EAST GREENACRES

IRRIGATION DISTRICT

AUDITED FINANCIAL STATEMENTS, REQUIRED SUPPLEMENTARY INFORMATION, AND OTHER SUPPLEMENTARY INFORMATION

Year Ended December 31, 2024

Prepared by

ALPINE SUMMIT CPAs

TAX, ASSURANCE, ACCOUNTING, ADVISORY

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INDEPENDENT AUDITORS' REPORT

ALPINE SUMMIT CPAs

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INDEPENDENT AUDITORS' REPORT

Board of Directors
East Greenacres Irrigation District
Post Falls, ID

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of East Greenacres Irrigation District, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District'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 East Greenacres Irrigation District as of December 31, 2024, and the respective changes in financial position, and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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 East Greenacres Irrigation District 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 opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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 East Greenacres Irrigation District'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.

Auditors' 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 East Greenacres Irrigation District'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 East Greenacres Irrigation District'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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Schedule of District's Share of Net Pension Liability and the Schedule of District's Contributions as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 & 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

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise East Greenacres Irrigation District's basic financial statements. The accompanying budgetary comparison information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the budgetary comparison information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 1, 2025, on our consideration of East Greenacres Irrigation District'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 solely 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 the effectiveness of the East Greenacres Irrigation District's 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 East Greenacres Irrigation District's internal control over financial reporting and compliance.

Alpine Summit CPAs

Alpine Summit CPAs
Post Falls, Idaho
May 1, 2025

BASIC FINANCIAL STATEMENTS

EAST GREENACRES IRRIGATION DISTRICT
Statement of Net Position
December 31, 2024

ASSETS		
Current Assets:		
Cash and cash equivalents	$	584,477
Investments		346,690
Accounts receivable		198,803
Interest receivable		13,845
Operation & maintenance credit receivable		90,241
Prepaid expenses		23,093
Total Current Assets		1,257,149
Capital Assets		
Depreciable buildings, infrastructure, and equipment, net		18,900,118
Total Capital Assets		18,900,118
Other Assets:		
Investments		6,586,067
Total Other Assets		6,586,067
Total Assets		26,743,334
DEFERRED OUTFLOWS OF RESOURCES		
Pension plan differences		103,947
Total Deferred Outflows of Resources		103,947
LIABILITIES		
Accounts payable		136,668
Accrued payroll liabilities		6,614
Meter deposits		72,418
Net pension liability		354,674
Total Liabilities		570,374
DEFERRED INFLOWS OF RESOURCES		
Deferred irrigation assessments and fees		253,314
Pension plan differences		61,147
Total Deferred Inflow of Resources		314,461
NET POSITION		
Net investment in capital assets		18,900,118
Restricted:		
Nonexpendable USBR restrictions		60,000
Unrestricted		7,002,328
Total Net Position	$	25,962,446

See accompanying notes to financial statements and independent auditors' report.

EAST GREENACRES IRRIGATION DISTRICT
Statement of Revenues, Expenses, and Changes in Net Position
Year Ended December 31, 2024

Operating Revenues:		
Charges for services:		
Irrigation	$	705,916
Domestic		1,572,417
Commercial		38,995
Other Services		90,876
Maintenance and Operation Credit		85,025
Miscellaneous Income		5,397
Total Operating Revenues		2,498,626
Operating Expenses:		
Salaries and Wages		492,169
Directors Fees		23,089
Payroll Taxes		50,998
Employee Benefits		123,743
Domestic Repayments		186,758
Telephone and Utilities		21,192
Office Supplies and Expense		18,359
Meetings and Workshops		10,097
Professional Services		12,303
Dues, Subscriptions, Bank Fees		38,509
Printing, Publishing, Computer Supplies		24,781
Miscellaneous		22,789
Depreciation - Maintenance and Operation		457,765
Electrical Charges - Pumping		346,841
Repairs and Maintenance		59,803
Insurance		26,872
Tools, Supplies, and Other		26,461
Persi Pension Plan Expense		86,088
Total Operating Expenses		2,028,617
Operating Income (Loss)		470,009
Nonoperating Revenues (Expenses):		
Investment Earnings and Fair Value Adjustments		308,660
Gain/(Loss) on Disposition of Assets		-
Total Nonoperating Revenues (Expenses)		308,660
Income before Capital Contributions and Transfers		778,669
Contributed Infrastructure		941,573
Transfers in		-
Change in Net Position		1,720,242
Net Position - Beginning		24,242,204
Net Position - Ending	$	25,962,446

See accompanying notes to financial statements and independent auditors' report.

