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IDAHO FALLS AUDITORIUM DISTRICT

Financial Statements
and
Independent Auditors' Report

For the Year Ended November 30, 2024

IDAHO FALLS AUDITORIUM DISTRICT
Table of Contents
November 30, 2024

Independent Auditors' Report 1-3

Management's Discussion and Analysis 4-9

Basic Financial Statements

Statement of Net Position 11

Statement of Activities 12

Balance Sheet – Governmental Funds 13

Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position 14

Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds 15

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds to the Statements of Activity 16

Statement of Net Position – Proprietary Fund 17

Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Fund 18

Statement of Cash Flows – Proprietary Fund 19

Notes to Financial Statements 20-36

Required Supplementary Information

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual Governmental Funds 38

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* 39-40

INDEPENDENT AUDITORS' REPORT

The Board of Directors
Idaho Falls Auditorium District
Idaho Falls, Idaho

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Idaho Falls Auditorium District, as of and for the year ended November 30, 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 the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Idaho Falls Auditorium District, as of November 30, 2024, 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 Opinions

We conducted our audit in accordance with auditing standards 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 Idaho Falls Auditorium 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 the Idaho Falls Auditorium 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.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements 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 Idaho Falls Auditorium 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 Idaho Falls Auditorium District's ability to continue as a going concern for a reasonable period of time.

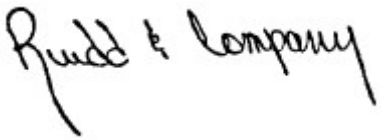
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4-9 and 38 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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 27, 2025, on our consideration of the Idaho Falls Auditorium 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 Idaho Falls Auditorium 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 the Idaho Falls Auditorium District's internal control over financial reporting and compliance.



Idaho Falls, Idaho
May 27, 2025

IDAHO FALLS AUDITORIUM DISTRICT
Management Discussion and Analysis
November 30, 2024

As management of the Idaho Falls Auditorium District, we offer readers of the District's financial statements this narrative discussion, overview, and analysis of the financial activities of the District for the period ended November 30, 2024.

Financial Highlights

- The District assesses and collects a "hotel/motel room tax" on the receipts derived from hotels, motels, campgrounds, and other short term rental facilities within the District boundaries at a rate of 5%. Assessments began in October of 2011. During the current fiscal year, $2,929,495 of District taxes were recognized.

- The District has a net position balance of $21,502,361 which is an increase of $561,166 over the prior year.

- The District ended the year with total cash and investments of $11,505,515, which is an increase of $2,107,564 over the prior year.

Introduction

The District was organized and its boundaries described by an order of the District Court of the Seventh Judicial District of the State of Idaho for Bonneville County in April 2011, pursuant to the authority of Chapter 49, Title 67, Idaho Code.

The District was established by majority vote of the residents of the City of Idaho Falls on May 17, 2011.

The Boundaries of the District encompass all of the area within the City of Idaho Falls. The purpose of the District is to build, operate, maintain, manage, and market a multi-purpose convention and community events center for the benefit of the residents of the District.

Mountain America Center

In 2022-2023, the District completed construction of the Mountain America Center.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. These financial statements report on the primary government and its business–type activities.

The *government-wide financial statements* include the statement of net position and the statement of activities. These statements are prepared using the flow of economic resource measurement focus and accrual basis of accounting, under which the current year's revenues and expenses are recorded as transactions occur rather than when cash is received or paid.

The *statement of net position* presents information on all of the assets and liabilities of the District, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *statement of activities* presents information showing how the net position of the District changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows.* Governmental activities include the District's basic functional services which are generally funded through taxes. Business–type activities include enterprise operations which are funded by charges to customers who purchase, use or directly benefit from goods or services provided by the Mountain America Center. Such fees may not cover all the costs of the operations and may be subsidized by the District's taxes. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 11-12 of this report.

Fund financial statements. A *fund* is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has three governmental funds; the general fund, the capital project fund and the debt service fund. All three funds are classified as major funds. The District also has one proprietary fund, the Mountain America Center fund.

The District presents the following fund types:

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities.*

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, capital project fund and debt service fund which are considered to be major funds.

The District adopted a combined annual appropriated budget for all governmental funds in the current period. A budgetary comparison has been provided to demonstrate compliance with this budget. Separate budgets were not adopted for the capital project and debt service funds.

Proprietary fund. Financial statements of the proprietary fund consist of a statement of net position, a statement of revenues, expenses and changes in net position, and a statement of cash flows. These statements are prepared using the full accrual basis of accounting. The statements focus on the flow of economic resources, liabilities and deferred inflows of resources associated with the operating statements of the proprietary funds present increases (revenues) and decreases (expenses) in net position.

Proprietary funds classify revenues and expenses as either operating or non-operating. Operating revenues and expenses generally result from providing service or producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The financial statements of the District's proprietary fund present the changes in financial position and condition of the District's major proprietary fund, the Mountain America Center fund.

Notes to the financial statements. The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements.

Government-wide Financial Analysis

The following tables provide condensed financial information on the District's net position and changes in net position for the fiscal years ended November 30, 2024 and 2023.

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities and deferred inflows by $21,502,361 at November 30, 2024. The governmental activities increased $714,442 over the prior year while the business-type activities decreased $153,276.

Condensed Statement of Net Position

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Assets						
Current and Other Assets	$ 8,540,877	$ 6,849,091	$ 3,986,820	$ 3,768,354	$ 12,527,697	$ 10,617,445
Capital Assets	68,057,151	69,824,991	-	-	68,057,151	69,824,991
Total Assets	76,598,028	76,674,082	3,986,820	3,768,354	80,584,848	80,442,436
Liabilities						
Long-term Liabilities	51,714,018	52,423,467	-	-	51,714,018	52,423,467
Current Liabilities	674,972	606,019	2,943,497	2,571,755	3,618,469	3,177,774
Total Liabilities	52,388,990	53,029,486	2,943,497	2,571,755	55,332,487	55,601,241
Deferred Inflows of Resources	3,750,000	3,900,000	-	-	3,750,000	3,900,000
Total Liabilities & Deferred Inflows of Resources	56,138,990	56,929,486	2,943,497	2,571,755	59,082,487	59,501,241
Net Position						
Net Investment in Capital Assets	15,669,944	16,805,684	-	-	15,669,944	16,805,684
Restricted	5,434,376	5,300,014	-	-	5,434,376	5,300,014
Unrestricted	(645,282)	(2,361,102)	1,043,323	1,196,599	398,041	(1,164,503)
Total Net Position	$ 20,459,038	$ 19,744,596	$ 1,043,323	$ 1,196,599	$ 21,502,361	$ 20,941,195

The District's net position is comprised of three main components. Net investment in capital assets, $15,669,944, reflects its investment in capital assets, less any related debt used to acquire those assets that is still outstanding. The District has restricted the net position of its capital project and debt service assets in the amount of $5,434,376 and the remaining balance of unrestricted net position $398,041 which will be required by the District to meet ongoing obligations.

Condensed Statement of Activities

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues						
Program Revenues						
Mountain America Center Events	$ -	$ -	$ 2,657,169	$ 2,506,362	$ 2,657,169	$ 2,506,362
Mountain America Center Rents	-	-	874,934	-	874,934	807,800
Mountan American Center Other	-	-	1,076	807,800	1,076	-
General Revenues						
District Taxes	2,929,495	3,033,665	-	-	2,929,495	3,033,665
Donation	1,207,293	1,038,528	-	-	1,207,293	1,038,528
Interest	354,058	288,917	149,472	91,622	503,530	380,539
Other	150,000	150,000	-	-	150,000	150,000
Total Revenues	4,640,846	4,511,110	3,682,651	3,405,784	8,323,497	7,916,894
Expenses						
Mountain America Center Activities	-	-	2,639,328	2,209,185	2,639,328	2,209,185
Governmental Activities	552,566	561,861	-	-	552,566	561,861
Interest Expense	2,731,158	2,742,274	-	-	2,731,158	2,742,274
Depreciation and amortization	1,839,279	1,830,775	-	-	1,839,279	1,830,775
Total Expenses	5,123,003	5,134,910	2,639,328	2,209,185	7,762,331	7,344,095
Increase (Decrease) in Net Position Before Transfers	(482,157)	(623,800)	1,043,323	1,196,599	561,166	572,799
Tranfers	1,196,599	-	(1,196,599)	-	-	-
Change in Net Position	$ 714,442	$ (623,800)	$ (153,276)	$ 1,196,599	$ 561,166	$ 572,799

Financial Analysis of the District's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the District's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the District's financing requirements. The unassigned fund balance may serve as a useful indicator of the District's net resources available for spending at the end of the year. Fund balances of debt service and capital project funds are restricted by state law to be spent for the purpose of the fund and are not available for spending at the District's discretion.

General fund. The general fund is the chief operating fund of the District. At the end of the current fiscal year, the fund balance was $3,104,718. The fund balance increased by $1,565,820 during the current period.

Expenditures for general District purposes totaled $3,987,263 during the current fiscal period.

The District has the power to assess a tax on all hotel and motel rooms located in the District's boundaries. The rate is set at the discretion of the Board of Directors and may not exceed 5%. The tax rate is currently 5%. The District does not have any other taxing authority. District taxes are reported to and collected by the State of Idaho.

Capital Asset and Debt Administration

Capital Assets

Capital assets at November 30, 2024 and 2023 are outlined below:

	Governmental Activities	
Capital Assets (Net of Depreciation)	**2024**	**2023**
Land	$ 3,973,000	$ 3,973,000
Buildings and improvements	63,384,205	63,312,766
Accumulated depreciation	(2,750,054)	(1,370,775)
Total Capital Assets, Net of Depreciation	$ 64,607,151	$ 65,914,991

Outstanding Debt

As of November 30, 2024 and 2023 the District had the following outstanding long-term debt:

	Governmental Activities	
Outstanding Debt	**2024**	**2023**
Lease obligations	$ 3,762,207	$ 4,224,307
Participation agreements	48,625,000	48,795,000
	$ 52,387,207	$ 53,019,307

Requests for Information

This financial report is designed to provide a general overview of the Idaho Falls Auditorium District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Idaho Falls Auditorium District, PO Box 51420, Idaho Falls, Idaho 83405-1420.

Basic Financial Statements

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Net Position
November 30, 2024

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and Cash Equivalents	$ 5,899,308	$ 3,449,994	$ 9,349,302
Investments	2,156,213	-	2,156,213
Receivables			
Taxes receivable	429,278	-	429,278
Accounts receivable	-	338,179	338,179
Prepaid Expenses	56,078	198,647	254,725
Capital Assets, Net	64,607,151	-	64,607,151
Right-of-Use Assets, Net	3,450,000	-	3,450,000
Total Assets	$ 76,598,028	$ 3,986,820	$ 80,584,848
Liabilities			
Accounts Payable	$ 1,783	$ 350,713	$ 352,496
Deferred Revenue	-	2,592,784	2,592,784
Long-term Liabilities			
Portion due or payable within one year:			
Lease obligations	443,189	-	443,189
Certificates of participation	230,000	-	230,000
Portion due or payable after one year:			
Lease obligations	3,319,018	-	3,319,018
Certificates of participation	48,395,000	-	48,395,000
Total Liabilities	52,388,990	2,943,497	55,332,487
Deferred Inflows of Resources	3,750,000	-	3,750,000
Total Liabilities and Deferred Inflows of Resources	56,138,990	2,943,497	59,082,487
Net Position			
Net Investment in Capital Assets	15,669,944	-	15,669,944
Restricted for:			
Debt Service	5,155,092	-	5,155,092
Capital Projects	279,284	-	279,284
Unrestricted	(645,282)	1,043,323	398,041
Total Net Position	$ 20,459,038	$ 1,043,323	$ 21,502,361

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Activities
For the Year Ended November 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenue and Changes in Net Position Primary Government Governmental Activities	Business - Type Activities	Total
Primary Government					
Government Activities					
General government	$ 552,566	$ -	$ (552,566)	$ -	$ (552,566)
Interest on long-term debt	2,731,158	-	(2,731,158)	-	(2,731,158)
Depreciation & Amortization - unallocated	1,839,279	-	(1,839,279)	-	(1,839,279)
Business-Type Activities					
Convention activities	2,639,328	3,533,179	-	893,851	893,851
Total Primary Government	7,762,331	3,533,179	(5,123,003)	893,851	(4,229,152)
General Revenues:					
District Taxes			2,929,495	-	2,929,495
Donation			1,207,293	-	1,207,293
Other			150,000	-	150,000
Interest			354,058	149,472	503,530
Transfers:			1,196,599	(1,196,599)	-
Total General Revenues and Transfers			5,837,445	(1,047,127)	4,790,318
Change in Net Position			714,442	(153,276)	561,166
Net Position - Beginning of year			$ 19,744,596	$ 1,196,599	$ 20,941,195
Net Position - Ending of year			$ 20,459,038	$ 1,043,323	$ 21,502,361

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

IDAHO FALLS AUDITORIUM DISTRICT
Balance Sheet – Governmental Funds
November 30, 2024

Assets	General Fund	Capital Project Fund	Debt Service Fund	Total Governmental Funds
Cash and Cash Equivalents	$ 464,932	$ 279,284	$ 5,155,092	$ 5,899,308
Investments	2,156,213	-	-	2,156,213
Receivables				
Taxes receivable	429,278	-	-	429,278
Prepaid Expenses	56,078	-	-	56,078
Total Assets	$ 3,106,501	$ 279,284	$ 5,155,092	$ 8,540,877
Liabilities and Fund Balance				
Liabilities				
Accounts Payable	$ 1,783	$ -	$ -	$ 1,783
Total Liabilities	1,783	-	-	1,783
Fund Balance				
Nonspendable	56,078	-	-	56,078
Restricted	-	279,284	5,155,092	5,434,376
Unassigned	3,048,640	-	-	3,048,640
Total Fund Balance	3,104,718	279,284	5,155,092	8,539,094
Total Liabilities and Fund Balance	$ 3,106,501	$ 279,284	$ 5,155,092	$ 8,540,877

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

IDAHO FALLS AUDITORIUM DISTRICT
Reconciliation of the Balance Sheet of
Governmental Funds to the Statement of Net Position
November 30, 2024

Amounts reported for governmental activities in the Statement of Net Position are different because:

Total Fund Balance - Governmental Funds	$ 8,539,094
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds	64,607,151
Right-of-use assets from leases are not financial resources and, therefore, are not reported in the funds.	3,450,000
Debt issue used in governmental activities are not financial resources and therefore, are not reported in the funds	(52,387,207)
Governmental funds report naming rights contributions as revenue when received. However in the statement of activities, naming rights are shown as deferred inflows and amortized over the period of benefit	(3,750,000)
Net Position - Governmental Activities	$ 20,459,038

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended November 30, 2024

	General Fund	Capital Project Fund	Debt Service Fund	Total Governmental Funds
Revenues				
Local Sources:				
District taxes, net of refunds	$ 23,109	$ -	$ 2,906,386	$ 2,929,495
Investment income	75,551	11,351	267,156	354,058
Donations	693,793	513,500	-	1,207,293
Total Revenues	792,453	524,851	3,173,542	4,490,846
Expenditures				
Current:				
Operations and administrative expenses	549,563	-	3,000	552,563
Debt Service				
Interest expense	-	173,883	2,557,275	2,731,158
Principal expense	-	462,100	170,000	632,100
Capital Outlay	-	71,442	-	71,442
Total Expenditures	549,563	707,425	2,730,275	3,987,263
Excess (Deficiency) of Revenues over Expenditures	242,890	(182,574)	443,267	503,583
Other Financing Sources (Uses)				
Transfers in	1,322,930	-	-	1,322,930
Transfers out	-	-	(126,331)	(126,331)
Net Change in Fund Balances	1,565,820	(182,574)	316,936	1,700,182
Fund Balance, Beginning of Year	$ 1,538,898	$ 461,858	$ 4,838,156	$ 6,838,912
Fund Balance, End of Year	$ 3,104,718	$ 279,284	$ 5,155,092	$ 8,539,094

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

IDAHO FALLS AUDITORIUM DISTRICT
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds to the Statements of Activity
For the Year Ended November 30, 2024

Amounts reported for governmental activities in the Statement of Activities are different because:		
Net Change in Fund Balance - Governmental Funds	$	1,700,182
Governmental funds report capital outlays as expenditures. However in the statement of activities, assets are capitalized and depreciated. This is the amount by which depreciation and amortization exceeds capital outlay.		(1,767,840)
Governmental funds report payments for lease right-of-use assets as expenditures. However, in the statement of activities, right-of-use assets are capitalized and the cost is allocated over the life of the lease and reported as amortization expense. This is the amount by which amortization for right-of-use assets exceeds payments.		462,100
The governmental funds report debt proceeds as an other financing source, while repayment of debt principal is reported as an expenditure. Interest is recognized as it accrues regardless of when it is due.		170,000
Governmental funds report naming rights contributions as revenue when received. However in the statement of activities, naming rights are shown as deferred inflows of resources and amortized over the period of benefit		150,000
Changes in Net Position - Governmental Activities	$	714,442

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Net Position
Proprietary Fund
November 30, 2024

	Mountain America Center Fund
Assets	
Current Assets	
Cash and Cash Equivalents	$ 3,449,994
Accounts Receivable	338,179
Prepaid Expenses	198,647
Total Current Assets	3,986,820
Total Assets	$ 3,986,820
Liabilities	
Current Liabilities	
Accounts Payable	$ 350,713
Deferred Revenues	2,592,784
Total Current Liabilities	2,943,497
Total Liabilities	2,943,497
Net Position	
Unrestricted	1,043,323
Total Net Position	$ 1,043,323

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Fund
For the Year Ended November 30, 2024

	Mountain America Center Fund
Operating Revenue	
Event revenue	$ 2,657,169
Rental revenue	874,934
Other revenue	1,076
Total Operating Revenue	3,533,179
Operating Expenses	
Labor	1,741,319
Convention and meeting costs	811,690
Utilities	336,280
Employee benefits	313,654
Repair and maintenance	226,686
Management fee	205,343
Snow removal	186,928
Office and general	129,957
Supplies	76,580
Advertising and marketing costs	50,477
Less event expense reimbursements	(1,439,586)
Total Operating Expenses	2,639,328
Operating Income	893,851
Nonoperating Revenues (Expenses)	
Earnings on investments	149,472
Total Nonoperating Revenues (Expenses)	149,472
Tranfers Out	(1,196,599)
Change in Net Position	(153,276)
Total Net Position - Beginning of Year	1,196,599
Total Net Position - End of Year	$ 1,043,323

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Cash Flows
Proprietary Fund
For the Year Ended November 30, 2024

	Mountain America Center Fund
Cash Flows from Operating Activities	
Receipts from customers	$ 4,031,854
Payments to suppliers	(569,380)
Payments to employees	(1,968,005)
Net Cash Provided by Operating Activities	1,494,469
Cash Flows from Noncapital Financing Activities	
Transfer to other funds	(1,196,599)
Net Cash Used by Noncapital Financing Activities	(1,196,599)
Cash Flows from Investing Activities	
Earnings on investments	149,472
Net Cash Provided by Investing Activities	149,472
Net Change in Cash and Cash Equivalents	447,342
Cash and Cash Equivalents Balance, Beginning of Year	3,002,652
Cash and Cash Equivalents Balance, End of Year	$ 3,449,994
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	$ 893,851
Adjustment to reconcile operating income to net cash provided by operative activities:	
Decrease in receivables	409,621
Increase in prepaid expenses	(180,745)
Increase in accounts payable	282,688
Increase in deferred revenues	89,054
Net Cash Provided by Operating Activities	$ 1,494,469

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

1. Nature of Operations

The Idaho Falls Auditorium District, (the "District"), was organized and its boundaries described, by an order of the District Court of the Seventh Judicial District of the State of Idaho for Bonneville County in April 2011, pursuant to the authority of Chapter 49, Title 67, Idaho Code.

The District was established by majority vote of the residents of the City of Idaho Falls on May 17, 2011.

The boundaries of the District encompass all of the area within the City of Idaho Falls. The purpose of the District is to build, operate, maintain, manage, and market a multi-purpose convention and community events center for the benefit of the residents of the District.

The District oversees the operations of the Mountain America Center, a premier convention venue for events, meetings, and conferences located in Idaho Falls, Idaho.

2. Summary of Significant Accounting Policies

Basis of presentation

These financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board.

District

The District is a public body organized and operated pursuant to Idaho code. An elected board governs the District. The purpose of the District is to build, operate, maintain, and manage and market a multi-purpose convention and community center for the benefit of residents of the District.

Mountain America Center

The Mountain America Center is a premier convention venue for meetings, conferences and events located in Idaho Falls, Idaho.

Financial Reporting – Entity

The Financial Reporting entity consists of the Idaho Falls Auditorium District and the Mountain America Center. The District has no other organization for which it is legally accountable for or is fiscally dependent.

2. Summary of Significant Accounting Policies (continued)

Government-wide statements

Activities are distinguished between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, donations and other non-exchange transactions. Business–type activities are financed in whole or in part by fees charged to external parties for goods and services. There are no internal service funds or fiduciary funds within the District.

The statement of net position presents all of the District's assets and liabilities, with the difference between the two reported as net position. This statement presents information about the nature and amounts of investment in resources (assets) and the obligations to creditors (liabilities). It also provides the basis for assessing the liquidity and financial flexibility of the District.

The statement of activities demonstrates the degree to which expenses of governmental functions and business–type functions are offset by program revenues. Program revenues include charges to customers who purchase, use or directly benefit from goods or services provided by the Mountain America Center. The difference between expenses and program revenues is the net profit or cost of the business–type activity which may be subsidized by the District's taxes. Taxes and other revenue sources that are not attributable to specific programs are presented as general revenues.

Fund statements

Separate fund financial statements are presented for governmental and proprietary funds. Major individual funds are reported as separate columns in the fund financial statements.

The District presents the following fund types:

Governmental Funds:

- The General Fund presents all financial resources of the District except those required to be presented in another fund. The General Fund is used to present all operating activity of the District except for those required to be reported in other funds.

- Capital Project Fund presents the construction activity of the Mountain America Center that is being funded by the debt issuance of the District.

- Debt Service Fund presents the debt issuance and debt repayment activity of the District.

2. Summary of Significant Accounting Policies (continued)

Proprietary Fund:

- Mountain America Center Fund is a major proprietary fund and presents the operational activity of the Mountain America Center.

Measurement focus and basis of accounting

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned, and expenses are recognized when a liability is incurred, regardless of the timing of cash flows. Any internal activity between funds is eliminated in the government-wide statements to reduce the grossing up effect of internal transactions.

Separate fund statements are issued for governmental and proprietary funds. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as they become susceptible to accrual, generally when they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures are recognized when the related liability is incurred.

The proprietary fund financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when a liability is incurred, regardless of the timing of cash flows. Operating and nonoperating activities are presented separately on the operating statement. Operating transactions generally occur if they directly result from the provision of goods or services to customers or are otherwise directly related to the usual business activity of the fund. All other activities are nonoperating.

Budgets and budgetary accounting

A budget for the governmental funds is combined and adopted on a basis consistent with generally accepted accounting principles. All annual appropriations lapse at fiscal year-end.

Encumbrances

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

2. Significant Accounting Policies (continued)

Use of 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 contingent assets and liabilities as of the date of the financial statements as well as the reported amounts of revenues and expenses during the reporting period. Due to uncertainties inherent in assumptions, it is possible actual amounts may vary from estimates. Revisions are recognized in the period such revisions are known and can be reasonably estimated.

Cash and cash equivalents

Cash and cash equivalents consist of demand deposits and short-term investments that have a maturity of three months or less at the date of purchase.

Investments

Investments are presented at fair market value based on quoted market prices. Income earned from investments is recognized as earned in the fund holding the investment.

Funds may be invested in securities and investments expressly described in Idaho Code Section 67-1210.

Receivables

Receivables in the governmental funds consist primarily of District taxes. Hotel and motel taxes are assessed at a rate of 5% of qualifying room revenues and are due on the 20th day following the end of each month. Receivables in the proprietary fund consists of amounts due from customers. Any allowance for doubtful accounts reflects management's best estimate of probable losses. Management determines the allowance based on known troubled accounts, historical experience and other available evidence. As of November 30, 2024, and 2023, there was no allowance considered necessary.

Capital assets

Capital assets currently include land, architectural fees, engineering fees, land development costs and the construction costs of the events center. Capital assets are recorded at cost. Cost includes expenditures for major improvements and replacements that extend useful life. Expenditures for repairs and maintenance are expensed as incurred.

2. Significant Accounting Policies (continued)

Buildings, improvements, furniture, and equipment are depreciated on a straight-line basis over the estimated useful lives of the assets. The estimated useful lives of depreciable assets are generally:

Buildings	50 yrs
Improvements	5-50 yrs
Furniture and equipment	3-10 yrs

Deferred Revenue
Deferred revenue consists of event deposits in the Mountain America Center fund and include nonrefundable advance deposits for scheduled events. The deposits are applied to the receivable when the event is invoiced, upon completion of the event.

Deferred Inflows of Resources
In addition to liabilities, the statement of financial position reports 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) until that time.

