

REXBURG URBAN RENEWAL AGENCY
(A Component Unit of the City of Rexburg, Idaho)

**Financial Statements
and
Supplementary Information
with
Independent Auditors' Report**

September 30, 2016

REXBURG URBAN RENEWAL AGENCY

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RUDD & COMPANY^{PC}

certified public accountants | business consultants

INDEPENDENT AUDITORS' REPORT

The Board of Trustees
Rexburg Urban Renewal Agency
Rexburg, Idaho

Report on the Financial Statements

We have audited the accompanying financial statements of the government activities and each major fund of the Rexburg Urban Renewal Agency (the Agency), a component unit of the City of Rexburg, Idaho, as of and for the year ended September 30, 2016, 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 opinions 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 entity'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 entity'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.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Rexburg Urban Renewal Agency, as of September 30, 2016, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

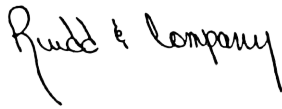
Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the budgetary comparison information on pages 21-26 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.

Management has omitted the management discussion and analysis that accounting principles generally accepted in the United States of America required to be presented to supplement the basic financial statements. Such missing 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 the financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Reporting Required by *Government Auditing Standards*

In accordance with other reporting required by *Government Auditing Standards*, we have also issued our report dated February 22, 2017, 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, and 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.

A handwritten signature in black ink that reads "Rudd & Company". The signature is written in a cursive, flowing style.

Rexburg, Idaho
February 22, 2017

REXBURG URBAN RENEWAL AGENCY
Statement of Net Position
September 30, 2016

	Governmental Activities
Assets	
Cash and investments	\$ 6,586,910
Net property, plant and equipment	<u>989,776</u>
Total Assets	<u>7,576,686</u>
Liabilities	
Long-term liabilities	
Due within one year	392,000
Due after one year	<u>5,862,000</u>
Total Liabilities	<u>6,254,000</u>
Net Position	
Invested in capital assets, net of related debt	746,887
Unrestricted	<u>575,799</u>
Total Net Position	<u>\$ 1,322,686</u>

The Accompanying Notes are an Integral Part of the Financial Statements.

REXBURG URBAN RENEWAL AGENCY
Statement of Activities
Year Ended September 30, 2016

Functions/Programs	Expenses	Charges for services	Program Revenues		Net (Expense) Revenue and Changes in Net Assets
			Operating grants and contributions	Capital grants and contributions	
Governmental Activities					
Construction	\$ 500,000	\$ -	\$ -	\$ -	\$ (500,000)
Bond interest	135,337	-	-	-	(135,337)
Tax reimbursement	148,086	-	-	-	(148,086)
Professional fees	23,452	-	-	-	(23,452)
Administrative	32,914	-	-	-	(32,914)
Office and other	11,849	-	-	-	(11,849)
	<u>1,021,059</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1,021,059)</u>
General revenues					
Property taxes					1,900,132
Other revenues					102,808
Interest on investments					<u>18,782</u>
					<u>2,021,722</u>
Change in net assets					1,000,663
Net position beginning of year					<u>322,023</u>
Net position end of year					<u>\$ 1,322,686</u>

The Accompanying Notes are an Integral Part of the Financial Statements.

REXBURG URBAN RENEWAL AGENCY
Governmental Fund Types - Balance Sheet
Year Ended September 30, 2016

