

# Pocatello Development Authority

**A COMPONENT UNIT OF THE CITY OF POCATELLO, IDAHO**

**ANNUAL FINANCIAL REPORT**

**FOR THE YEAR ENDED SEPTEMBER 30, 2022**

**POCATELLO DEVELOPMENT AUTHORITY  
COMPREHENSIVE ANNUAL FINANCIAL REPORT  
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**POCATELLO DEVELOPMENT AUTHORITY  
LIST OF OFFICIALS**

David Villareal, Council Member, Chairman of the Board

Scott Turner, Vice Chairperson of the Board

Brian Blad, Mayor of Pocatello, Board member

Jeff Hough, Bannock County Commissioner, Board member

Rick Cheatum, Pocatello City Council President, Board member

Greg Gunter, Board member

Victoria Byrd, Board member

Jim Johnston, Board Member

Kirk Lepchenske, Board Member

Brent McLane, City of Pocatello, Executive Director

Aceline McCulla, City of Pocatello, Secretary

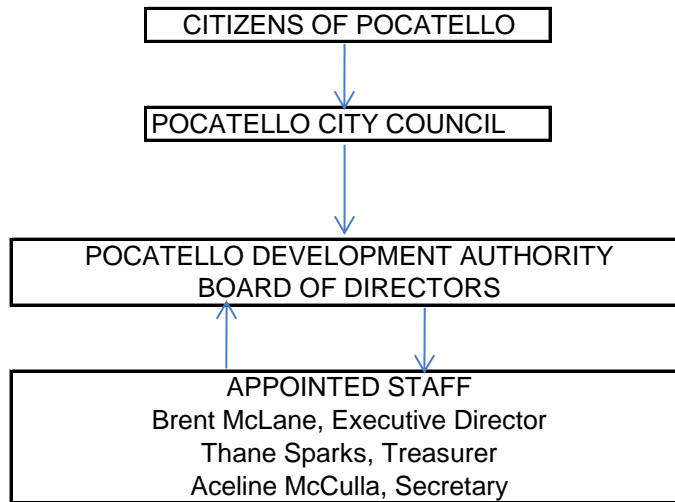
Thane Sparks, Treasurer

**LIST OF EX-OFFICIO ADVISORS**

Meghan Conrad, Legal Counsel

MiaCate Kennedy, Bannock Development Authority, ex-officio member

**POCATELLO DEVELOPMENT AUTHORITY  
ORGANIZATION CHART**



**Advisory Staff:**  
Meghan Conrad, Attorney, Legal counsel



## **INDEPENDENT AUDITOR'S REPORT**

To the Board of Commissioners  
Pocatello Development Authority  
Pocatello, Idaho

### **Report on the Financial Statements**

#### **Opinion**

We have audited the accompanying financial statements of the business-type activities information of Pocatello Development Authority, (the Authority) a component unit of City of Pocatello as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the Trust's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities information of the Pocatello Development Authority, as of September 30, 2022, and the respective changes in financial position, and, where applicable, cash flows, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Pocatello Development Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Responsibilities of Management 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Pocatello Development Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and Government Auditing Standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the budgetary comparison information on pages 20-21 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's discussion and analysis that accounting principles generally accepted in the United States of America require 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 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.

### ***Supplementary Information***


We also have previously audited, in accordance with auditing standards generally accepted in the United States of America, the Authority's basic financial statements for the year ended September 30, 2021, and we expressed unmodified opinions on the respective financial statements of the fiduciary fund information. That audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Trust's basic financial statements as a whole. The summarized comparative information is consistent, in all material respects, with the audited financial statements from which it has been derived.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The introductory section is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

## Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated March 3, 2023, on our consideration of the Authority'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 Trust's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Deaton & Company". The signature is written in black ink and is positioned centrally below the main text block.