The District received a contribution for naming rights related to the construction of the event center. The agreement calls for benefit to be recognized over a 30 year period. The contribution received has been deferred and is being recognized over the life of the agreement.

Leases
The District adopted the new lease standard, GASB Statement No. 87, *Leases*, which requires the District to recognize a lease liability and a lease asset at the commencement of the lease term, unless the lease is a short-term lease or it transfers ownership of the underlying asset. The lease liability is measured at the present value of payments expected to be made during the lease term. The lease asset is measured at the amount of the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs. As payments are made, the lease liability is reduced and the District recognizes an outflow of resources for interest on the liability. The lease asset is amortized over the shorter of the lease term or the useful life of the underlying assets.

2. Significant Accounting Policies (continued)

Net position

The Statement of Net Position presents the net position of the District. Net position is classified as net investment in capital assets, restricted and unrestricted.

Net Investment in Capital Assets

Net investment in capital assets consists of capital assets net of accumulated depreciation and reduced by outstanding related debt.

Restricted

Restricted net position results when third parties, constitutional provisions or enabling legislation impose constraints on net position use. The District does not have a policy regarding the preferred first usage of unrestricted or restricted net position. The District classifies debt service and capital project net assets as restricted.

Unrestricted

Unrestricted net position is the residual classification of net position that does not meet the criteria to be classified in the other net position classifications. Unrestricted net position may have constraints or designations placed upon them by management; however, these constraints or designations may be unilaterally removed.

Fund Balance

Fund balances are classified as non-spendable, restricted, committed, assigned or unassigned. The District's policy is to use externally restricted resources first for purposes intended, then committed, assigned, and unassigned.

District taxes

The District has the power to assess a tax on all lodging rooms located in the District's boundaries. The rate is set at the discretion of the Board of Directors and may not exceed 5%. The tax rate is currently 5%. District taxes are reported and collected by the Idaho State Tax Commission and remitted to the District monthly. The District does not have any other taxing authority.

Advertising costs

Advertising and production costs are expensed as incurred.

3. Cash and Investments

The District's policy is to maintain a checking account for operating expenditures and to deposit all excess funds to be invested with the State Treasurer's pooled cash investment account.

This account invests in time certificates of deposit, local government tax anticipation notes, federal loans, U.S. treasury notes and other U.S. governmental securities. Information regarding insurance or collateralization of amounts invested in the pooled accounts is not available.

The District's cash accounts are insured through the Federal Deposit Insurance Corporation (at banks) and the National Credit Union Share Insurance Fund (at credit unions) up to $250,000 per depository.

1. Deposits – At November 30, 2024, the carrying amount of the District's deposits was $9,349,302 and the respective bank balances totaled $9,455,400. $750,000 of the total balance was insured by the Federal Deposit Insurance Corporation.

2. Custodial Credit Risk, Deposits – Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of November 30, 2024, $8,705,400 of the District's total deposits of $9,455,400 were not covered by federal depository insurance, and thus were exposed to custodial credit risk.

3. Investments – As of November 30, 2024, the District had the following investments:

			Investment Maturities (in Years)			
Investment Type	**S&P Rating**	**Fair Value**	**Less Than 1**	**1-5**	**6-10**	**More Than 10**
State Investment Pool	N/A	$ 2,156,213	$ 2,156,213	$ -	$ -	$ -

4. Custodial Credit Risk, Investments – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investment.

5. Interest Rate Risk – As a means of limiting its exposure to fair value losses arising from changes in interest rates, the District structures its portfolio so that securities mature to meet cash requirements for ongoing operations.

3. Cash and Investments (continued)

6. Because the State Investment Pool as of November 30, 2024, had a weighted average maturity of 106 days, it was presented as an investment with a maturity of less than one year.

7. Credit Risk – Credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. It is the District's policy to limit investments to the safest types of securities and to diversify the District's investment portfolio so that potential losses on securities will be minimized.

Cash deposits	$ 9,349,302
Investments	2,156,213
	$ 11,505,515

4. Commitments and Contingencies

Insurance/risk management
The District is exposed to various risks of loss related to damage to assets, errors and omission by employees, claims and theft. These risks are insured with a third-party insurance carrier

Event Center Management
In 2020, the District entered into contract with Centennial Management Group, Inc. ("Centennial") to manage, operate, and maintain the event center. The contract included compensation for pre-opening services and reimbursement of expenses incurred in addition to a percentage of event revenues. The initial term of the contract is for 15 years. The amount of the commitment is dependent on the expenses incurred by Centennial in the future and the opening date of event center.

Donations
During the current fiscal year, the District received donations from various sources. In exchange, significant donors received naming rights to suites and loges and other sponsor advertising for various terms.

5. Capital Assets

Capital asset activity for the period ended November 30, 2024 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital Assets, not being Depreciated:				
Land	$ 3,973,000	$ -	$ -	$ 3,973,000
Total Capital Assets, not being Depreciated	3,973,000	-	-	3,973,000
Capital Assets, being Depreciated				
Building and improvements	63,312,766	71,439	-	63,384,205
	63,312,766	71,439	-	63,384,205
Less Accumulated Depreciation				
Building and improvements	(1,370,775)	(1,379,279)	-	(2,750,054)
	(1,370,775)	(1,379,279)	-	(2,750,054)
Total Capital Assets, Net of Depreciation	61,941,991	(1,307,840)	-	60,634,151
Capital Assets, Net	$ 65,914,991	$ (1,307,840)	$ -	$ 64,607,151

6. Participations Payable

Participations outstanding at November 30, were as follows:

	Interest Rates	Maturity Dates	Amount
Certificates of Participation Series 2021 Issue (Original amount - $48,900,000)	5.25%	2025 to 2051	$ 48,625,000

The amount to be provided for repayment of the participations outstanding represents the charge to be made for hotel taxes in future years to meet maturing participation requirements.

7. Participation Debt Repayment Requirements

The annual requirements to amortize the District's participation debt are as follows:

Fiscal Year	Principal	Interest	Total
2025	$ 230,000	$ 2,546,775	$ 2,776,775
2026	295,000	2,532,994	2,827,994
2027	370,000	2,515,538	2,885,538
2028	445,000	2,494,144	2,939,144
2029	525,000	2,468,681	2,993,681
2030	615,000	2,438,756	3,053,756
2031	710,000	2,403,975	3,113,975
2032	800,000	2,364,338	3,164,338
2033	905,000	2,319,581	3,224,581
2034	1,010,000	2,269,313	3,279,313
2035	1,125,000	2,213,269	3,338,269
2036	1,245,000	2,151,056	3,396,056
2037	1,375,000	2,082,281	3,457,281
2038	1,510,000	2,006,550	3,516,550
2039	1,660,000	1,923,338	3,583,338
2040	1,815,000	1,832,119	3,647,119
2041	1,980,000	1,732,500	3,712,500
2042	1,965,000	1,628,944	3,593,944
2043	2,140,000	1,521,188	3,661,188
2044	2,330,000	1,403,850	3,733,850
2045	2,530,000	1,276,275	3,806,275
2046	2,740,000	1,137,938	3,877,938
2047	2,960,000	988,313	3,948,313
2048	3,200,000	826,613	4,026,613
2049	3,450,000	652,050	4,102,050
2050	3,715,000	463,969	4,178,969
2051	6,980,000	183,225	7,163,225
	$ 48,625,000	$ 48,377,573	$ 97,002,573

8. Changes in Long-term Obligations

The following is a summary of the District's long-term transactions for the year ended November 30, 2024:

	Lease Obligations	Certificates of Participation Series 2021	Total Long-Term Liabilies
Governmental Activities			
Long-term Obligations November 30,2023	$ 4,224,307	$ 48,795,000	$ 53,019,307
Obligations Incurred	-	-	-
Obligations Paid	(462,100)	(170,000)	(632,100)
Long-term Obligations November 30,2024	$ 3,762,207	$ 48,625,000	$ 52,387,207
Amount due within one year	$ 443,189	$ 230,000	$ 673,189

9. Leasing Activities

The District has entered into a lease agreement to lease certain furniture and equipment. The lessor has provided financing of $4,600,000 for the District to purchase the furniture and equipment on behalf of the lessor, who will retain ownership of the items subject to the lease agreement. The lease term runs for a one year period and is renewable every year for a term of one year beginning in December of each year for a period of up to ten years ending May 2032. Interest only payments are made for the initial term of the lease agreement at a rate of 4%, with monthly rental payments of $48,922 due thereafter. The District has the option to purchase the equipment from the lessor at any time for the amount of the remaining lease payments for the entire renewable term.

9. Leasing Activities (continued)

The following summarizes the line items in the statement of net position which include amounts for leases as of November 30:

	2024	2023
Governmental Activities		
Right-of-use assets	$ 4,600,000	$ 4,600,000
Accumulated amortization - right-of-use assets	(1,150,000)	(690,000)
Right-of-use assets, net	$ 3,450,000	$ 3,910,000
Current portion of lease liability	$ 443,189	$ 425,840
Lease liability	3,319,018	3,798,467
Total lease liabilities	$ 3,762,207	$ 4,224,307

The maturities of lease liabilities as of November 30, 2024 were as follows:

Year Ending November 30,	Principal	Interest	Total
2025	$ 443,189	$ 143,872	$ 587,061
2026	461,246	125,815	587,061
2027	480,037	107,024	587,061
2028	499,595	87,466	587,061
2029	519,949	67,112	587,061
Thereafter	1,358,191	73,206	1,431,397
Total Lease Liability	$ 3,762,207	$ 604,495	$ 4,366,702

10. Fair Value Measurements

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

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

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

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

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

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

10. Fair Value Measurements (continued)

Fair value assets measured on a recurring basis at November 30, 2024 are as follows:

		Fair Value Measurements at Reporting Date Using		
	Fair Value	Quoted Prices in Active Markets for Identical Assets/ Liabilities (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
State investment pool	$ 2,156,213	$ 2,156,213	$ -	$ -
Total	$ 2,156,213	$ 2,156,213	$ -	$ -

All investments have been valued using a market approach. There were no changes in the valuation techniques during the year. There are no assets or liabilities measured at fair value on a nonrecurring basis.

11. Interfund Transaction

A summary of interfund transfers by fund is as follows:

	Transfer In	Transfer Out
Major Funds		
Governmental:		
General Fund	$ 1,322,930	$ -
Debt Service Fund	-	(126,331)
Enterprise:		
Mountain America Center	-	(1,196,599)
	$ 1,322,930	$ (1,322,930)

Significant transfers were made to move excess revenues over expenses from the Mountain America Center fund based upon prior year activity.

12. Fund Balances

Fund balances are classified as non-spendable, restricted, committed, assigned or unassigned. The District does not have a policy regarding the preferred first usage of fund balance.

Non-spendable
Non-spendable fund balance consists of resources that cannot be spent because they are in non-spendable form, such as prepaid items or items that are legally or contractually required to be maintained intact.

Restricted
Restricted fund balances have constraints placed on them by either external parties or imposed by law through constitutional provisions or enabling legislation and can only be used for specific stated purposes.

Committed
Committed fund balances are amounts that can be used only for specific purposes determined by formal action of the Board, the District's highest level of decision-making authority. The committed amounts cannot be used for any other purposes unless the Board makes formal action to change or remove the specific purposes.

Assigned
Assigned fund balances are intended to be used for specific purposes; however, they do not meet the criteria to be classified as restricted or committed.

Unassigned
Unassigned fund balance is the residual classification and includes all spendable amounts not classified in the other fund balance classifications.

	General Fund	Debt Service Fumd	Capital Project Fund	Total
Fund Balances				
Nonspendable:				
Prepaid Expenses	$ 56,078	$ -	$ -	$ 56,078
Restricted for:				
Debt Service	-	5,155,092	-	5,155,092
Capital Projects	-	-	279,284	279,284
Unassigned	3,048,640	-	-	3,048,640
Total Fund Balances	$ 3,104,718	$ 5,155,092	$ 279,284	$ 8,539,094

13. Other Required Fund Disclosures

There were no fund deficits as of November 30, 2024. The District's expenditures exceeded budget in the amount of $32,248.

14. Naming Rights Agreement

The District entered into a naming rights agreement in fiscal year 2019 with Mountain America Federal Credit Union in the amount of $4,500,000 in order to assist with the construction costs and operating costs of the event center. The agreement provides Mountain America Federal Credit Union the license to name the center in addition to related ancillary benefits for a period of thirty years.

15. Subsequent Events

Management has evaluated subsequent events and transactions for potential recognition or disclosure through May 27, 2025, the date the financial statements were available to be issued.

Required Supplementary Information

IDAHO FALLS AUDITORIUM DISTRICT
Governmental Funds
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual
For the Year Ended November 30, 2024

	Original and Final Budget Amounts	Actual Amounts	Variance with Budget Positive (Negative)
Revenues			
District taxes, net	$ 3,029,237	$ 2,929,495	$ (99,742)
Interest	236,448	354,058	117,610
Donations	1,163,185	1,207,293	44,108
Total Revenues	4,428,870	4,490,846	61,976
Expenditures			
Current			
Payroll expenses	157,128	135,578	21,550
Professional fees	125,837	125,680	157
Office expense	113,374	118,655	(5,281)
Rent	55,064	56,932	(1,868)
Marketing	152,800	65,092	87,708
Travel	1,200	1,024	176
Other	35,286	49,602	(14,316)
Capital outlay	587,052	707,425	(120,373)
Debt service	2,727,274	2,727,275	(1)
Total Expenditures	3,955,015	3,987,263	(32,248)
Excess (Deficiency) of Revenues over Expenditures	473,855	503,583	29,728
Other Financing Sources (Uses)			
Transfer in	2,727,274	1,322,930	(1,404,344)
Transfer out	-	(126,331)	(126,331)
Net Change in Fund Balances	$ 3,201,129	1,700,182	$ (1,500,947)
Fund Balance, Beginning of Year		6,838,912	
Fund Balance, End of Year		$ 8,539,094	

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*

To the Board of Trustees
Idaho Falls Auditorium District
Idaho Falls, 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, the business – type activities, and each major fund of the Idaho Falls Auditorium District, as of and for the year ended November 30, 2024, and the related notes to the financial statements, which collectively comprise the Idaho Falls Auditorium District's basic financial statements, and have issued our report thereon dated May 27, 2025

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Idaho Falls Auditorium 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 the Idaho Falls Auditorium District's internal control. Accordingly, we do not express an opinion on the effectiveness of the Idaho Falls Auditorium 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.

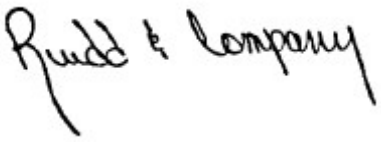
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not 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 the Idaho Falls Auditorium 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.



Idaho Falls, Idaho
May 27, 2025

RUDD & COMPANY PLLC
certified public accountants | business consultants

IDAHO FALLS AUDITORIUM DISTRICT

Financial Statements
and
Independent Auditors' Report

For the Year Ended November 30, 2024

IDAHO FALLS AUDITORIUM DISTRICT
Table of Contents
November 30, 2024

Independent Auditors' Report 1-3

Management's Discussion and Analysis 4-9

Basic Financial Statements

Statement of Net Position 11

Statement of Activities 12

Balance Sheet – Governmental Funds 13

Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position 14

Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds 15

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds to the Statements of Activity 16

Statement of Net Position – Proprietary Fund 17

Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Fund 18

Statement of Cash Flows – Proprietary Fund 19

Notes to Financial Statements 20-36

Required Supplementary Information

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual Governmental Funds 38

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* 39-40

INDEPENDENT AUDITORS' REPORT

The Board of Directors
Idaho Falls Auditorium District
Idaho Falls, Idaho

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Idaho Falls Auditorium District, as of and for the year ended November 30, 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 the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Idaho Falls Auditorium District, as of November 30, 2024, 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 Opinions

We conducted our audit in accordance with auditing standards 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 Idaho Falls Auditorium 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 the Idaho Falls Auditorium 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.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements 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 Idaho Falls Auditorium 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 Idaho Falls Auditorium District's ability to continue as a going concern for a reasonable period of time.

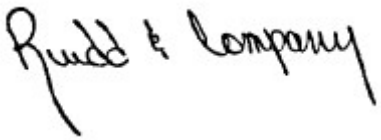
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4-9 and 38 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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 27, 2025, on our consideration of the Idaho Falls Auditorium 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 Idaho Falls Auditorium 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 the Idaho Falls Auditorium District's internal control over financial reporting and compliance.



Idaho Falls, Idaho
May 27, 2025

IDAHO FALLS AUDITORIUM DISTRICT
Management Discussion and Analysis
November 30, 2024

As management of the Idaho Falls Auditorium District, we offer readers of the District's financial statements this narrative discussion, overview, and analysis of the financial activities of the District for the period ended November 30, 2024.

Financial Highlights

- The District assesses and collects a "hotel/motel room tax" on the receipts derived from hotels, motels, campgrounds, and other short term rental facilities within the District boundaries at a rate of 5%. Assessments began in October of 2011. During the current fiscal year, $2,929,495 of District taxes were recognized.

- The District has a net position balance of $21,502,361 which is an increase of $561,166 over the prior year.

- The District ended the year with total cash and investments of $11,505,515, which is an increase of $2,107,564 over the prior year.

Introduction

The District was organized and its boundaries described by an order of the District Court of the Seventh Judicial District of the State of Idaho for Bonneville County in April 2011, pursuant to the authority of Chapter 49, Title 67, Idaho Code.

The District was established by majority vote of the residents of the City of Idaho Falls on May 17, 2011.

The Boundaries of the District encompass all of the area within the City of Idaho Falls. The purpose of the District is to build, operate, maintain, manage, and market a multi-purpose convention and community events center for the benefit of the residents of the District.

Mountain America Center

In 2022-2023, the District completed construction of the Mountain America Center.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. These financial statements report on the primary government and its business–type activities.

The *government-wide financial statements* include the statement of net position and the statement of activities. These statements are prepared using the flow of economic resource measurement focus and accrual basis of accounting, under which the current year's revenues and expenses are recorded as transactions occur rather than when cash is received or paid.

The *statement of net position* presents information on all of the assets and liabilities of the District, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *statement of activities* presents information showing how the net position of the District changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows.* Governmental activities include the District's basic functional services which are generally funded through taxes. Business–type activities include enterprise operations which are funded by charges to customers who purchase, use or directly benefit from goods or services provided by the Mountain America Center. Such fees may not cover all the costs of the operations and may be subsidized by the District's taxes. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 11-12 of this report.

Fund financial statements. A *fund* is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has three governmental funds; the general fund, the capital project fund and the debt service fund. All three funds are classified as major funds. The District also has one proprietary fund, the Mountain America Center fund.

The District presents the following fund types:

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities.*

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, capital project fund and debt service fund which are considered to be major funds.

The District adopted a combined annual appropriated budget for all governmental funds in the current period. A budgetary comparison has been provided to demonstrate compliance with this budget. Separate budgets were not adopted for the capital project and debt service funds.

Proprietary fund. Financial statements of the proprietary fund consist of a statement of net position, a statement of revenues, expenses and changes in net position, and a statement of cash flows. These statements are prepared using the full accrual basis of accounting. The statements focus on the flow of economic resources, liabilities and deferred inflows of resources associated with the operating statements of the proprietary funds present increases (revenues) and decreases (expenses) in net position.

Proprietary funds classify revenues and expenses as either operating or non-operating. Operating revenues and expenses generally result from providing service or producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The financial statements of the District's proprietary fund present the changes in financial position and condition of the District's major proprietary fund, the Mountain America Center fund.

Notes to the financial statements. The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements.

Government-wide Financial Analysis

The following tables provide condensed financial information on the District's net position and changes in net position for the fiscal years ended November 30, 2024 and 2023.

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities and deferred inflows by $21,502,361 at November 30, 2024. The governmental activities increased $714,442 over the prior year while the business-type activities decreased $153,276.

Condensed Statement of Net Position

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Assets						
Current and Other Assets	$ 8,540,877	$ 6,849,091	$ 3,986,820	$ 3,768,354	$ 12,527,697	$ 10,617,445
Capital Assets	68,057,151	69,824,991	-	-	68,057,151	69,824,991
Total Assets	76,598,028	76,674,082	3,986,820	3,768,354	80,584,848	80,442,436
Liabilities						
Long-term Liabilities	51,714,018	52,423,467	-	-	51,714,018	52,423,467
Current Liabilities	674,972	606,019	2,943,497	2,571,755	3,618,469	3,177,774
Total Liabilities	52,388,990	53,029,486	2,943,497	2,571,755	55,332,487	55,601,241
Deferred Inflows of Resources	3,750,000	3,900,000	-	-	3,750,000	3,900,000
Total Liabilities & Deferred Inflows of Resources	56,138,990	56,929,486	2,943,497	2,571,755	59,082,487	59,501,241
Net Position						
Net Investment in Capital Assets	15,669,944	16,805,684	-	-	15,669,944	16,805,684
Restricted	5,434,376	5,300,014	-	-	5,434,376	5,300,014
Unrestricted	(645,282)	(2,361,102)	1,043,323	1,196,599	398,041	(1,164,503)
Total Net Position	$ 20,459,038	$ 19,744,596	$ 1,043,323	$ 1,196,599	$ 21,502,361	$ 20,941,195

The District's net position is comprised of three main components. Net investment in capital assets, $15,669,944, reflects its investment in capital assets, less any related debt used to acquire those assets that is still outstanding. The District has restricted the net position of its capital project and debt service assets in the amount of $5,434,376 and the remaining balance of unrestricted net position $398,041 which will be required by the District to meet ongoing obligations.

Condensed Statement of Activities

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues						
Program Revenues						
Mountain America Center Events	$ -	$ -	$ 2,657,169	$ 2,506,362	$ 2,657,169	$ 2,506,362
Mountain America Center Rents	-	-	874,934	-	874,934	807,800
Mountan American Center Other	-	-	1,076	807,800	1,076	-
General Revenues						
District Taxes	2,929,495	3,033,665	-	-	2,929,495	3,033,665
Donation	1,207,293	1,038,528	-	-	1,207,293	1,038,528
Interest	354,058	288,917	149,472	91,622	503,530	380,539
Other	150,000	150,000	-	-	150,000	150,000
Total Revenues	4,640,846	4,511,110	3,682,651	3,405,784	8,323,497	7,916,894
Expenses						
Mountain America Center Activities	-	-	2,639,328	2,209,185	2,639,328	2,209,185
Governmental Activities	552,566	561,861	-	-	552,566	561,861
Interest Expense	2,731,158	2,742,274	-	-	2,731,158	2,742,274
Depreciation and amortization	1,839,279	1,830,775	-	-	1,839,279	1,830,775
Total Expenses	5,123,003	5,134,910	2,639,328	2,209,185	7,762,331	7,344,095
Increase (Decrease) in Net Position Before Transfers	(482,157)	(623,800)	1,043,323	1,196,599	561,166	572,799
Tranfers	1,196,599	-	(1,196,599)	-	-	-
Change in Net Position	$ 714,442	$ (623,800)	$ (153,276)	$ 1,196,599	$ 561,166	$ 572,799

Financial Analysis of the District's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the District's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the District's financing requirements. The unassigned fund balance may serve as a useful indicator of the District's net resources available for spending at the end of the year. Fund balances of debt service and capital project funds are restricted by state law to be spent for the purpose of the fund and are not available for spending at the District's discretion.

General fund. The general fund is the chief operating fund of the District. At the end of the current fiscal year, the fund balance was $3,104,718. The fund balance increased by $1,565,820 during the current period.

Expenditures for general District purposes totaled $3,987,263 during the current fiscal period.

The District has the power to assess a tax on all hotel and motel rooms located in the District's boundaries. The rate is set at the discretion of the Board of Directors and may not exceed 5%. The tax rate is currently 5%. The District does not have any other taxing authority. District taxes are reported to and collected by the State of Idaho.

Capital Asset and Debt Administration

Capital Assets

Capital assets at November 30, 2024 and 2023 are outlined below:

	Governmental Activities	
Capital Assets (Net of Depreciation)	**2024**	**2023**
Land	$ 3,973,000	$ 3,973,000
Buildings and improvements	63,384,205	63,312,766
Accumulated depreciation	(2,750,054)	(1,370,775)
Total Capital Assets, Net of Depreciation	$ 64,607,151	$ 65,914,991

Outstanding Debt

As of November 30, 2024 and 2023 the District had the following outstanding long-term debt:

	Governmental Activities	
Outstanding Debt	**2024**	**2023**
Lease obligations	$ 3,762,207	$ 4,224,307
Participation agreements	48,625,000	48,795,000
	$ 52,387,207	$ 53,019,307

Requests for Information

This financial report is designed to provide a general overview of the Idaho Falls Auditorium District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Idaho Falls Auditorium District, PO Box 51420, Idaho Falls, Idaho 83405-1420.

