed in October 2014. Deferred inflows consist of unavailable property tax revenues for taxes that were levied but not yet earned.
- As of September 30, 2014, the Agency's general fund reported ending fund balance of \$6,352,805. Of this amount, \$1,918,272 is restricted for urban renewal projects, \$14,397 is in the non-spendable form of long-term notes receivable, and \$4,420,136 is restricted by bond covenants. Unrestricted cash balance for the general fund, excluding the undrawn bond proceeds, was \$2,196,056 which represents 14.8% of total fund expenditures and transfers to the City of Caldwell.
- The Agency's total debt obligation is \$19,855,000.

BACKGROUND

The Agency was organized and approved by Caldwell City Council on December 21, 1998, under Idaho Code, Title 50; Chapter 20 entitled “Idaho Urban Renewal Agency Law of 1965.” The Agency was established to promote development and redevelopment efforts in an undervalued portion of the City and in the City's area of impact within Canyon County. The goals of the Agency include a plan to transform this underdeveloped area into a desirable location for prospective homeowners, small businesses, and corporate development. Letters of support from taxing districts within the urban renewal area were submitted as evidence of support for the organization of

the Agency during the public hearing on December 21, 1998. Later in 1999, Canyon County organized a similar Urban Renewal Agency covering lands within the City area of impact that were designated in the City's Urban Renewal Agency. This action paved the way for communication between the City and County on urban renewal matters in the impact area.

On December 21, 1998, the Caldwell City Council approved the Urban Renewal "Plan." This Plan described the proposed activities of the Urban Renewal Agency including the adoption of a *revenue allocation (tax increment)* financing provision. With the adoption of this tax increment financing provision, the County Commissioners and County Treasurer allocate incremental increases in tax revenues annually between the Agency and other taxing districts located within the boundaries of the revenue allocation area.

On September 29, 2003, the Agency amended Plan boundaries and the revenue allocation area to include the downtown corridor between 10th St. and 5th St. from the Union Pacific Railroad right-of-way to Dearborn and public and private land within the following boundary: beginning at the intersection of Ustick Road and Florida Avenue "point of beginning", thence north on Florida Avenue to the Caldwell Highline Canal, thence northwesterly along the Highline Canal to Indiana Avenue, thence south to the southern boundary of Fair Oaks Subdivision, thence west along said boundary to Illinois Avenue extended, thence south on Illinois Avenue extended to Ustick Road, thence east on Ustick Road to the point of beginning. These amendments add a project to the scope of the Workable Program/Implementation Plan within the downtown corridor. The project is commonly referred to as the "Indian Creek Day-lighting and Restoration Project". The amendments also add some detail to Plan provisions dealing with recreational, park and swimming facilities and expand the revenue allocation area so that revenue allocation funding can be used to facilitate financing of the project.

On June 3, 2014, the Caldwell City Council became the Board of Commissioners for the Agency. As a result of this action, the Agency changed from a discretely presented component unit of the City to a blended component unit of the City presented as a major governmental fund.

PROPERTY VALUE AND TAX INCREMENT FINANCING

Tax increment financing is the primary source of revenue for the Agency. The amount of revenue received from property taxes is determined by the value of taxable property in excess of the base year, multiplied by the current tax levy rates in effect from the various taxing districts within the urban renewal boundaries. If the market value of property increases, the proceeds from the property tax may increase even with no increase in the tax levy rate.

The net taxable value of properties outside urban renewal boundaries in the City increased \$247,816,372 or 22.9%, over the 2013 base of \$1,083,004,811, (2013 base adjusted for county assessor changes). Consistent with this increase, the market value of real and personal properties within the urban renewal boundaries increased \$48,465,368 or 18.3%, from the 2013 base of \$265,041,946, (2013 base adjusted for county assessor changes). Combined market value increase in the City and Urban Renewal totaled \$296,281,770 or 22.0%.

As of January 1, 1998, the base year, market values of taxable property within urban renewal boundaries totaled \$60,492,278. The market values within this same area have now been adjusted to a total of \$373,999,592. This increase in market values established an incremental value of \$317,121,842 at September 30, 2014 and property tax revenue (estimated for the fiscal year 2015) equal to \$6,093,366 an increase of \$517,239, or 9.3% from property taxes levied in 2013.

The total property tax receipts for fiscal year ended September 30, 2014, were \$5,681,011 as reported in the audited financial statements.

ACTIVITIES & COMMITMENTS

The Agency remains committed to economic development and residential stability within its geographic boundaries in the City. Some of the specific activities, including accomplishments and board actions, are listed below.

- The Agency funds a Business Incentive Grant to encourage new business developments and existing business expansions. Through the grant, qualifying business are reimbursed 50% of eligible project costs to a maximum of \$200,000 over a two year period based on the number of eligible jobs created. A total of five businesses, employing 99 employees, applied for and qualified under the terms of the grant since its inception in 2011.
- The Agency assisted the County with its new Administration Building by issuing \$8,500,000 in revenue bonds in 2012. The debt will be paid using the county portion of incremental revenues as the repayment vehicle beginning in 2015. Bonds will be repaid over 8 years at an average interest rate of 2.89%. As of September 30, 2014, \$7,439,000 had been drawn down to fund the construction. The remaining funds totaling \$1,061,000 will be used to pay final construction costs, capitalized interest and reimburse the county for qualifying urban renewal projects.
- The Agency approved a Business Incentive Grant for 14 new jobs in a manufacturing and distribution facility.