Pocatello, Idaho  
March 3, 2023



**POCATELLO DEVELOPMENT AUTHORITY**  
**STATEMENTS OF NET POSITION**  
**SEPTEMBER 30, 2022**  
**WITH COMPARATIVE TOTAL AT SEPTEMBER 30, 2021**

	<b>Governmental Activities</b>	
	2022	2021
<b>ASSETS</b>		
Cash and cash equivalents	\$ 3,818,960	\$ 3,551,773
Accrued interest	-	15,785
Prepaid expense	3,695	3,519
Property tax receivable	1,323	46,369
Notes receivable (less reserve for bad debts)	8,800	295,742
Total assets	3,832,778	3,913,188
<b>LIABILITIES</b>		
Accounts payable	\$ 5,528	\$ 32
Total liabilities	5,528	32
<b>NET POSITION</b>		
Unrestricted	3,827,250	3,913,156
Restricted	-	-
Total net position	\$ 3,827,250	\$ 3,913,156

**POCATELLO DEVELOPMENT AUTHORITY  
STATEMENTS OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2022  
WITH COMPARATIVE TOTAL FOR THE ENDED SEPTEMBER 30, 2021**

	<b>Governmental Activities</b>	
	<u>2022</u>	<u>2021</u>
<b>EXPENSES</b>		
General	\$ 63,113	\$ 38,358
Naval Ordinance Plant	570,699	-
North Portneuf	1,437	-
Airport	8,815	614,283
Northgate	1,030	-
	<u>645,094</u>	<u>652,641</u>
 <b>GENERAL REVENUES</b>		
Property taxes	462,878	390,207
Interest	29,287	32,479
Administrative fees	34,163	-
Proceeds collection from bad debts	32,860	-
	<u>559,188</u>	<u>422,686</u>
 <b>NET CHANGE IN NET POSITION</b>	 (85,906)	 (229,955)
 <b>BEGINNING NET POSITION - restated</b>	 <u>3,913,156</u>	 <u>4,143,111</u>
 <b>ENDING NET POSITION</b>	 <u>\$ 3,827,250</u>	 <u>\$ 3,913,156</u>

**POCATELLO DEVELOPMENT AUTHORITY  
BALANCE SHEETS  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022  
WITH COMPARATIVE TOTAL AT SEPTEMBER 30, 2021**

	General Fund	Naval Ordinance Plant	North Portneuf	Airport	Northgate	2022	2021
<b>ASSETS</b>							
Cash and cash equivalents	\$ 1,191,362	\$ 1,026,115	\$ 1,552,207	\$ -	\$ 49,276	\$ 3,818,960	\$ 3,551,773
Accrued interest	-	-	-	-	-	-	15,785
Prepaid expense	3,695	-	-	-	-	3,695	3,519
Property tax receivable	-	-	809	-	514	1,323	46,369
Notes receivable	8,800	-	-	-	-	8,800	328,602
Due from other funds	14,616	-	-	-	-	14,616	142,606
	<u>\$ 1,218,473</u>	<u>\$ 1,026,115</u>	<u>\$ 1,553,016</u>	<u>\$ -</u>	<u>\$ 49,790</u>	<u>\$ 3,847,394</u>	<u>\$ 4,088,654</u>
<b>LIABILITIES</b>							
Accounts payable	\$ 5,528	\$ -	\$ -	\$ -	\$ -	\$ 5,528	\$ 32
Due to other funds	-	-	-	14,616	-	14,616	142,606
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Unavailable tax revenues	-	-	809	-	514	1,323	46,369
Unavailable notes receivable revenues	8,800	-	-	-	-	8,800	328,602
	<u>14,328</u>	<u>-</u>	<u>809</u>	<u>14,616</u>	<u>514</u>	<u>30,267</u>	<u>517,609</u>
<b>FUND BALANCES</b>							
Nonspendable	3,695	-	-	-	-	3,695	3,519
Committed	-	1,026,115	1,552,207	-	49,276	2,627,598	2,697,094
Unassigned	1,200,450	-	-	(14,616)	-	1,185,834	870,432
	<u>1,204,145</u>	<u>1,026,115</u>	<u>1,552,207</u>	<u>(14,616)</u>	<u>49,276</u>	<u>3,817,127</u>	<u>3,571,045</u>
	<u>\$ 1,218,473</u>	<u>\$ 1,026,115</u>	<u>\$ 1,553,016</u>	<u>\$ -</u>	<u>\$ 49,790</u>		