Basic Financial Statements

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Net Position
November 30, 2024

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and Cash Equivalents	$ 5,899,308	$ 3,449,994	$ 9,349,302
Investments	2,156,213	-	2,156,213
Receivables			
Taxes receivable	429,278	-	429,278
Accounts receivable	-	338,179	338,179
Prepaid Expenses	56,078	198,647	254,725
Capital Assets, Net	64,607,151	-	64,607,151
Right-of-Use Assets, Net	3,450,000	-	3,450,000
Total Assets	$ 76,598,028	$ 3,986,820	$ 80,584,848
Liabilities			
Accounts Payable	$ 1,783	$ 350,713	$ 352,496
Deferred Revenue	-	2,592,784	2,592,784
Long-term Liabilities			
Portion due or payable within one year:			
Lease obligations	443,189	-	443,189
Certificates of participation	230,000	-	230,000
Portion due or payable after one year:			
Lease obligations	3,319,018	-	3,319,018
Certificates of participation	48,395,000	-	48,395,000
Total Liabilities	52,388,990	2,943,497	55,332,487
Deferred Inflows of Resources	3,750,000	-	3,750,000
Total Liabilities and Deferred Inflows of Resources	56,138,990	2,943,497	59,082,487
Net Position			
Net Investment in Capital Assets	15,669,944	-	15,669,944
Restricted for:			
Debt Service	5,155,092	-	5,155,092
Capital Projects	279,284	-	279,284
Unrestricted	(645,282)	1,043,323	398,041
Total Net Position	$ 20,459,038	$ 1,043,323	$ 21,502,361

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Activities
For the Year Ended November 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenue and Changes in Net Position Primary Government Governmental Activities	Business - Type Activities	Total
Primary Government					
Government Activities					
General government	$ 552,566	$ -	$ (552,566)	$ -	$ (552,566)
Interest on long-term debt	2,731,158	-	(2,731,158)	-	(2,731,158)
Depreciation & Amortization - unallocated	1,839,279	-	(1,839,279)	-	(1,839,279)
Business-Type Activities					
Convention activities	2,639,328	3,533,179	-	893,851	893,851
Total Primary Government	7,762,331	3,533,179	(5,123,003)	893,851	(4,229,152)
General Revenues:					
District Taxes			2,929,495	-	2,929,495
Donation			1,207,293	-	1,207,293
Other			150,000	-	150,000
Interest			354,058	149,472	503,530
Transfers:			1,196,599	(1,196,599)	-
Total General Revenues and Transfers			5,837,445	(1,047,127)	4,790,318
Change in Net Position			714,442	(153,276)	561,166
Net Position - Beginning of year			$ 19,744,596	$ 1,196,599	$ 20,941,195
Net Position - Ending of year			$ 20,459,038	$ 1,043,323	$ 21,502,361

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

IDAHO FALLS AUDITORIUM DISTRICT
Balance Sheet – Governmental Funds
November 30, 2024

Assets	General Fund	Capital Project Fund	Debt Service Fund	Total Governmental Funds
Cash and Cash Equivalents	$ 464,932	$ 279,284	$ 5,155,092	$ 5,899,308
Investments	2,156,213	-	-	2,156,213
Receivables				
Taxes receivable	429,278	-	-	429,278
Prepaid Expenses	56,078	-	-	56,078
Total Assets	$ 3,106,501	$ 279,284	$ 5,155,092	$ 8,540,877
Liabilities and Fund Balance				
Liabilities				
Accounts Payable	$ 1,783	$ -	$ -	$ 1,783
Total Liabilities	1,783	-	-	1,783
Fund Balance				
Nonspendable	56,078	-	-	56,078
Restricted	-	279,284	5,155,092	5,434,376
Unassigned	3,048,640	-	-	3,048,640
Total Fund Balance	3,104,718	279,284	5,155,092	8,539,094
Total Liabilities and Fund Balance	$ 3,106,501	$ 279,284	$ 5,155,092	$ 8,540,877

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

IDAHO FALLS AUDITORIUM DISTRICT
Reconciliation of the Balance Sheet of
Governmental Funds to the Statement of Net Position
November 30, 2024

Amounts reported for governmental activities in the Statement of Net Position are different because:

Total Fund Balance - Governmental Funds	$ 8,539,094
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds	64,607,151
Right-of-use assets from leases are not financial resources and, therefore, are not reported in the funds.	3,450,000
Debt issue used in governmental activities are not financial resources and therefore, are not reported in the funds	(52,387,207)
Governmental funds report naming rights contributions as revenue when received. However in the statement of activities, naming rights are shown as deferred inflows and amortized over the period of benefit	(3,750,000)
Net Position - Governmental Activities	$ 20,459,038

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended November 30, 2024

	General Fund	Capital Project Fund	Debt Service Fund	Total Governmental Funds
Revenues				
Local Sources:				
District taxes, net of refunds	$ 23,109	$ -	$ 2,906,386	$ 2,929,495
Investment income	75,551	11,351	267,156	354,058
Donations	693,793	513,500	-	1,207,293
Total Revenues	792,453	524,851	3,173,542	4,490,846
Expenditures				
Current:				
Operations and administrative expenses	549,563	-	3,000	552,563
Debt Service				
Interest expense	-	173,883	2,557,275	2,731,158
Principal expense	-	462,100	170,000	632,100
Capital Outlay	-	71,442	-	71,442
Total Expenditures	549,563	707,425	2,730,275	3,987,263
Excess (Deficiency) of Revenues over Expenditures	242,890	(182,574)	443,267	503,583
Other Financing Sources (Uses)				
Transfers in	1,322,930	-	-	1,322,930
Transfers out	-	-	(126,331)	(126,331)
Net Change in Fund Balances	1,565,820	(182,574)	316,936	1,700,182
Fund Balance, Beginning of Year	$ 1,538,898	$ 461,858	$ 4,838,156	$ 6,838,912
Fund Balance, End of Year	$ 3,104,718	$ 279,284	$ 5,155,092	$ 8,539,094

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

IDAHO FALLS AUDITORIUM DISTRICT
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds to the Statements of Activity
For the Year Ended November 30, 2024

Amounts reported for governmental activities in the Statement of Activities are different because:		
Net Change in Fund Balance - Governmental Funds	$	1,700,182
Governmental funds report capital outlays as expenditures. However in the statement of activities, assets are capitalized and depreciated. This is the amount by which depreciation and amortization exceeds capital outlay.		(1,767,840)
Governmental funds report payments for lease right-of-use assets as expenditures. However, in the statement of activities, right-of-use assets are capitalized and the cost is allocated over the life of the lease and reported as amortization expense. This is the amount by which amortization for right-of-use assets exceeds payments.		462,100
The governmental funds report debt proceeds as an other financing source, while repayment of debt principal is reported as an expenditure. Interest is recognized as it accrues regardless of when it is due.		170,000
Governmental funds report naming rights contributions as revenue when received. However in the statement of activities, naming rights are shown as deferred inflows of resources and amortized over the period of benefit		150,000
Changes in Net Position - Governmental Activities	$	714,442

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Net Position
Proprietary Fund
November 30, 2024

	Mountain America Center Fund
Assets	
Current Assets	
Cash and Cash Equivalents	$ 3,449,994
Accounts Receivable	338,179
Prepaid Expenses	198,647
Total Current Assets	3,986,820
Total Assets	$ 3,986,820
Liabilities	
Current Liabilities	
Accounts Payable	$ 350,713
Deferred Revenues	2,592,784
Total Current Liabilities	2,943,497
Total Liabilities	2,943,497
Net Position	
Unrestricted	1,043,323
Total Net Position	$ 1,043,323

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Fund
For the Year Ended November 30, 2024

	Mountain America Center Fund
Operating Revenue	
Event revenue	$ 2,657,169
Rental revenue	874,934
Other revenue	1,076
Total Operating Revenue	3,533,179
Operating Expenses	
Labor	1,741,319
Convention and meeting costs	811,690
Utilities	336,280
Employee benefits	313,654
Repair and maintenance	226,686
Management fee	205,343
Snow removal	186,928
Office and general	129,957
Supplies	76,580
Advertising and marketing costs	50,477
Less event expense reimbursements	(1,439,586)
Total Operating Expenses	2,639,328
Operating Income	893,851
Nonoperating Revenues (Expenses)	
Earnings on investments	149,472
Total Nonoperating Revenues (Expenses)	149,472
Tranfers Out	(1,196,599)
Change in Net Position	(153,276)
Total Net Position - Beginning of Year	1,196,599
Total Net Position - End of Year	$ 1,043,323

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Cash Flows
Proprietary Fund
For the Year Ended November 30, 2024

	Mountain America Center Fund
Cash Flows from Operating Activities	
Receipts from customers	$ 4,031,854
Payments to suppliers	(569,380)
Payments to employees	(1,968,005)
Net Cash Provided by Operating Activities	1,494,469
Cash Flows from Noncapital Financing Activities	
Transfer to other funds	(1,196,599)
Net Cash Used by Noncapital Financing Activities	(1,196,599)
Cash Flows from Investing Activities	
Earnings on investments	149,472
Net Cash Provided by Investing Activities	149,472
Net Change in Cash and Cash Equivalents	447,342
Cash and Cash Equivalents Balance, Beginning of Year	3,002,652
Cash and Cash Equivalents Balance, End of Year	$ 3,449,994
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	$ 893,851
Adjustment to reconcile operating income to net cash provided by operative activities:	
Decrease in receivables	409,621
Increase in prepaid expenses	(180,745)
Increase in accounts payable	282,688
Increase in deferred revenues	89,054
Net Cash Provided by Operating Activities	$ 1,494,469

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

1. Nature of Operations

The Idaho Falls Auditorium District, (the "District"), was organized and its boundaries described, by an order of the District Court of the Seventh Judicial District of the State of Idaho for Bonneville County in April 2011, pursuant to the authority of Chapter 49, Title 67, Idaho Code.

The District was established by majority vote of the residents of the City of Idaho Falls on May 17, 2011.

The boundaries of the District encompass all of the area within the City of Idaho Falls. The purpose of the District is to build, operate, maintain, manage, and market a multi-purpose convention and community events center for the benefit of the residents of the District.

The District oversees the operations of the Mountain America Center, a premier convention venue for events, meetings, and conferences located in Idaho Falls, Idaho.

2. Summary of Significant Accounting Policies

Basis of presentation

These financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board.

District

The District is a public body organized and operated pursuant to Idaho code. An elected board governs the District. The purpose of the District is to build, operate, maintain, and manage and market a multi-purpose convention and community center for the benefit of residents of the District.

Mountain America Center

The Mountain America Center is a premier convention venue for meetings, conferences and events located in Idaho Falls, Idaho.

Financial Reporting – Entity

The Financial Reporting entity consists of the Idaho Falls Auditorium District and the Mountain America Center. The District has no other organization for which it is legally accountable for or is fiscally dependent.

2. Summary of Significant Accounting Policies (continued)

Government-wide statements

Activities are distinguished between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, donations and other non-exchange transactions. Business–type activities are financed in whole or in part by fees charged to external parties for goods and services. There are no internal service funds or fiduciary funds within the District.

The statement of net position presents all of the District's assets and liabilities, with the difference between the two reported as net position. This statement presents information about the nature and amounts of investment in resources (assets) and the obligations to creditors (liabilities). It also provides the basis for assessing the liquidity and financial flexibility of the District.

The statement of activities demonstrates the degree to which expenses of governmental functions and business–type functions are offset by program revenues. Program revenues include charges to customers who purchase, use or directly benefit from goods or services provided by the Mountain America Center. The difference between expenses and program revenues is the net profit or cost of the business–type activity which may be subsidized by the District's taxes. Taxes and other revenue sources that are not attributable to specific programs are presented as general revenues.

Fund statements

Separate fund financial statements are presented for governmental and proprietary funds. Major individual funds are reported as separate columns in the fund financial statements.

The District presents the following fund types:

Governmental Funds:

- The General Fund presents all financial resources of the District except those required to be presented in another fund. The General Fund is used to present all operating activity of the District except for those required to be reported in other funds.

- Capital Project Fund presents the construction activity of the Mountain America Center that is being funded by the debt issuance of the District.

- Debt Service Fund presents the debt issuance and debt repayment activity of the District.

2. Summary of Significant Accounting Policies (continued)

Proprietary Fund:

- Mountain America Center Fund is a major proprietary fund and presents the operational activity of the Mountain America Center.

Measurement focus and basis of accounting

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned, and expenses are recognized when a liability is incurred, regardless of the timing of cash flows. Any internal activity between funds is eliminated in the government-wide statements to reduce the grossing up effect of internal transactions.

Separate fund statements are issued for governmental and proprietary funds. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as they become susceptible to accrual, generally when they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures are recognized when the related liability is incurred.

The proprietary fund financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when a liability is incurred, regardless of the timing of cash flows. Operating and nonoperating activities are presented separately on the operating statement. Operating transactions generally occur if they directly result from the provision of goods or services to customers or are otherwise directly related to the usual business activity of the fund. All other activities are nonoperating.

Budgets and budgetary accounting

A budget for the governmental funds is combined and adopted on a basis consistent with generally accepted accounting principles. All annual appropriations lapse at fiscal year-end.

Encumbrances

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

2. Significant Accounting Policies (continued)

Use of 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 contingent assets and liabilities as of the date of the financial statements as well as the reported amounts of revenues and expenses during the reporting period. Due to uncertainties inherent in assumptions, it is possible actual amounts may vary from estimates. Revisions are recognized in the period such revisions are known and can be reasonably estimated.

Cash and cash equivalents

Cash and cash equivalents consist of demand deposits and short-term investments that have a maturity of three months or less at the date of purchase.

Investments

Investments are presented at fair market value based on quoted market prices. Income earned from investments is recognized as earned in the fund holding the investment.

Funds may be invested in securities and investments expressly described in Idaho Code Section 67-1210.

Receivables

Receivables in the governmental funds consist primarily of District taxes. Hotel and motel taxes are assessed at a rate of 5% of qualifying room revenues and are due on the 20th day following the end of each month. Receivables in the proprietary fund consists of amounts due from customers. Any allowance for doubtful accounts reflects management's best estimate of probable losses. Management determines the allowance based on known troubled accounts, historical experience and other available evidence. As of November 30, 2024, and 2023, there was no allowance considered necessary.

Capital assets

Capital assets currently include land, architectural fees, engineering fees, land development costs and the construction costs of the events center. Capital assets are recorded at cost. Cost includes expenditures for major improvements and replacements that extend useful life. Expenditures for repairs and maintenance are expensed as incurred.

2. Significant Accounting Policies (continued)

Buildings, improvements, furniture, and equipment are depreciated on a straight-line basis over the estimated useful lives of the assets. The estimated useful lives of depreciable assets are generally:

Buildings	50 yrs
Improvements	5-50 yrs
Furniture and equipment	3-10 yrs

Deferred Revenue
Deferred revenue consists of event deposits in the Mountain America Center fund and include nonrefundable advance deposits for scheduled events. The deposits are applied to the receivable when the event is invoiced, upon completion of the event.

Deferred Inflows of Resources
In addition to liabilities, the statement of financial position reports 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) until that time.

The District received a contribution for naming rights related to the construction of the event center. The agreement calls for benefit to be recognized over a 30 year period. The contribution received has been deferred and is being recognized over the life of the agreement.

Leases
The District adopted the new lease standard, GASB Statement No. 87, *Leases*, which requires the District to recognize a lease liability and a lease asset at the commencement of the lease term, unless the lease is a short-term lease or it transfers ownership of the underlying asset. The lease liability is measured at the present value of payments expected to be made during the lease term. The lease asset is measured at the amount of the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs. As payments are made, the lease liability is reduced and the District recognizes an outflow of resources for interest on the liability. The lease asset is amortized over the shorter of the lease term or the useful life of the underlying assets.

2. Significant Accounting Policies (continued)

Net position

The Statement of Net Position presents the net position of the District. Net position is classified as net investment in capital assets, restricted and unrestricted.

Net Investment in Capital Assets

Net investment in capital assets consists of capital assets net of accumulated depreciation and reduced by outstanding related debt.

Restricted

Restricted net position results when third parties, constitutional provisions or enabling legislation impose constraints on net position use. The District does not have a policy regarding the preferred first usage of unrestricted or restricted net position. The District classifies debt service and capital project net assets as restricted.

Unrestricted

Unrestricted net position is the residual classification of net position that does not meet the criteria to be classified in the other net position classifications. Unrestricted net position may have constraints or designations placed upon them by management; however, these constraints or designations may be unilaterally removed.

Fund Balance

Fund balances are classified as non-spendable, restricted, committed, assigned or unassigned. The District's policy is to use externally restricted resources first for purposes intended, then committed, assigned, and unassigned.

District taxes

The District has the power to assess a tax on all lodging rooms located in the District's boundaries. The rate is set at the discretion of the Board of Directors and may not exceed 5%. The tax rate is currently 5%. District taxes are reported and collected by the Idaho State Tax Commission and remitted to the District monthly. The District does not have any other taxing authority.

Advertising costs

Advertising and production costs are expensed as incurred.

3. Cash and Investments

The District's policy is to maintain a checking account for operating expenditures and to deposit all excess funds to be invested with the State Treasurer's pooled cash investment account.

This account invests in time certificates of deposit, local government tax anticipation notes, federal loans, U.S. treasury notes and other U.S. governmental securities. Information regarding insurance or collateralization of amounts invested in the pooled accounts is not available.

The District's cash accounts are insured through the Federal Deposit Insurance Corporation (at banks) and the National Credit Union Share Insurance Fund (at credit unions) up to $250,000 per depository.

1. Deposits – At November 30, 2024, the carrying amount of the District's deposits was $9,349,302 and the respective bank balances totaled $9,455,400. $750,000 of the total balance was insured by the Federal Deposit Insurance Corporation.

2. Custodial Credit Risk, Deposits – Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of November 30, 2024, $8,705,400 of the District's total deposits of $9,455,400 were not covered by federal depository insurance, and thus were exposed to custodial credit risk.

3. Investments – As of November 30, 2024, the District had the following investments:

			Investment Maturities (in Years)			
Investment Type	**S&P Rating**	**Fair Value**	**Less Than 1**	**1-5**	**6-10**	**More Than 10**
State Investment Pool	N/A	$ 2,156,213	$ 2,156,213	$ -	$ -	$ -

4. Custodial Credit Risk, Investments – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investment.

5. Interest Rate Risk – As a means of limiting its exposure to fair value losses arising from changes in interest rates, the District structures its portfolio so that securities mature to meet cash requirements for ongoing operations.

3. Cash and Investments (continued)

6. Because the State Investment Pool as of November 30, 2024, had a weighted average maturity of 106 days, it was presented as an investment with a maturity of less than one year.

7. Credit Risk – Credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. It is the District's policy to limit investments to the safest types of securities and to diversify the District's investment portfolio so that potential losses on securities will be minimized.

Cash deposits	$ 9,349,302
Investments	2,156,213
	$ 11,505,515

4. Commitments and Contingencies

Insurance/risk management
The District is exposed to various risks of loss related to damage to assets, errors and omission by employees, claims and theft. These risks are insured with a third-party insurance carrier

Event Center Management
In 2020, the District entered into contract with Centennial Management Group, Inc. ("Centennial") to manage, operate, and maintain the event center. The contract included compensation for pre-opening services and reimbursement of expenses incurred in addition to a percentage of event revenues. The initial term of the contract is for 15 years. The amount of the commitment is dependent on the expenses incurred by Centennial in the future and the opening date of event center.

Donations
During the current fiscal year, the District received donations from various sources. In exchange, significant donors received naming rights to suites and loges and other sponsor advertising for various terms.

5. Capital Assets

Capital asset activity for the period ended November 30, 2024 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital Assets, not being Depreciated:				
Land	$ 3,973,000	$ -	$ -	$ 3,973,000
Total Capital Assets, not being Depreciated	3,973,000	-	-	3,973,000
Capital Assets, being Depreciated				
Building and improvements	63,312,766	71,439	-	63,384,205
	63,312,766	71,439	-	63,384,205
Less Accumulated Depreciation				
Building and improvements	(1,370,775)	(1,379,279)	-	(2,750,054)
	(1,370,775)	(1,379,279)	-	(2,750,054)
Total Capital Assets, Net of Depreciation	61,941,991	(1,307,840)	-	60,634,151
Capital Assets, Net	$ 65,914,991	$ (1,307,840)	$ -	$ 64,607,151

6. Participations Payable

Participations outstanding at November 30, were as follows:

	Interest Rates	Maturity Dates	Amount
Certificates of Participation Series 2021 Issue (Original amount - $48,900,000)	5.25%	2025 to 2051	$ 48,625,000

The amount to be provided for repayment of the participations outstanding represents the charge to be made for hotel taxes in future years to meet maturing participation requirements.

7. Participation Debt Repayment Requirements

The annual requirements to amortize the District's participation debt are as follows:

Fiscal Year	Principal	Interest	Total
2025	$ 230,000	$ 2,546,775	$ 2,776,775
2026	295,000	2,532,994	2,827,994
2027	370,000	2,515,538	2,885,538
2028	445,000	2,494,144	2,939,144
2029	525,000	2,468,681	2,993,681
2030	615,000	2,438,756	3,053,756
2031	710,000	2,403,975	3,113,975
2032	800,000	2,364,338	3,164,338
2033	905,000	2,319,581	3,224,581
2034	1,010,000	2,269,313	3,279,313
2035	1,125,000	2,213,269	3,338,269
2036	1,245,000	2,151,056	3,396,056
2037	1,375,000	2,082,281	3,457,281
2038	1,510,000	2,006,550	3,516,550
2039	1,660,000	1,923,338	3,583,338
2040	1,815,000	1,832,119	3,647,119
2041	1,980,000	1,732,500	3,712,500
2042	1,965,000	1,628,944	3,593,944
2043	2,140,000	1,521,188	3,661,188
2044	2,330,000	1,403,850	3,733,850
2045	2,530,000	1,276,275	3,806,275
2046	2,740,000	1,137,938	3,877,938
2047	2,960,000	988,313	3,948,313
2048	3,200,000	826,613	4,026,613
2049	3,450,000	652,050	4,102,050
2050	3,715,000	463,969	4,178,969
2051	6,980,000	183,225	7,163,225
	$ 48,625,000	$ 48,377,573	$ 97,002,573

8. Changes in Long-term Obligations

The following is a summary of the District's long-term transactions for the year ended November 30, 2024:

	Lease Obligations	Certificates of Participation Series 2021	Total Long-Term Liabilies
Governmental Activities			
Long-term Obligations November 30,2023	$ 4,224,307	$ 48,795,000	$ 53,019,307
Obligations Incurred	-	-	-
Obligations Paid	(462,100)	(170,000)	(632,100)
Long-term Obligations November 30,2024	$ 3,762,207	$ 48,625,000	$ 52,387,207
Amount due within one year	$ 443,189	$ 230,000	$ 673,189

9. Leasing Activities

The District has entered into a lease agreement to lease certain furniture and equipment. The lessor has provided financing of $4,600,000 for the District to purchase the furniture and equipment on behalf of the lessor, who will retain ownership of the items subject to the lease agreement. The lease term runs for a one year period and is renewable every year for a term of one year beginning in December of each year for a period of up to ten years ending May 2032. Interest only payments are made for the initial term of the lease agreement at a rate of 4%, with monthly rental payments of $48,922 due thereafter. The District has the option to purchase the equipment from the lessor at any time for the amount of the remaining lease payments for the entire renewable term.

9. Leasing Activities (continued)

The following summarizes the line items in the statement of net position which include amounts for leases as of November 30:

	2024	2023
Governmental Activities		
Right-of-use assets	$ 4,600,000	$ 4,600,000
Accumulated amortization - right-of-use assets	(1,150,000)	(690,000)
Right-of-use assets, net	$ 3,450,000	$ 3,910,000
Current portion of lease liability	$ 443,189	$ 425,840
Lease liability	3,319,018	3,798,467
Total lease liabilities	$ 3,762,207	$ 4,224,307

The maturities of lease liabilities as of November 30, 2024 were as follows:

Year Ending November 30,	Principal	Interest	Total
2025	$ 443,189	$ 143,872	$ 587,061
2026	461,246	125,815	587,061
2027	480,037	107,024	587,061
2028	499,595	87,466	587,061
2029	519,949	67,112	587,061
Thereafter	1,358,191	73,206	1,431,397
Total Lease Liability	$ 3,762,207	$ 604,495	$ 4,366,702

10. Fair Value Measurements

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

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

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

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

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

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

10. Fair Value Measurements (continued)

Fair value assets measured on a recurring basis at November 30, 2024 are as follows:

		Fair Value Measurements at Reporting Date Using		
	Fair Value	Quoted Prices in Active Markets for Identical Assets/ Liabilities (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
State investment pool	$ 2,156,213	$ 2,156,213	$ -	$ -
Total	$ 2,156,213	$ 2,156,213	$ -	$ -

All investments have been valued using a market approach. There were no changes in the valuation techniques during the year. There are no assets or liabilities measured at fair value on a nonrecurring basis.

11. Interfund Transaction

A summary of interfund transfers by fund is as follows:

	Transfer In	Transfer Out
Major Funds		
Governmental:		
General Fund	$ 1,322,930	$ -
Debt Service Fund	-	(126,331)
Enterprise:		
Mountain America Center	-	(1,196,599)
	$ 1,322,930	$ (1,322,930)

Significant transfers were made to move excess revenues over expenses from the Mountain America Center fund based upon prior year activity.

12. Fund Balances

Fund balances are classified as non-spendable, restricted, committed, assigned or unassigned. The District does not have a policy regarding the preferred first usage of fund balance.