FINANCIAL OVERVIEW

Caldwell East Urban Renewal Agency - Net Position

	Governmental Activities	
	2014	Restated 2013
Other Assets	\$ 13,080,868	\$ 20,149,248
Capital Assets	3,090,396	1,913,364
Total Assets	16,171,264	22,062,612
Short-Term Liabilities	2,896,682	1,677,458
Long-Term Liabilities	17,747,765	21,895,379
Total Liabilities	20,644,447	23,572,837
Deferred Inflows of Resources	6,093,370	5,510,973
Total Liabilities and Deferred Inflow of Resources	26,737,817	29,083,810
Invested in Capital Assets	3,090,396	1,913,364
Unrestricted	(13,656,949)	(8,934,562)
Total Net Position	\$ (10,566,553)	\$ (7,021,198)

Caldwell East Urban Renewal Agency - Statement of Activities

	Governmental Activities	
	2014	Restated 2013
<u>Revenues:</u>		
General Revenues		
Property taxes		
General Purpose	\$ 5,712,922	\$ 5,622,717
Unrestricted investment earnings	49,550	58,058
Gain on sale of land	566,365	-
Miscellaneous	275,930	249,702
Transfers to City of Caldwell	(372,112)	-
Total Revenues	6,232,655	5,930,477
<u>Expenses:</u>		
Urban Renewal Agency	1,830,645	2,089,605
Contribution of capital assets to Canyon County	6,895,367	-
Interest on long-term debt	1,051,998	808,220
Total Expenses	9,778,010	2,897,825
Net Revenues (Expenses)	\$ (3,545,355)	\$ 3,032,652

On October 5, 2010, the City of Caldwell loaned the Agency \$6,000,000 secured by a note payable, to purchase the education building downtown. The principal plus interest was paid in four (4) annual installments of \$1,695,000 on or before October 5th each year. The Agency paid the fourth and final installment in September 2014.

Cash and cash equivalents, both restricted and unrestricted, decreased \$7,538,888 to \$6,616,192 from the 2013 balance of \$14,155,080. The use of \$6,365,000 of bond construction funds to complete the County Administration Building and land purchases totaling \$2,300,000 offset by land sales of \$788,080 account for the majority of this cash reduction. The increase of \$610,771 in taxes receivable resulted from increases in assessed values totaling \$48,465,368. New construction of residential and commercial structures declined in 2014. Comparing January through November, new construction permits in Caldwell decreased 17.9% from 319 in 2013 to 262 in 2014. The construction activity level in 2014 should continue throughout 2015. Vouchers payable and internal balances decreased \$8,594 to \$323,436 made up of \$148,213 reimbursable to the city for projects, \$78,286 in operating expenses and incentive grants payable, \$64,500 for building demolition costs and \$32,437 for September county administration building construction costs all payable at September 30, 2014.

The Agency's financial commitment to the Caldwell Family YMCA continued with a \$1,000,000 payment made in February 2014, bringing cumulative payments to \$10,000,000 as of September 30, 2014. The final YMCA payment of \$741,562 will be made in February 2015. Other financial commitments include \$312,500 committed under the business incentive grant program. Total debt service payments during the calendar year included \$2,858,141 in principal and \$975,154 in interest made in connection with three (3) revenue allocation bonds, one (1) revenue allocation note and a note payable in connection with the TVCC education building purchase.

BUDGET

The Agency is required to submit and operate under a budget approved by the board. The 2014 budget for the Agency was approved September 5, 2013, in a public meeting and appears in the supplementary information following the footnotes section of the report.

BOARD OF COMMISSIONERS

Title 50, Chapter 20 of Idaho Code allows the city council to enact an ordinance designating themselves as Agency commissioners. In May 2014, Caldwell City Council enacted Ordinance #2966 and became the Board of Commissioners for the Agency. Mayor Nancolas serves as an ex-officio non-voting member. Commissioner Hopper is currently serving as Chairman of the Board of Commissioners, Commissioner Callsen serves as vice-chairman and Caldwell City Clerk, Debbie Geyer serves as Secretary and Caldwell City Finance Director/Treasurer serves as Treasurer.

All members of the Board of Commissioners as September 30, 2014:

<u>COMMISSIONER</u>	<u>TERM EXPIRATION</u>
Rob Hopper (Chair)	January 1, 2018
Dennis Callsen (Vice-chair)	January 1, 2018
Shannon Ozuna	January 1, 2016
Mike Pollard	January 1, 2018
Terrence Biggers	January 1, 2016
Vacant	January 1, 2016

FINANCIAL STATEMENTS

The financial statements of the Agency 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 establishing governmental accounting and financial reporting principles.

Caldwell East Urban Renewal Agency
Statement of Net Position and Governmental Fund Balance Sheet
September 30, 2014

	<u>General Fund</u>	<u>Adjustments (Note 2)</u>	<u>Statement of Net Position</u>
Assets			
Cash and cash equivalents	\$ 2,196,056	\$ -	\$ 2,196,056
Receivables			
Taxes	6,449,877	-	6,449,877
Accounts	402	-	402
Notes	14,397	-	14,397
Restricted cash and cash equivalents	4,420,136	-	4,420,136
Land and other assets not depreciated	-	3,090,396	3,090,396
	<u>\$ 13,080,868</u>	<u>\$ 3,090,396</u>	<u>\$ 16,171,264</u>
Liabilities			
Vouchers and payroll payable	\$ 323,436	\$ -	\$ 323,436
Interest payable	-	87,246	87,246
Long-term liabilities			
Due within one year	-	2,486,000	2,486,000
Due after one year	-	17,747,765	17,747,765
	<u>323,436</u>	<u>20,321,011</u>	<u>20,644,447</u>
Deferred Inflows of Resources			
Unavailable property tax revenue	<u>6,404,627</u>	<u>(311,257)</u>	<u>6,093,370</u>
Fund Balance/Net Position			
Fund balances			
Nonspendable	14,397	(14,397)	-
Restricted by bond covenants for			
Revenue allocation	2,160,911	(2,160,911)	-
Debt service	373,500	(373,500)	-
Reserve fund	1,885,725	(1,885,725)	-
Restricted for urban renewal projects	<u>1,918,272</u>	<u>(1,918,272)</u>	<u>-</u>
	<u>6,352,805</u>	<u>(6,352,805)</u>	<u>-</u>
	<u>\$ 13,080,868</u>		
Net Position			
Net investment in capital assets		3,090,396	3,090,396
Unrestricted		<u>(13,656,949)</u>	<u>(13,656,949)</u>
		<u>(10,566,553)</u>	<u>(10,566,553)</u>
Total net position		<u>\$ 3,090,396</u>	<u>\$ 16,171,264</u>