**Amounts reported for governmental activities in the statements of net position are different because:**

Certain receivables are not current resources and are reported as deferred revenues in the governmental funds.	10,123	374,971
Accrual adjustments for allowance for doubtful accounts.	-	(32,860)
Net Position of Governmental Activities	<u>\$ 3,827,250</u>	<u>\$ 3,913,156</u>

**POCATELLO DEVELOPMENT AUTHORITY**  
**STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2022**  
**WITH COMPARATIVE TOTAL FOR YEAR ENDED SEPTEMBER 30, 2021**

	General Fund	Naval Ordnance Plant	North Portneuf	Airport	Northgate	2022	2021
<b>REVENUES</b>							
General and property taxes	\$ 14,486	\$ 212,341	\$ 98,202	\$ 136,799	\$ 46,064	\$ 507,892	\$ 350,040
Administrative fees	34,163	-	-	-	-	34,163	-
Interest	1,420	2,135	2,275	6	47	5,883	30,751
Interest from notes	23,404	-	-	-	-	23,404	-
	<u>73,473</u>	<u>214,476</u>	<u>100,477</u>	<u>136,805</u>	<u>46,111</u>	<u>571,342</u>	<u>380,791</u>
<b>EXPENDITURES</b>							
Administration	29,730	22,881	1,437	8,815	1,030	63,893	24,093
Projects and grants	-	547,818	-	-	-	547,818	614,283
Professional services	33,383	-	-	-	-	33,383	14,265
	<u>63,113</u>	<u>570,699</u>	<u>1,437</u>	<u>8,815</u>	<u>1,030</u>	<u>645,094</u>	<u>652,641</u>
<b>EXCESS REVENUES OR (EXPENDITURES)</b>	10,360	(356,223)	99,040	127,990	45,081	(73,752)	(271,850)
<b>OTHER FINANCING SOURCES/(USES):</b>							
Notes receivable collections	319,834	-	-	-	-	319,834	6,202
<b>NET CHANGE IN FUND BALANCE</b>	330,194	(356,223)	99,040	127,990	45,081	246,082	(265,648)
<b>BEGINNING FUND BALANCE</b>	873,951	1,382,338	1,453,167	(142,606)	4,195		
<b>ENDING FUND BALANCE</b>	<u>\$ 1,204,145</u>	<u>\$ 1,026,115</u>	<u>\$ 1,552,207</u>	<u>\$ (14,616)</u>	<u>\$ 49,276</u>		
<b>Amounts reported for governmental activities in the statements of activities are different because:</b>							
Governmental funds only report taxes received within sixty days as current fund revenues. All taxes receivable are treated as revenues in the statement of activities.						(45,014)	40,787
Interest on notes receivable not meeting the definition of current asset for modified accrual are recognized on the statements of net position.						-	(5,094)
Principal payments on notes payable are current fund expenditures in governmental funds, but are presented as reductions of long-term debt in the statements of net position.						(319,834)	-
Collections of doubtful accounts are reported as income on the statement of activities.						32,860	-
Change in net position of Governmental Activities						<u>\$ (85,906)</u>	<u>\$ (229,955)</u>

**POCATELLO DEVELOPMENT AUTHORITY  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 - Summary of Significant Accounting Policies**

**A. *Reporting entity***

The Idaho Urban Renewal Law of 1965 authorized the Mayor, with advice and consent of the City Council, to appoint a board of commissioners for an urban renewal agency to function within the municipality of Pocatello, provided that the Council has first passed a resolution finding that one or more blighted areas are in existence, and that there is a need for an urban renewal agency to function in the City.

Pocatello's urban renewal agency, Pocatello Development Authority, was found necessary by resolution in 1988 and the board members were appointed thereafter. Unlike other advisory boards to the City Council, state law declares this agency to be "an independent public body corporate and politic" and gives it a wide range of authority to effectuate urban renewal.

Under generally accepted accounting principles, as adopted by the Governmental Accounting Standards Board, the Pocatello Development Authority is included in the Annual Financial Statements of the City of Pocatello as a discretely presented component unit.