	North Highway Fund	North Highway Debt Service Reserve Fund	Washington School Fund	Downtown Fund	University Boulevard Fund	North Interchange Fund	Admin Fund	Total
Assets								
Cash and investments	\$ 36,388	\$ 272,425	\$ (39,745)	\$ 1,329,311	\$ 1,640,451	\$ 3,361,433	\$ (13,353)	\$ 6,586,910
Property	-	-	989,776	-	-	-	-	989,776
Total Assets	<u>\$ 36,388</u>	<u>\$ 272,425</u>	<u>\$ 950,031</u>	<u>\$ 1,329,311</u>	<u>\$ 1,640,451</u>	<u>\$ 3,361,433</u>	<u>\$ (13,353)</u>	<u>\$ 7,576,686</u>
Liabilities								
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Fund Balances								
Restricted	36,388	272,425	950,031	1,329,311	1,640,451	3,361,433	-	7,590,039
Unassigned	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(13,353)</u>	<u>(13,353)</u>
Total Fund Balances	<u>36,388</u>	<u>272,425</u>	<u>950,031</u>	<u>1,329,311</u>	<u>1,640,451</u>	<u>3,361,433</u>	<u>(13,353)</u>	<u>7,576,686</u>
Total Liabilities and Fund Balances	<u>\$ 36,388</u>	<u>\$ 272,425</u>	<u>\$ 950,031</u>	<u>\$ 1,329,311</u>	<u>\$ 1,640,451</u>	<u>\$ 3,361,433</u>	<u>\$ (13,353)</u>	<u>\$ 7,576,686</u>
Total Governmental Funds								\$ 7,576,686
Long-term liabilities are not due and payable in the current period and therefore are not reported as liabilities in the funds								
Bonds payable								<u>6,254,000</u>
Net position of governmental activities								<u>\$ 1,322,686</u>

The Accompanying Notes are an Integral Part of the Financial Statements.

REXBURG URBAN RENEWAL AGENCY

Governmental Fund Types - Statement of Revenues, Expenditures and Changes in Fund Balances

Year Ended September 30, 2016

	North Highway Fund	North Highway Debt Service Reserve Fund	Washington School Fund	Downtown Fund	University Boulevard Fund	North Interchange Fund	Admin Fund	Total
Revenues								
Property taxes	\$ 792,977	\$ -	\$ 183,933	\$ 575,315	\$ 347,907	\$ -	\$ -	\$ 1,900,132
Other revenue	-	-	200	-	78,921	-	23,687	102,808
Interest income	8,029	198	82	4,566	5,907	-	-	18,782
Total Revenues	801,006	198	184,215	579,881	432,735	-	23,687	2,021,722
Expenditures								
Administrative	13,419	-	5,675	3,780	810	4,452	4,778	32,914
Professional services	277	-	-	477	-	18,064	4,634	23,452
Office and other	1,102	-	333	-	-	161	10,253	11,849
Property tax reimbursement	-	-	-	148,086	-	-	-	148,086
Bond costs	-	-	-	-	-	169,421	-	169,421
Cost of construction	500,000	-	-	-	-	-	-	500,000
Bond principle	384,000	-	-	-	-	-	-	384,000
Bond interest	135,337	-	-	-	-	-	-	135,337
Total Expenditures	1,034,135	-	6,008	152,343	810	192,098	19,665	1,405,059
Net Change in Fund Balances	(233,129)	198	178,207	427,538	431,925	(192,098)	4,022	616,663
Other Financing Sources (Uses)								
Sale of Bonds	-	-	-	-	-	3,500,000	-	3,500,000
Operating Transfer In	-	-	-	-	(78,921)	78,921	-	-
Operating Transfers Out	-	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	(78,921)	3,578,921	-	3,500,000
Excess of Revenues and Other Sources over (Under) Expenditure and Other Uses	(233,129)	198	178,207	427,538	353,004	3,386,823	4,022	4,116,663
Fund Balance October 1, 2015	269,517	272,227	771,824	901,773	1,287,447	(25,390)	(17,375)	3,460,023
Fund Balance September 30, 2016	\$ 36,388	\$ 272,425	\$ 950,031	\$ 1,329,311	\$ 1,640,451	\$ 3,361,433	\$ (13,353)	\$ 7,576,686

The Accompanying Notes are an Integral Part of the Financial Statements.

REXBURG URBAN RENEWAL AGENCY
Reconciliation of the Governmental Funds
Revenues, Expenditures and Changes in Fund Balance to the Statement of Activities
Year Ended September 30, 2016

Net change in fund balances - total governmental funds	\$ 4,116,663
Bond issuance for North Interchange	(3,500,000)
Long-term debt payments are recorded as expenditures on the statements of revenues, expenditures and changes in fund balances, but not in the statement of net assets	<u>384,000</u>
Change in net assets of governmental activities	<u>\$ 1,000,663</u>

The Accompanying Notes are an Integral Part of the Financial Statements.

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2016

1. Summary of Significant Accounting Policies

The Reporting Entity

The Rexburg Urban Renewal Agency (the Agency) was created for the purpose of making improvements to infrastructure in specific areas of the City. It derives its revenues from the incremental tax increase that all taxing districts forfeit from increase in value of the land and buildings in the new construction areas.