EAST GREENACRES IRRIGATION DISTRICT
Statement of Cash Flows
Year Ended December 31, 2024

CASH FLOWS FROM OPERATING ACTIVITIES:	
Receipts from Customers and Users	$ 2,499,560
Payments to Employees	(660,418)
Payments to Suppliers	(855,869)
Net Cash Provided by Operating Activities	983,273
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Purchase of Capital Assets	(321,318)
Net Cash Used by Capital and Related Financing Activities	(321,318)
CASH FLOWS FROM INVESTING ACTIVITIES:	
Investment Income	89,070
Proceeds from Sale/Maturity of Investments	685,000
Purchase of Investments	(1,711,793)
Net Cash Used by Investing Activities	(937,723)
Net Increase in Cash and Cash Equivalents	(275,768)
Cash and Cash Equivalents, January 1	860,245
Cash and Cash Equivalents, December 31	$ 584,477
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES:	
Operating Income	$ 470,009
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:	
Depreciation	457,765
(Increase)/Decrease in Receivables	(23,534)
(Increase)/Decrease in O & M Credit Receivables	5,780
(Increase)/Decrease in Prepaid Expenses	(3,919)
Increase/(Decrease) in Accounts Payable	28,903
Increase/(Decrease) in Accrued Expenses Payable	(18)
Increase/(Decrease) in Persi related deferred inflows, outflows, and pension asset	29,599
Increase/(Decrease) in Deferred Revenue	6,385
Increase/(Decrease) in Meter Deposits	12,303
Net Cash Provided by Operating Activities	$ 983,273
SCHEDULE OF NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES:	
Contributions of Infrastructure	$ 941,573
SUPPLEMENTAL DISCLOSURES:	
Interest Paid	$ -

See accompanying notes to financial statements and independent auditors' report.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity
The District's combined financial statements include the accounts of all District operations. The District is organized as a governmental entity, which is recognized as a separate taxing district by the County Commissioners of Kootenai County, ID. The District is organized under Chapter 1, Title 43-101 of the Idaho Code. The Board of Directors is elected to their positions and governs the District.

Measurement Focus and Basis of Accounting
The accounts of East Greenacres Irrigation District are organized on the basis of funds, each of which is considered a separate accounting entity. The fund type used by the District is the Proprietary Fund, of which there is one enterprise fund. This the general operating fund of the District and is used to account for all financial resources.

Measurement focus refers to what is being measured; basis of accounting refers to the timing when revenues and expenditures are recognized in the accounts and reported in the financial statements. The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

East Greenacres Irrigation District reports the following proprietary fund: Enterprise Fund. The only fund kept by the District is the Enterprise Fund that accounts for the District's activities concerning water charges and assessments.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Water Assessments and Hookup Fees generate the principal operating revenues reported by the District.

Receivables
The District records water assessments and other income as they are assessed, not as collected. All trade receivables are shown net of an allowance for uncollectible**.** The District's allowance for doubtful accounts as of December 31, 2024 was $0.

Inventories and Prepaid Items
The District has adopted the consumption method for recording and classifying material and supply purchases. Under this method, purchases of materials and supplies are recognized as expenditures when the goods are received and the transaction is vouchered. Because on-hand materials and supplies of the District are not considered significant, no amount is reflected on the balance sheet and no portion of net position is reserved. Prepaid expenses displayed on the statement of net position are made up of various insurances.

Statement of Cash Flows
For the purposes of the statement of cash flows, the District considers all bank accounts and investments with an initial maturity date of less than 90 days to be cash equivalents.

Investments

Investments are stated at fair market value and are comprised principally of time certificates of deposits. Investments on hand at December 31, 2024 meet the guidelines as set by regulations of the State of Idaho. These guidelines include securities of the U.S. Government or its agencies, certificates of deposit placed with commercial banks and savings and loans, banker's acceptances, commercial paper, repurchase agreements, State and County investment pools, insured money market accounts and passbook savings account demand deposits.