**B. *Government-wide and fund financial statements***

The government-wide financial statements (i.e., the statement of net position and the statement of changes in net position) report information on all of the nonfiduciary activities of the government. For the most part, the effect of interfund activity has been removed from these statements.

**C. *Measurement focus, basis of accounting, and financial statement presentation***

The government-wide financial statements are 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.

Governmental fund financial statements are 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 authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal year.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes and interest associated with the current fiscal period are all considered to be susceptible to accrual 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 authority.

**POCATELLO DEVELOPMENT AUTHORITY  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 - Summary of Significant Accounting Policies (Continued)**

**D. *Assets, liabilities, and net position or equity***

*1. Deposits and investments*

Unrestricted cash balances from all funds are combined and invested in investments authorized under Idaho State Code. Earnings from these investments are credited to the funds based on the monthly balance of cash in each fund. Cash includes cash on hand, deposits and other investments which are immediately convertible to cash or have a maturity of less than 90 days.

PDA is authorized under State Code to invest in obligations of the U.S. Treasury, U.S. Government backed institutions, commercial paper, and repurchase agreements. PDA's policy is to restrict investment to highly liquid money market accounts.

*2. Receivables and payables*

Property taxes receivable are recorded when certified by the State Tax Commission in October of each year. Taxes not received within sixty days of year-end are deferred. The taxing authorities, within each tax increment financing district, levy property taxes by the third Monday of September on a market value basis. These taxes are billed to the taxpayers in November and are due December 20. Real property taxes not paid constitute a lien on the property when entered on the real property assessment roll as delinquent on the first day of January of the succeeding year. Property taxes are assessed and collected for the Authority by Bannock County.

*3. Inventory and prepaid items*

Inventory is reported at the lower of cost or fair market value. The Authority had no inventory.

*4. Restricted assets*

The assets of the special revenue funds are restricted as to usage by the State Code to payment of District expenses and debt service and an administrative fee to the General Fund of the Authority. Remaining net position representing property taxes collected are to be refunded to the taxing districts from which the taxes were collected.

It is the Authorities policy to first apply restricted resources when an expense is incurred for purposes in which both restricted and unrestricted net assets are available.

*5. Capital Assets*

The Authority has no capital assets.

*6. Compensated Absences*

The Authority has no liability for compensated absences.

*7. Long-term obligations*

The Authority had no long-term obligations.

**POCATELLO DEVELOPMENT AUTHORITY  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 - Summary of Significant Accounting Policies (Continued)**

**D. *Assets, liabilities, and net position or equity - continued***

**8. *Fund Equity***

In the fund financial statements, governmental funds report restrictions of fund balance for amounts that are subject to externally enforceable legal restrictions. Commitments of fund balance represent amounts whose use is constrained by limitations that the Board has imposed upon itself.

**NOTE 2 - Reconciliation of Government-wide and Fund Financial Statements**

*Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.*

The governmental fund balance sheet includes the reconciliation between *fund balance - total governmental funds* and *net position - governmental activities* as reported in the government-wide statement of net position.

One element of the reconciliation explains that "Certain receivables are not current resources and are reported as deferred revenues in the governmental funds".

Deferred property taxes	\$	1,323
Deferred notes receivable		8,800
		10,123
	\$	10,123

**NOTE 3 - Stewardship, Compliance and Accountability**

**A. *Budgetary Information***

The budget is prepared on a modified accrual basis by fund, (each tax increment financing district is represented by it own fund), and includes information about the current year.

The Board of the Pocatello Development Authority holds a public meeting in conjunction with adoption of its annual budget. The new budget is submitted to the board at its meeting in August as part of the cash report presented by the Treasurer. When the cash report is approved by the board the budget is approved as well. Budgets may be amended by the same procedure used to adopt the budget. The Budget is published as required.