Caldwell East Urban Renewal Agency
Statement of Activities and Governmental Fund Statement of Revenues,
Expenditures and Changes in Fund Balance
Year Ended September 30, 2014

	General Fund	Adjustments (Note 3)	Statement of Activities
Expenditures/Expenses			
Urban renewal	\$ 1,830,645	\$ -	\$ 1,830,645
Contribution of capital assets to to Canyon County	-	6,895,367	6,895,367
Capital outlay	8,666,226	(8,666,226)	-
Debt service			
Principal	2,858,141	(2,858,141)	-
Interest	1,065,181	(13,183)	1,051,998
Total expenditures/expenses	<u>14,420,193</u>	<u>(4,642,183)</u>	<u>9,778,010</u>
General Revenues			
Property taxes	5,681,011	31,911	5,712,922
Interest	1,078	48,472	49,550
Gain on sale of land	-	-	566,365
Miscellaneous	275,930	-	275,930
Transfers to City of Caldwell	-	(372,112)	(372,112)
Total general revenues	<u>5,958,019</u>	<u>(291,729)</u>	<u>6,232,655</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(8,462,174)	4,350,454	-
Other Financing Sources			
Proceeds from sale of land	<u>788,080</u>	<u>(788,080)</u>	<u>-</u>
Change in Total Fund Balance	(7,674,094)	3,562,374	-
Change in Net Position	-	-	(3,545,355)
Fund Balance/Net Position, as restated, Beginning of Year	<u>14,026,899</u>	<u>(21,048,097)</u>	<u>(7,021,198)</u>
Fund Balance/Net Position, End of Year	<u>\$ 6,352,805</u>	<u>\$ (17,485,723)</u>	<u>\$ (10,566,553)</u>

Note 1 - Summary of Significant Accounting Policies

The Caldwell East Urban Renewal Agency (the Agency) was organized on December 21, 1998 under the Idaho Urban Renewal Law, Chapter 20, and Title 50 of the Idaho Code. The Agency was established to oversee redevelopment efforts in the Northeastern Caldwell areas, including housing rehabilitation, incentives for development of multi-family affordable housing, beautification of entryways, improvements to City infrastructure, and creation of new parks and a recreation complex. The redevelopment plan will be completed in 16 years, at which time the Agency's assets will revert to City ownership. The Agency under governmental accounting principles is considered a component unit of the City of Caldwell (the City).

The financial statements of the Agency 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 establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below.

The accounting and reporting policies of the Agency relating to the funds included in the accompanying basic financial statements conform to generally accepted accounting principles applicable to state and local governments. Generally accepted accounting principles for local governments include those principles prescribed by the GASB and the American Institute of Certified Public Accountants in the publication entitled Audits of State and Local Governmental Units.

Financial Reporting Entity

For financial reporting purposes, the Agency is included as a component unit in the City of Caldwell, Idaho's financial statements. The Agency provides urban renewal services to the City and its citizens. These statements present only the funds of the Agency and are not intended to present the financial position and results of operations of the City of Caldwell, Idaho in conformity with generally accepted accounting principles.

Government-Wide and Fund Financial Statements

The government-wide column of the financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

As allowed under GAAP, the Agency is reported as a "Single Program Entity". This allows for the government-wide financial statements to be combined with the fund level financial statements.

Measurement Focus, Basis of Accounting, And Financial Statement Presentation

The government-wide column of the financial statements is reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The general fund (governmental fund) column of the financial statements is reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 30 to 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, are recorded only when payment is due.

The Agency considers property taxes available if they are collected within 60 days after year end and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The Agency reports the following major governmental funds:

General Fund - the Agency's operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. The Agency has no non-major funds.

Agency Sunset

Under the conditions of the 2005 amendment to the Plan of the Urban Renewal Agency of The City of Caldwell, Idaho, the agency will cease projects that require issuing bonds as of December 31, 2014. The 2005 amendment modifies Section 800 "Duration of This Plan" to read as follows:

"Except for the nondiscrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan shall be effective for twenty-four (24) years from the original date of adoption of this plan by the City of Caldwell through December 21, 2022 provided, however, that the revenue from property taxes shall be restricted to collection of taxes assessed for the twenty-three (23) year period commencing with the 1999 assessment through the 2022 assessment, with the condition that the tax increment revenue received after December 31, 2014 will be used only to pay debt service on bonds for urban renewal projects constructed prior to said date and not for any other projects constructed after said date. Any tax increment revenue received after December 31, 2014 exceeding the amount needed for payment of urban renewal bonds issued prior to said date shall be returned to the local taxing districts in order that such entities may reduce their tax levies proportionally."

Subsequent to year-end the agency approved the 2014 plan amendment that changes the underlined language in the 2005 amendment above. The 2014 amendment reads: "Subsequent to December 31, 2014, the Agency shall work specifically with the public bodies affected by revenue allocation to identify and implement urban renewal projects important to those public bodies and consider the scope of such projects in light of such public bodies' pro rata connection to tax increment. All projects and funding

shall be at the discretion of the Agency, not the public bodies. For guidance, the Agency's construction of the new Canyon County Administration Building prior to December 31, 2014 shall be deemed an identified and implemented project for Canyon County and the Agency's construction of two sewer projects (Revenue Allocation Bonds Series 2006A for various sewer system improvements including collection lines and related facilities for the system, and Revenue Allocation Bonds Series 2008 for Caldwell Wastewater Treatment Plant upgrades – Phase 4) prior to December 31, 2014 shall be deemed identified and implemented projects for the City of Caldwell.