Capital Assets

Capital assets, which include property, plant, and equipment, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are capitalized at historical cost or estimated historical cost when historical cost is not available. Donated assets are recorded as capital assets at their estimated fair market value at the date of donation and repairs are expensed as incurred. Replacements that improve or extend the life of capital assets are capitalized. The District maintains a threshold level of $5,000 or more for capitalizing capital assets. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. There was not any interest expenditure within the current fiscal year. No interest was included as part of the cost of capital assets under construction.

Upon disposal of capital assets, the historical cost or estimated historical cost is removed from the balance sheet and proceeds from any sales are generally recorded as proceeds from sale of assets.

The District assessed the costs of the District owned infrastructure systems and depreciated these costs over their useful lives. This assessment determined the original cost, which is defined as the actual cost to acquire new property in accordance with market prices at the time of first construction/acquisition. Original costs were developed in one of three ways: 1) historical records; 2) standard unit costs appropriate for the construction/acquisition date; or 3) present cost indexed by a reciprocal factor of the price increase from the construction/acquisition date to the current date.

The accumulated depreciation, defined as the total depreciation from the date of construction/acquisition to the current date on a straight line, unrecovered costs method was computed using industry accepted life expectancies for each infrastructure subsystem. The book value was then computed by deducting the accumulated depreciation from the original cost.

Depreciation

Capital assets are capitalized at cost at the time of purchase. Dispositions are recorded as income and removed from capital assets at cost, actual or estimated if necessary. Depreciation is computed using the straight-line method, using lives ranging from 5 to 100 years.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position and balance sheet 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 (expense/ expenditure) until then. The District's deferred outflows of resources is associated with the pension base plan and reported in the statement of net position and balance sheet. See Note 5 for details on the pension plan. These amounts are deferred and recognized as an outflow of resources in the period that the amounts become available.

In addition to liabilities, the statement of net position and balance sheet 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 (revenues) until that time. The District has two types of deferred inflows of resources, one associated with deferred irrigation assessments and the other associated with the pension base plan and reported in the statement of net position and balance sheet. See Note 5 for details on the pension plan. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

Pensions

For purposes of measuring the net pension liability and pension expense, information about the fiduciary net position of the Public Employee Retirement System of Idaho Base Plan (Base Plan) and additions to/deductions from Base Plan's fiduciary net position have been determined on the same basis as they are reported by the Base Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Compensated Absences

East Greenacres Irrigation District has the following policy relating to vacation and sick leave:

The District has a formal written policy for compensated absences. The recognition and measurement criteria for compensated absences are as follows:

Years of service	# of weeks
1	1
2 – 9	2
10 – 15	3
16 – beyond	4

The maximum of unused vacation leave a full time employee may accumulate is 30 days. Any days in excess of this will be paid at the regular pay rate on the employee's anniversary date. Upon termination of employment from the District, an employee will be paid for unused vacation leave not to exceed the maximum amount normally accrued in one year of employment.

The District's sick leave policy permits the accumulation of twelve (12) sick days per year up to a maximum of 120 days for full time equivalent employees. Employees are not paid for unused sick days upon termination, resignation, or retirement. Accordingly, sick pay is charged to expenditures when taken. No provision has been made in the financial statements for unused sick leave.

GASB requires an accrual of compensation for future absences if certain conditions exist. Included in the financial statements is a liability for accrued vacation pay. Sick leave benefits are not accrued due to the need for the occurrence of a future event. The accrual for compensated absences is accounted for in accrued expenses and totals $6,248.

Long- Term Obligations
In the financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable business-type activities or proprietary fund type statement of net position. The District did not have any long-term liabilities as of December 31, 2024.

Net Position Flow Assumptions
Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Program Revenues
Amounts reported as 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 (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Risk Management
The District may be liable for certain claims or damage of property, which may arise, in the ordinary course of operations. The District accounts for all transactions involving insurance claims, deductibles and expenses in the enterprise fund.