**NOTE 4 - Detailed Notes on all Funds**

**A. *Deposits and Investments***

Cash and cash equivalents at yearend consist of the following:

Deposits		
Cash in bank		\$ 4,184,661
Cash on books		\$ 3,818,960

**POCATELLO DEVELOPMENT AUTHORITY  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 4 - Detailed Notes on all Funds - (Continued)**

**A. Deposits and Investments - (Continued)**

The Authority has no investments

Deposits - Custodial Credit Risk for deposits is the risk that, in the event of bank failure, the government's deposits may not be returned to it. At year-end, the Authority's carrying amount (reconciled balance reported in the financial statements) of deposits was \$3,818,960 and the bank balance (balance per bank statements) was \$4,184,661. Of the cash balance, \$250,000 was covered by federal depository insurance at Idaho Central Credit Union. There exists a custodial risk of \$3,934,661.

Deposits and Investment transactions are subject to a variety of risks.

*Interest Rate Risk* is the risk that changes in interest rates will adversely affect the value of an investment. This risk does not exist since the Authority has no investments.

*Credit Risk* is the risk that an issuer or a counter party to an investment will not fulfill its obligations.

**B. Property Taxes and Abatements**

Property tax revenues are recognized and accrued when billed by Bannock County. PDA's property taxes, levied by the third Monday of September on a market value basis, are billed to the taxpayers in November. Half of the real, personal and mobile home property taxes are due on December 20 and the remainder is due the following June 20. Other property taxes are due December 20. Real property taxes not paid constitute a lien on the property when entered on the real property assessment roll as delinquent on the first day of January of the succeeding year. Property taxes are assessed and collected for PDA by Bannock County.

The Authority had no tax abatements

**C. Notes Receivable**

\$26,000 was loaned to a local limited liability company with a terms of a quarterly payment of \$1,840. This payments covers 6.0% interest and principal with a maturity date of November 1, 2023.

	<b>Balance</b>
	\$ 8,800
Less: Allowance for doubtful accounts	\$ -
	\$ 8,800

**D. Property Tax Receivable and Deferred Property Taxes**

At yearend, property tax receivable and deferred tax revenues were as follows:

	Receivables	Deferred Tax
Northgate	\$ 514	\$ 514
North Portneuf District	809	809
	\$ 1,323	\$ 1,323



**POCATELLO DEVELOPMENT AUTHORITY  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 4 - Detailed Notes on all Funds - (Continued)**

***E. Interfund Assets/Liabilities***

Due from/to other funds are as follows:

	Due From	Due To
General fund	\$ -	\$ 14,616
Airport	14,616	-
	\$ 14,616	\$ 14,616

The purpose of due to general fund and due from airport fund is as follows:

\$14,616 is a temporary loan by the General fund to cover a committed project expense out of the Airport fund. The Airport fund did not have sufficient cash to cover the project commitment in the prior year.

***F. Grants***

Pocatello Development Authority has provided grants to businesses wanting to locate in Pocatello, Idaho. These grants contain conditions requiring the grantee to perform specified conditions to receive the grant awards. The grantee is required to repay the grant if the conditions of the grant are not met.

***G. Fund Equity***

In the fund financial statements, governmental funds report the following fund balance classifications:

*Nonspendable Assets*

Nonspendable amounts that cannot be spent because they are not in spendable form or that are legally or contractually required to be maintained intact.

*Restricted Assets*

Restricted amounts are used for a particular purpose, primarily to satisfy regulatory or contractual requirements.

*Committed Assets*

The tax revenues of special revenue funds are committed by state law to pay for expenditures of Tax Increment Financing Districts. The Districts are established by ordinances passed by the City. The ordinance establishing the District define types of construction, bonded debt, administrative costs, and collected taxes to be refunded to the taxing districts from which they were derived.

*Assigned Assets*

Assigned amounts are intended to be used for certain purposes as determined by the board with a majority vote pursuant to accounting rules for fund balance reporting and the definition of Governmental Fund Type.

The Pocatello Development Authority's Board of Directors has not assigned any amounts for purposes of future projects.

**POCATELLO DEVELOPMENT AUTHORITY  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 4 - Detailed Notes on all Funds - (Continued)**

***G. Fund Equity - Continued***

***Unassigned Assets***

Unassigned residual balances in the General Fund that have not been restricted, committed or assigned.

Other governmental funds may report a negative unassigned fund balance should the total of nonspendable, restricted, and committed fund balances exceed the total net resources for the fund.