Non-spendable
Non-spendable fund balance consists of resources that cannot be spent because they are in non-spendable form, such as prepaid items or items that are legally or contractually required to be maintained intact.

Restricted
Restricted fund balances have constraints placed on them by either external parties or imposed by law through constitutional provisions or enabling legislation and can only be used for specific stated purposes.

Committed
Committed fund balances are amounts that can be used only for specific purposes determined by formal action of the Board, the District's highest level of decision-making authority. The committed amounts cannot be used for any other purposes unless the Board makes formal action to change or remove the specific purposes.

Assigned
Assigned fund balances are intended to be used for specific purposes; however, they do not meet the criteria to be classified as restricted or committed.

Unassigned
Unassigned fund balance is the residual classification and includes all spendable amounts not classified in the other fund balance classifications.

	General Fund	Debt Service Fumd	Capital Project Fund	Total
Fund Balances				
Nonspendable:				
Prepaid Expenses	$ 56,078	$ -	$ -	$ 56,078
Restricted for:				
Debt Service	-	5,155,092	-	5,155,092
Capital Projects	-	-	279,284	279,284
Unassigned	3,048,640	-	-	3,048,640
Total Fund Balances	$ 3,104,718	$ 5,155,092	$ 279,284	$ 8,539,094

13. Other Required Fund Disclosures

There were no fund deficits as of November 30, 2024. The District's expenditures exceeded budget in the amount of $32,248.

14. Naming Rights Agreement

The District entered into a naming rights agreement in fiscal year 2019 with Mountain America Federal Credit Union in the amount of $4,500,000 in order to assist with the construction costs and operating costs of the event center. The agreement provides Mountain America Federal Credit Union the license to name the center in addition to related ancillary benefits for a period of thirty years.

15. Subsequent Events

Management has evaluated subsequent events and transactions for potential recognition or disclosure through May 27, 2025, the date the financial statements were available to be issued.

Required Supplementary Information

IDAHO FALLS AUDITORIUM DISTRICT
Governmental Funds
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual
For the Year Ended November 30, 2024

	Original and Final Budget Amounts	Actual Amounts	Variance with Budget Positive (Negative)
Revenues			
District taxes, net	$ 3,029,237	$ 2,929,495	$ (99,742)
Interest	236,448	354,058	117,610
Donations	1,163,185	1,207,293	44,108
Total Revenues	4,428,870	4,490,846	61,976
Expenditures			
Current			
Payroll expenses	157,128	135,578	21,550
Professional fees	125,837	125,680	157
Office expense	113,374	118,655	(5,281)
Rent	55,064	56,932	(1,868)
Marketing	152,800	65,092	87,708
Travel	1,200	1,024	176
Other	35,286	49,602	(14,316)
Capital outlay	587,052	707,425	(120,373)
Debt service	2,727,274	2,727,275	(1)
Total Expenditures	3,955,015	3,987,263	(32,248)
Excess (Deficiency) of Revenues over Expenditures	473,855	503,583	29,728
Other Financing Sources (Uses)			
Transfer in	2,727,274	1,322,930	(1,404,344)
Transfer out	-	(126,331)	(126,331)
Net Change in Fund Balances	$ 3,201,129	1,700,182	$ (1,500,947)
Fund Balance, Beginning of Year		6,838,912	
Fund Balance, End of Year		$ 8,539,094	

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*

To the Board of Trustees
Idaho Falls Auditorium District
Idaho Falls, 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, the business – type activities, and each major fund of the Idaho Falls Auditorium District, as of and for the year ended November 30, 2024, and the related notes to the financial statements, which collectively comprise the Idaho Falls Auditorium District's basic financial statements, and have issued our report thereon dated May 27, 2025

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Idaho Falls Auditorium 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 the Idaho Falls Auditorium District's internal control. Accordingly, we do not express an opinion on the effectiveness of the Idaho Falls Auditorium 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.

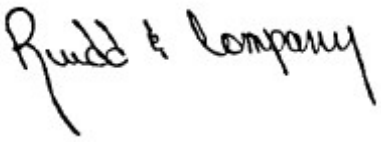
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not 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 the Idaho Falls Auditorium 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.



Idaho Falls, Idaho
May 27, 2025

RUDD & COMPANY PLLC
certified public accountants | business consultants

IDAHO FALLS AUDITORIUM DISTRICT

Financial Statements
and
Independent Auditors' Report

For the Year Ended November 30, 2024

IDAHO FALLS AUDITORIUM DISTRICT
Table of Contents
November 30, 2024

Independent Auditors' Report 1-3

Management's Discussion and Analysis 4-9

Basic Financial Statements

Statement of Net Position 11

Statement of Activities 12

Balance Sheet – Governmental Funds 13

Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position 14

Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds 15

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds to the Statements of Activity 16

Statement of Net Position – Proprietary Fund 17

Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Fund 18

Statement of Cash Flows – Proprietary Fund 19

Notes to Financial Statements 20-36

Required Supplementary Information

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual Governmental Funds 38

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* 39-40

INDEPENDENT AUDITORS' REPORT

The Board of Directors
Idaho Falls Auditorium District
Idaho Falls, Idaho

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Idaho Falls Auditorium District, as of and for the year ended November 30, 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 the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Idaho Falls Auditorium District, as of November 30, 2024, 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 Opinions

We conducted our audit in accordance with auditing standards 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 Idaho Falls Auditorium 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 the Idaho Falls Auditorium 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.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements 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 Idaho Falls Auditorium 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 Idaho Falls Auditorium District's ability to continue as a going concern for a reasonable period of time.

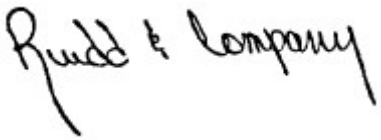
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4-9 and 38 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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 27, 2025, on our consideration of the Idaho Falls Auditorium 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 Idaho Falls Auditorium 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 the Idaho Falls Auditorium District's internal control over financial reporting and compliance.



Idaho Falls, Idaho
May 27, 2025

IDAHO FALLS AUDITORIUM DISTRICT
Management Discussion and Analysis
November 30, 2024

As management of the Idaho Falls Auditorium District, we offer readers of the District's financial statements this narrative discussion, overview, and analysis of the financial activities of the District for the period ended November 30, 2024.

Financial Highlights

- The District assesses and collects a "hotel/motel room tax" on the receipts derived from hotels, motels, campgrounds, and other short term rental facilities within the District boundaries at a rate of 5%. Assessments began in October of 2011. During the current fiscal year, $2,929,495 of District taxes were recognized.

- The District has a net position balance of $21,502,361 which is an increase of $561,166 over the prior year.

- The District ended the year with total cash and investments of $11,505,515, which is an increase of $2,107,564 over the prior year.

Introduction

The District was organized and its boundaries described by an order of the District Court of the Seventh Judicial District of the State of Idaho for Bonneville County in April 2011, pursuant to the authority of Chapter 49, Title 67, Idaho Code.

The District was established by majority vote of the residents of the City of Idaho Falls on May 17, 2011.

The Boundaries of the District encompass all of the area within the City of Idaho Falls. The purpose of the District is to build, operate, maintain, manage, and market a multi-purpose convention and community events center for the benefit of the residents of the District.

Mountain America Center

In 2022-2023, the District completed construction of the Mountain America Center.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. These financial statements report on the primary government and its business–type activities.

The *government-wide financial statements* include the statement of net position and the statement of activities. These statements are prepared using the flow of economic resource measurement focus and accrual basis of accounting, under which the current year's revenues and expenses are recorded as transactions occur rather than when cash is received or paid.

The *statement of net position* presents information on all of the assets and liabilities of the District, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *statement of activities* presents information showing how the net position of the District changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows.* Governmental activities include the District's basic functional services which are generally funded through taxes. Business–type activities include enterprise operations which are funded by charges to customers who purchase, use or directly benefit from goods or services provided by the Mountain America Center. Such fees may not cover all the costs of the operations and may be subsidized by the District's taxes. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 11-12 of this report.

Fund financial statements. A *fund* is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has three governmental funds; the general fund, the capital project fund and the debt service fund. All three funds are classified as major funds. The District also has one proprietary fund, the Mountain America Center fund.

The District presents the following fund types:

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities.*

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, capital project fund and debt service fund which are considered to be major funds.

The District adopted a combined annual appropriated budget for all governmental funds in the current period. A budgetary comparison has been provided to demonstrate compliance with this budget. Separate budgets were not adopted for the capital project and debt service funds.

Proprietary fund. Financial statements of the proprietary fund consist of a statement of net position, a statement of revenues, expenses and changes in net position, and a statement of cash flows. These statements are prepared using the full accrual basis of accounting. The statements focus on the flow of economic resources, liabilities and deferred inflows of resources associated with the operating statements of the proprietary funds present increases (revenues) and decreases (expenses) in net position.

Proprietary funds classify revenues and expenses as either operating or non-operating. Operating revenues and expenses generally result from providing service or producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The financial statements of the District's proprietary fund present the changes in financial position and condition of the District's major proprietary fund, the Mountain America Center fund.

Notes to the financial statements. The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements.

Government-wide Financial Analysis

The following tables provide condensed financial information on the District's net position and changes in net position for the fiscal years ended November 30, 2024 and 2023.

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities and deferred inflows by $21,502,361 at November 30, 2024. The governmental activities increased $714,442 over the prior year while the business-type activities decreased $153,276.

Condensed Statement of Net Position

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Assets						
Current and Other Assets	$ 8,540,877	$ 6,849,091	$ 3,986,820	$ 3,768,354	$ 12,527,697	$ 10,617,445
Capital Assets	68,057,151	69,824,991	-	-	68,057,151	69,824,991
Total Assets	76,598,028	76,674,082	3,986,820	3,768,354	80,584,848	80,442,436
Liabilities						
Long-term Liabilities	51,714,018	52,423,467	-	-	51,714,018	52,423,467
Current Liabilities	674,972	606,019	2,943,497	2,571,755	3,618,469	3,177,774
Total Liabilities	52,388,990	53,029,486	2,943,497	2,571,755	55,332,487	55,601,241
Deferred Inflows of Resources	3,750,000	3,900,000	-	-	3,750,000	3,900,000
Total Liabilities & Deferred Inflows of Resources	56,138,990	56,929,486	2,943,497	2,571,755	59,082,487	59,501,241
Net Position						
Net Investment in Capital Assets	15,669,944	16,805,684	-	-	15,669,944	16,805,684
Restricted	5,434,376	5,300,014	-	-	5,434,376	5,300,014
Unrestricted	(645,282)	(2,361,102)	1,043,323	1,196,599	398,041	(1,164,503)
Total Net Position	$ 20,459,038	$ 19,744,596	$ 1,043,323	$ 1,196,599	$ 21,502,361	$ 20,941,195

The District's net position is comprised of three main components. Net investment in capital assets, $15,669,944, reflects its investment in capital assets, less any related debt used to acquire those assets that is still outstanding. The District has restricted the net position of its capital project and debt service assets in the amount of $5,434,376 and the remaining balance of unrestricted net position $398,041 which will be required by the District to meet ongoing obligations.

Condensed Statement of Activities

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues						
Program Revenues						
Mountain America Center Events	$ -	$ -	$ 2,657,169	$ 2,506,362	$ 2,657,169	$ 2,506,362
Mountain America Center Rents	-	-	874,934	-	874,934	807,800
Mountan American Center Other	-	-	1,076	807,800	1,076	-
General Revenues						
District Taxes	2,929,495	3,033,665	-	-	2,929,495	3,033,665
Donation	1,207,293	1,038,528	-	-	1,207,293	1,038,528
Interest	354,058	288,917	149,472	91,622	503,530	380,539
Other	150,000	150,000	-	-	150,000	150,000
Total Revenues	4,640,846	4,511,110	3,682,651	3,405,784	8,323,497	7,916,894
Expenses						
Mountain America Center Activities	-	-	2,639,328	2,209,185	2,639,328	2,209,185
Governmental Activities	552,566	561,861	-	-	552,566	561,861
Interest Expense	2,731,158	2,742,274	-	-	2,731,158	2,742,274
Depreciation and amortization	1,839,279	1,830,775	-	-	1,839,279	1,830,775
Total Expenses	5,123,003	5,134,910	2,639,328	2,209,185	7,762,331	7,344,095
Increase (Decrease) in Net Position Before Transfers	(482,157)	(623,800)	1,043,323	1,196,599	561,166	572,799
Tranfers	1,196,599	-	(1,196,599)	-	-	-
Change in Net Position	$ 714,442	$ (623,800)	$ (153,276)	$ 1,196,599	$ 561,166	$ 572,799

Financial Analysis of the District's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the District's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the District's financing requirements. The unassigned fund balance may serve as a useful indicator of the District's net resources available for spending at the end of the year. Fund balances of debt service and capital project funds are restricted by state law to be spent for the purpose of the fund and are not available for spending at the District's discretion.

General fund. The general fund is the chief operating fund of the District. At the end of the current fiscal year, the fund balance was $3,104,718. The fund balance increased by $1,565,820 during the current period.

Expenditures for general District purposes totaled $3,987,263 during the current fiscal period.

The District has the power to assess a tax on all hotel and motel rooms located in the District's boundaries. The rate is set at the discretion of the Board of Directors and may not exceed 5%. The tax rate is currently 5%. The District does not have any other taxing authority. District taxes are reported to and collected by the State of Idaho.

Capital Asset and Debt Administration

Capital Assets

Capital assets at November 30, 2024 and 2023 are outlined below:

	Governmental Activities	
Capital Assets (Net of Depreciation)	**2024**	**2023**
Land	$ 3,973,000	$ 3,973,000
Buildings and improvements	63,384,205	63,312,766
Accumulated depreciation	(2,750,054)	(1,370,775)
Total Capital Assets, Net of Depreciation	$ 64,607,151	$ 65,914,991

Outstanding Debt

As of November 30, 2024 and 2023 the District had the following outstanding long-term debt:

	Governmental Activities	
Outstanding Debt	**2024**	**2023**
Lease obligations	$ 3,762,207	$ 4,224,307
Participation agreements	48,625,000	48,795,000
	$ 52,387,207	$ 53,019,307

Requests for Information

This financial report is designed to provide a general overview of the Idaho Falls Auditorium District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Idaho Falls Auditorium District, PO Box 51420, Idaho Falls, Idaho 83405-1420.

Basic Financial Statements

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Net Position
November 30, 2024

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and Cash Equivalents	$ 5,899,308	$ 3,449,994	$ 9,349,302
Investments	2,156,213	-	2,156,213
Receivables			
Taxes receivable	429,278	-	429,278
Accounts receivable	-	338,179	338,179
Prepaid Expenses	56,078	198,647	254,725
Capital Assets, Net	64,607,151	-	64,607,151
Right-of-Use Assets, Net	3,450,000	-	3,450,000
Total Assets	$ 76,598,028	$ 3,986,820	$ 80,584,848
Liabilities			
Accounts Payable	$ 1,783	$ 350,713	$ 352,496
Deferred Revenue	-	2,592,784	2,592,784
Long-term Liabilities			
Portion due or payable within one year:			
Lease obligations	443,189	-	443,189
Certificates of participation	230,000	-	230,000
Portion due or payable after one year:			
Lease obligations	3,319,018	-	3,319,018
Certificates of participation	48,395,000	-	48,395,000
Total Liabilities	52,388,990	2,943,497	55,332,487
Deferred Inflows of Resources	3,750,000	-	3,750,000
Total Liabilities and Deferred Inflows of Resources	56,138,990	2,943,497	59,082,487
Net Position			
Net Investment in Capital Assets	15,669,944	-	15,669,944
Restricted for:			
Debt Service	5,155,092	-	5,155,092
Capital Projects	279,284	-	279,284
Unrestricted	(645,282)	1,043,323	398,041
Total Net Position	$ 20,459,038	$ 1,043,323	$ 21,502,361

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Activities
For the Year Ended November 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenue and Changes in Net Position Primary Government Governmental Activities	Business - Type Activities	Total
Primary Government					
Government Activities					
General government	$ 552,566	$ -	$ (552,566)	$ -	$ (552,566)
Interest on long-term debt	2,731,158	-	(2,731,158)	-	(2,731,158)
Depreciation & Amortization - unallocated	1,839,279	-	(1,839,279)	-	(1,839,279)
Business-Type Activities					
Convention activities	2,639,328	3,533,179	-	893,851	893,851
Total Primary Government	7,762,331	3,533,179	(5,123,003)	893,851	(4,229,152)
General Revenues:					
District Taxes			2,929,495	-	2,929,495
Donation			1,207,293	-	1,207,293
Other			150,000	-	150,000
Interest			354,058	149,472	503,530
Transfers:			1,196,599	(1,196,599)	-
Total General Revenues and Transfers			5,837,445	(1,047,127)	4,790,318
Change in Net Position			714,442	(153,276)	561,166
Net Position - Beginning of year			$ 19,744,596	$ 1,196,599	$ 20,941,195
Net Position - Ending of year			$ 20,459,038	$ 1,043,323	$ 21,502,361

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

IDAHO FALLS AUDITORIUM DISTRICT
Balance Sheet – Governmental Funds
November 30, 2024

Assets	General Fund	Capital Project Fund	Debt Service Fund	Total Governmental Funds
Cash and Cash Equivalents	$ 464,932	$ 279,284	$ 5,155,092	$ 5,899,308
Investments	2,156,213	-	-	2,156,213
Receivables				
Taxes receivable	429,278	-	-	429,278
Prepaid Expenses	56,078	-	-	56,078
Total Assets	$ 3,106,501	$ 279,284	$ 5,155,092	$ 8,540,877
Liabilities and Fund Balance				
Liabilities				
Accounts Payable	$ 1,783	$ -	$ -	$ 1,783
Total Liabilities	1,783	-	-	1,783
Fund Balance				
Nonspendable	56,078	-	-	56,078
Restricted	-	279,284	5,155,092	5,434,376
Unassigned	3,048,640	-	-	3,048,640
Total Fund Balance	3,104,718	279,284	5,155,092	8,539,094
Total Liabilities and Fund Balance	$ 3,106,501	$ 279,284	$ 5,155,092	$ 8,540,877

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

IDAHO FALLS AUDITORIUM DISTRICT
Reconciliation of the Balance Sheet of
Governmental Funds to the Statement of Net Position
November 30, 2024

Amounts reported for governmental activities in the Statement of Net Position are different because:

Total Fund Balance - Governmental Funds	$ 8,539,094
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds	64,607,151
Right-of-use assets from leases are not financial resources and, therefore, are not reported in the funds.	3,450,000
Debt issue used in governmental activities are not financial resources and therefore, are not reported in the funds	(52,387,207)
Governmental funds report naming rights contributions as revenue when received. However in the statement of activities, naming rights are shown as deferred inflows and amortized over the period of benefit	(3,750,000)
Net Position - Governmental Activities	$ 20,459,038

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended November 30, 2024

	General Fund	Capital Project Fund	Debt Service Fund	Total Governmental Funds
Revenues				
Local Sources:				
District taxes, net of refunds	$ 23,109	$ -	$ 2,906,386	$ 2,929,495
Investment income	75,551	11,351	267,156	354,058
Donations	693,793	513,500	-	1,207,293
Total Revenues	792,453	524,851	3,173,542	4,490,846
Expenditures				
Current:				
Operations and administrative expenses	549,563	-	3,000	552,563
Debt Service				
Interest expense	-	173,883	2,557,275	2,731,158
Principal expense	-	462,100	170,000	632,100
Capital Outlay	-	71,442	-	71,442
Total Expenditures	549,563	707,425	2,730,275	3,987,263
Excess (Deficiency) of Revenues over Expenditures	242,890	(182,574)	443,267	503,583
Other Financing Sources (Uses)				
Transfers in	1,322,930	-	-	1,322,930
Transfers out	-	-	(126,331)	(126,331)
Net Change in Fund Balances	1,565,820	(182,574)	316,936	1,700,182
Fund Balance, Beginning of Year	$ 1,538,898	$ 461,858	$ 4,838,156	$ 6,838,912
Fund Balance, End of Year	$ 3,104,718	$ 279,284	$ 5,155,092	$ 8,539,094

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

IDAHO FALLS AUDITORIUM DISTRICT
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds to the Statements of Activity
For the Year Ended November 30, 2024

Amounts reported for governmental activities in the Statement of Activities are different because:		
Net Change in Fund Balance - Governmental Funds	$	1,700,182
Governmental funds report capital outlays as expenditures. However in the statement of activities, assets are capitalized and depreciated. This is the amount by which depreciation and amortization exceeds capital outlay.		(1,767,840)
Governmental funds report payments for lease right-of-use assets as expenditures. However, in the statement of activities, right-of-use assets are capitalized and the cost is allocated over the life of the lease and reported as amortization expense. This is the amount by which amortization for right-of-use assets exceeds payments.		462,100
The governmental funds report debt proceeds as an other financing source, while repayment of debt principal is reported as an expenditure. Interest is recognized as it accrues regardless of when it is due.		170,000
Governmental funds report naming rights contributions as revenue when received. However in the statement of activities, naming rights are shown as deferred inflows of resources and amortized over the period of benefit		150,000
Changes in Net Position - Governmental Activities	$	714,442

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Net Position
Proprietary Fund
November 30, 2024

	Mountain America Center Fund
Assets	
Current Assets	
Cash and Cash Equivalents	$ 3,449,994
Accounts Receivable	338,179
Prepaid Expenses	198,647
Total Current Assets	3,986,820
Total Assets	$ 3,986,820
Liabilities	
Current Liabilities	
Accounts Payable	$ 350,713
Deferred Revenues	2,592,784
Total Current Liabilities	2,943,497
Total Liabilities	2,943,497
Net Position	
Unrestricted	1,043,323
Total Net Position	$ 1,043,323

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Fund
For the Year Ended November 30, 2024

	Mountain America Center Fund
Operating Revenue	
Event revenue	$ 2,657,169
Rental revenue	874,934
Other revenue	1,076
Total Operating Revenue	3,533,179
Operating Expenses	
Labor	1,741,319
Convention and meeting costs	811,690
Utilities	336,280
Employee benefits	313,654
Repair and maintenance	226,686
Management fee	205,343
Snow removal	186,928
Office and general	129,957
Supplies	76,580
Advertising and marketing costs	50,477
Less event expense reimbursements	(1,439,586)
Total Operating Expenses	2,639,328
Operating Income	893,851
Nonoperating Revenues (Expenses)	
Earnings on investments	149,472
Total Nonoperating Revenues (Expenses)	149,472
Tranfers Out	(1,196,599)
Change in Net Position	(153,276)
Total Net Position - Beginning of Year	1,196,599
Total Net Position - End of Year	$ 1,043,323

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Cash Flows
Proprietary Fund
For the Year Ended November 30, 2024

	Mountain America Center Fund
Cash Flows from Operating Activities	
Receipts from customers	$ 4,031,854
Payments to suppliers	(569,380)
Payments to employees	(1,968,005)
Net Cash Provided by Operating Activities	1,494,469
Cash Flows from Noncapital Financing Activities	
Transfer to other funds	(1,196,599)
Net Cash Used by Noncapital Financing Activities	(1,196,599)
Cash Flows from Investing Activities	
Earnings on investments	149,472
Net Cash Provided by Investing Activities	149,472
Net Change in Cash and Cash Equivalents	447,342
Cash and Cash Equivalents Balance, Beginning of Year	3,002,652
Cash and Cash Equivalents Balance, End of Year	$ 3,449,994
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	$ 893,851
Adjustment to reconcile operating income to net cash provided by operative activities:	
Decrease in receivables	409,621
Increase in prepaid expenses	(180,745)
Increase in accounts payable	282,688
Increase in deferred revenues	89,054
Net Cash Provided by Operating Activities	$ 1,494,469

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

1. Nature of Operations

The Idaho Falls Auditorium District, (the "District"), was organized and its boundaries described, by an order of the District Court of the Seventh Judicial District of the State of Idaho for Bonneville County in April 2011, pursuant to the authority of Chapter 49, Title 67, Idaho Code.

The District was established by majority vote of the residents of the City of Idaho Falls on May 17, 2011.

The boundaries of the District encompass all of the area within the City of Idaho Falls. The purpose of the District is to build, operate, maintain, manage, and market a multi-purpose convention and community events center for the benefit of the residents of the District.

The District oversees the operations of the Mountain America Center, a premier convention venue for events, meetings, and conferences located in Idaho Falls, Idaho.

2. Summary of Significant Accounting Policies

Basis of presentation

These financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board.

District

The District is a public body organized and operated pursuant to Idaho code. An elected board governs the District. The purpose of the District is to build, operate, maintain, and manage and market a multi-purpose convention and community center for the benefit of residents of the District.

Mountain America Center

The Mountain America Center is a premier convention venue for meetings, conferences and events located in Idaho Falls, Idaho.

Financial Reporting – Entity

The Financial Reporting entity consists of the Idaho Falls Auditorium District and the Mountain America Center. The District has no other organization for which it is legally accountable for or is fiscally dependent.

2. Summary of Significant Accounting Policies (continued)

Government-wide statements

Activities are distinguished between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, donations and other non-exchange transactions. Business–type activities are financed in whole or in part by fees charged to external parties for goods and services. There are no internal service funds or fiduciary funds within the District.