With the exception of the 2015 debt and interest payment of \$3,417,132, the Agency's annual bonded debt after December 31, 2015, is forecasted to be \$2,700,000. The increment needed to service the debt will be deducted from the benefiting taxing district before calculating excess increment revenue. Non-benefiting taxing districts will receive 100% of increment revenue received by the Agency as determined by the county tax collector for urban renewal projects benefiting their tax district.

Cash and Cash Equivalents

The Agency considers all highly liquid investments including restricted cash, with a maturity of three months or less when purchased, to be cash equivalents. For purposes of efficient cash flow management and the management of temporary investments, the Agency utilizes the Local Government Investment Pool for its cash.

Restricted cash equivalents are defined differently from unrestricted cash equivalents because they are restricted by an outside source.

Investments

State statutes authorize the Agency to invest in obligations of the U.S. Treasury and U.S. agencies, commercial paper, corporate bonds, repurchase agreements, City coupons and local improvement district bonds.

Investments are stated at fair value as determined by quoted market prices, except for the certificates of deposit which are non-participating contracts, and are therefore carried at amortized costs.

Property Taxes Receivable

Property taxes are recognized as revenue when the amount of taxes levied is measurable, and proceeds are available to finance current period expenditures.

Available tax proceeds include property tax receivables expected to be collected within 60 days after year end. Property taxes attach as liens on properties on January 1, and are levied in September of each year. Tax notices are sent to taxpayers during November, with tax payments scheduled to be collected on or before December 20. Taxpayers may pay all or one half of their tax liability on or before December 20, and if one half of the amount is paid, they may pay the remaining balance by the following June 20. Since the Agency is on a September 30 fiscal year-end, property taxes levied during September for the succeeding year's collection are recorded as unavailable revenue at the Agency's year-end and recognized as revenue in the following fiscal year. Canyon County bills and collects taxes for the Agency.

Capital Assets

Capital assets consist of land and construction in process. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. These assets are reported in the governmental activities column of the government-wide statement of net position but are not reported in the fund financial statements. The Agency does not hold any capital assets that are depreciated.

Deferred Inflows of Resources

In addition to liabilities, the statement of financial position and the fund balance sheet will sometimes report a separate section for deferred inflow of resources. This separate financial statement element, deferred inflow of resources, represents an acquisition of net position or fund balance that applies to future periods, so will not be recognized as an inflow of resources (revenue) until that time. The Agency only has two types of items that qualify for reporting in this category relating to property taxes.

The government-wide statement of net position reports the unavailable property tax revenue as a deferred inflow of resources. The balance of the deferred inflow of resources as of September 30, 2014, will be recognized as a revenue and increase in net position at the start of the next fiscal year. This treatment is a result of the property tax calendar in the State of Idaho.

The final item reported as deferred inflow of resources arises only under a modified accrual basis of accounting. Accordingly, the item, unavailable property tax revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes as these amounts are deferred and will be recognized as an inflow of resources in the period that the amounts become available.

Risk Management

As a component unit of the City of Caldwell, the Agency is exposed to various risks of loss related to theft of, damage to, or destruction of assets. The City, and the Agency as a component unit, participates in a public entity risk pool, Idaho Counties Risk Management Pool (ICRMP), for property and liability insurance. The City's and the Agency's exposure to loss from its participation in ICRMP is limited to the extent of their deductible only.

Budgets

In accordance with Title 50, Chapter 20 of the Idaho State Code, the Agency is required to prepare, approve and adopt an annual budget for filing with the local governing body, for informational purposes. A budget means an annual estimate of revenues and expenses for the following fiscal year of the agency.

Bonded Indebtedness

In the government-wide column of the financial statements, long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed during the current period.

In the fund column of the financial statements, only that portion expected to be financed from expendable available financial resources is reported as a fund liability of a governmental fund. Bond premiums and discounts, as well as bond issuance costs, are recognized in the period the bonds are issued. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Urban Renewal Agency Revenue Allocation Bonds, Series 2004A were issued to finance, in part, a variety of public and private infrastructure improvements which will improve existing conditions in the project area. Principal and interest on the bonds are payable solely from future tax revenues of the Agency.

Urban Renewal Agency Revenue Allocation Bonds, Series 2006A were issued to finance, in part, a variety of public infrastructure improvements which will expand waste water collection lines and pumping capacity in the project area. Principal and interest on the bonds are payable solely from future tax revenues of the Agency.

Urban Renewal Agency Revenue Allocation Notes, Series 2007 were issued to finance the acquisition of land and related improvements to improve and restore public open space around Indian Creek in the City. Principal and interest on the notes are payable solely from future tax revenues of the Agency.

Urban Renewal Agency Revenue Allocation Notes, Series 2008 were issued to finance the acquisition and construction of a portion of certain sewer treatment facilities and related improvements. Principal and interest on the notes are payable solely from future tax revenues of the Agency.

Urban Renewal Agency Revenue Allocation Notes, Series 2012 were issued to finance the construction of a new Canyon County Administration Building. Principal and interest on the notes are payable solely from future tax revenues of the Agency.

Recently Issued and Adopted Accounting Pronouncements

In March 2012, the GASB issued Statement No. 65, *Items Previously Reported as Assets and Liabilities*. GASB 65 establishes accounting and financial reporting standards that reclassify, as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities. This Statement is effective for periods beginning after December 15, 2012, and was implemented in fiscal year 2014. The adoption of GASB Statement No. 65 required debt issuance costs that were previously reported as assets on the statement of net position to be shown as an expense. This had no impact on the governmental fund financial statements. In addition, certain liabilities were reclassified as a deferred inflow of resources.