Insurance is maintained through Idaho Counties Risk Management Program (ICRMP). ICRMP is an insurance pool, which serves most public entities in Idaho through provision of property, general liability, auto liability and physical damages, and public officials' insurance. ICRMP provides loss prevention training to enable its subscribers to minimize their exposure to loss through implementation of proper policies and procedures. Cost of insurance is charged to the enterprise fund.

Estimates
The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management 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 amounts of revenues, expenditures and expenses during the reporting period. Actual results could differ from those estimates.

NOTE 2 - CASH AND INVESTMENTS

Summary of Deposit and Investment Balances

General

State statutes authorize the District's investments. The District is authorized to invest in demand deposits, savings accounts, U.S. Government obligations and its agencies, obligations of Idaho and its agencies, fully collateralized repurchase agreements, prime domestic commercial paper, prime domestic bankers acceptances, bonds, debentures or notes of any corporation organized, controlled and operating within the U.S. which have at their purchase an "A" rating or higher, government pool and money market funds consisting of any of these securities listed. No violations of these categories have occurred.

Custodial Credit Risk

Custodial credit risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a deposit policy for custodial credit risk as it deposits funds in financial institutions that are members of the U.S. Federal Deposit Insurance Corporation (FDIC) and has never experienced such a loss. FDIC insurance covers $250,000 per bank. As of December 31, 2024, the District's deposits were exposed to custodial credit risk as follows:

Deposits without exposure to custodial credit risk:	
Amount insured by FDIC or other agencies	$7,192,546
Total deposits without exposure to custodial credit risk	7,192,546
Deposits with exposure to custodial credit risk:	
Amount collateralized with securities held in trust, but not in District's name	-
Amounts uninsured-exposed to custodial credit risk	314,473
Total deposits with exposure to custodial credit risk	314,473
Total bank balance (deposits)	$7,507,019

The carrying amount is displayed as follows in the financial statements:	
Statement of net position	
Cash and cash equivalents	$ 584,477
Restricted cash	-
Investments	6,932,757
Total cash and investments	$7,517,234
Cash and investments at December 31, 2024, consist of the following:	
Cash	
Deposits with financial institutions	$ 574,679
Petty cash on hand	552
Cash equivalents	
Money market funds and savings	9,246
Investments	
Certificates of deposit, current	346,690
Certificate of deposit, noncurrent	6,586,067
Total cash and cash equivalents	$7,517,234

See independent auditors' report.

Investments

Fair value accounting guidance defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value guidance also establishes a fair value hierarchy that requires a government to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. Based on the inputs used to determine fair value, a three-level hierarchy is used as follows:

- Level 1: fair value is determined using quoted prices (unadjusted) for identical assets or liabilities in active markets that the government can access at the measurement date.
- Level 2: fair value is determined using inputs – other than quoted prices included within Level 1 – that are observable for an asset or liability, either directly or indirectly, such as quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not and inputs are derived principally from or corroborated by observable market data.
- Level 3: fair value is determined using unobservable inputs for an asset or liability and requires the government to develop its own assumptions, based on the best information available in the circumstances, about the considerations market participants would use in pricing the asset or liability.

The following table represents the District's investments that are measured or disclosed at fair value on a recurring basis. The District does not have any financial assets that are measured at fair value on a non-recurring basis.

	Category			12/31/2024
	1	2	3	Balance
Certificates of deposit	$ 6,932,757	-	-	$ 6,932,757

As of December 31, 2024, the District's investments had the following maturities:

	Maturities in years			12/31/2024
	<1	1 - 5	>5	Balance
Certificates of deposit	$ 346,690	4,947,391	1,638,676	$ 6,932,757

Realized Gains and Losses

During 2024, the District had a realized capital gain of $0 from the sale of investments. The calculation of realized gains is independent of the calculation of the net increase in the fair market value of investments. Realized gains and losses on investments that have been held in more than one year and sold in the current year may have been recognized as an increase or decrease in the fair value of investments reported in a prior year. The unrealized gain on investments during 2024 was $213,022.

NOTE 3 - ACCRUED PAYROLL LIABILITIES

Accrued liabilities related to payroll include the following:

	12/31/2024
Compensated absences payable	$ 6,248
Payroll taxes payable	366
Total	$ 6,614

See independent auditors' report.