The Agency is a component unit, as defined by generally accepted accounting principles, of the City of Rexburg, Idaho, because of its operational or financial relationship with the City. The City appoints the governing body of the Agency.

The Agency's financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for the state and local governments through its pronouncements of the Financial Accounting Standards Board (FASB) issued through November 30, 1989, which do not conflict with or contradict GASB pronouncements. The more significant accounting policies established in GAAP and used by the Agency are discussed below.

Government-Wide and Fund Financial Statements

The Agency's basic financial statements include both government-wide (reporting the Agency as a whole) and fund financial statements (reporting the Agency's major funds) in combined statements. Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. The Agency's activities and general administrative services are classified as governmental activities. The Agency has no business-type activities.

The financial transactions of the Agency are reported in individual funds in the combined financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues, and expenditures/expenses. The various funds are reported by generic classification within the financial statements.

The following governmental fund types are used by the Agency:

- The Special Revenue Funds consists of the University Boulevard Fund, the North Highway Fund, The Washington School Fund, the Downtown Fund, The Yellowstone Trejo Fund and the North Interchange Fund used to account for the property taxes received by the Agency and to disburse payments on the obligations of the Agency.

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2016

1. Summary of Significant Accounting Policies (continued)

- The Debt Service Reserve Fund is used to account for the funds placed in reserve to make payments of long-term debt.

Basis of Accounting

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

Accrual. Governmental activities in the combined government-wide financial statements are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

Modified Accrual. The governmental funds financial statements are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e. both measurable and available. "Available" means collectible within the current period or within 60 days after year end. Expenditures are generally recognized under the modified accrual basis of accounting when the related liability is incurred. The exception to this general rule is that principal and interest on long-term debt, if any, is recognized when due.

Budget

Budgets for the Special Revenue Funds are adopted on a basis consistent with generally accepted accounting principles. All annual appropriations lapse at fiscal year end. The budgets were not amended during the year. The Agency did not adopt budgets for the North Exchange Fund nor the Debt Service Reserve Fund during the fiscal year.

Cash and Investments

Cash includes amounts in demand deposit accounts as well as short-term investments with a maturity date within three months of the date acquired by the Agency. Under state law, the Agency may deposit funds in demand deposits, interest-bearing demand deposits or time deposits with state banks organized under Idaho law and national banks having their principle offices in Idaho. State statutes authorize the Agency to invest in obligations of the U.S. Treasury, commercial paper, corporate bonds and repurchase agreements.

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2016

1. Summary of Significant Accounting Policies (continued)

The Agency has elected to deposit cash in excess of immediate needs into the State of Idaho Local Government Investment Pool (LGIP). The LGIP was established as a cooperative endeavor to enable public entities of the State of Idaho to aggregate funds for investment. This pooling is intended to improve administrative efficiency and increase investment yield. The LGIP is managed by the State of Idaho Treasurer's office. An annual audit of LGIP is conducted by the State Legislative Auditors Office. The Legislative Auditor of the State of Idaho has full access to the records of the LGIP. All other cash is deposited with local banks in checking or savings accounts.

For deposits and investments, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Agency will not be able to recover the value of its deposits, investments or collateral securities that are in the possession of an outside party. The Agency does not have a policy for custodial credit risk outside of the deposit and investment agreements. The Agency is authorized to invest in the LGIP. This pooling is intended to improve administrative efficiency and increase investment yield.

Investments are stated at cost which approximates fair value. Contractual provision requires that monies in the Debt Service Reserve Fund be invested in certain direct, guaranteed or insured obligations of the United States of America.

Revenues and Property Taxes

Substantially all governmental fund revenues come from property taxes. Property taxes are billed and collected within the same period in which the taxes are levied. The Agency does not levy property taxes.

In accordance with Idaho State law, property taxes are levied in September for each calendar year. All of the personal taxes and half of the real property taxes are due by December 20. The second half of the real property taxes is due by June 20. Property taxes attach as an enforceable lien as of January 1 of the following year. Notice of foreclosure is filed by the county clerk three years from the date of delinquency.

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2016

1. Summary of Significant Accounting Policies (continued)

Expenditures

Expenditures are recognized when the related fund liability is incurred. Administrative expenses reflect amounts paid or payable to the City of Rexburg. The Agency's policy is to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net assets are available.