In June 2012, the GASB issued Statement 68, *Accounting and Financial Reporting for Pensions*—an amendment of GASB Statement 27. GASB 68 improves accounting and financial reporting by state and local governments for pensions. It also improves information provided by state and local governmental employers about financial support for pensions that is provided by other entities. This Statement results from a comprehensive review of the effectiveness of existing standards of accounting and financial reporting for pensions with regard to providing decision-useful information, supporting assessments of accountability and inter-period equity, and creating additional transparency. This Statement is effective for fiscal years beginning after June 15, 2014. Management is currently evaluating the impact of the adoption of this statement on the Agency's financial statements.

Note 2 - Explanation of Differences Between the Governmental Funds Balance Sheet and the Statement of Net Position

“Total fund balances” of the Agency’s governmental fund differs from “net position” of the governmental activities reported in the statement of net position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet.

The main components of the differences are described below.

Fund balance – general fund	\$ 6,352,805
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	3,090,396
Some of the property taxes receivable are not available to pay for current-period expenditures and therefore are deferred in the funds.	311,257
Long-term debt is not due and payable in the current period and therefore is not reported in the funds.	(20,233,765)
Interest on long-term debt is not due and payable in the current period and therefore is not reported in the funds.	<u>(87,246)</u>
Net position of governmental activities	<u><u>\$ (10,566,553)</u></u>

Note 3 - Explanation of Differences Between Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for governmental funds differs from the “change in net position” for governmental activities reported in the statement of activities. The differences arise primarily from the long-term economic focus of the statement of activities versus the current financial resource focus of the governmental funds. The effect of the differences is illustrated below.

Net change in fund balances – total governmental funds	\$ (7,674,094)
Governmental funds report capital outlay as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays (\$8,666,226) exceeded depreciation expense (\$0).	8,666,226
In the statement of activities, the gain (loss) on the sale of equipment is reported, whereas in the governmental funds, the proceeds from sale increase financial resources. Thus, the change in net assets differs from the change in fund balance by the net book value of the equipment sold.	(221,715)

Contributed capital assets and other miscellaneous capital asset transactions recorded in government-wide financial statements but not recorded in fund level financial statements. (7,267,479)

Some property tax revenue in the statement of activities that does not provide current financial resources is not reported as revenues in the funds. 31,911

Interest expense accrued but not paid reported in the statement of activities does not require the use of current financial resources and therefore is not reported as expenditures in governmental funds. 13,183

Long-term debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Also, governmental funds report the effect of premiums and bond issuance costs when the debt is first issued, whereas, these amounts are deferred and amortized in the statement of activities.

Repayment of long-term debt	2,858,141	
Amortization of bond premium	48,472	2,906,613
Change in net position		\$ (3,545,355)

Note 4 - Cash and Cash Equivalents

	Cost	Fair Value
Cash - unrestricted	\$ 1,837,524	\$ 1,837,524
Certificates of Deposit	250,000	250,000
Local Government Investment Pool	108,391	108,532
Total cash equivalents - unrestricted	\$ 2,195,915	\$ 2,196,056
Cash equivalents - restricted		
Undrawn Bond Proceeds	\$ 1,061,000	\$ 1,061,000
Money Market Funds	3,359,136	3,359,136
Total cash equivalents - restricted	\$ 4,420,136	\$ 4,420,136

Investment types that are authorized for the Agency by the Idaho Code and the Agency's investment policy are as follows:

1. Local and State Agency Bonds
2. U. S. Agency Bonds
3. U. S. Agency Securities
4. Certificates of Deposit

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely impact the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates. One of the ways the Agency manages its exposure to interest rate risk is by purchasing a combination of long and short-term investments. The Agency keeps funds needed for operations in short-term liquid investments while maintaining a stable longer-term investment portfolio with duration matched to expected completion of capital projects. When selecting longer-term maturities, the Agency’s policy requires investments which provide for the stability of income and reasonable liquidity.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Investment Maturities in Years</u>			
		<u>Less than 1</u>	<u>1-5</u>	<u>6-10</u>	<u>More than 10</u>
Local Government					
Investment Pool	\$ 108,532	\$ 108,532	\$ -	\$ -	\$ -

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The Money Market Funds and U.S. Treasury Notes are AAA rated by Moody’s and Standard and Poor. All other investments of the Agency are not rated and the Agency does not have a restrictive policy regarding rated investments.

Concentration of Credit Risk

When investments are concentrated in one issuer, this concentration represents heightened risk of potential loss. No specific percentage identifies when concentration risk is present. The Governmental Accounting Standards Board has adopted a principal that governments should provide note disclosure when five percent of the total entity’s investments are concentrated in any one issuer. Investments in obligations specifically guaranteed by the U.S. government, mutual funds, and other pooled investments are exempt from disclosure. The Agency has no policy limiting on the amount it may invest in any one issuer.

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in possession of an outside party. The custodial credit risk for investments is the risk that in the event of the failure of the counterparty (e.g. broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The Agency does not have a policy for custodial credit risk outside of the deposit and investment agreements.

The bank ledger balance for unrestricted cash deposits at September 30, 2014, is \$2,195,796. This ledger balance includes \$500,000 of deposits insured by FDIC and \$1,695,796 uninsured and uncollateralized. Restricted cash equivalents total \$4,420,136, of which \$3,359,136 are held by a bond trustee in AAA rated Money Market Funds and U. S. Treasury Notes in accordance with bond documents, which are not insured under FDIC or collateralized. The remaining \$1,061,000 remains with the bond trustee as funds not yet drawn for construction.

The Agency minimizes exposure to custodial credit risk by requiring that investments, to the extent possible, be identified as to Caldwell East Urban Renewal Agency ownership and be held in the Agency's name. The U.S. Treasury Notes and Money Market Funds are held in custody by Zions Bank in the Agency's name.

The LGIP is managed by the State of Idaho Treasurer's office. The funds of the pool are invested in certificates of deposit, repurchase agreements, and U.S. government securities. The certificates of deposit are federally insured. The U.S. government securities and the collateral for the repurchase agreements are held in trust by a safekeeping bank.