The statement of net position presents all of the District's assets and liabilities, with the difference between the two reported as net position. This statement presents information about the nature and amounts of investment in resources (assets) and the obligations to creditors (liabilities). It also provides the basis for assessing the liquidity and financial flexibility of the District.

The statement of activities demonstrates the degree to which expenses of governmental functions and business–type functions are offset by program revenues. Program revenues include charges to customers who purchase, use or directly benefit from goods or services provided by the Mountain America Center. The difference between expenses and program revenues is the net profit or cost of the business–type activity which may be subsidized by the District's taxes. Taxes and other revenue sources that are not attributable to specific programs are presented as general revenues.

Fund statements

Separate fund financial statements are presented for governmental and proprietary funds. Major individual funds are reported as separate columns in the fund financial statements.

The District presents the following fund types:

Governmental Funds:

- The General Fund presents all financial resources of the District except those required to be presented in another fund. The General Fund is used to present all operating activity of the District except for those required to be reported in other funds.

- Capital Project Fund presents the construction activity of the Mountain America Center that is being funded by the debt issuance of the District.

- Debt Service Fund presents the debt issuance and debt repayment activity of the District.

2. Summary of Significant Accounting Policies (continued)

Proprietary Fund:

- Mountain America Center Fund is a major proprietary fund and presents the operational activity of the Mountain America Center.

Measurement focus and basis of accounting

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned, and expenses are recognized when a liability is incurred, regardless of the timing of cash flows. Any internal activity between funds is eliminated in the government-wide statements to reduce the grossing up effect of internal transactions.

Separate fund statements are issued for governmental and proprietary funds. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as they become susceptible to accrual, generally when they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures are recognized when the related liability is incurred.

The proprietary fund financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when a liability is incurred, regardless of the timing of cash flows. Operating and nonoperating activities are presented separately on the operating statement. Operating transactions generally occur if they directly result from the provision of goods or services to customers or are otherwise directly related to the usual business activity of the fund. All other activities are nonoperating.

Budgets and budgetary accounting

A budget for the governmental funds is combined and adopted on a basis consistent with generally accepted accounting principles. All annual appropriations lapse at fiscal year-end.

Encumbrances

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

2. Significant Accounting Policies (continued)

Use of 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 contingent assets and liabilities as of the date of the financial statements as well as the reported amounts of revenues and expenses during the reporting period. Due to uncertainties inherent in assumptions, it is possible actual amounts may vary from estimates. Revisions are recognized in the period such revisions are known and can be reasonably estimated.

Cash and cash equivalents

Cash and cash equivalents consist of demand deposits and short-term investments that have a maturity of three months or less at the date of purchase.

Investments

Investments are presented at fair market value based on quoted market prices. Income earned from investments is recognized as earned in the fund holding the investment.

Funds may be invested in securities and investments expressly described in Idaho Code Section 67-1210.

Receivables

Receivables in the governmental funds consist primarily of District taxes. Hotel and motel taxes are assessed at a rate of 5% of qualifying room revenues and are due on the 20th day following the end of each month. Receivables in the proprietary fund consists of amounts due from customers. Any allowance for doubtful accounts reflects management's best estimate of probable losses. Management determines the allowance based on known troubled accounts, historical experience and other available evidence. As of November 30, 2024, and 2023, there was no allowance considered necessary.

Capital assets

Capital assets currently include land, architectural fees, engineering fees, land development costs and the construction costs of the events center. Capital assets are recorded at cost. Cost includes expenditures for major improvements and replacements that extend useful life. Expenditures for repairs and maintenance are expensed as incurred.

2. Significant Accounting Policies (continued)

Buildings, improvements, furniture, and equipment are depreciated on a straight-line basis over the estimated useful lives of the assets. The estimated useful lives of depreciable assets are generally:

Buildings	50 yrs
Improvements	5-50 yrs
Furniture and equipment	3-10 yrs

Deferred Revenue
Deferred revenue consists of event deposits in the Mountain America Center fund and include nonrefundable advance deposits for scheduled events. The deposits are applied to the receivable when the event is invoiced, upon completion of the event.

Deferred Inflows of Resources
In addition to liabilities, the statement of financial position reports 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) until that time.

The District received a contribution for naming rights related to the construction of the event center. The agreement calls for benefit to be recognized over a 30 year period. The contribution received has been deferred and is being recognized over the life of the agreement.

Leases
The District adopted the new lease standard, GASB Statement No. 87, *Leases*, which requires the District to recognize a lease liability and a lease asset at the commencement of the lease term, unless the lease is a short-term lease or it transfers ownership of the underlying asset. The lease liability is measured at the present value of payments expected to be made during the lease term. The lease asset is measured at the amount of the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs. As payments are made, the lease liability is reduced and the District recognizes an outflow of resources for interest on the liability. The lease asset is amortized over the shorter of the lease term or the useful life of the underlying assets.

2. Significant Accounting Policies (continued)

Net position

The Statement of Net Position presents the net position of the District. Net position is classified as net investment in capital assets, restricted and unrestricted.

Net Investment in Capital Assets

Net investment in capital assets consists of capital assets net of accumulated depreciation and reduced by outstanding related debt.

Restricted

Restricted net position results when third parties, constitutional provisions or enabling legislation impose constraints on net position use. The District does not have a policy regarding the preferred first usage of unrestricted or restricted net position. The District classifies debt service and capital project net assets as restricted.

Unrestricted

Unrestricted net position is the residual classification of net position that does not meet the criteria to be classified in the other net position classifications. Unrestricted net position may have constraints or designations placed upon them by management; however, these constraints or designations may be unilaterally removed.

Fund Balance

Fund balances are classified as non-spendable, restricted, committed, assigned or unassigned. The District's policy is to use externally restricted resources first for purposes intended, then committed, assigned, and unassigned.

District taxes

The District has the power to assess a tax on all lodging rooms located in the District's boundaries. The rate is set at the discretion of the Board of Directors and may not exceed 5%. The tax rate is currently 5%. District taxes are reported and collected by the Idaho State Tax Commission and remitted to the District monthly. The District does not have any other taxing authority.

Advertising costs

Advertising and production costs are expensed as incurred.

3. Cash and Investments

The District's policy is to maintain a checking account for operating expenditures and to deposit all excess funds to be invested with the State Treasurer's pooled cash investment account.

This account invests in time certificates of deposit, local government tax anticipation notes, federal loans, U.S. treasury notes and other U.S. governmental securities. Information regarding insurance or collateralization of amounts invested in the pooled accounts is not available.

The District's cash accounts are insured through the Federal Deposit Insurance Corporation (at banks) and the National Credit Union Share Insurance Fund (at credit unions) up to $250,000 per depository.

1. Deposits – At November 30, 2024, the carrying amount of the District's deposits was $9,349,302 and the respective bank balances totaled $9,455,400. $750,000 of the total balance was insured by the Federal Deposit Insurance Corporation.

2. Custodial Credit Risk, Deposits – Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of November 30, 2024, $8,705,400 of the District's total deposits of $9,455,400 were not covered by federal depository insurance, and thus were exposed to custodial credit risk.

3. Investments – As of November 30, 2024, the District had the following investments:

			Investment Maturities (in Years)			
Investment Type	**S&P Rating**	**Fair Value**	**Less Than 1**	**1-5**	**6-10**	**More Than 10**
State Investment Pool	N/A	$ 2,156,213	$ 2,156,213	$ -	$ -	$ -

4. Custodial Credit Risk, Investments – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investment.

5. Interest Rate Risk – As a means of limiting its exposure to fair value losses arising from changes in interest rates, the District structures its portfolio so that securities mature to meet cash requirements for ongoing operations.

3. Cash and Investments (continued)

6. Because the State Investment Pool as of November 30, 2024, had a weighted average maturity of 106 days, it was presented as an investment with a maturity of less than one year.

7. Credit Risk – Credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. It is the District's policy to limit investments to the safest types of securities and to diversify the District's investment portfolio so that potential losses on securities will be minimized.

Cash deposits	$ 9,349,302
Investments	2,156,213
	$ 11,505,515

4. Commitments and Contingencies

Insurance/risk management
The District is exposed to various risks of loss related to damage to assets, errors and omission by employees, claims and theft. These risks are insured with a third-party insurance carrier

Event Center Management
In 2020, the District entered into contract with Centennial Management Group, Inc. ("Centennial") to manage, operate, and maintain the event center. The contract included compensation for pre-opening services and reimbursement of expenses incurred in addition to a percentage of event revenues. The initial term of the contract is for 15 years. The amount of the commitment is dependent on the expenses incurred by Centennial in the future and the opening date of event center.

Donations
During the current fiscal year, the District received donations from various sources. In exchange, significant donors received naming rights to suites and loges and other sponsor advertising for various terms.

5. Capital Assets

Capital asset activity for the period ended November 30, 2024 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital Assets, not being Depreciated:				
Land	$ 3,973,000	$ -	$ -	$ 3,973,000
Total Capital Assets, not being Depreciated	3,973,000	-	-	3,973,000
Capital Assets, being Depreciated				
Building and improvements	63,312,766	71,439	-	63,384,205
	63,312,766	71,439	-	63,384,205
Less Accumulated Depreciation				
Building and improvements	(1,370,775)	(1,379,279)	-	(2,750,054)
	(1,370,775)	(1,379,279)	-	(2,750,054)
Total Capital Assets, Net of Depreciation	61,941,991	(1,307,840)	-	60,634,151
Capital Assets, Net	$ 65,914,991	$ (1,307,840)	$ -	$ 64,607,151

6. Participations Payable

Participations outstanding at November 30, were as follows:

	Interest Rates	Maturity Dates	Amount
Certificates of Participation Series 2021 Issue (Original amount - $48,900,000)	5.25%	2025 to 2051	$ 48,625,000

The amount to be provided for repayment of the participations outstanding represents the charge to be made for hotel taxes in future years to meet maturing participation requirements.

7. Participation Debt Repayment Requirements

The annual requirements to amortize the District's participation debt are as follows:

Fiscal Year	Principal	Interest	Total
2025	$ 230,000	$ 2,546,775	$ 2,776,775
2026	295,000	2,532,994	2,827,994
2027	370,000	2,515,538	2,885,538
2028	445,000	2,494,144	2,939,144
2029	525,000	2,468,681	2,993,681
2030	615,000	2,438,756	3,053,756
2031	710,000	2,403,975	3,113,975
2032	800,000	2,364,338	3,164,338
2033	905,000	2,319,581	3,224,581
2034	1,010,000	2,269,313	3,279,313
2035	1,125,000	2,213,269	3,338,269
2036	1,245,000	2,151,056	3,396,056
2037	1,375,000	2,082,281	3,457,281
2038	1,510,000	2,006,550	3,516,550
2039	1,660,000	1,923,338	3,583,338
2040	1,815,000	1,832,119	3,647,119
2041	1,980,000	1,732,500	3,712,500
2042	1,965,000	1,628,944	3,593,944
2043	2,140,000	1,521,188	3,661,188
2044	2,330,000	1,403,850	3,733,850
2045	2,530,000	1,276,275	3,806,275
2046	2,740,000	1,137,938	3,877,938
2047	2,960,000	988,313	3,948,313
2048	3,200,000	826,613	4,026,613
2049	3,450,000	652,050	4,102,050
2050	3,715,000	463,969	4,178,969
2051	6,980,000	183,225	7,163,225
	$ 48,625,000	$ 48,377,573	$ 97,002,573

8. Changes in Long-term Obligations

The following is a summary of the District's long-term transactions for the year ended November 30, 2024:

	Lease Obligations	Certificates of Participation Series 2021	Total Long-Term Liabilies
Governmental Activities			
Long-term Obligations November 30,2023	$ 4,224,307	$ 48,795,000	$ 53,019,307
Obligations Incurred	-	-	-
Obligations Paid	(462,100)	(170,000)	(632,100)
Long-term Obligations November 30,2024	$ 3,762,207	$ 48,625,000	$ 52,387,207
Amount due within one year	$ 443,189	$ 230,000	$ 673,189

9. Leasing Activities

The District has entered into a lease agreement to lease certain furniture and equipment. The lessor has provided financing of $4,600,000 for the District to purchase the furniture and equipment on behalf of the lessor, who will retain ownership of the items subject to the lease agreement. The lease term runs for a one year period and is renewable every year for a term of one year beginning in December of each year for a period of up to ten years ending May 2032. Interest only payments are made for the initial term of the lease agreement at a rate of 4%, with monthly rental payments of $48,922 due thereafter. The District has the option to purchase the equipment from the lessor at any time for the amount of the remaining lease payments for the entire renewable term.

9. Leasing Activities (continued)

The following summarizes the line items in the statement of net position which include amounts for leases as of November 30:

	2024	2023
Governmental Activities		
Right-of-use assets	$ 4,600,000	$ 4,600,000
Accumulated amortization - right-of-use assets	(1,150,000)	(690,000)
Right-of-use assets, net	$ 3,450,000	$ 3,910,000
Current portion of lease liability	$ 443,189	$ 425,840
Lease liability	3,319,018	3,798,467
Total lease liabilities	$ 3,762,207	$ 4,224,307

The maturities of lease liabilities as of November 30, 2024 were as follows:

Year Ending November 30,	Principal	Interest	Total
2025	$ 443,189	$ 143,872	$ 587,061
2026	461,246	125,815	587,061
2027	480,037	107,024	587,061
2028	499,595	87,466	587,061
2029	519,949	67,112	587,061
Thereafter	1,358,191	73,206	1,431,397
Total Lease Liability	$ 3,762,207	$ 604,495	$ 4,366,702

10. Fair Value Measurements

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

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

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

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

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

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

10. Fair Value Measurements (continued)

Fair value assets measured on a recurring basis at November 30, 2024 are as follows:

		Fair Value Measurements at Reporting Date Using		
	Fair Value	Quoted Prices in Active Markets for Identical Assets/ Liabilities (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
State investment pool	$ 2,156,213	$ 2,156,213	$ -	$ -
Total	$ 2,156,213	$ 2,156,213	$ -	$ -

All investments have been valued using a market approach. There were no changes in the valuation techniques during the year. There are no assets or liabilities measured at fair value on a nonrecurring basis.

11. Interfund Transaction

A summary of interfund transfers by fund is as follows:

	Transfer In	Transfer Out
Major Funds		
Governmental:		
General Fund	$ 1,322,930	$ -
Debt Service Fund	-	(126,331)
Enterprise:		
Mountain America Center	-	(1,196,599)
	$ 1,322,930	$ (1,322,930)

Significant transfers were made to move excess revenues over expenses from the Mountain America Center fund based upon prior year activity.

12. Fund Balances

Fund balances are classified as non-spendable, restricted, committed, assigned or unassigned. The District does not have a policy regarding the preferred first usage of fund balance.

Non-spendable
Non-spendable fund balance consists of resources that cannot be spent because they are in non-spendable form, such as prepaid items or items that are legally or contractually required to be maintained intact.

Restricted
Restricted fund balances have constraints placed on them by either external parties or imposed by law through constitutional provisions or enabling legislation and can only be used for specific stated purposes.

Committed
Committed fund balances are amounts that can be used only for specific purposes determined by formal action of the Board, the District's highest level of decision-making authority. The committed amounts cannot be used for any other purposes unless the Board makes formal action to change or remove the specific purposes.

Assigned
Assigned fund balances are intended to be used for specific purposes; however, they do not meet the criteria to be classified as restricted or committed.

Unassigned
Unassigned fund balance is the residual classification and includes all spendable amounts not classified in the other fund balance classifications.

	General Fund	Debt Service Fumd	Capital Project Fund	Total
Fund Balances				
Nonspendable:				
Prepaid Expenses	$ 56,078	$ -	$ -	$ 56,078
Restricted for:				
Debt Service	-	5,155,092	-	5,155,092
Capital Projects	-	-	279,284	279,284
Unassigned	3,048,640	-	-	3,048,640
Total Fund Balances	$ 3,104,718	$ 5,155,092	$ 279,284	$ 8,539,094

13. Other Required Fund Disclosures

There were no fund deficits as of November 30, 2024. The District's expenditures exceeded budget in the amount of $32,248.

14. Naming Rights Agreement

The District entered into a naming rights agreement in fiscal year 2019 with Mountain America Federal Credit Union in the amount of $4,500,000 in order to assist with the construction costs and operating costs of the event center. The agreement provides Mountain America Federal Credit Union the license to name the center in addition to related ancillary benefits for a period of thirty years.

15. Subsequent Events

Management has evaluated subsequent events and transactions for potential recognition or disclosure through May 27, 2025, the date the financial statements were available to be issued.

Required Supplementary Information

IDAHO FALLS AUDITORIUM DISTRICT
Governmental Funds
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual
For the Year Ended November 30, 2024

	Original and Final Budget Amounts	Actual Amounts	Variance with Budget Positive (Negative)
Revenues			
District taxes, net	$ 3,029,237	$ 2,929,495	$ (99,742)
Interest	236,448	354,058	117,610
Donations	1,163,185	1,207,293	44,108
Total Revenues	4,428,870	4,490,846	61,976
Expenditures			
Current			
Payroll expenses	157,128	135,578	21,550
Professional fees	125,837	125,680	157
Office expense	113,374	118,655	(5,281)
Rent	55,064	56,932	(1,868)
Marketing	152,800	65,092	87,708
Travel	1,200	1,024	176
Other	35,286	49,602	(14,316)
Capital outlay	587,052	707,425	(120,373)
Debt service	2,727,274	2,727,275	(1)
Total Expenditures	3,955,015	3,987,263	(32,248)
Excess (Deficiency) of Revenues over Expenditures	473,855	503,583	29,728
Other Financing Sources (Uses)			
Transfer in	2,727,274	1,322,930	(1,404,344)
Transfer out	-	(126,331)	(126,331)
Net Change in Fund Balances	$ 3,201,129	1,700,182	$ (1,500,947)
Fund Balance, Beginning of Year		6,838,912	
Fund Balance, End of Year		$ 8,539,094	

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*

To the Board of Trustees
Idaho Falls Auditorium District
Idaho Falls, 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, the business – type activities, and each major fund of the Idaho Falls Auditorium District, as of and for the year ended November 30, 2024, and the related notes to the financial statements, which collectively comprise the Idaho Falls Auditorium District's basic financial statements, and have issued our report thereon dated May 27, 2025

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Idaho Falls Auditorium 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 the Idaho Falls Auditorium District's internal control. Accordingly, we do not express an opinion on the effectiveness of the Idaho Falls Auditorium 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.

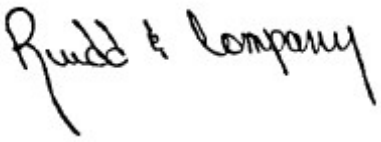
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not 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 the Idaho Falls Auditorium 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.



Idaho Falls, Idaho
May 27, 2025

RUDD & COMPANY PLLC
certified public accountants | business consultants

IDAHO FALLS AUDITORIUM DISTRICT

Financial Statements
and
Independent Auditors' Report

For the Year Ended November 30, 2024

IDAHO FALLS AUDITORIUM DISTRICT
Table of Contents
November 30, 2024

Independent Auditors' Report 1-3

Management's Discussion and Analysis 4-9

Basic Financial Statements

Statement of Net Position 11

Statement of Activities 12

Balance Sheet – Governmental Funds 13

Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position 14

Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds 15

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds to the Statements of Activity 16

Statement of Net Position – Proprietary Fund 17

Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Fund 18

Statement of Cash Flows – Proprietary Fund 19

Notes to Financial Statements 20-36

Required Supplementary Information

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual Governmental Funds 38

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* 39-40

INDEPENDENT AUDITORS' REPORT

The Board of Directors
Idaho Falls Auditorium District
Idaho Falls, Idaho

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Idaho Falls Auditorium District, as of and for the year ended November 30, 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 the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Idaho Falls Auditorium District, as of November 30, 2024, 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 Opinions

We conducted our audit in accordance with auditing standards 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 Idaho Falls Auditorium 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 the Idaho Falls Auditorium 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.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements 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 Idaho Falls Auditorium 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 Idaho Falls Auditorium District's ability to continue as a going concern for a reasonable period of time.

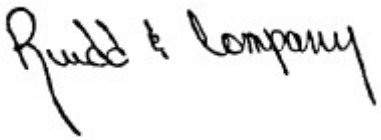
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4-9 and 38 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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 27, 2025, on our consideration of the Idaho Falls Auditorium 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 Idaho Falls Auditorium 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 the Idaho Falls Auditorium District's internal control over financial reporting and compliance.



Idaho Falls, Idaho
May 27, 2025

IDAHO FALLS AUDITORIUM DISTRICT
Management Discussion and Analysis
November 30, 2024

As management of the Idaho Falls Auditorium District, we offer readers of the District's financial statements this narrative discussion, overview, and analysis of the financial activities of the District for the period ended November 30, 2024.

Financial Highlights

- The District assesses and collects a "hotel/motel room tax" on the receipts derived from hotels, motels, campgrounds, and other short term rental facilities within the District boundaries at a rate of 5%. Assessments began in October of 2011. During the current fiscal year, $2,929,495 of District taxes were recognized.

- The District has a net position balance of $21,502,361 which is an increase of $561,166 over the prior year.

- The District ended the year with total cash and investments of $11,505,515, which is an increase of $2,107,564 over the prior year.

Introduction

The District was organized and its boundaries described by an order of the District Court of the Seventh Judicial District of the State of Idaho for Bonneville County in April 2011, pursuant to the authority of Chapter 49, Title 67, Idaho Code.

The District was established by majority vote of the residents of the City of Idaho Falls on May 17, 2011.

The Boundaries of the District encompass all of the area within the City of Idaho Falls. The purpose of the District is to build, operate, maintain, manage, and market a multi-purpose convention and community events center for the benefit of the residents of the District.

Mountain America Center

In 2022-2023, the District completed construction of the Mountain America Center.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. These financial statements report on the primary government and its business–type activities.

The *government-wide financial statements* include the statement of net position and the statement of activities. These statements are prepared using the flow of economic resource measurement focus and accrual basis of accounting, under which the current year's revenues and expenses are recorded as transactions occur rather than when cash is received or paid.

The *statement of net position* presents information on all of the assets and liabilities of the District, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *statement of activities* presents information showing how the net position of the District changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows.* Governmental activities include the District's basic functional services which are generally funded through taxes. Business–type activities include enterprise operations which are funded by charges to customers who purchase, use or directly benefit from goods or services provided by the Mountain America Center. Such fees may not cover all the costs of the operations and may be subsidized by the District's taxes. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 11-12 of this report.

Fund financial statements. A *fund* is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has three governmental funds; the general fund, the capital project fund and the debt service fund. All three funds are classified as major funds. The District also has one proprietary fund, the Mountain America Center fund.

The District presents the following fund types:

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities.*

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, capital project fund and debt service fund which are considered to be major funds.

The District adopted a combined annual appropriated budget for all governmental funds in the current period. A budgetary comparison has been provided to demonstrate compliance with this budget. Separate budgets were not adopted for the capital project and debt service funds.

Proprietary fund. Financial statements of the proprietary fund consist of a statement of net position, a statement of revenues, expenses and changes in net position, and a statement of cash flows. These statements are prepared using the full accrual basis of accounting. The statements focus on the flow of economic resources, liabilities and deferred inflows of resources associated with the operating statements of the proprietary funds present increases (revenues) and decreases (expenses) in net position.

Proprietary funds classify revenues and expenses as either operating or non-operating. Operating revenues and expenses generally result from providing service or producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The financial statements of the District's proprietary fund present the changes in financial position and condition of the District's major proprietary fund, the Mountain America Center fund.

Notes to the financial statements. The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements.

Government-wide Financial Analysis

The following tables provide condensed financial information on the District's net position and changes in net position for the fiscal years ended November 30, 2024 and 2023.

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities and deferred inflows by $21,502,361 at November 30, 2024. The governmental activities increased $714,442 over the prior year while the business-type activities decreased $153,276.

Condensed Statement of Net Position

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Assets						
Current and Other Assets	$ 8,540,877	$ 6,849,091	$ 3,986,820	$ 3,768,354	$ 12,527,697	$ 10,617,445
Capital Assets	68,057,151	69,824,991	-	-	68,057,151	69,824,991
Total Assets	76,598,028	76,674,082	3,986,820	3,768,354	80,584,848	80,442,436
Liabilities						
Long-term Liabilities	51,714,018	52,423,467	-	-	51,714,018	52,423,467
Current Liabilities	674,972	606,019	2,943,497	2,571,755	3,618,469	3,177,774
Total Liabilities	52,388,990	53,029,486	2,943,497	2,571,755	55,332,487	55,601,241
Deferred Inflows of Resources	3,750,000	3,900,000	-	-	3,750,000	3,900,000
Total Liabilities & Deferred Inflows of Resources	56,138,990	56,929,486	2,943,497	2,571,755	59,082,487	59,501,241
Net Position						
Net Investment in Capital Assets	15,669,944	16,805,684	-	-	15,669,944	16,805,684
Restricted	5,434,376	5,300,014	-	-	5,434,376	5,300,014
Unrestricted	(645,282)	(2,361,102)	1,043,323	1,196,599	398,041	(1,164,503)
Total Net Position	$ 20,459,038	$ 19,744,596	$ 1,043,323	$ 1,196,599	$ 21,502,361	$ 20,941,195

The District's net position is comprised of three main components. Net investment in capital assets, $15,669,944, reflects its investment in capital assets, less any related debt used to acquire those assets that is still outstanding. The District has restricted the net position of its capital project and debt service assets in the amount of $5,434,376 and the remaining balance of unrestricted net position $398,041 which will be required by the District to meet ongoing obligations.