It is the Authority's policy to first use restricted resources and then unrestricted resources as needed. When restricted resources are available for use, it is the Authority's policy to use resources in the following order; first committed, then assigned, and finally unassigned. Fund balance commitments may be established, modified or rescinded by the board.

**NOTE 5 - Other Information**

***A. Contingent Liabilities***

The majority of the revenue collected by PDA is derived from tax increment financing. Tax increment financing is a method of segregating a portion of the property taxes paid on properties within an urban renewal district to fund improvements for which the district was formed. This is accomplished by freezing the market value of property within the district.

A contingent liability exists when the market value increase in the district is not large enough to fund any debt incurred by the district to finance the improvements within the district.

***B. Litigations, Torts, Theft or Damage, Errors and Omissions, and Natural Disasters***

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The Authority may be party to various pending or threatened litigations, however, liabilities are only reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated.

**NOTE 6 - Subsequent Events**

Subsequent events are events or transactions that occur after the balance sheet date but before the financial statements are available to be issued. The Pocatello Development Authority recognizes in the financial statements the effects of all subsequent events that provide additional evidence about conditions that existed at the date of the balance sheet, including the estimates inherent in the process of preparing the financial statements.

Subsequent events were evaluated up to March 3, 2023, the date the financial statements were available to be issued.

## **REQUIRED SUPPLEMENTARY INFORMATION**

**POCATELLO DEVELOPMENT AUTHORITY**  
**STATEMENT OF REVENUES AND EXPENDITURES - BUDGET TO ACTUAL**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2022**

	Original Budget Amounts	Actual Amounts	Variance
<b>REVENUES</b>			
<b>GENERAL FUND</b>			
General taxes	\$ -	\$ 14,486	\$ 14,486
Administrative fees	34,163	34,163	-
Interest	1,159	1,420	261
Miscellaneous	-	23,404	23,404
	35,322	73,473	23,665
<b>SPECIAL REVENUE FUNDS</b>			
Naval Ordnance Plant	230,693	214,476	(16,217)
North Portneuf	16,479	100,477	83,998
Pocatello Regional Airport	88,790	136,805	48,015
Northgate	10,304	46,111	35,807
Subtotal special revenue funds	346,266	497,869	132,013
 Total revenue all funds	 381,588	 571,342	 155,678
<b>EXPENDITURES</b>			
<b>GENERAL FUND</b>			
Administration	23,783	29,730	(5,947)
Professional services	19,475	33,383	(13,908)
Contingency	708,433	-	708,433
	751,691	63,113	688,578
<b>SPECIAL REVENUE FUNDS</b>			
Naval Ordnance	1,758,482	570,699	1,187,783
North Portneuf	1,785,944	1,437	1,784,507
Pocatello Regional Airport	140,837	8,815	132,022
Northgate	14,499	1,030	13,469
Subtotal special revenue funds	3,699,762	581,981	3,117,781
 Total expenditures all funds	 4,451,453	 645,094	 3,806,359
 <b>EXCESS REVENUES OR (EXPENDITURES)</b>	 (4,069,865)	 (73,752)	 3,996,113
<b>OTHER FINANCING SOURCES (USES)</b>			
Notes receivable collections	-	319,834	319,834
Total other financing sources (uses)	-	319,834	319,834
 <b>CHANGE IN NET POSITION</b>	 (4,069,865)	 246,082	 4,315,947
 <b>BEGINNING NET POSITION</b>	 \$ 4,069,865	 3,571,045	 \$ (498,820)
 <b>ENDING NET POSITION</b>		 \$ 3,817,127	

**POCATELLO DEVELOPMENT AUTHORITY  
NOTES TO STATEMENT OF REVENUES AND EXPENDITURES - BUDGET TO ACTUAL**

**NOTE 1 - Expenditures in excess of budget**

During the year there were expenditures in excess of their budget for administration and professional service expenses in the general fund.

These expenditures in excess of budget were covered by decreased expenditures in budgeted contingency expenses within the general fund.