Note 5 - Fund Equity

In the government-wide financial statements, equity is classified as net position and displayed in three components:

- Net investment in capital assets – consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any notes or other borrowings attributable to those assets.
- Restricted net position – Consists of net assets with constraints placed on the use either by external groups, such as grantors or laws and regulations of other governments, or law through constitutional provisions or enabling legislation. Restricted net assets in the Agency are restricted pursuant to bonds issued to finance, in part, a variety of public and private infrastructure improvements which will improve existing conditions in the project area.
- Unrestricted net position – All other assets that do not meet the definition of “restricted” or “net investment in capital assets.”

When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, then unrestricted resources as they are needed.

Governmental fund equity is classified as fund balance. Fund balance is further classified as follows:

- Nonspendable fund balance—amounts that are not in nonspendable form (such as inventory or long-term notes receivable) or are required to be maintained intact.
- Restricted fund balance—amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.
- Committed fund balance—amounts constrained to specific purposes by the Agency itself, using its highest level of decision-making authority (i.e., Board of Commissioners). To be reported as committed, amounts cannot be used for any other purpose unless the Agency takes the same highest level action to remove or change the constraint.
- Assigned fund balance—amounts the Agency intends to use for a specific purpose. Intent can be expressed by the Agency Commissioners or by an official or body to which the Agency Commissioners delegate the authority.
- Unassigned fund balance—amounts that are available for any purpose. Positive amounts are reported only in the general fund.

The Agency's Board of Commissioners establishes (and modifies or rescinds) fund balance commitments by passage of a resolution or motion. This is typically done through adoption and amendment of the budget. A fund balance commitment is further indicated in the budget document as a designation or commitment of the fund (such as for special incentives). Assigned fund balance is established by the Board of Commissioners through adoption or amendment of the budget as intended for specific purposes.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the Agency considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the Agency considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the Board of Commissioners has provided otherwise in its commitment or assignment actions.

Note 6 - Capital Assets

Changes in capital assets are as follows:

	Balance October 1, 2013	Additions	Deletions	Balance September 30, 2014
Governmental activities				
Capital assets, not depreciated				
Land	\$ 1,382,845	\$ 2,301,378	\$ (593,827)	\$ 3,090,396
Construction in Process	530,519	6,364,848	(6,895,367)	-
	<u>\$ 1,913,364</u>	<u>\$ 8,666,226</u>	<u>\$ (7,489,194)</u>	<u>\$ 3,090,396</u>

Note 7 - Long-Term Debt

Long-term debt consisted of the following as of September 30, 2014:

Governmental activities

Revenue Bonds

\$3,735,000 Urban Renewal Revenue Allocation Bonds Series 2004A due in annual installments through March 2015 of \$715,000, interest from 4.45% to 4.95% due semi-annually. Certificates maturing on or after March 1, 2012, are subject to early redemption in whole or in part (in the order of maturity selected by the Agency and by lot within a maturity in such manner as the Registrar shall determine), on March 1, 2011, or any interest payment due date thereafter, at the redemption price of par, plus accrued interest to the date fixed for redemption.

\$ 715,000

\$8,300,000 Urban Renewal Revenue Allocation Bonds Series 2006A due in annual installments through March 2023 of \$210,000 to \$720,000, interest from 4.00% to 5.00% due semi-annually, including unamortized bond premium of \$367,718. Certificates maturing on or after March 1, 2017, are subject to early redemption in whole or in part (in the order of maturity selected by the Agency and by lot within a maturity in such manner as the Registrar shall determine), on March 1, 2016, or any interest payment date thereafter, at the redemption price of par, plus accrued interest to the date fixed for redemption.

5,457,718

\$8,000,000 Urban Renewal Revenue Allocation Bonds Series 2008 due in annual installments through September 2023 of \$525,000 to \$720,000; interest from 4.00% to 4.25% due semi-annually, including unamortized bond premium of \$11,047. Certificates maturing on or after September 1, 2018, are subject to early redemption in whole or in part (in the order of maturity selected by the Agency and by lot within a maturity in such manner as the Registrar shall determine), on September 1, 2017, or any interest payment date thereafter, at the redemption price of par, plus accrued interest to the date fixed for redemption.

5,561,047

\$8,500,000 Urban Renewal Revenue Allocation Bonds Series 2012 due in annual installments through September 2022 of \$990,000 to \$1,157,000; interest from 1.85% to 3.3% due semi-annually. Certificates maturing on or after September 15, 2016, are subject to early redemption in whole or in part (in the order of maturity selected by the Agency and by lot within a maturity in such manner as the Registrar shall determine), on September 15, 2015, or any interest payment date thereafter, at the redemption price of par, plus accrued interest to the date fixed for redemption.

8,500,000

\$ 20,233,765

The Urban Renewal Agency of the City of Caldwell, Idaho has pledged a portion of future tax increment revenues to repay \$1,600,000 in revenue allocation notes issued in March 2007 to finance construction of the Indian Creek Day-lighting project. The notes are payable solely from incremental tax revenues. Incremental tax revenues were projected to produce 100 percent of the debt service requirements over the life of the notes. Total principal and interest remaining on the notes is \$0. For the current year, principal and interest paid were:

\$ 252,796

The Urban Renewal Agency of the City of Caldwell, Idaho has pledged a portion of future tax increment revenues to repay \$3,735,000 in revenue allocation bonds issued in July 2004 to finance improvements to the City’s waste water treatment plant including a new headwork facility, screening system and digester. The bonds are payable solely from incremental tax revenues. Incremental tax revenues were projected to produce 125 percent of the debt service requirements over the life of the bonds. Total principal and interest remaining on the bonds is \$732,696, payable through March 2015. For the current year, principal and interest paid were: 398,824