NOTE 4 – CAPITAL ASSETS

Capital Assets consist of the following at December 31, 2024:

	12/31/2023 Balance	Additions	Disposals	Transfers	12/31/2024 Balance
Capital assets not being depreciated:					
Work in progress	$ -	$ -	$ -	$ -	$ -
Total capital assets not being depreciated	-	-	-	-	-
Capital assets being depreciated:					
Irrigation systems	$ 2,790,331	$ 203,709	$ -	$ -	$ 2,994,040
Domestic pump	349,916	-	-	-	349,916
Generators and components	1,238,423	-	-	-	1,238,423
Buildings	453,527	2,089	-	-	455,616
Equipment and tools	1,123,667	115,520	-	-	1,239,187
Vehicles	198,611	-	-	-	198,611
Office equipment	13,862	-	-	-	13,862
Infrastructure	16,284,718	941,573	-	-	17,226,291
Total capital assets being depreciated	22,453,055	1,262,891	-	-	23,715,946
Accumulated Depreciation	4,358,063	457,765	-	-	4,815,828
Total capital assets being depreciated, net	18,094,992	805,126	-	-	18,900,118
Total governmental activities capital assets, net	$ 18,094,992	$ 805,126	$ -	$ -	$ 18,900,118

Depreciation for the year ended December 31, 2024 was $457,765.

NOTE 5 – PENSION PLAN

Plan Description

East Greenacres Irrigation District contributes to the Base Plan which is a cost-sharing multiple-employer defined benefit pension plan administered by Public Employee Retirement System of Idaho (PERSI or System) that covers substantially all employees of the State of Idaho, its agencies and various participating political subdivisions. The cost to administer the plan is financed through the contributions and investment earnings of the plan. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

Responsibility for administration of the Base Plan is assigned to the Board comprised of five members appointed by the Governor and confirmed by the Idaho Senate. State law requires that two members of the Board be active Base Plan members with at least ten years of service and three members who are Idaho citizens not members of the Base Plan except by reason of having served on the Board.

Pension Benefits

The Base Plan provides retirement, disability, death and survivor benefits of eligible members or beneficiaries. Benefits are based on members' years of service, age, and highest average salary. Members become fully vested in their retirement benefits with five years of credited service (5 months for elected or appointed officials). Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance for each month of credited service is 2.0% (2.3% for police/firefighters) of the average monthly salary for the highest consecutive 42 months.

The benefit payments for the Base Plan are calculated using a benefit formula adopted by the Idaho Legislature. The Base Plan is required to provide a 1% minimum cost of living increase per year provided

the Consumer Price Index increases 1% or more. The PERSI Board has the authority to provide higher cost of living increases to a maximum of the Consumer Price Index movement or 6%, whichever is less; however, any amount above the 1% minimum is subject to review by the Idaho Legislature.

Member and Employer Contributions

Member and employer contributions paid to the Base Plan are set by statute and are established as a percent of covered compensation. Contribution rates are determined by the PERSI Board within limitations, as defined by state law. The Board may make periodic changes to employer and employee contribution rates (expressed as percentages of annual covered payroll) that are adequate to accumulate sufficient assets to pay benefits when due.

The contribution rates for employees are set by statute at 60% of the employer rate for general employees and 72% for police and firefighters.

As of June 30, 2024 the employee rate was 6.71% for general employees and 9.83% for police and firefighters. As of July 1, 2024, the employee rate increased to 7.18% for general employees and increased to 10.83% for police and firefighters.

The employer contribution rate as a percentage of covered payroll is set by the Retirement Board and was 11.18% for general employees and 13.26% for police and firefighters during the period July 1, 2023, through June 30, 2024. As of July 1, 2024 the employer rates for general employees increased to 11.96% and increased for police and firefighters to 14.65%.

The District's contributions were $56,489 for the year ended December 31, 2024.

Pension Liabilities, Pension Expense (Revenue), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2024, the District reported a liability for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The District's proportion of the net pension liability was based on the District's share of contributions in the Base Plan pension plan relative to the total contributions of all participating PERSI Base Plan employers. At June 30, 2024, the District's proportion was 0.00948164 percent.