Condensed Statement of Activities

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues						
Program Revenues						
Mountain America Center Events	$ -	$ -	$ 2,657,169	$ 2,506,362	$ 2,657,169	$ 2,506,362
Mountain America Center Rents	-	-	874,934	-	874,934	807,800
Mountan American Center Other	-	-	1,076	807,800	1,076	-
General Revenues						
District Taxes	2,929,495	3,033,665	-	-	2,929,495	3,033,665
Donation	1,207,293	1,038,528	-	-	1,207,293	1,038,528
Interest	354,058	288,917	149,472	91,622	503,530	380,539
Other	150,000	150,000	-	-	150,000	150,000
Total Revenues	4,640,846	4,511,110	3,682,651	3,405,784	8,323,497	7,916,894
Expenses						
Mountain America Center Activities	-	-	2,639,328	2,209,185	2,639,328	2,209,185
Governmental Activities	552,566	561,861	-	-	552,566	561,861
Interest Expense	2,731,158	2,742,274	-	-	2,731,158	2,742,274
Depreciation and amortization	1,839,279	1,830,775	-	-	1,839,279	1,830,775
Total Expenses	5,123,003	5,134,910	2,639,328	2,209,185	7,762,331	7,344,095
Increase (Decrease) in Net Position Before Transfers	(482,157)	(623,800)	1,043,323	1,196,599	561,166	572,799
Tranfers	1,196,599	-	(1,196,599)	-	-	-
Change in Net Position	$ 714,442	$ (623,800)	$ (153,276)	$ 1,196,599	$ 561,166	$ 572,799

Financial Analysis of the District's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the District's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the District's financing requirements. The unassigned fund balance may serve as a useful indicator of the District's net resources available for spending at the end of the year. Fund balances of debt service and capital project funds are restricted by state law to be spent for the purpose of the fund and are not available for spending at the District's discretion.

General fund. The general fund is the chief operating fund of the District. At the end of the current fiscal year, the fund balance was $3,104,718. The fund balance increased by $1,565,820 during the current period.

Expenditures for general District purposes totaled $3,987,263 during the current fiscal period.

The District has the power to assess a tax on all hotel and motel rooms located in the District's boundaries. The rate is set at the discretion of the Board of Directors and may not exceed 5%. The tax rate is currently 5%. The District does not have any other taxing authority. District taxes are reported to and collected by the State of Idaho.

Capital Asset and Debt Administration

Capital Assets

Capital assets at November 30, 2024 and 2023 are outlined below:

	Governmental Activities	
Capital Assets (Net of Depreciation)	**2024**	**2023**
Land	$ 3,973,000	$ 3,973,000
Buildings and improvements	63,384,205	63,312,766
Accumulated depreciation	(2,750,054)	(1,370,775)
Total Capital Assets, Net of Depreciation	$ 64,607,151	$ 65,914,991

Outstanding Debt

As of November 30, 2024 and 2023 the District had the following outstanding long-term debt:

	Governmental Activities	
Outstanding Debt	**2024**	**2023**
Lease obligations	$ 3,762,207	$ 4,224,307
Participation agreements	48,625,000	48,795,000
	$ 52,387,207	$ 53,019,307

Requests for Information

This financial report is designed to provide a general overview of the Idaho Falls Auditorium District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Idaho Falls Auditorium District, PO Box 51420, Idaho Falls, Idaho 83405-1420.

Basic Financial Statements

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Net Position
November 30, 2024

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and Cash Equivalents	$ 5,899,308	$ 3,449,994	$ 9,349,302
Investments	2,156,213	-	2,156,213
Receivables			
Taxes receivable	429,278	-	429,278
Accounts receivable	-	338,179	338,179
Prepaid Expenses	56,078	198,647	254,725
Capital Assets, Net	64,607,151	-	64,607,151
Right-of-Use Assets, Net	3,450,000	-	3,450,000
Total Assets	$ 76,598,028	$ 3,986,820	$ 80,584,848
Liabilities			
Accounts Payable	$ 1,783	$ 350,713	$ 352,496
Deferred Revenue	-	2,592,784	2,592,784
Long-term Liabilities			
Portion due or payable within one year:			
Lease obligations	443,189	-	443,189
Certificates of participation	230,000	-	230,000
Portion due or payable after one year:			
Lease obligations	3,319,018	-	3,319,018
Certificates of participation	48,395,000	-	48,395,000
Total Liabilities	52,388,990	2,943,497	55,332,487
Deferred Inflows of Resources	3,750,000	-	3,750,000
Total Liabilities and Deferred Inflows of Resources	56,138,990	2,943,497	59,082,487
Net Position			
Net Investment in Capital Assets	15,669,944	-	15,669,944
Restricted for:			
Debt Service	5,155,092	-	5,155,092
Capital Projects	279,284	-	279,284
Unrestricted	(645,282)	1,043,323	398,041
Total Net Position	$ 20,459,038	$ 1,043,323	$ 21,502,361

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Activities
For the Year Ended November 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenue and Changes in Net Position Primary Government Governmental Activities	Business - Type Activities	Total
Primary Government					
Government Activities					
General government	$ 552,566	$ -	$ (552,566)	$ -	$ (552,566)
Interest on long-term debt	2,731,158	-	(2,731,158)	-	(2,731,158)
Depreciation & Amortization - unallocated	1,839,279	-	(1,839,279)	-	(1,839,279)
Business-Type Activities					
Convention activities	2,639,328	3,533,179	-	893,851	893,851
Total Primary Government	7,762,331	3,533,179	(5,123,003)	893,851	(4,229,152)
General Revenues:					
District Taxes			2,929,495	-	2,929,495
Donation			1,207,293	-	1,207,293
Other			150,000	-	150,000
Interest			354,058	149,472	503,530
Transfers:			1,196,599	(1,196,599)	-
Total General Revenues and Transfers			5,837,445	(1,047,127)	4,790,318
Change in Net Position			714,442	(153,276)	561,166
Net Position - Beginning of year			$ 19,744,596	$ 1,196,599	$ 20,941,195
Net Position - Ending of year			$ 20,459,038	$ 1,043,323	$ 21,502,361

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

IDAHO FALLS AUDITORIUM DISTRICT
Balance Sheet – Governmental Funds
November 30, 2024

Assets	General Fund	Capital Project Fund	Debt Service Fund	Total Governmental Funds
Cash and Cash Equivalents	$ 464,932	$ 279,284	$ 5,155,092	$ 5,899,308
Investments	2,156,213	-	-	2,156,213
Receivables				
Taxes receivable	429,278	-	-	429,278
Prepaid Expenses	56,078	-	-	56,078
Total Assets	$ 3,106,501	$ 279,284	$ 5,155,092	$ 8,540,877
Liabilities and Fund Balance				
Liabilities				
Accounts Payable	$ 1,783	$ -	$ -	$ 1,783
Total Liabilities	1,783	-	-	1,783
Fund Balance				
Nonspendable	56,078	-	-	56,078
Restricted	-	279,284	5,155,092	5,434,376
Unassigned	3,048,640	-	-	3,048,640
Total Fund Balance	3,104,718	279,284	5,155,092	8,539,094
Total Liabilities and Fund Balance	$ 3,106,501	$ 279,284	$ 5,155,092	$ 8,540,877

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

IDAHO FALLS AUDITORIUM DISTRICT
Reconciliation of the Balance Sheet of
Governmental Funds to the Statement of Net Position
November 30, 2024

Amounts reported for governmental activities in the Statement of Net Position are different because:

Total Fund Balance - Governmental Funds	$ 8,539,094
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds	64,607,151
Right-of-use assets from leases are not financial resources and, therefore, are not reported in the funds.	3,450,000
Debt issue used in governmental activities are not financial resources and therefore, are not reported in the funds	(52,387,207)
Governmental funds report naming rights contributions as revenue when received. However in the statement of activities, naming rights are shown as deferred inflows and amortized over the period of benefit	(3,750,000)
Net Position - Governmental Activities	$ 20,459,038

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended November 30, 2024

	General Fund	Capital Project Fund	Debt Service Fund	Total Governmental Funds
Revenues				
Local Sources:				
District taxes, net of refunds	$ 23,109	$ -	$ 2,906,386	$ 2,929,495
Investment income	75,551	11,351	267,156	354,058
Donations	693,793	513,500	-	1,207,293
Total Revenues	792,453	524,851	3,173,542	4,490,846
Expenditures				
Current:				
Operations and administrative expenses	549,563	-	3,000	552,563
Debt Service				
Interest expense	-	173,883	2,557,275	2,731,158
Principal expense	-	462,100	170,000	632,100
Capital Outlay	-	71,442	-	71,442
Total Expenditures	549,563	707,425	2,730,275	3,987,263
Excess (Deficiency) of Revenues over Expenditures	242,890	(182,574)	443,267	503,583
Other Financing Sources (Uses)				
Transfers in	1,322,930	-	-	1,322,930
Transfers out	-	-	(126,331)	(126,331)
Net Change in Fund Balances	1,565,820	(182,574)	316,936	1,700,182
Fund Balance, Beginning of Year	$ 1,538,898	$ 461,858	$ 4,838,156	$ 6,838,912
Fund Balance, End of Year	$ 3,104,718	$ 279,284	$ 5,155,092	$ 8,539,094

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

IDAHO FALLS AUDITORIUM DISTRICT
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds to the Statements of Activity
For the Year Ended November 30, 2024

Amounts reported for governmental activities in the Statement of Activities are different because:		
Net Change in Fund Balance - Governmental Funds	$	1,700,182
Governmental funds report capital outlays as expenditures. However in the statement of activities, assets are capitalized and depreciated. This is the amount by which depreciation and amortization exceeds capital outlay.		(1,767,840)
Governmental funds report payments for lease right-of-use assets as expenditures. However, in the statement of activities, right-of-use assets are capitalized and the cost is allocated over the life of the lease and reported as amortization expense. This is the amount by which amortization for right-of-use assets exceeds payments.		462,100
The governmental funds report debt proceeds as an other financing source, while repayment of debt principal is reported as an expenditure. Interest is recognized as it accrues regardless of when it is due.		170,000
Governmental funds report naming rights contributions as revenue when received. However in the statement of activities, naming rights are shown as deferred inflows of resources and amortized over the period of benefit		150,000
Changes in Net Position - Governmental Activities	$	714,442

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Net Position
Proprietary Fund
November 30, 2024

	Mountain America Center Fund
Assets	
Current Assets	
Cash and Cash Equivalents	$ 3,449,994
Accounts Receivable	338,179
Prepaid Expenses	198,647
Total Current Assets	3,986,820
Total Assets	$ 3,986,820
Liabilities	
Current Liabilities	
Accounts Payable	$ 350,713
Deferred Revenues	2,592,784
Total Current Liabilities	2,943,497
Total Liabilities	2,943,497
Net Position	
Unrestricted	1,043,323
Total Net Position	$ 1,043,323

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Fund
For the Year Ended November 30, 2024

	Mountain America Center Fund
Operating Revenue	
Event revenue	$ 2,657,169
Rental revenue	874,934
Other revenue	1,076
Total Operating Revenue	3,533,179
Operating Expenses	
Labor	1,741,319
Convention and meeting costs	811,690
Utilities	336,280
Employee benefits	313,654
Repair and maintenance	226,686
Management fee	205,343
Snow removal	186,928
Office and general	129,957
Supplies	76,580
Advertising and marketing costs	50,477
Less event expense reimbursements	(1,439,586)
Total Operating Expenses	2,639,328
Operating Income	893,851
Nonoperating Revenues (Expenses)	
Earnings on investments	149,472
Total Nonoperating Revenues (Expenses)	149,472
Tranfers Out	(1,196,599)
Change in Net Position	(153,276)
Total Net Position - Beginning of Year	1,196,599
Total Net Position - End of Year	$ 1,043,323

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Cash Flows
Proprietary Fund
For the Year Ended November 30, 2024

	Mountain America Center Fund
Cash Flows from Operating Activities	
Receipts from customers	$ 4,031,854
Payments to suppliers	(569,380)
Payments to employees	(1,968,005)
Net Cash Provided by Operating Activities	1,494,469
Cash Flows from Noncapital Financing Activities	
Transfer to other funds	(1,196,599)
Net Cash Used by Noncapital Financing Activities	(1,196,599)
Cash Flows from Investing Activities	
Earnings on investments	149,472
Net Cash Provided by Investing Activities	149,472
Net Change in Cash and Cash Equivalents	447,342
Cash and Cash Equivalents Balance, Beginning of Year	3,002,652
Cash and Cash Equivalents Balance, End of Year	$ 3,449,994
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	$ 893,851
Adjustment to reconcile operating income to net cash provided by operative activities:	
Decrease in receivables	409,621
Increase in prepaid expenses	(180,745)
Increase in accounts payable	282,688
Increase in deferred revenues	89,054
Net Cash Provided by Operating Activities	$ 1,494,469

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

1. Nature of Operations

The Idaho Falls Auditorium District, (the "District"), was organized and its boundaries described, by an order of the District Court of the Seventh Judicial District of the State of Idaho for Bonneville County in April 2011, pursuant to the authority of Chapter 49, Title 67, Idaho Code.

The District was established by majority vote of the residents of the City of Idaho Falls on May 17, 2011.

The boundaries of the District encompass all of the area within the City of Idaho Falls. The purpose of the District is to build, operate, maintain, manage, and market a multi-purpose convention and community events center for the benefit of the residents of the District.

The District oversees the operations of the Mountain America Center, a premier convention venue for events, meetings, and conferences located in Idaho Falls, Idaho.

2. Summary of Significant Accounting Policies

Basis of presentation

These financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board.

District

The District is a public body organized and operated pursuant to Idaho code. An elected board governs the District. The purpose of the District is to build, operate, maintain, and manage and market a multi-purpose convention and community center for the benefit of residents of the District.

Mountain America Center

The Mountain America Center is a premier convention venue for meetings, conferences and events located in Idaho Falls, Idaho.

Financial Reporting – Entity

The Financial Reporting entity consists of the Idaho Falls Auditorium District and the Mountain America Center. The District has no other organization for which it is legally accountable for or is fiscally dependent.

2. Summary of Significant Accounting Policies (continued)

Government-wide statements

Activities are distinguished between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, donations and other non-exchange transactions. Business–type activities are financed in whole or in part by fees charged to external parties for goods and services. There are no internal service funds or fiduciary funds within the District.

The statement of net position presents all of the District's assets and liabilities, with the difference between the two reported as net position. This statement presents information about the nature and amounts of investment in resources (assets) and the obligations to creditors (liabilities). It also provides the basis for assessing the liquidity and financial flexibility of the District.

The statement of activities demonstrates the degree to which expenses of governmental functions and business–type functions are offset by program revenues. Program revenues include charges to customers who purchase, use or directly benefit from goods or services provided by the Mountain America Center. The difference between expenses and program revenues is the net profit or cost of the business–type activity which may be subsidized by the District's taxes. Taxes and other revenue sources that are not attributable to specific programs are presented as general revenues.

Fund statements

Separate fund financial statements are presented for governmental and proprietary funds. Major individual funds are reported as separate columns in the fund financial statements.

The District presents the following fund types:

Governmental Funds:

- The General Fund presents all financial resources of the District except those required to be presented in another fund. The General Fund is used to present all operating activity of the District except for those required to be reported in other funds.

- Capital Project Fund presents the construction activity of the Mountain America Center that is being funded by the debt issuance of the District.

- Debt Service Fund presents the debt issuance and debt repayment activity of the District.

2. Summary of Significant Accounting Policies (continued)

Proprietary Fund:

- Mountain America Center Fund is a major proprietary fund and presents the operational activity of the Mountain America Center.

Measurement focus and basis of accounting

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned, and expenses are recognized when a liability is incurred, regardless of the timing of cash flows. Any internal activity between funds is eliminated in the government-wide statements to reduce the grossing up effect of internal transactions.

Separate fund statements are issued for governmental and proprietary funds. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as they become susceptible to accrual, generally when they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures are recognized when the related liability is incurred.

The proprietary fund financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when a liability is incurred, regardless of the timing of cash flows. Operating and nonoperating activities are presented separately on the operating statement. Operating transactions generally occur if they directly result from the provision of goods or services to customers or are otherwise directly related to the usual business activity of the fund. All other activities are nonoperating.

Budgets and budgetary accounting

A budget for the governmental funds is combined and adopted on a basis consistent with generally accepted accounting principles. All annual appropriations lapse at fiscal year-end.

Encumbrances

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

2. Significant Accounting Policies (continued)

Use of 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 contingent assets and liabilities as of the date of the financial statements as well as the reported amounts of revenues and expenses during the reporting period. Due to uncertainties inherent in assumptions, it is possible actual amounts may vary from estimates. Revisions are recognized in the period such revisions are known and can be reasonably estimated.

Cash and cash equivalents

Cash and cash equivalents consist of demand deposits and short-term investments that have a maturity of three months or less at the date of purchase.

Investments

Investments are presented at fair market value based on quoted market prices. Income earned from investments is recognized as earned in the fund holding the investment.

Funds may be invested in securities and investments expressly described in Idaho Code Section 67-1210.

Receivables

Receivables in the governmental funds consist primarily of District taxes. Hotel and motel taxes are assessed at a rate of 5% of qualifying room revenues and are due on the 20th day following the end of each month. Receivables in the proprietary fund consists of amounts due from customers. Any allowance for doubtful accounts reflects management's best estimate of probable losses. Management determines the allowance based on known troubled accounts, historical experience and other available evidence. As of November 30, 2024, and 2023, there was no allowance considered necessary.

Capital assets

Capital assets currently include land, architectural fees, engineering fees, land development costs and the construction costs of the events center. Capital assets are recorded at cost. Cost includes expenditures for major improvements and replacements that extend useful life. Expenditures for repairs and maintenance are expensed as incurred.

2. Significant Accounting Policies (continued)

Buildings, improvements, furniture, and equipment are depreciated on a straight-line basis over the estimated useful lives of the assets. The estimated useful lives of depreciable assets are generally:

Buildings	50 yrs
Improvements	5-50 yrs
Furniture and equipment	3-10 yrs

Deferred Revenue
Deferred revenue consists of event deposits in the Mountain America Center fund and include nonrefundable advance deposits for scheduled events. The deposits are applied to the receivable when the event is invoiced, upon completion of the event.

Deferred Inflows of Resources
In addition to liabilities, the statement of financial position reports 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) until that time.

The District received a contribution for naming rights related to the construction of the event center. The agreement calls for benefit to be recognized over a 30 year period. The contribution received has been deferred and is being recognized over the life of the agreement.

Leases
The District adopted the new lease standard, GASB Statement No. 87, *Leases*, which requires the District to recognize a lease liability and a lease asset at the commencement of the lease term, unless the lease is a short-term lease or it transfers ownership of the underlying asset. The lease liability is measured at the present value of payments expected to be made during the lease term. The lease asset is measured at the amount of the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs. As payments are made, the lease liability is reduced and the District recognizes an outflow of resources for interest on the liability. The lease asset is amortized over the shorter of the lease term or the useful life of the underlying assets.

2. Significant Accounting Policies (continued)

Net position

The Statement of Net Position presents the net position of the District. Net position is classified as net investment in capital assets, restricted and unrestricted.

Net Investment in Capital Assets

Net investment in capital assets consists of capital assets net of accumulated depreciation and reduced by outstanding related debt.

Restricted

Restricted net position results when third parties, constitutional provisions or enabling legislation impose constraints on net position use. The District does not have a policy regarding the preferred first usage of unrestricted or restricted net position. The District classifies debt service and capital project net assets as restricted.

Unrestricted

Unrestricted net position is the residual classification of net position that does not meet the criteria to be classified in the other net position classifications. Unrestricted net position may have constraints or designations placed upon them by management; however, these constraints or designations may be unilaterally removed.

Fund Balance

Fund balances are classified as non-spendable, restricted, committed, assigned or unassigned. The District's policy is to use externally restricted resources first for purposes intended, then committed, assigned, and unassigned.

District taxes

The District has the power to assess a tax on all lodging rooms located in the District's boundaries. The rate is set at the discretion of the Board of Directors and may not exceed 5%. The tax rate is currently 5%. District taxes are reported and collected by the Idaho State Tax Commission and remitted to the District monthly. The District does not have any other taxing authority.

Advertising costs

Advertising and production costs are expensed as incurred.

3. Cash and Investments

The District's policy is to maintain a checking account for operating expenditures and to deposit all excess funds to be invested with the State Treasurer's pooled cash investment account.

This account invests in time certificates of deposit, local government tax anticipation notes, federal loans, U.S. treasury notes and other U.S. governmental securities. Information regarding insurance or collateralization of amounts invested in the pooled accounts is not available.

The District's cash accounts are insured through the Federal Deposit Insurance Corporation (at banks) and the National Credit Union Share Insurance Fund (at credit unions) up to $250,000 per depository.

1. Deposits – At November 30, 2024, the carrying amount of the District's deposits was $9,349,302 and the respective bank balances totaled $9,455,400. $750,000 of the total balance was insured by the Federal Deposit Insurance Corporation.

2. Custodial Credit Risk, Deposits – Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of November 30, 2024, $8,705,400 of the District's total deposits of $9,455,400 were not covered by federal depository insurance, and thus were exposed to custodial credit risk.

3. Investments – As of November 30, 2024, the District had the following investments:

			Investment Maturities (in Years)			
Investment Type	**S&P Rating**	**Fair Value**	**Less Than 1**	**1-5**	**6-10**	**More Than 10**
State Investment Pool	N/A	$ 2,156,213	$ 2,156,213	$ -	$ -	$ -

4. Custodial Credit Risk, Investments – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investment.

5. Interest Rate Risk – As a means of limiting its exposure to fair value losses arising from changes in interest rates, the District structures its portfolio so that securities mature to meet cash requirements for ongoing operations.

3. Cash and Investments (continued)

6. Because the State Investment Pool as of November 30, 2024, had a weighted average maturity of 106 days, it was presented as an investment with a maturity of less than one year.

7. Credit Risk – Credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. It is the District's policy to limit investments to the safest types of securities and to diversify the District's investment portfolio so that potential losses on securities will be minimized.

Cash deposits	$ 9,349,302
Investments	2,156,213
	$ 11,505,515

4. Commitments and Contingencies

Insurance/risk management
The District is exposed to various risks of loss related to damage to assets, errors and omission by employees, claims and theft. These risks are insured with a third-party insurance carrier

Event Center Management
In 2020, the District entered into contract with Centennial Management Group, Inc. ("Centennial") to manage, operate, and maintain the event center. The contract included compensation for pre-opening services and reimbursement of expenses incurred in addition to a percentage of event revenues. The initial term of the contract is for 15 years. The amount of the commitment is dependent on the expenses incurred by Centennial in the future and the opening date of event center.

Donations
During the current fiscal year, the District received donations from various sources. In exchange, significant donors received naming rights to suites and loges and other sponsor advertising for various terms.

5. Capital Assets

Capital asset activity for the period ended November 30, 2024 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital Assets, not being Depreciated:				
Land	$ 3,973,000	$ -	$ -	$ 3,973,000
Total Capital Assets, not being Depreciated	3,973,000	-	-	3,973,000
Capital Assets, being Depreciated				
Building and improvements	63,312,766	71,439	-	63,384,205
	63,312,766	71,439	-	63,384,205
Less Accumulated Depreciation				
Building and improvements	(1,370,775)	(1,379,279)	-	(2,750,054)
	(1,370,775)	(1,379,279)	-	(2,750,054)
Total Capital Assets, Net of Depreciation	61,941,991	(1,307,840)	-	60,634,151
Capital Assets, Net	$ 65,914,991	$ (1,307,840)	$ -	$ 64,607,151

6. Participations Payable

Participations outstanding at November 30, were as follows:

	Interest Rates	Maturity Dates	Amount
Certificates of Participation Series 2021 Issue (Original amount - $48,900,000)	5.25%	2025 to 2051	$ 48,625,000

The amount to be provided for repayment of the participations outstanding represents the charge to be made for hotel taxes in future years to meet maturing participation requirements.