The Urban Renewal Agency of the City of Caldwell, Idaho has pledged a portion of future tax increment revenues to repay \$8,300,000 in revenue allocation bonds and \$724,294 in re-offering premium issued in December 2006 to finance improvements to the City’s waste water treatment plant including collection lines and related facilities. The bonds are payable solely from incremental tax revenues. Incremental tax revenues were projected to produce 125 percent of the debt service requirements over the life of the bonds. Total principal and interest remaining on the bonds is \$6,629,050, payable through March 2023. For the current year, principal and interest paid were: 734,000

The Urban Renewal Agency of the City of Caldwell, Idaho has pledged a portion of future tax increment revenues to repay \$8,000,000 in revenue allocation bonds and \$37,047 in premium issued in February 2008 to finance improvements to the City’s waste water treatment plant including a new aeration basin and related facilities. The bonds are payable solely from incremental tax revenues. Incremental tax revenues were projected to produce 125 percent of the debt service requirements over the life of the bonds. Total principal and interest remaining on the bonds is \$6,761,098, payable through September 2023. For the current year, principal and interest paid were: 752,675

The Urban Renewal Agency of the City of Caldwell, Idaho has pledged a portion of future tax increment revenues to repay \$8,500,000 in revenue allocation bonds issued in December 2012 to finance the construction of the County Courthouse. The bonds are payable solely from incremental tax revenues. Incremental tax revenues were projected to produce 125 percent of the debt service requirements over the life of the bonds. Total principal and interest remaining on the bonds is \$9,562,611, payable through September 2022. For the current year, principal and interest paid were: -

Total principal and interest paid in the current year \$ 2,138,295

Total incremental tax revenues collected in the current year \$ 5,681,011

Caldwell East Urban Renewal Agency
Notes to Financial Statements
September 30, 2014

The annual requirements to amortize all debt outstanding at September 30, 2014, are as follows:

	Governmental Activities	
	Principal	Interest
2015	\$ 2,486,000	\$ 931,132
2016	2,055,000	629,124
2017	2,117,000	564,839
2018	2,184,000	497,469
2019	2,260,000	422,194
2020-2023	8,753,000	785,697
	19,855,000	\$ 3,830,455
Bond premium	378,765	
		\$ 20,233,765

Total interest cost incurred during 2014 was \$1,065,181.

The following is a summary of changes in long-term debt of the Agency for the year ended September 30, 2014:

	Balance at 10/1/13	Debt Issued	Debt Retired	Balance at 9/30/14	Due Within One Year
Governmental activities					
Revenue Allocation Bonds 2004A	\$ 1,070,000	\$ -	\$ (355,000)	\$ 715,000	\$ 715,000
Revenue Allocation Bonds 2006A	5,230,000	-	(140,000)	5,090,000	210,000
Revenue Allocation Notes 2007	245,000	-	(245,000)	-	-
Revenue Allocation Bonds 2008	6,055,000	-	(505,000)	5,550,000	525,000
Revenue Allocation Bonds 2012	8,500,000	-	-	8,500,000	1,036,000
Bond Premium	427,238	-	(48,473)	378,765	-
TVCC Building Purchase	1,613,141	-	(1,613,141)	-	-
Governmental activities long-term liabilities	\$23,140,379	\$ -	\$(2,906,614)	\$20,233,765	\$2,486,000

Note 8 - Other Commitments

The Agency will contribute \$741,562 to the capital construction fund for the Caldwell Family YMCA in February 2015.

The Agency will contribute up to \$312,500 for business development incentives in the form of grants or loans in 2015.

Note 9 - Restatement

The Agency implemented GASB Statement No. 65, *Items Previously Recognized as Assets and Liabilities* as of September 30, 2014. Bond issuance costs were previously capitalized on the statement of net position and amortized on the statement of activities. As a result of the Statement implementation, bond issuance costs that were previously capitalized and amortized, will appropriately be expensed in the year of debt issuance. The total impact of adopting this statement is a reduction to the net position, beginning of year, by \$352,542 as noted below:

	2013
Net Position, Beginning of Year, as Previously Stated	\$ (6,668,656)
Less adjustment to remove deferred issuance costs as of September 30, 2013	(352,542)
Net Position, Beginning of Year, as Restated	\$ (7,021,198)

Note 10 - Related Party Transactions

In 2011, the City of Caldwell purchased the urban renewal education building project from the developer and entered into a purchase and sale agreement to sell the building to the Caldwell Urban Renewal Agency. The City authorized \$6,000,000 for the purchase of the building and contents. By Resolution #108-10 adopted October 4, 2010, funds were transferred to the general fund from street \$1,000,000, cemetery \$900,000, water \$800,000 and sewer \$3,300,000. The Agency agreed to purchase the building, pay all closing costs and pay the City \$1,695,000 annually for four years beginning October 5, 2011. The four installments total \$6,780,000. The City funds will earn approximately five percent on this transaction over the term of this agreement. The agreement calls for early repayment of funds if requested by the City. The final payment under this agreement was made in September 2014.

During 2014, the Caldwell Urban Renewal Agency deeded to the City a park and right of way valued at \$372,112.

As of September 30, 2014, the Caldwell Urban Renewal Agency owed the City \$148,213 for utility and project development costs incurred.

Note 11 - Contribution to Canyon County

The Agency assisted Canyon County with its new Administration Building by issuing \$8,500,000 in revenue bonds in 2012 to fund the construction. At September 30, 2014, construction of the County Administration Building was substantially complete and Canyon County offices occupied the building. During 2014, this capital asset was transferred to the county and removed from the Agency's books. Bond requirements stipulate how the remaining bond proceeds are to be used. Urban renewal commissioners approved the remaining funds be used to pay interest from October 1, 2014 through December 31, 2014, and reimburse Canyon County for construction of three (3) parking lots adjacent to the Administration Building.