Capital Assets

Capital assets such as streets, street improvements, water, sewer and other capital improvements, which the Agency pays for, are donated to the City of Rexburg, Idaho.

Insurance

The Agency is exposed to certain risk of loss due to general liability, wrongful acts, faithful performance and crime. The Agency has elected to transfer these risks through the purchase of insurance from a commercial enterprise. There have been no claims on insurance coverage for the past three years.

Deferred Outflows/Inflows of Resources

In addition to assets the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expenses/expenditures) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires the Agency to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Encumbrances

Encumbrance accounting, under which purchase orders, contracts, and other commitments for expenditures of monies are recorded in order to reserve that portion of the applicable appropriation, is not employed by the Agency because it is not considered necessary to assure effective budgetary control or to facility effective cash planning and control.

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2016

2. Cash and Investments

Deposits

At September 30, 2016, the carrying amount of the Agency's deposits was \$802,832 and the respective bank balances totaled \$807,502. Of the bank balances, \$685,077 was insured or collateralized with pooled securities held by the pledging financial institutions in the name of the Agency.

Custodial Credit Risk, Deposits

Custodial credit risk is the risk that in the event of a bank failure, the Agency's deposits may not be returned. As of September 30, 2016, \$122,425 of the Agency's total deposits of \$802,832 were not covered by the Federal deposit insurance or the Securities Investor Protection Corporation, and thus were exposed to custodial credit risk.

Investments

As of September 30, 2016, the Agency had the following investments:

	Fair Value	Investment Maturities in Years			
		Less than 1	1-5	6-10	More than 10
State Investment					
Pool	\$ 5,784,077	\$ 5,784,077	\$ -	\$ -	\$ -
	<u>\$ 5,784,077</u>	<u>\$ 5,784,077</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Custodial Credit Risk Investments

As of September 30, 2016, the Agency's investments were covered by collateral held by the pledging financial institution's trust department or agent in the name of the Agency, and thus had no investments that were exposed to custodial credit risk.

Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from changes in interest rates, the agency structures its portfolio so that securities mature to meet cash requirements for ongoing operations. The state investment pool is a short-term investment fund in which participants have overnight availability to their funds.

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2016

2. Cash and Investments (continued)

Credit Risk

Credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. It is the Agency's policy to limit investments to the safest types and to diversify the Agency's investment portfolio so that potential losses on securities will be minimized. The Agency follows Idaho statute that outlines qualifying investment options.

Summarized cash balances:

Cash Deposits	\$ 802,833
State Investment Pool	<u>5,784,077</u>
Total Cash and Investments	<u>\$ 6,586,910</u>

3. Fair Value Measurements

The Agency has implemented GASB No. 72, *Fair Value Measurement and Application*. This guidance requires government entities to measure investments and certain other items at fair value. The objective is to enhance comparability of financial statements among governments by requiring measurement of certain assets and liabilities at fair value using a consistent and more detailed definition of fair value and accepted valuation techniques. This guidance clarifies that fair value is an exit price, representing the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants. Under this guidance, fair value measurements are not adjusted for transaction costs. This guidance establishes a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements).

GASB No. 72 specifies a hierarchy of valuation techniques based upon whether the inputs to those valuation techniques reflect assumptions other market participants would use based upon market data obtained from independent sources (observable inputs). The following summarizes the fair value hierarchy:

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2016

3. Fair Value Measurements

Level 1 Inputs – Unadjusted quoted market prices for identical assets and liabilities in an active market.

Level 2 Inputs – Inputs other than the quoted process in active markets that are observable either directly or indirectly.

Level 3 Inputs – Inputs based on prices or valuation techniques that are both unobservable and significant to the overall fair value measurements.

GASB No. 72 requires the use of observable market data, when available, in making fair value measurements. When inputs used to measure fair value fall within different levels of the hierarchy, the level within which the fair value measurement is categorized is based on the lowest level input that is significant to the fair value measurements. Valuation techniques used need to maximize the use of observable inputs.