**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 Commissioners  
Pocatello Development Authority  
Pocatello, 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 and each major fund, and the aggregate remaining fund information of Pocatello Development Authority, a component unit of the City of Pocatello, Idaho, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise Pocatello Development Authority's basic financial statements, and have issued our report thereon dated March 3, 2023.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Pocatello Development Authority's internal control over financial reporting as a basis for designing our auditing procedures 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 Pocatello Development Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Pocatello Development Authority's internal control over financial reporting.

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 or significant deficiencies may exist that were not identified

## **Report on Compliance and Other Matters**


As part of obtaining reasonable assurance about whether Pocatello Development Authority's financial statements are free of 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*.

## **Pocatello Development Authority's Response to Findings**

Pocatello Development Authority's response to the findings identified in our audit is described in the accompanying schedule of findings and responses. The Authority'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 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.

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

Pocatello, Idaho  
March 3, 2023

**POCATELLO DEVELOPMENT AUTHORITY  
SCHEDULE OF FINDINGS AND RESPONSES  
SEPTEMBER 30, 2022**

**Findings**

No reportable issues noted.



**POCATELLO DEVELOPMENT AUTHORITY**  
**SCHEDULE OF PRIOR YEAR FINDINGS AND RESPONSES (PAGE 1 OF 2)**  
**SEPTEMBER 30, 2021**

## **Findings**

### **2021-001 Internal control – Notes Receivable**

*Criteria and Condition:* Management is responsible to ensure controls are appropriate to record and report all financial transactions accurately and on a timely basis.

*Context:* The Authority's internal control system did not properly allocate all payments received for notes receivable between interest revenue and principal. It was also determined that the terms for delinquent payments were not followed. We were also unable to find supporting documents to verify new terms or changes to loan agreements and whether such terms were agreed upon by both parties.

*Cause:* The Authority was missing an appropriate separation of duties regarding the oversight of notes receivable. It was also determined that one individual was responsible for the recording, reporting and acceptance of payments over notes receivable.

*Recommendation:* It is recommended that the board review their policies and procedures to ensure proper controls over the reporting and recording of notes receivable.

*Management Response:* Management believes the above material weakness was an oversight and will be corrected going forward. Management will review controls to evaluate the best methods to ensure property reporting and recording of notes receivable.

### **2021-002 Internal control – Bank Reconciliations**

*Criteria and Condition:* Management is responsible to ensure controls are appropriate to record and report all financial transactions accurately and on a timely basis.

*Context:* During the audit it was determined that over \$140,000 was loaned from the general fund to the Airport District fund with no documentation of proper authorization. Delinquent bank statements were also found through out the year. No bank reconciliations were found in the software backup provided December 2, 2021, for the months of July through September 30, 2021.

*Cause:* The Authority was missing an appropriate separation of duties regarding the oversight of bank reconciliations during the fiscal year. One individual was responsible for the recording, and reporting of bank transactions.

*Recommendation:* It is recommended that the board review their policies and procedures to ensure proper controls over the reporting and recording of bank transactions.

*Management Response:* Management believes the above material weakness was an oversight and will be corrected going forward. Management will review controls to ensure proper controls over the reporting and recording of bank transactions.

**POCATELLO DEVELOPMENT AUTHORITY  
SCHEDULE OF PRIOR YEAR FINDINGS AND RESPONSES (PAGE 2 OF 2)  
SEPTEMBER 30, 2021**

**2021-003 Internal control – Property Tax Revenues**

*Criteria and Condition:* Management is responsible to ensure controls are appropriate to record and report all financial transactions accurately and on a timely basis.

*Context:* During the audit it was determined that over \$45,000 was deposited erroneously into the City of Pocatello's bank account rather than the Authority's account.

*Cause:* The Authority's controls did not require those responsible for the recording and reporting of tax revenues to reconcile deposit provided by the counties to the delinquent property taxes.

*Recommendation:* It is recommended that the board review their policies and procedures to ensure proper controls over the completeness of reporting and recording property tax revenues.

*Management Response:* Management believes the above material weakness was an oversight and will be corrected going forward. Management will review controls to ensure proper controls over the completeness of reporting and recording property tax revenues.