For the year ended December 31, 2024, the District recognized pension expense of $86,088. At December 31, 2024, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 56,467	$ -
Changes in assumptions or other inputs	14,050	-
Net difference between projected and actual earnings on pension plan investments	-	-
Change in the District's proportion and differences between the District's contributions and the District's proportionate contributions	3,390	61,147
District's contributions subsequent to the measurement date	30,040	-
Total	$ 103,947	$ 61,147

See independent auditors' report.

$30,040 reported as deferred outflows of resources related to pensions resulting from Agency's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2024.

The average of the expected remaining service lives of all employees that are provided with pensions through the System (active and inactive employees) determined at July 1, 2024, the beginning of the measurement period ended June 30, 2023 is 4.6 and 4.6 for the measurement period June 30, 2024.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (revenue) as follows:

Year ended December 31:	
2025	$ 1,589
2026	49,367
2027	(25,474)
2028	(12,723)

Actuarial Assumptions
Valuations are based on actuarial assumptions, the benefit formulas, and employee groups. Level percentages of payroll normal costs are determined using the Entry Age Normal Cost Method. Under the Entry Age Normal Cost Method, the actuarial present value of the projected benefits of each individual included in the actuarial valuation is allocated as a level percentage of each year's earnings of the individual between entry age and assumed exit age. The Base Plan amortizes any unfunded actuarial accrued liability based on a level percentage of payroll. The maximum amortization period for the Base Plan permitted under Section 59-1322, Idaho Code, is 25 years.

The total pension liability in the June 30, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.30%
Salary increases	3.05%
Salary inflation*	3.05%
Investment rate of return**	6.35%
Cost-of-living adjustments	1.00%

*there is an additional component of assumed salary growth (on top of the 3.05%) that varies for each individual member based on years of service
**net of pension plan investment expense

Contributing Members, Service Retirement Members, and Beneficiaries
General Employees and All Beneficiaries - Males Pub-2010 General Tables, increased 11%.
General Employees and All Beneficiaries - Females Pub-2010 General Tables, increased 21%.
Teachers - Males Pub-2010 Teacher Tables, increased 12%.
Teachers - Females Pub-2010 Teacher Tables, increased 21%.
Fire & Police - Males Pub-2010 Safety Tables, increased 21%.
Fire & Police - Females Pub-2010 Safety Tables, increased 26%.
Disabled Members - Males Pub-2010 Disabled Tables, increased 38%.
Disabled Members - Females Pub-2010 Disabled Tables, increased 36%.

An experience study was performed for the period July 1, 2015 through June 30, 2020 which reviewed all economic and demographic assumptions including mortality. The total pension liability as of June 30, 2024 is based on the results of an actuarial valuation date of July 1, 2024.

The long-term expected rate of return on pension plan investments was determined using the building block approach and a forward-looking model in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Even though history provides a valuable perspective for setting the investment return assumption, the System relies primarily on an approach which builds upon the latest capital market assumptions. Specifically, the System uses consultants, investment managers and trustees to develop capital market assumptions in analyzing the System's asset allocation. The assumptions and the System's formal policy for asset allocation are shown below. The formal asset allocation policy is somewhat more conservative than the current allocation of System's assets.

The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions are as of 2024.

Capital Market Assumptions

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Cash	0.00%	0.00%
Large Cap	18.00%	4.50%
Small/Mid Cap	11.00%	4.70%
International Equity	15.00%	4.50%
Emerging Markets Equity	10.00%	4.90%
Domestic Fixed	20.00%	-0.25%
TIPS	10.00%	-0.30%
Real Estate	8.00%	3.75%
Private Equity	8.00%	6.00%

Discount Rate

The discount rate used to measure the total pension liability was 6.35%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate. Based on these assumptions, the pension plans' net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The long-term expected rate of return was determined net of pension plan investment expense but without reduction for pension plan administrative expense.

Sensitivity of the District's proportionate share of the net pension liability to changes in the discount rate

The following presents the District's proportionate share of the net pension liability calculated using the discount rate of 6.35%, as well as what the District's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.35%) or 1-percentage-point higher (7.35%) than the current rate:

	1% Decrease (5.35%)	Current Discount Rate (6.35%)	1% Increase (7.35%)
District's proportionate share of the net pension liability (asset)	$ 673,992	$ 354,674	$ 93,873

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERSI financial report.

PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

Payables to the pension plan

At December 31, 2024, the District reported $7 of payables to the pension plan for legally required employer contributions.

REQUIRED SUPPLEMENTARY INFORMATION

EAST GREENACRES IRRIGATION DISTRICT
Schedule of District's Share of Net Pension Liability
PERSI - Base Plan
Last 10 - Fiscal Years *

	12/31/2024	12/31/2023	12/31/2022	12/31/2021	12/31/2020	12/31/2019	12/31/2018	12/31/2017	12/31/2016	12/31/2015
District's portion of the net pension liability	0.0094816%	0.0114638%	0.0129354%	0.0122518%	0.0122090%	0.0124652%	0.0123959%	0.0130043%	0.0113228%	0.0112435%
Distict's proportionate share of the net pension liability (asset)	$ 354,674	$ 457,480	$ 509,495	$ (9,676)	$ 283,509	$ 142,287	$ 182,842	$ 204,405	$ 229,531	$ 148,059
District's covered-employee payroll	$ 433,631	$ 485,448	$ 510,101	$ 455,365	$ 432,935	$ 421,580	$ 423,686	$ 403,170	$ 385,009	$ 318,696
District's proportional share of the net pension liability as a percentage of its covered-employee payroll	81.79%	94.24%	99.88%	-2.12%	65.49%	33.75%	43.16%	50.70%	59.62%	46.46%
Plan fiduciary net position as a percentage of the total pension liability	85.54%	83.83%	83.09%	100.36%	88.22%	93.79%	91.69%	90.68%	87.26%	91.38%

* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the East Greenacres Irrigation District will present information for those to use for which information is available.

Data reported is measured as of June 30, 2024

SCHEDULE OF DISTRICT'S CONTRIBUTIONS
PERSI - Base Plan
Last 10 - Fiscal Years *

	12/31/2024	12/31/2023	12/31/2022	12/31/2021	12/31/2020	12/31/2019	12/31/2018	12/31/2017	12/31/2016	12/31/2015
Statutorily required contribution	$ 41,412	$ 53,085	$ 59,900	$ 48,374	$ 47,901	$ 47,697	$ 48,138	$ 43,852	$ 33,658	$ 36,778
Contributions in relation to the statutorily required contribution	$ (48,719)	$ (54,615)	$ (61,626)	$ (55,250)	$ (52,577)	$ (48,624)	$ (45,758)	$ (46,343)	$ (38,000)	$ (36,119)
Contribution (deficiency) excess	$ (7,308)	$ (1,530)	$ (1,726)	$ (6,876)	$ (4,676)	$ (927)	$ 2,380	$ (2,491)	$ (4,342)	$ 659
District's covered-employee payroll	$ 433,631	$ 485,448	$ 510,101	$ 455,365	$ 432,935	$ 421,580	$ 423,686	$ 403,170	$ 385,009	$ 318,696
Contributions as a percentage of covered-employee payroll	11.24%	11.25%	12.08%	12.13%	12.14%	11.53%	10.80%	11.49%	9.87%	11.33%

* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the East Greenacres Irrigation District will present information for those to use for which information is available.

Data reported is measured as of June 30, 2024

See independent auditors' report.

OTHER SUPPLEMENTARY INFORMATION

EAST GREENACRES IRRIGATION DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
Year Ended December 31, 2024