Fair value assets measured on a recurring basis at September 30, 2016 are as follows:

Fair Value Measurement at Reporting Date Using:

Investment Type	Fair Value	Quoted Prices in	Significant	Significant
		Active Markets	Other	Unobservable
		for Identical	Observable	
		Assets/Liabilities	Inputs (Level 2)	Inputs (Level 3)
		(Level 1)		
State Pool	<u>\$ 5,784,077</u>	<u>\$ 5,784,077</u>	<u>\$ -</u>	<u>\$ -</u>

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2016

4. Long-term Liabilities

Governmental long-term liability activity for the year ended September 30, 2016, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Current Portion
Revenue allocation tax increment bond 2010	<u>\$ 3,138,000</u>	<u>\$ -</u>	<u>\$ (384,000)</u>	<u>\$ 2,754,000</u>	<u>\$ 392,000</u>
Revenue allocation tax increment bond 2016	<u>-</u>	<u>3,500,000</u>	<u>-</u>	<u>3,500,000</u>	<u>-</u>
Total	<u>\$ 3,138,000</u>	<u>\$ 3,500,000</u>	<u>\$ (384,000)</u>	<u>\$ 6,254,000</u>	<u>\$ 392,000</u>

The Agency sold revenue allocation (tax increment) bond, Series 2010, in the principle amount of \$4,656,000 on July 6, 2010. The notes mature on September 1, 2022, and the interest rate averages 4.12%. The current portion of principal is \$392,000 and the long-term portion is \$2,362,000.

The Agency sold revenue allocation (tax increment) bond, Series 2016, in the principle amount of \$3,500,000 on September 12, 2016. The notes mature on September 1, 2036, and the interest rate is 3.32%. There is no current portion of principal because the first principal payment is not due until March 3, 2020.

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2016

4. Long-term Liabilities (continued)

Scheduled principal repayments on long-term obligations for the next five years are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2017	\$ 392,000	\$ 239,524	\$ 631,524
2018	423,000	225,552	648,552
2019	446,000	205,502	651,502
2020	627,276	182,302	809,578
2021	659,875	152,679	812,554
2022-2026	1,411,803	491,894	1,903,697
2027-2031	1,051,496	309,007	1,360,503
2032-2036	1,242,550	117,952	1,360,502
	<u>\$ 6,254,000</u>	<u>\$ 1,924,412</u>	<u>\$ 8,178,412</u>

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2016

5. Commitments

There are a few projects where developers incurred extra costs on behalf of the Agency in which the Agency has committed to pay a portion back over time out of future incremental taxes that it receives from the specific taxing area where the project is located. The future amounts collected and to be paid back are not determined until the taxes for that area are collected.

6. Subsequent Events

On November 15, 2016 the Agency entered into a refinancing of their Series 2010 Bonds. The refinance was defeasement and reissuance of bonds but there was no monetary increase or decrease for the Agency at the time of refinance. See below for summary of the transaction that took place:

Sources of Funds	
Par amount of bonds	\$ 2,553,070
Prior issue debt service reserve funds	<u>272,451</u>
Total Sources	<u>\$ 2,825,521</u>
Uses of Funds	
Prior bond redemption	\$ 2,777,167
Costs of issuance	<u>48,355</u>
Total Uses of Funds	<u>\$ 2,825,522</u>

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2016

7. Other Fund Disclosures

At September 30, 2016, the North Highway Fund exceeded their budgeted amounts by \$104,135. This deficit is expected to be eliminated as taxes are collected and transfers are made to cover this deficit.

At September 30, 2016, the Administration Fund had a fund deficit of \$13,353. This deficit is expected to be eliminated as taxes are collected and transfers are made to cover the deficit.

The following transfers were made during the year to correct balances:

	Operating Transfers Out	Operating Transfers In
North Highway Fund	\$ 1,915	\$ -
North Highway Debt Service Reserve Fund	-	-
Washington School Fund	-	-
Downtown Fund	-	-
University Boulevard Fund	4,745	-
Administration Fund	-	1,115
North Interchange Fund	-	5,545
	<u>\$ 6,660</u>	<u>\$ 6,660</u>

8. Fund Balances

Fund balance is classified depending on the relative strength of the spending constraints placed on the purposes for which resources can be used as follows:

Restricted fund balance – amounts constrained to specific purposes externally imposed by creditors (such as through debt covenants), grantor and contributors, or laws, or regulations of other governments, or through constitutional provisions, or by enabling legislation.