7. Participation Debt Repayment Requirements

The annual requirements to amortize the District's participation debt are as follows:

Fiscal Year	Principal	Interest	Total
2025	$ 230,000	$ 2,546,775	$ 2,776,775
2026	295,000	2,532,994	2,827,994
2027	370,000	2,515,538	2,885,538
2028	445,000	2,494,144	2,939,144
2029	525,000	2,468,681	2,993,681
2030	615,000	2,438,756	3,053,756
2031	710,000	2,403,975	3,113,975
2032	800,000	2,364,338	3,164,338
2033	905,000	2,319,581	3,224,581
2034	1,010,000	2,269,313	3,279,313
2035	1,125,000	2,213,269	3,338,269
2036	1,245,000	2,151,056	3,396,056
2037	1,375,000	2,082,281	3,457,281
2038	1,510,000	2,006,550	3,516,550
2039	1,660,000	1,923,338	3,583,338
2040	1,815,000	1,832,119	3,647,119
2041	1,980,000	1,732,500	3,712,500
2042	1,965,000	1,628,944	3,593,944
2043	2,140,000	1,521,188	3,661,188
2044	2,330,000	1,403,850	3,733,850
2045	2,530,000	1,276,275	3,806,275
2046	2,740,000	1,137,938	3,877,938
2047	2,960,000	988,313	3,948,313
2048	3,200,000	826,613	4,026,613
2049	3,450,000	652,050	4,102,050
2050	3,715,000	463,969	4,178,969
2051	6,980,000	183,225	7,163,225
	$ 48,625,000	$ 48,377,573	$ 97,002,573

8. Changes in Long-term Obligations

The following is a summary of the District's long-term transactions for the year ended November 30, 2024:

	Lease Obligations	Certificates of Participation Series 2021	Total Long-Term Liabilies
Governmental Activities			
Long-term Obligations November 30,2023	$ 4,224,307	$ 48,795,000	$ 53,019,307
Obligations Incurred	-	-	-
Obligations Paid	(462,100)	(170,000)	(632,100)
Long-term Obligations November 30,2024	$ 3,762,207	$ 48,625,000	$ 52,387,207
Amount due within one year	$ 443,189	$ 230,000	$ 673,189

9. Leasing Activities

The District has entered into a lease agreement to lease certain furniture and equipment. The lessor has provided financing of $4,600,000 for the District to purchase the furniture and equipment on behalf of the lessor, who will retain ownership of the items subject to the lease agreement. The lease term runs for a one year period and is renewable every year for a term of one year beginning in December of each year for a period of up to ten years ending May 2032. Interest only payments are made for the initial term of the lease agreement at a rate of 4%, with monthly rental payments of $48,922 due thereafter. The District has the option to purchase the equipment from the lessor at any time for the amount of the remaining lease payments for the entire renewable term.

9. Leasing Activities (continued)

The following summarizes the line items in the statement of net position which include amounts for leases as of November 30:

	2024	2023
Governmental Activities		
Right-of-use assets	$ 4,600,000	$ 4,600,000
Accumulated amortization - right-of-use assets	(1,150,000)	(690,000)
Right-of-use assets, net	$ 3,450,000	$ 3,910,000
Current portion of lease liability	$ 443,189	$ 425,840
Lease liability	3,319,018	3,798,467
Total lease liabilities	$ 3,762,207	$ 4,224,307

The maturities of lease liabilities as of November 30, 2024 were as follows:

Year Ending November 30,	Principal	Interest	Total
2025	$ 443,189	$ 143,872	$ 587,061
2026	461,246	125,815	587,061
2027	480,037	107,024	587,061
2028	499,595	87,466	587,061
2029	519,949	67,112	587,061
Thereafter	1,358,191	73,206	1,431,397
Total Lease Liability	$ 3,762,207	$ 604,495	$ 4,366,702

10. Fair Value Measurements

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

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

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

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

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

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

10. Fair Value Measurements (continued)

Fair value assets measured on a recurring basis at November 30, 2024 are as follows:

		Fair Value Measurements at Reporting Date Using		
	Fair Value	Quoted Prices in Active Markets for Identical Assets/ Liabilities (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
State investment pool	$ 2,156,213	$ 2,156,213	$ -	$ -
Total	$ 2,156,213	$ 2,156,213	$ -	$ -

All investments have been valued using a market approach. There were no changes in the valuation techniques during the year. There are no assets or liabilities measured at fair value on a nonrecurring basis.

11. Interfund Transaction

A summary of interfund transfers by fund is as follows:

	Transfer In	Transfer Out
Major Funds		
Governmental:		
General Fund	$ 1,322,930	$ -
Debt Service Fund	-	(126,331)
Enterprise:		
Mountain America Center	-	(1,196,599)
	$ 1,322,930	$ (1,322,930)

Significant transfers were made to move excess revenues over expenses from the Mountain America Center fund based upon prior year activity.

12. Fund Balances

Fund balances are classified as non-spendable, restricted, committed, assigned or unassigned. The District does not have a policy regarding the preferred first usage of fund balance.

Non-spendable
Non-spendable fund balance consists of resources that cannot be spent because they are in non-spendable form, such as prepaid items or items that are legally or contractually required to be maintained intact.

Restricted
Restricted fund balances have constraints placed on them by either external parties or imposed by law through constitutional provisions or enabling legislation and can only be used for specific stated purposes.

Committed
Committed fund balances are amounts that can be used only for specific purposes determined by formal action of the Board, the District's highest level of decision-making authority. The committed amounts cannot be used for any other purposes unless the Board makes formal action to change or remove the specific purposes.

Assigned
Assigned fund balances are intended to be used for specific purposes; however, they do not meet the criteria to be classified as restricted or committed.

Unassigned
Unassigned fund balance is the residual classification and includes all spendable amounts not classified in the other fund balance classifications.

	General Fund	Debt Service Fumd	Capital Project Fund	Total
Fund Balances				
Nonspendable:				
Prepaid Expenses	$ 56,078	$ -	$ -	$ 56,078
Restricted for:				
Debt Service	-	5,155,092	-	5,155,092
Capital Projects	-	-	279,284	279,284
Unassigned	3,048,640	-	-	3,048,640
Total Fund Balances	$ 3,104,718	$ 5,155,092	$ 279,284	$ 8,539,094

13. Other Required Fund Disclosures

There were no fund deficits as of November 30, 2024. The District's expenditures exceeded budget in the amount of $32,248.

14. Naming Rights Agreement

The District entered into a naming rights agreement in fiscal year 2019 with Mountain America Federal Credit Union in the amount of $4,500,000 in order to assist with the construction costs and operating costs of the event center. The agreement provides Mountain America Federal Credit Union the license to name the center in addition to related ancillary benefits for a period of thirty years.

15. Subsequent Events

Management has evaluated subsequent events and transactions for potential recognition or disclosure through May 27, 2025, the date the financial statements were available to be issued.

Required Supplementary Information

IDAHO FALLS AUDITORIUM DISTRICT
Governmental Funds
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual
For the Year Ended November 30, 2024

	Original and Final Budget Amounts	Actual Amounts	Variance with Budget Positive (Negative)
Revenues			
District taxes, net	$ 3,029,237	$ 2,929,495	$ (99,742)
Interest	236,448	354,058	117,610
Donations	1,163,185	1,207,293	44,108
Total Revenues	4,428,870	4,490,846	61,976
Expenditures			
Current			
Payroll expenses	157,128	135,578	21,550
Professional fees	125,837	125,680	157
Office expense	113,374	118,655	(5,281)
Rent	55,064	56,932	(1,868)
Marketing	152,800	65,092	87,708
Travel	1,200	1,024	176
Other	35,286	49,602	(14,316)
Capital outlay	587,052	707,425	(120,373)
Debt service	2,727,274	2,727,275	(1)
Total Expenditures	3,955,015	3,987,263	(32,248)
Excess (Deficiency) of Revenues over Expenditures	473,855	503,583	29,728
Other Financing Sources (Uses)			
Transfer in	2,727,274	1,322,930	(1,404,344)
Transfer out	-	(126,331)	(126,331)
Net Change in Fund Balances	$ 3,201,129	1,700,182	$ (1,500,947)
Fund Balance, Beginning of Year		6,838,912	
Fund Balance, End of Year		$ 8,539,094	

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*

To the Board of Trustees
Idaho Falls Auditorium District
Idaho Falls, 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, the business – type activities, and each major fund of the Idaho Falls Auditorium District, as of and for the year ended November 30, 2024, and the related notes to the financial statements, which collectively comprise the Idaho Falls Auditorium District's basic financial statements, and have issued our report thereon dated May 27, 2025

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Idaho Falls Auditorium 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 the Idaho Falls Auditorium District's internal control. Accordingly, we do not express an opinion on the effectiveness of the Idaho Falls Auditorium 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.

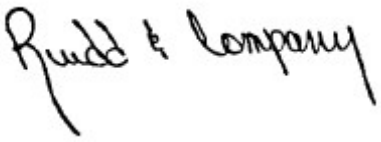
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not 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 the Idaho Falls Auditorium 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.



Idaho Falls, Idaho
May 27, 2025

RUDD & COMPANY PLLC
certified public accountants | business consultants

IDAHO FALLS AUDITORIUM DISTRICT

Financial Statements
and
Independent Auditors' Report

For the Year Ended November 30, 2024

IDAHO FALLS AUDITORIUM DISTRICT
Table of Contents
November 30, 2024

Independent Auditors' Report 1-3

Management's Discussion and Analysis 4-9

Basic Financial Statements

Statement of Net Position 11

Statement of Activities 12

Balance Sheet – Governmental Funds 13

Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position 14

Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds 15

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds to the Statements of Activity 16

Statement of Net Position – Proprietary Fund 17

Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Fund 18

Statement of Cash Flows – Proprietary Fund 19

Notes to Financial Statements 20-36

Required Supplementary Information

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual Governmental Funds 38

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* 39-40

INDEPENDENT AUDITORS' REPORT

The Board of Directors
Idaho Falls Auditorium District
Idaho Falls, Idaho

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Idaho Falls Auditorium District, as of and for the year ended November 30, 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 the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Idaho Falls Auditorium District, as of November 30, 2024, 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 Opinions

We conducted our audit in accordance with auditing standards 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 Idaho Falls Auditorium 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 the Idaho Falls Auditorium 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.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements 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 Idaho Falls Auditorium 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 Idaho Falls Auditorium District's ability to continue as a going concern for a reasonable period of time.

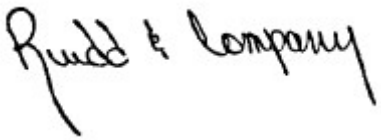
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4-9 and 38 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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 27, 2025, on our consideration of the Idaho Falls Auditorium 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 Idaho Falls Auditorium 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 the Idaho Falls Auditorium District's internal control over financial reporting and compliance.



Idaho Falls, Idaho
May 27, 2025

IDAHO FALLS AUDITORIUM DISTRICT
Management Discussion and Analysis
November 30, 2024

As management of the Idaho Falls Auditorium District, we offer readers of the District's financial statements this narrative discussion, overview, and analysis of the financial activities of the District for the period ended November 30, 2024.

Financial Highlights

- The District assesses and collects a "hotel/motel room tax" on the receipts derived from hotels, motels, campgrounds, and other short term rental facilities within the District boundaries at a rate of 5%. Assessments began in October of 2011. During the current fiscal year, $2,929,495 of District taxes were recognized.

- The District has a net position balance of $21,502,361 which is an increase of $561,166 over the prior year.

- The District ended the year with total cash and investments of $11,505,515, which is an increase of $2,107,564 over the prior year.

Introduction

The District was organized and its boundaries described by an order of the District Court of the Seventh Judicial District of the State of Idaho for Bonneville County in April 2011, pursuant to the authority of Chapter 49, Title 67, Idaho Code.

The District was established by majority vote of the residents of the City of Idaho Falls on May 17, 2011.

The Boundaries of the District encompass all of the area within the City of Idaho Falls. The purpose of the District is to build, operate, maintain, manage, and market a multi-purpose convention and community events center for the benefit of the residents of the District.

Mountain America Center

In 2022-2023, the District completed construction of the Mountain America Center.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. These financial statements report on the primary government and its business–type activities.

The *government-wide financial statements* include the statement of net position and the statement of activities. These statements are prepared using the flow of economic resource measurement focus and accrual basis of accounting, under which the current year's revenues and expenses are recorded as transactions occur rather than when cash is received or paid.

The *statement of net position* presents information on all of the assets and liabilities of the District, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *statement of activities* presents information showing how the net position of the District changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows.* Governmental activities include the District's basic functional services which are generally funded through taxes. Business–type activities include enterprise operations which are funded by charges to customers who purchase, use or directly benefit from goods or services provided by the Mountain America Center. Such fees may not cover all the costs of the operations and may be subsidized by the District's taxes. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 11-12 of this report.

Fund financial statements. A *fund* is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has three governmental funds; the general fund, the capital project fund and the debt service fund. All three funds are classified as major funds. The District also has one proprietary fund, the Mountain America Center fund.

The District presents the following fund types:

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities.*

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, capital project fund and debt service fund which are considered to be major funds.

The District adopted a combined annual appropriated budget for all governmental funds in the current period. A budgetary comparison has been provided to demonstrate compliance with this budget. Separate budgets were not adopted for the capital project and debt service funds.

Proprietary fund. Financial statements of the proprietary fund consist of a statement of net position, a statement of revenues, expenses and changes in net position, and a statement of cash flows. These statements are prepared using the full accrual basis of accounting. The statements focus on the flow of economic resources, liabilities and deferred inflows of resources associated with the operating statements of the proprietary funds present increases (revenues) and decreases (expenses) in net position.

Proprietary funds classify revenues and expenses as either operating or non-operating. Operating revenues and expenses generally result from providing service or producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The financial statements of the District's proprietary fund present the changes in financial position and condition of the District's major proprietary fund, the Mountain America Center fund.

Notes to the financial statements. The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements.

Government-wide Financial Analysis

The following tables provide condensed financial information on the District's net position and changes in net position for the fiscal years ended November 30, 2024 and 2023.

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities and deferred inflows by $21,502,361 at November 30, 2024. The governmental activities increased $714,442 over the prior year while the business-type activities decreased $153,276.

Condensed Statement of Net Position

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Assets						
Current and Other Assets	$ 8,540,877	$ 6,849,091	$ 3,986,820	$ 3,768,354	$ 12,527,697	$ 10,617,445
Capital Assets	68,057,151	69,824,991	-	-	68,057,151	69,824,991
Total Assets	76,598,028	76,674,082	3,986,820	3,768,354	80,584,848	80,442,436
Liabilities						
Long-term Liabilities	51,714,018	52,423,467	-	-	51,714,018	52,423,467
Current Liabilities	674,972	606,019	2,943,497	2,571,755	3,618,469	3,177,774
Total Liabilities	52,388,990	53,029,486	2,943,497	2,571,755	55,332,487	55,601,241
Deferred Inflows of Resources	3,750,000	3,900,000	-	-	3,750,000	3,900,000
Total Liabilities & Deferred Inflows of Resources	56,138,990	56,929,486	2,943,497	2,571,755	59,082,487	59,501,241
Net Position						
Net Investment in Capital Assets	15,669,944	16,805,684	-	-	15,669,944	16,805,684
Restricted	5,434,376	5,300,014	-	-	5,434,376	5,300,014
Unrestricted	(645,282)	(2,361,102)	1,043,323	1,196,599	398,041	(1,164,503)
Total Net Position	$ 20,459,038	$ 19,744,596	$ 1,043,323	$ 1,196,599	$ 21,502,361	$ 20,941,195

The District's net position is comprised of three main components. Net investment in capital assets, $15,669,944, reflects its investment in capital assets, less any related debt used to acquire those assets that is still outstanding. The District has restricted the net position of its capital project and debt service assets in the amount of $5,434,376 and the remaining balance of unrestricted net position $398,041 which will be required by the District to meet ongoing obligations.

Condensed Statement of Activities

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues						
Program Revenues						
Mountain America Center Events	$ -	$ -	$ 2,657,169	$ 2,506,362	$ 2,657,169	$ 2,506,362
Mountain America Center Rents	-	-	874,934	-	874,934	807,800
Mountan American Center Other	-	-	1,076	807,800	1,076	-
General Revenues						
District Taxes	2,929,495	3,033,665	-	-	2,929,495	3,033,665
Donation	1,207,293	1,038,528	-	-	1,207,293	1,038,528
Interest	354,058	288,917	149,472	91,622	503,530	380,539
Other	150,000	150,000	-	-	150,000	150,000
Total Revenues	4,640,846	4,511,110	3,682,651	3,405,784	8,323,497	7,916,894
Expenses						
Mountain America Center Activities	-	-	2,639,328	2,209,185	2,639,328	2,209,185
Governmental Activities	552,566	561,861	-	-	552,566	561,861
Interest Expense	2,731,158	2,742,274	-	-	2,731,158	2,742,274
Depreciation and amortization	1,839,279	1,830,775	-	-	1,839,279	1,830,775
Total Expenses	5,123,003	5,134,910	2,639,328	2,209,185	7,762,331	7,344,095
Increase (Decrease) in Net Position Before Transfers	(482,157)	(623,800)	1,043,323	1,196,599	561,166	572,799
Tranfers	1,196,599	-	(1,196,599)	-	-	-
Change in Net Position	$ 714,442	$ (623,800)	$ (153,276)	$ 1,196,599	$ 561,166	$ 572,799

Financial Analysis of the District's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the District's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the District's financing requirements. The unassigned fund balance may serve as a useful indicator of the District's net resources available for spending at the end of the year. Fund balances of debt service and capital project funds are restricted by state law to be spent for the purpose of the fund and are not available for spending at the District's discretion.

General fund. The general fund is the chief operating fund of the District. At the end of the current fiscal year, the fund balance was $3,104,718. The fund balance increased by $1,565,820 during the current period.

Expenditures for general District purposes totaled $3,987,263 during the current fiscal period.

The District has the power to assess a tax on all hotel and motel rooms located in the District's boundaries. The rate is set at the discretion of the Board of Directors and may not exceed 5%. The tax rate is currently 5%. The District does not have any other taxing authority. District taxes are reported to and collected by the State of Idaho.

Capital Asset and Debt Administration

Capital Assets

Capital assets at November 30, 2024 and 2023 are outlined below:

	Governmental Activities	
Capital Assets (Net of Depreciation)	**2024**	**2023**
Land	$ 3,973,000	$ 3,973,000
Buildings and improvements	63,384,205	63,312,766
Accumulated depreciation	(2,750,054)	(1,370,775)
Total Capital Assets, Net of Depreciation	$ 64,607,151	$ 65,914,991

Outstanding Debt

As of November 30, 2024 and 2023 the District had the following outstanding long-term debt:

	Governmental Activities	
Outstanding Debt	**2024**	**2023**
Lease obligations	$ 3,762,207	$ 4,224,307
Participation agreements	48,625,000	48,795,000
	$ 52,387,207	$ 53,019,307

Requests for Information

This financial report is designed to provide a general overview of the Idaho Falls Auditorium District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Idaho Falls Auditorium District, PO Box 51420, Idaho Falls, Idaho 83405-1420.

Basic Financial Statements

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Net Position
November 30, 2024

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and Cash Equivalents	$ 5,899,308	$ 3,449,994	$ 9,349,302
Investments	2,156,213	-	2,156,213
Receivables			
Taxes receivable	429,278	-	429,278
Accounts receivable	-	338,179	338,179
Prepaid Expenses	56,078	198,647	254,725
Capital Assets, Net	64,607,151	-	64,607,151
Right-of-Use Assets, Net	3,450,000	-	3,450,000
Total Assets	$ 76,598,028	$ 3,986,820	$ 80,584,848
Liabilities			
Accounts Payable	$ 1,783	$ 350,713	$ 352,496
Deferred Revenue	-	2,592,784	2,592,784
Long-term Liabilities			
Portion due or payable within one year:			
Lease obligations	443,189	-	443,189
Certificates of participation	230,000	-	230,000
Portion due or payable after one year:			
Lease obligations	3,319,018	-	3,319,018
Certificates of participation	48,395,000	-	48,395,000
Total Liabilities	52,388,990	2,943,497	55,332,487
Deferred Inflows of Resources	3,750,000	-	3,750,000
Total Liabilities and Deferred Inflows of Resources	56,138,990	2,943,497	59,082,487
Net Position			
Net Investment in Capital Assets	15,669,944	-	15,669,944
Restricted for:			
Debt Service	5,155,092	-	5,155,092
Capital Projects	279,284	-	279,284
Unrestricted	(645,282)	1,043,323	398,041
Total Net Position	$ 20,459,038	$ 1,043,323	$ 21,502,361

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Activities
For the Year Ended November 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenue and Changes in Net Position Primary Government Governmental Activities	Business - Type Activities	Total
Primary Government					
Government Activities					
General government	$ 552,566	$ -	$ (552,566)	$ -	$ (552,566)
Interest on long-term debt	2,731,158	-	(2,731,158)	-	(2,731,158)
Depreciation & Amortization - unallocated	1,839,279	-	(1,839,279)	-	(1,839,279)
Business-Type Activities					
Convention activities	2,639,328	3,533,179	-	893,851	893,851
Total Primary Government	7,762,331	3,533,179	(5,123,003)	893,851	(4,229,152)
General Revenues:					
District Taxes			2,929,495	-	2,929,495
Donation			1,207,293	-	1,207,293
Other			150,000	-	150,000
Interest			354,058	149,472	503,530
Transfers:			1,196,599	(1,196,599)	-
Total General Revenues and Transfers			5,837,445	(1,047,127)	4,790,318
Change in Net Position			714,442	(153,276)	561,166
Net Position - Beginning of year			$ 19,744,596	$ 1,196,599	$ 20,941,195
Net Position - Ending of year			$ 20,459,038	$ 1,043,323	$ 21,502,361

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

IDAHO FALLS AUDITORIUM DISTRICT
Balance Sheet – Governmental Funds
November 30, 2024

Assets	General Fund	Capital Project Fund	Debt Service Fund	Total Governmental Funds
Cash and Cash Equivalents	$ 464,932	$ 279,284	$ 5,155,092	$ 5,899,308
Investments	2,156,213	-	-	2,156,213
Receivables				
Taxes receivable	429,278	-	-	429,278
Prepaid Expenses	56,078	-	-	56,078
Total Assets	$ 3,106,501	$ 279,284	$ 5,155,092	$ 8,540,877
Liabilities and Fund Balance				
Liabilities				
Accounts Payable	$ 1,783	$ -	$ -	$ 1,783
Total Liabilities	1,783	-	-	1,783
Fund Balance				
Nonspendable	56,078	-	-	56,078
Restricted	-	279,284	5,155,092	5,434,376
Unassigned	3,048,640	-	-	3,048,640
Total Fund Balance	3,104,718	279,284	5,155,092	8,539,094
Total Liabilities and Fund Balance	$ 3,106,501	$ 279,284	$ 5,155,092	$ 8,540,877

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

IDAHO FALLS AUDITORIUM DISTRICT
Reconciliation of the Balance Sheet of
Governmental Funds to the Statement of Net Position
November 30, 2024

Amounts reported for governmental activities in the Statement of Net Position are different because:

Total Fund Balance - Governmental Funds	$ 8,539,094
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds	64,607,151
Right-of-use assets from leases are not financial resources and, therefore, are not reported in the funds.	3,450,000
Debt issue used in governmental activities are not financial resources and therefore, are not reported in the funds	(52,387,207)
Governmental funds report naming rights contributions as revenue when received. However in the statement of activities, naming rights are shown as deferred inflows and amortized over the period of benefit	(3,750,000)
Net Position - Governmental Activities	$ 20,459,038

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended November 30, 2024

	General Fund	Capital Project Fund	Debt Service Fund	Total Governmental Funds
Revenues				
Local Sources:				
District taxes, net of refunds	$ 23,109	$ -	$ 2,906,386	$ 2,929,495
Investment income	75,551	11,351	267,156	354,058
Donations	693,793	513,500	-	1,207,293
Total Revenues	792,453	524,851	3,173,542	4,490,846
Expenditures				
Current:				
Operations and administrative expenses	549,563	-	3,000	552,563
Debt Service				
Interest expense	-	173,883	2,557,275	2,731,158
Principal expense	-	462,100	170,000	632,100
Capital Outlay	-	71,442	-	71,442
Total Expenditures	549,563	707,425	2,730,275	3,987,263
Excess (Deficiency) of Revenues over Expenditures	242,890	(182,574)	443,267	503,583
Other Financing Sources (Uses)				
Transfers in	1,322,930	-	-	1,322,930
Transfers out	-	-	(126,331)	(126,331)
Net Change in Fund Balances	1,565,820	(182,574)	316,936	1,700,182
Fund Balance, Beginning of Year	$ 1,538,898	$ 461,858	$ 4,838,156	$ 6,838,912
Fund Balance, End of Year	$ 3,104,718	$ 279,284	$ 5,155,092	$ 8,539,094

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

IDAHO FALLS AUDITORIUM DISTRICT
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds to the Statements of Activity
For the Year Ended November 30, 2024

Amounts reported for governmental activities in the Statement of Activities are different because:		
Net Change in Fund Balance - Governmental Funds	$	1,700,182
Governmental funds report capital outlays as expenditures. However in the statement of activities, assets are capitalized and depreciated. This is the amount by which depreciation and amortization exceeds capital outlay.		(1,767,840)
Governmental funds report payments for lease right-of-use assets as expenditures. However, in the statement of activities, right-of-use assets are capitalized and the cost is allocated over the life of the lease and reported as amortization expense. This is the amount by which amortization for right-of-use assets exceeds payments.		462,100
The governmental funds report debt proceeds as an other financing source, while repayment of debt principal is reported as an expenditure. Interest is recognized as it accrues regardless of when it is due.		170,000
Governmental funds report naming rights contributions as revenue when received. However in the statement of activities, naming rights are shown as deferred inflows of resources and amortized over the period of benefit		150,000
Changes in Net Position - Governmental Activities	$	714,442

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Net Position
Proprietary Fund
November 30, 2024

	Mountain America Center Fund
Assets	
Current Assets	
Cash and Cash Equivalents	$ 3,449,994
Accounts Receivable	338,179
Prepaid Expenses	198,647
Total Current Assets	3,986,820
Total Assets	$ 3,986,820
Liabilities	
Current Liabilities	
Accounts Payable	$ 350,713
Deferred Revenues	2,592,784
Total Current Liabilities	2,943,497
Total Liabilities	2,943,497
Net Position	
Unrestricted	1,043,323
Total Net Position	$ 1,043,323

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Fund
For the Year Ended November 30, 2024

	Mountain America Center Fund
Operating Revenue	
Event revenue	$ 2,657,169
Rental revenue	874,934
Other revenue	1,076
Total Operating Revenue	3,533,179
Operating Expenses	
Labor	1,741,319
Convention and meeting costs	811,690
Utilities	336,280
Employee benefits	313,654
Repair and maintenance	226,686
Management fee	205,343
Snow removal	186,928
Office and general	129,957
Supplies	76,580
Advertising and marketing costs	50,477
Less event expense reimbursements	(1,439,586)
Total Operating Expenses	2,639,328
Operating Income	893,851
Nonoperating Revenues (Expenses)	
Earnings on investments	149,472
Total Nonoperating Revenues (Expenses)	149,472
Tranfers Out	(1,196,599)
Change in Net Position	(153,276)
Total Net Position - Beginning of Year	1,196,599
Total Net Position - End of Year	$ 1,043,323

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Cash Flows
Proprietary Fund
For the Year Ended November 30, 2024

	Mountain America Center Fund
Cash Flows from Operating Activities	
Receipts from customers	$ 4,031,854
Payments to suppliers	(569,380)
Payments to employees	(1,968,005)
Net Cash Provided by Operating Activities	1,494,469
Cash Flows from Noncapital Financing Activities	
Transfer to other funds	(1,196,599)
Net Cash Used by Noncapital Financing Activities	(1,196,599)
Cash Flows from Investing Activities	
Earnings on investments	149,472
Net Cash Provided by Investing Activities	149,472
Net Change in Cash and Cash Equivalents	447,342
Cash and Cash Equivalents Balance, Beginning of Year	3,002,652
Cash and Cash Equivalents Balance, End of Year	$ 3,449,994
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	$ 893,851
Adjustment to reconcile operating income to net cash provided by operative activities:	
Decrease in receivables	409,621
Increase in prepaid expenses	(180,745)
Increase in accounts payable	282,688
Increase in deferred revenues	89,054
Net Cash Provided by Operating Activities	$ 1,494,469

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

1. Nature of Operations

The Idaho Falls Auditorium District, (the "District"), was organized and its boundaries described, by an order of the District Court of the Seventh Judicial District of the State of Idaho for Bonneville County in April 2011, pursuant to the authority of Chapter 49, Title 67, Idaho Code.