	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Favorable (Unfavorable)
Operating Revenues:				
Irrigation	$ 758,208	$ 758,208	$ 705,916	$ (52,292)
Domestic	1,078,895	1,078,895	1,572,417	493,522
Commercial	34,944	34,944	38,995	4,051
Other Services	72,494	72,494	90,876	18,382
Maintenance and Operation Credit	-	-	85,025	85,025
Miscellaneous Income	400,320	400,320	5,397	(394,923)
Total Operating Revenues	2,344,861	2,344,861	2,498,626	153,765
Operating Expenses:				
Salaries and Wages	611,013	611,013	492,169	118,844
Directors Fees	-	-	23,089	(23,089)
Retirement Benefits	60,000	60,000	-	60,000
Payroll Taxes	52,500	52,500	50,998	1,502
Employee Benefits	143,700	143,700	123,743	19,957
Domestic Repayments	95,953	95,953	186,758	(90,805)
Telephone and Utilities	25,000	25,000	21,192	3,808
Office Supplies & Expense	18,500	18,500	18,359	141
Meetings and Workshops	11,700	11,700	10,097	1,603
Professional Services	18,500	18,500	12,303	6,197
Dues, Subscriptions, Bank Fees	22,500	22,500	38,509	(16,009)
Printing, Publishing, Computer Supplies	25,500	25,500	24,781	719
Miscellaneous	17,620	17,620	22,789	(5,169)
Depreciation - M&O	-	-	457,765	(457,765)
Electrical Charges - Pumping	340,206	340,206	346,841	(6,635)
Repairs and Maintenance	32,500	32,500	59,803	(27,303)
Insurance	25,000	25,000	26,872	(1,872)
Tools, Supplies and Other	27,500	27,500	26,461	1,039
Contingency	60,000	60,000	-	60,000
Persi Pension Plan Expense	-	-	86,088	(86,088)
Capital Asset Purchases	500,000	500,000	321,318	178,682
Total Operating Expenses	2,087,692	2,087,692	2,349,935	(262,243)
Operating Income	257,169	257,169	148,691	(108,478)
Nonoperating Revenues (Expenses):				
Investment earnings and fair value adjustments	58,802	58,802	308,660	249,858
Gain/(loss) on disposal of assets	-	-	-	-
Contributed Infrastructure	-	-	941,573	941,573
Total Other Income	58,802	58,802	1,250,233	1,191,431
Change in Net Position	315,971	315,971	1,398,924	1,082,953
Total Net Position - Beginning	24,242,204	24,242,204	24,242,204	-
Total Net Position - Ending	$ 24,558,175	$ 24,558,175	25,641,128	$ 1,082,953
Explanation of Differences:				
Capital asset purchases			321,318	
GAAP Basis Net Position			**25,962,446**	

See accompanying notes to budget and actual schedule and independent auditors' report.

EAST GREENACRES IRRIGATION DISTRICT
Notes to the Budget and Actual Schedule
December 31, 2024

The District essentially budgets its funds on the accrual basis of accounting. The only significant difference is that the District budgets asset acquisition payments in its budgets and on occasion carryover funds. This has been incorporated into the budget statement and is reconciled to the Statement of Revenues, Expenditures, and Changes in Fund Net Position.

The District employs the following procedures in establishing the budgetary data reflected in the government-wide financial statements and the proprietary fund type financial statements:

a) In August**,** the proposed operating budget is prepared and submitted to the board of directors for the fiscal year commencing the following January 1**.** Budget hearings are held, and the final budget is adopted in September.

b) The approved annual budget is used as a control device for each fund.

c) The adopted budget constitutes the appropriations for the District. The adopted budget may be amended for emergencies and other matters.

d) The budget for each fund is prepared and adopted on the basis of accounting described in Note 1 to the financial statements, except for capital expenditures.

e) Appropriations lapse at the end of the fiscal year.

f) The amounts shown in the budget column of the schedule are the original and final budgeted amounts. In the current fiscal year, operating expenses did exceed budgeted expenses.

REPORT REQUIRED BY GAO

ALPINE SUMMIT CPAs

1810 E Schneidmiller Ave. Ste. 310
Post Falls, Idaho 83854
208-777-1099

INDEPENDENT AUDITORS' 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*

Board of Directors
East Greenacres Irrigation District
Post Falls, ID

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 East Greenacres Irrigation District as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise East Greenacres Irrigation District's basic financial statements and have issued our report thereon dated May 1, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered East Greenacres Irrigation District's internal control over financial reporting (internal control) as a basis for designing 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 East Greenacres Irrigation District's internal control. Accordingly, we do not express an opinion on the effectiveness of East Greenacres Irrigation District'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 or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether East Greenacres Irrigation District'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 financial statements. 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.

Alpine Summit CPAs

Alpine Summit CPAs
Post Falls, Idaho
May 1, 2025