Unassigned fund balance – amounts that represent fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund. In other governmental funds, it may be necessary to report a negative residual balance as unassigned.

Details of constraints on fund balances of governmental funds are on the following page:

REXBURG URBAN RENEWAL AGENCY
Notes to Financial Statements
September 30, 2016

8. Fund Balances (continued)

	North Highway Fund	Highway Debt Service Reserve Fund	Washington School Fund	Downtown Fund	University Boulevard Fund	North Interchange Fund	Admin Fund	Total Governmental Funds
Fund Balances:								
Restricted for:								
University Boulevard area								
capital improvements	\$ -	\$ -	\$ -	\$ -	\$ 1,640,451	\$ -	\$ -	\$ 1,640,451
North Highway area								
capital improvements	36,388	-	-	-	-	3,361,433	-	3,397,821
Washington School area								
capital improvements	-	-	950,031	-	-	-	-	950,031
Downtown area capital								
improvements	-	-	-	1,329,311	-	-	-	1,329,311
North Interchange area								
capital improvements	-	-	-	-	-	-	-	-
Admin fund								
outflows	-	-	-	-	-	-	-	-
Debt service payments-								
Total restricted	-	272,425	-	-	-	-	-	272,425
	36,388	272,425	950,031	1,329,311	1,640,451	3,361,433	-	7,590,039
Unassigned	-	-	-	-	-	-	(13,353)	(13,353)
	<u>\$ 36,388</u>	<u>\$ 272,425</u>	<u>\$ 950,031</u>	<u>\$ 1,329,311</u>	<u>\$ 1,640,451</u>	<u>\$ 3,361,433</u>	<u>\$ (13,353)</u>	<u>\$ 7,576,686</u>

Required Supplementary Information

REXBURG URBAN RENEWAL AGENCY
Budgetary Comparison Schedule

North Highway Fund
Year Ended September 30, 2016

	Original and Final Budget Amount	Actual Amounts Budgetary Basis	Variance with Final Budget Positive (Negative)
Revenues	\$ 930,000	\$ 801,006	\$ (128,994)
Fund Balance Carryover	-	-	-
	<u>930,000</u>	<u>801,006</u>	<u>(128,994)</u>
Expenditures	930,000	1,034,135	(104,135)
Contingency	-	-	-
	<u>930,000</u>	<u>1,034,135</u>	<u>(104,135)</u>
Other Financing Sources(Uses)			
Transfers	-	-	-
Excess (Deficiency) of Revenues and other Sources Over Expenditures and Other Uses	-	(233,129)	(233,129)
Fund Balance at Beginning of Year	-	269,517	269,517
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ 36,388</u>	<u>\$ 36,388</u>

REXBURG URBAN RENEWAL AGENCY
Budgetary Comparison Schedule
Washington School Fund
Year Ended September 30, 2016

	Original and Final Budget Amount	Actual Amounts Budgetary Basis	Variance with Final Budget Positive (Negative)
Revenues	\$ 200,000	\$ 184,215	\$ (15,785)
Fund Balance Carryover	148,200	-	(148,200)
	<u>348,200</u>	<u>184,215</u>	<u>(163,985)</u>
Expenditures	348,200	6,008	342,192
Contingency	-	-	-
	<u>348,200</u>	<u>6,008</u>	<u>342,192</u>
Other Funancing Sources(Uses)			
Transfers	-	-	-
Excess (Deficiency) of Revenues and other Sources Over Expenditures and Other Uses	-	178,207	178,207
Fund Balance at Beginning of Year	<u>-</u>	<u>771,824</u>	<u>771,824</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ 950,031</u>	<u>\$ 950,031</u>

REXBURG URBAN RENEWAL AGENCY
Budgetary Comparison Schedule

Downtown Fund

Year Ended September 30, 2016

	Original and Final Budget Amount	Actual Amounts Budgetary Basis	Variance with Final Budget Positive (Negative)
Revenues	\$ 700,500	\$ 579,881	\$ (120,619)
Fund Balance Carryover	800,900	-	(800,900)
	<u>1,501,400</u>	<u>579,881</u>	<u>(921,519)</u>
Expenditures	960,000	152,343	807,657
Contingency	541,400	-	541,400
	<u>1,501,400</u>	<u>152,343</u>	<u>1,349,057</u>
Other Funancing Sources(Uses)			
Transfers	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues and other Sources Over Expenditures and Other Uses	-	427,538	427,538
Fund Balance at Beginning of Year	<u>-</u>	<u>901,773</u>	<u>901,773</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ 1,329,311</u>	<u>\$ 1,329,311</u>