Note 12 - Subsequent Event

Subsequent to September 30, 2014, the Agency purchased approximately 4 acres of fully developed industrial land adjacent to industrial land owned by the Agency for \$201,770. The Agency now owns approximately 70 acres of fully developed industrial land and is actively marketing it to potential industrial users.



Required Supplementary Information
September 30, 2014

Caldwell East Urban Renewal Agency

Caldwell East Urban Renewal Agency
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual – General Fund
Year Ended September 30, 2014

	Budgeted Amounts		Actual	Variance with Final Budget Favorable (Unfavorable)
	Original	Final		
Revenues				
Property taxes	\$ 5,500,000	\$ 5,500,000	\$ 5,681,011	\$ 181,011
Interest	10,000	10,000	1,078	(8,922)
Miscellaneous	264,500	264,500	275,930	11,430
Total revenues	<u>5,774,500</u>	<u>5,774,500</u>	<u>5,958,019</u>	<u>183,519</u>
Expenditures				
Current				
Urban Renewal Agency	1,988,748	1,988,748	1,830,645	158,103
Capital outlay	-	10,801,378	8,666,226	2,135,152
Debt service				
Principal	3,030,236	3,030,236	2,858,141	172,095
Interest	755,516	755,516	1,065,181	(309,665)
Total expenditures	<u>5,774,500</u>	<u>16,575,878</u>	<u>14,420,193</u>	<u>2,155,685</u>
Deficiency of Revenues Under Expenditures	-	(10,801,378)	(8,462,174)	2,339,204
Other Financing Sources				
Bond proceeds	-	8,500,000	-	(8,500,000)
Proceeds from sale of land	-	788,080	788,080	-
Total other financing sources	<u>-</u>	<u>9,288,080</u>	<u>788,080</u>	<u>(8,500,000)</u>
Net Change in Fund Balances	<u>\$ -</u>	<u>\$ (1,513,298)</u>	<u>(7,674,094)</u>	<u>\$ (6,160,796)</u>
Fund Balance, Beginning of Year			<u>14,026,899</u>	
Fund Balance, End of Year			<u>\$ 6,352,805</u>	

Note 1 - Budgets and Budgetary Accounting

In accordance with Title 50, Chapter 20 of the Idaho State Code, the Agency is required to prepare, approve and adopt an annual budget for filing with the local governing body, for informational purposes. A budget means an annual estimate of revenues and expenses for the following fiscal year of the Agency.

The Agency follows these procedures in establishing the budgetary data reflected in the financial statements:

- The Board of Commissioners prepares a proposed operating budget for the fiscal year commencing on October 1. The operating budget includes proposed expenditures and the means of financing them.
- Public workshops are conducted at City Hall to obtain taxpayer comments.
- The budget is passed by resolution no later than the first Tuesday of each year.

Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end. Revisions that alter the total expenditure appropriation must be approved by the Board of Commissioners.



Other Supplementary Information
September 30, 2014

Caldwell East Urban Renewal Agency

Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

Members of the Board of Commissioners
Caldwell East Urban Renewal Agency
Caldwell, Idaho

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund information of Caldwell East Urban Renewal Agency (the Agency), a component unit of the City of Caldwell, Idaho, as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated January 16, 2015. An explanatory paragraph was included in the auditor's report to emphasize the implementation of GASB 65.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying schedule of findings and responses, we identified a certain deficiency in internal control that we consider to be a material weakness.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We consider the deficiency described in the accompanying schedule of findings and responses to be a material weakness: 2014-A.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Agency's Response to Findings

The Agency's response to the finding identified in our audit is described in the accompanying schedule of findings and responses. The Agency's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "Eide Bailly LLP".

Boise, Idaho
January 16, 2015

Material Weakness

2014-A

Criteria:

Management should have an internal control system in place designed to provide for the preparation of the financial statements being audited. This includes the ability to prepare the statements of net position and governmental fund balance sheet, statements of activities and governmental fund revenues, expenditures and changes in fund balance that do not require material audit adjustments. It also includes the ability to prepare the footnote disclosures required by GASB.

Condition:

The Agency does not have an internal control system designed to provide for the preparation of the full financial statements being audited without adjustment. As auditors, we were requested to draft the financial statements and accompanying notes and proposed audit adjustments that were not identified as a result of the Agency's existing internal controls. This circumstance is not unusual in an organization of your size. It is the responsibility of management and those charged with governance to make the decision whether to accept the degree of risk associated with report preparation internally or by the auditors because of cost or other considerations. However, lack of documented review of financials is considered a contributing factor resulting in misstatements of the Agency's unaudited financial statements.

Effect:

The absence of controls over the preparation of the financial statements increases the possibility that a misstatement of the financial statements could occur and not be prevented, or detected and corrected, by the Agency's internal controls.

Cause:

The size of the Agency and the limited number of accounting personnel made it difficult to fully implement this level of internal control in the current year due to certain external events that put additional pressure on accounting capacity.

Recommendation:

Management should develop a review process to ensure proper financial close of the financial information prior to the audit. Management and those charged with governance must decide annually whether to accept the degree of risk associated with report preparation because of cost or other considerations.

Management's Response:

Management accepts the degree of risk associated with report preparation because of cost and other reasons. Management believes that the addition of a fourth staff position by the City will aid in the review process to ensure proper classification of financial information prior to the audit.

Corrective Action Plan (CAP)

Action Planned in Response to Finding:

Management hired two staff positions to replace two positions vacated in 2014. Both new employees are experienced accountants and add tremendous value to the finance department. These new employees will be trained in completion of financial reports and year-end closing procedures.

Explanation of Disagreement:

None

Planned Completion for Corrective Action:

Management intends to complete corrective action before the end of the fiscal year. The decision to have the auditors complete the financial statements will be addressed on an annual basis.

Plan to Monitor Completion of Corrective Action:

Management will monitor the training and redistribution of duties between the two positions and prepare staff in year-end closing activities and audit schedule preparation.