See Independent Auditors' Report

REXBURG URBAN RENEWAL AGENCY
Budgetary Comparison Schedule

University Boulevard Fund
Year Ended September 30, 2016

	Original and Final Budget Amount	Actual Amounts Budgetary Basis	Variance with Final Budget Positive (Negative)
Revenues	\$ 331,000	\$ 432,735	\$ 101,735
Fund Balance Carryover	938,200	-	(938,200)
	<u>1,269,200</u>	<u>432,735</u>	<u>(836,465)</u>
Expenditures	103,000	810	102,190
Contingency	1,166,200	-	1,166,200
	<u>1,269,200</u>	<u>810</u>	<u>1,268,390</u>
Other Funancing Sources(Uses)			
Transfers	-	(78,921)	78,921
Excess (Deficiency) of Revenues and other Sources Over Expenditures and Other Uses	-	353,004	353,004
			-
Fund Balance at Beginning of Year	<u>-</u>	<u>1,287,447</u>	<u>1,287,447</u>
			-
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ 1,640,451</u>	<u>\$ 1,640,451</u>

See Independent Auditors' Report

REXBURG URBAN RENEWAL AGENCY
Budgetary Comparison Schedule

North Interchange Fund
Year Ended September 30, 2016

	Original and Final Budget Amount	Actual Amounts Budgetary Basis	Variance with Final Budget Positive (Negative)
Borrowings	\$ 5,385,000	\$ 3,578,921	\$ (1,806,079)
Fund Balance Carryover	(20,000)	-	20,000
	<u>5,365,000</u>	<u>3,578,921</u>	<u>(1,786,079)</u>
Expenditures	3,540,000	192,098	3,347,902
Bond Costs	983,000	-	983,000
Contingency	842,000	-	842,000
	<u>5,365,000</u>	<u>192,098</u>	<u>5,172,902</u>
Other Financing Sources(Uses)			
Transfers	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues and other Sources Over Expenditures and Other Uses	-	3,386,823	3,386,823
Fund Balance at Beginning of Year	<u>-</u>	<u>(25,390)</u>	<u>(25,390)</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ 3,361,433</u>	<u>\$ 3,361,433</u>

See Independent Auditors' Report

REXBURG URBAN RENEWAL AGENCY
Budgetary Comparison Schedule

Administration Expenses Fund
Year Ended September 30, 2016

	Original and Final Budget Amount	Actual Amounts Budgetary Basis	Variance with Final Budget Positive (Negative)
Revenues	\$ 50,000	\$ 23,687	\$ (26,313)
Fund Balance Carryover	(3,400)	-	3,400
	<u>46,600</u>	<u>23,687</u>	<u>(22,913)</u>
Expenditures	30,500	19,665	10,835
Contingency	16,100	-	16,100
	<u>46,600</u>	<u>19,665</u>	<u>26,935</u>
Excess (Deficiency) of Revenues and other Sources Over Expenditures and Other Uses	-	4,022	4,022
Fund Balance at Beginning of Year	<u>-</u>	<u>(17,375)</u>	<u>(17,375)</u>
Fund Balance at End of Year	<u>\$ -</u>	<u>\$ (13,353)</u>	<u>\$ (13,353)</u>

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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*

To the Board of Directors
Rexburg Urban Renewal Agency
Rexburg, Idaho

We have audited, in accordance with the 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, each major fund, and the aggregate remaining fund information of Rexburg Urban Renewal Agency, as of and for the year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise Rexburg Urban Renewal Agency's basic financial statements, and have issued our report thereon dated February 22, 2017.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Rexburg Urban Renewal 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 Rexburg Urban Renewal Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of Rexburg Urban Renewal Agency's internal control.

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. 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.

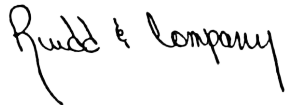
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Rexburg Urban Renewal 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*.

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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Rexburg, Idaho
February 22, 2017