The District was established by majority vote of the residents of the City of Idaho Falls on May 17, 2011.

The boundaries of the District encompass all of the area within the City of Idaho Falls. The purpose of the District is to build, operate, maintain, manage, and market a multi-purpose convention and community events center for the benefit of the residents of the District.

The District oversees the operations of the Mountain America Center, a premier convention venue for events, meetings, and conferences located in Idaho Falls, Idaho.

2. Summary of Significant Accounting Policies

Basis of presentation

These financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board.

District

The District is a public body organized and operated pursuant to Idaho code. An elected board governs the District. The purpose of the District is to build, operate, maintain, and manage and market a multi-purpose convention and community center for the benefit of residents of the District.

Mountain America Center

The Mountain America Center is a premier convention venue for meetings, conferences and events located in Idaho Falls, Idaho.

Financial Reporting – Entity

The Financial Reporting entity consists of the Idaho Falls Auditorium District and the Mountain America Center. The District has no other organization for which it is legally accountable for or is fiscally dependent.

2. Summary of Significant Accounting Policies (continued)

Government-wide statements

Activities are distinguished between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, donations and other non-exchange transactions. Business–type activities are financed in whole or in part by fees charged to external parties for goods and services. There are no internal service funds or fiduciary funds within the District.

The statement of net position presents all of the District's assets and liabilities, with the difference between the two reported as net position. This statement presents information about the nature and amounts of investment in resources (assets) and the obligations to creditors (liabilities). It also provides the basis for assessing the liquidity and financial flexibility of the District.

The statement of activities demonstrates the degree to which expenses of governmental functions and business–type functions are offset by program revenues. Program revenues include charges to customers who purchase, use or directly benefit from goods or services provided by the Mountain America Center. The difference between expenses and program revenues is the net profit or cost of the business–type activity which may be subsidized by the District's taxes. Taxes and other revenue sources that are not attributable to specific programs are presented as general revenues.

Fund statements

Separate fund financial statements are presented for governmental and proprietary funds. Major individual funds are reported as separate columns in the fund financial statements.

The District presents the following fund types:

Governmental Funds:

- The General Fund presents all financial resources of the District except those required to be presented in another fund. The General Fund is used to present all operating activity of the District except for those required to be reported in other funds.

- Capital Project Fund presents the construction activity of the Mountain America Center that is being funded by the debt issuance of the District.

- Debt Service Fund presents the debt issuance and debt repayment activity of the District.

2. Summary of Significant Accounting Policies (continued)

Proprietary Fund:

- Mountain America Center Fund is a major proprietary fund and presents the operational activity of the Mountain America Center.

Measurement focus and basis of accounting

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned, and expenses are recognized when a liability is incurred, regardless of the timing of cash flows. Any internal activity between funds is eliminated in the government-wide statements to reduce the grossing up effect of internal transactions.

Separate fund statements are issued for governmental and proprietary funds. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as they become susceptible to accrual, generally when they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures are recognized when the related liability is incurred.

The proprietary fund financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when a liability is incurred, regardless of the timing of cash flows. Operating and nonoperating activities are presented separately on the operating statement. Operating transactions generally occur if they directly result from the provision of goods or services to customers or are otherwise directly related to the usual business activity of the fund. All other activities are nonoperating.

Budgets and budgetary accounting

A budget for the governmental funds is combined and adopted on a basis consistent with generally accepted accounting principles. All annual appropriations lapse at fiscal year-end.

Encumbrances

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

2. Significant Accounting Policies (continued)

Use of 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 contingent assets and liabilities as of the date of the financial statements as well as the reported amounts of revenues and expenses during the reporting period. Due to uncertainties inherent in assumptions, it is possible actual amounts may vary from estimates. Revisions are recognized in the period such revisions are known and can be reasonably estimated.

Cash and cash equivalents

Cash and cash equivalents consist of demand deposits and short-term investments that have a maturity of three months or less at the date of purchase.

Investments

Investments are presented at fair market value based on quoted market prices. Income earned from investments is recognized as earned in the fund holding the investment.

Funds may be invested in securities and investments expressly described in Idaho Code Section 67-1210.

Receivables

Receivables in the governmental funds consist primarily of District taxes. Hotel and motel taxes are assessed at a rate of 5% of qualifying room revenues and are due on the 20th day following the end of each month. Receivables in the proprietary fund consists of amounts due from customers. Any allowance for doubtful accounts reflects management's best estimate of probable losses. Management determines the allowance based on known troubled accounts, historical experience and other available evidence. As of November 30, 2024, and 2023, there was no allowance considered necessary.

Capital assets

Capital assets currently include land, architectural fees, engineering fees, land development costs and the construction costs of the events center. Capital assets are recorded at cost. Cost includes expenditures for major improvements and replacements that extend useful life. Expenditures for repairs and maintenance are expensed as incurred.

2. Significant Accounting Policies (continued)

Buildings, improvements, furniture, and equipment are depreciated on a straight-line basis over the estimated useful lives of the assets. The estimated useful lives of depreciable assets are generally:

Buildings	50 yrs
Improvements	5-50 yrs
Furniture and equipment	3-10 yrs

Deferred Revenue
Deferred revenue consists of event deposits in the Mountain America Center fund and include nonrefundable advance deposits for scheduled events. The deposits are applied to the receivable when the event is invoiced, upon completion of the event.

Deferred Inflows of Resources
In addition to liabilities, the statement of financial position reports 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) until that time.

The District received a contribution for naming rights related to the construction of the event center. The agreement calls for benefit to be recognized over a 30 year period. The contribution received has been deferred and is being recognized over the life of the agreement.

Leases
The District adopted the new lease standard, GASB Statement No. 87, *Leases*, which requires the District to recognize a lease liability and a lease asset at the commencement of the lease term, unless the lease is a short-term lease or it transfers ownership of the underlying asset. The lease liability is measured at the present value of payments expected to be made during the lease term. The lease asset is measured at the amount of the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs. As payments are made, the lease liability is reduced and the District recognizes an outflow of resources for interest on the liability. The lease asset is amortized over the shorter of the lease term or the useful life of the underlying assets.

2. Significant Accounting Policies (continued)

Net position

The Statement of Net Position presents the net position of the District. Net position is classified as net investment in capital assets, restricted and unrestricted.

Net Investment in Capital Assets

Net investment in capital assets consists of capital assets net of accumulated depreciation and reduced by outstanding related debt.

Restricted

Restricted net position results when third parties, constitutional provisions or enabling legislation impose constraints on net position use. The District does not have a policy regarding the preferred first usage of unrestricted or restricted net position. The District classifies debt service and capital project net assets as restricted.

Unrestricted

Unrestricted net position is the residual classification of net position that does not meet the criteria to be classified in the other net position classifications. Unrestricted net position may have constraints or designations placed upon them by management; however, these constraints or designations may be unilaterally removed.

Fund Balance

Fund balances are classified as non-spendable, restricted, committed, assigned or unassigned. The District's policy is to use externally restricted resources first for purposes intended, then committed, assigned, and unassigned.

District taxes

The District has the power to assess a tax on all lodging rooms located in the District's boundaries. The rate is set at the discretion of the Board of Directors and may not exceed 5%. The tax rate is currently 5%. District taxes are reported and collected by the Idaho State Tax Commission and remitted to the District monthly. The District does not have any other taxing authority.

Advertising costs

Advertising and production costs are expensed as incurred.

3. Cash and Investments

The District's policy is to maintain a checking account for operating expenditures and to deposit all excess funds to be invested with the State Treasurer's pooled cash investment account.

This account invests in time certificates of deposit, local government tax anticipation notes, federal loans, U.S. treasury notes and other U.S. governmental securities. Information regarding insurance or collateralization of amounts invested in the pooled accounts is not available.

The District's cash accounts are insured through the Federal Deposit Insurance Corporation (at banks) and the National Credit Union Share Insurance Fund (at credit unions) up to $250,000 per depository.

1. Deposits – At November 30, 2024, the carrying amount of the District's deposits was $9,349,302 and the respective bank balances totaled $9,455,400. $750,000 of the total balance was insured by the Federal Deposit Insurance Corporation.

2. Custodial Credit Risk, Deposits – Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of November 30, 2024, $8,705,400 of the District's total deposits of $9,455,400 were not covered by federal depository insurance, and thus were exposed to custodial credit risk.

3. Investments – As of November 30, 2024, the District had the following investments:

			Investment Maturities (in Years)			
Investment Type	**S&P Rating**	**Fair Value**	**Less Than 1**	**1-5**	**6-10**	**More Than 10**
State Investment Pool	N/A	$ 2,156,213	$ 2,156,213	$ -	$ -	$ -

4. Custodial Credit Risk, Investments – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investment.

5. Interest Rate Risk – As a means of limiting its exposure to fair value losses arising from changes in interest rates, the District structures its portfolio so that securities mature to meet cash requirements for ongoing operations.

3. Cash and Investments (continued)

6. Because the State Investment Pool as of November 30, 2024, had a weighted average maturity of 106 days, it was presented as an investment with a maturity of less than one year.

7. Credit Risk – Credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. It is the District's policy to limit investments to the safest types of securities and to diversify the District's investment portfolio so that potential losses on securities will be minimized.

Cash deposits	$ 9,349,302
Investments	2,156,213
	$ 11,505,515

4. Commitments and Contingencies

Insurance/risk management
The District is exposed to various risks of loss related to damage to assets, errors and omission by employees, claims and theft. These risks are insured with a third-party insurance carrier

Event Center Management
In 2020, the District entered into contract with Centennial Management Group, Inc. ("Centennial") to manage, operate, and maintain the event center. The contract included compensation for pre-opening services and reimbursement of expenses incurred in addition to a percentage of event revenues. The initial term of the contract is for 15 years. The amount of the commitment is dependent on the expenses incurred by Centennial in the future and the opening date of event center.

Donations
During the current fiscal year, the District received donations from various sources. In exchange, significant donors received naming rights to suites and loges and other sponsor advertising for various terms.

5. Capital Assets

Capital asset activity for the period ended November 30, 2024 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital Assets, not being Depreciated:				
Land	$ 3,973,000	$ -	$ -	$ 3,973,000
Total Capital Assets, not being Depreciated	3,973,000	-	-	3,973,000
Capital Assets, being Depreciated				
Building and improvements	63,312,766	71,439	-	63,384,205
	63,312,766	71,439	-	63,384,205
Less Accumulated Depreciation				
Building and improvements	(1,370,775)	(1,379,279)	-	(2,750,054)
	(1,370,775)	(1,379,279)	-	(2,750,054)
Total Capital Assets, Net of Depreciation	61,941,991	(1,307,840)	-	60,634,151
Capital Assets, Net	$ 65,914,991	$ (1,307,840)	$ -	$ 64,607,151

6. Participations Payable

Participations outstanding at November 30, were as follows:

	Interest Rates	Maturity Dates	Amount
Certificates of Participation Series 2021 Issue (Original amount - $48,900,000)	5.25%	2025 to 2051	$ 48,625,000

The amount to be provided for repayment of the participations outstanding represents the charge to be made for hotel taxes in future years to meet maturing participation requirements.

7. Participation Debt Repayment Requirements

The annual requirements to amortize the District's participation debt are as follows:

Fiscal Year	Principal	Interest	Total
2025	$ 230,000	$ 2,546,775	$ 2,776,775
2026	295,000	2,532,994	2,827,994
2027	370,000	2,515,538	2,885,538
2028	445,000	2,494,144	2,939,144
2029	525,000	2,468,681	2,993,681
2030	615,000	2,438,756	3,053,756
2031	710,000	2,403,975	3,113,975
2032	800,000	2,364,338	3,164,338
2033	905,000	2,319,581	3,224,581
2034	1,010,000	2,269,313	3,279,313
2035	1,125,000	2,213,269	3,338,269
2036	1,245,000	2,151,056	3,396,056
2037	1,375,000	2,082,281	3,457,281
2038	1,510,000	2,006,550	3,516,550
2039	1,660,000	1,923,338	3,583,338
2040	1,815,000	1,832,119	3,647,119
2041	1,980,000	1,732,500	3,712,500
2042	1,965,000	1,628,944	3,593,944
2043	2,140,000	1,521,188	3,661,188
2044	2,330,000	1,403,850	3,733,850
2045	2,530,000	1,276,275	3,806,275
2046	2,740,000	1,137,938	3,877,938
2047	2,960,000	988,313	3,948,313
2048	3,200,000	826,613	4,026,613
2049	3,450,000	652,050	4,102,050
2050	3,715,000	463,969	4,178,969
2051	6,980,000	183,225	7,163,225
	$ 48,625,000	$ 48,377,573	$ 97,002,573

8. Changes in Long-term Obligations

The following is a summary of the District's long-term transactions for the year ended November 30, 2024:

	Lease Obligations	Certificates of Participation Series 2021	Total Long-Term Liabilies
Governmental Activities			
Long-term Obligations November 30,2023	$ 4,224,307	$ 48,795,000	$ 53,019,307
Obligations Incurred	-	-	-
Obligations Paid	(462,100)	(170,000)	(632,100)
Long-term Obligations November 30,2024	$ 3,762,207	$ 48,625,000	$ 52,387,207
Amount due within one year	$ 443,189	$ 230,000	$ 673,189

9. Leasing Activities

The District has entered into a lease agreement to lease certain furniture and equipment. The lessor has provided financing of $4,600,000 for the District to purchase the furniture and equipment on behalf of the lessor, who will retain ownership of the items subject to the lease agreement. The lease term runs for a one year period and is renewable every year for a term of one year beginning in December of each year for a period of up to ten years ending May 2032. Interest only payments are made for the initial term of the lease agreement at a rate of 4%, with monthly rental payments of $48,922 due thereafter. The District has the option to purchase the equipment from the lessor at any time for the amount of the remaining lease payments for the entire renewable term.

9. Leasing Activities (continued)

The following summarizes the line items in the statement of net position which include amounts for leases as of November 30:

	2024	2023
Governmental Activities		
Right-of-use assets	$ 4,600,000	$ 4,600,000
Accumulated amortization - right-of-use assets	(1,150,000)	(690,000)
Right-of-use assets, net	$ 3,450,000	$ 3,910,000
Current portion of lease liability	$ 443,189	$ 425,840
Lease liability	3,319,018	3,798,467
Total lease liabilities	$ 3,762,207	$ 4,224,307

The maturities of lease liabilities as of November 30, 2024 were as follows:

Year Ending November 30,	Principal	Interest	Total
2025	$ 443,189	$ 143,872	$ 587,061
2026	461,246	125,815	587,061
2027	480,037	107,024	587,061
2028	499,595	87,466	587,061
2029	519,949	67,112	587,061
Thereafter	1,358,191	73,206	1,431,397
Total Lease Liability	$ 3,762,207	$ 604,495	$ 4,366,702

10. Fair Value Measurements

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

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

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

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

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

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

10. Fair Value Measurements (continued)

Fair value assets measured on a recurring basis at November 30, 2024 are as follows:

		Fair Value Measurements at Reporting Date Using		
	Fair Value	Quoted Prices in Active Markets for Identical Assets/ Liabilities (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
State investment pool	$ 2,156,213	$ 2,156,213	$ -	$ -
Total	$ 2,156,213	$ 2,156,213	$ -	$ -

All investments have been valued using a market approach. There were no changes in the valuation techniques during the year. There are no assets or liabilities measured at fair value on a nonrecurring basis.

11. Interfund Transaction

A summary of interfund transfers by fund is as follows:

	Transfer In	Transfer Out
Major Funds		
Governmental:		
General Fund	$ 1,322,930	$ -
Debt Service Fund	-	(126,331)
Enterprise:		
Mountain America Center	-	(1,196,599)
	$ 1,322,930	$ (1,322,930)

Significant transfers were made to move excess revenues over expenses from the Mountain America Center fund based upon prior year activity.

12. Fund Balances

Fund balances are classified as non-spendable, restricted, committed, assigned or unassigned. The District does not have a policy regarding the preferred first usage of fund balance.

Non-spendable
Non-spendable fund balance consists of resources that cannot be spent because they are in non-spendable form, such as prepaid items or items that are legally or contractually required to be maintained intact.

Restricted
Restricted fund balances have constraints placed on them by either external parties or imposed by law through constitutional provisions or enabling legislation and can only be used for specific stated purposes.

Committed
Committed fund balances are amounts that can be used only for specific purposes determined by formal action of the Board, the District's highest level of decision-making authority. The committed amounts cannot be used for any other purposes unless the Board makes formal action to change or remove the specific purposes.

Assigned
Assigned fund balances are intended to be used for specific purposes; however, they do not meet the criteria to be classified as restricted or committed.

Unassigned
Unassigned fund balance is the residual classification and includes all spendable amounts not classified in the other fund balance classifications.

	General Fund	Debt Service Fumd	Capital Project Fund	Total
Fund Balances				
Nonspendable:				
Prepaid Expenses	$ 56,078	$ -	$ -	$ 56,078
Restricted for:				
Debt Service	-	5,155,092	-	5,155,092
Capital Projects	-	-	279,284	279,284
Unassigned	3,048,640	-	-	3,048,640
Total Fund Balances	$ 3,104,718	$ 5,155,092	$ 279,284	$ 8,539,094

13. Other Required Fund Disclosures

There were no fund deficits as of November 30, 2024. The District's expenditures exceeded budget in the amount of $32,248.

14. Naming Rights Agreement

The District entered into a naming rights agreement in fiscal year 2019 with Mountain America Federal Credit Union in the amount of $4,500,000 in order to assist with the construction costs and operating costs of the event center. The agreement provides Mountain America Federal Credit Union the license to name the center in addition to related ancillary benefits for a period of thirty years.

15. Subsequent Events

Management has evaluated subsequent events and transactions for potential recognition or disclosure through May 27, 2025, the date the financial statements were available to be issued.

Required Supplementary Information

IDAHO FALLS AUDITORIUM DISTRICT
Governmental Funds
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual
For the Year Ended November 30, 2024

	Original and Final Budget Amounts	Actual Amounts	Variance with Budget Positive (Negative)
Revenues			
District taxes, net	$ 3,029,237	$ 2,929,495	$ (99,742)
Interest	236,448	354,058	117,610
Donations	1,163,185	1,207,293	44,108
Total Revenues	4,428,870	4,490,846	61,976
Expenditures			
Current			
Payroll expenses	157,128	135,578	21,550
Professional fees	125,837	125,680	157
Office expense	113,374	118,655	(5,281)
Rent	55,064	56,932	(1,868)
Marketing	152,800	65,092	87,708
Travel	1,200	1,024	176
Other	35,286	49,602	(14,316)
Capital outlay	587,052	707,425	(120,373)
Debt service	2,727,274	2,727,275	(1)
Total Expenditures	3,955,015	3,987,263	(32,248)
Excess (Deficiency) of Revenues over Expenditures	473,855	503,583	29,728
Other Financing Sources (Uses)			
Transfer in	2,727,274	1,322,930	(1,404,344)
Transfer out	-	(126,331)	(126,331)
Net Change in Fund Balances	$ 3,201,129	1,700,182	$ (1,500,947)
Fund Balance, Beginning of Year		6,838,912	
Fund Balance, End of Year		$ 8,539,094	

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*

To the Board of Trustees
Idaho Falls Auditorium District
Idaho Falls, 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, the business – type activities, and each major fund of the Idaho Falls Auditorium District, as of and for the year ended November 30, 2024, and the related notes to the financial statements, which collectively comprise the Idaho Falls Auditorium District's basic financial statements, and have issued our report thereon dated May 27, 2025

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Idaho Falls Auditorium 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 the Idaho Falls Auditorium District's internal control. Accordingly, we do not express an opinion on the effectiveness of the Idaho Falls Auditorium 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.

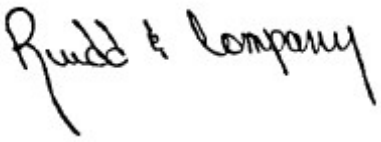
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not 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 the Idaho Falls Auditorium 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.



Idaho Falls, Idaho
May 27, 2025

RUDD & COMPANY PLLC
certified public accountants | business consultants

IDAHO FALLS AUDITORIUM DISTRICT

Financial Statements
and
Independent Auditors' Report

For the Year Ended November 30, 2024

IDAHO FALLS AUDITORIUM DISTRICT
Table of Contents
November 30, 2024

Independent Auditors' Report 1-3

Management's Discussion and Analysis 4-9

Basic Financial Statements

Statement of Net Position 11

Statement of Activities 12

Balance Sheet – Governmental Funds 13

Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position 14

Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds 15

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds to the Statements of Activity 16

Statement of Net Position – Proprietary Fund 17

Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Fund 18

Statement of Cash Flows – Proprietary Fund 19

Notes to Financial Statements 20-36

Required Supplementary Information

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual Governmental Funds 38

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* 39-40

INDEPENDENT AUDITORS' REPORT

The Board of Directors
Idaho Falls Auditorium District
Idaho Falls, Idaho

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Idaho Falls Auditorium District, as of and for the year ended November 30, 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 the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Idaho Falls Auditorium District, as of November 30, 2024, 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 Opinions

We conducted our audit in accordance with auditing standards 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 Idaho Falls Auditorium 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 the Idaho Falls Auditorium 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.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements 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 Idaho Falls Auditorium 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 Idaho Falls Auditorium District's ability to continue as a going concern for a reasonable period of time.

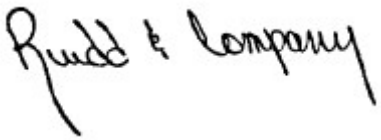
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4-9 and 38 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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 27, 2025, on our consideration of the Idaho Falls Auditorium 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 Idaho Falls Auditorium 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 the Idaho Falls Auditorium District's internal control over financial reporting and compliance.



Idaho Falls, Idaho
May 27, 2025

IDAHO FALLS AUDITORIUM DISTRICT
Management Discussion and Analysis
November 30, 2024

As management of the Idaho Falls Auditorium District, we offer readers of the District's financial statements this narrative discussion, overview, and analysis of the financial activities of the District for the period ended November 30, 2024.

Financial Highlights

- The District assesses and collects a "hotel/motel room tax" on the receipts derived from hotels, motels, campgrounds, and other short term rental facilities within the District boundaries at a rate of 5%. Assessments began in October of 2011. During the current fiscal year, $2,929,495 of District taxes were recognized.

- The District has a net position balance of $21,502,361 which is an increase of $561,166 over the prior year.

- The District ended the year with total cash and investments of $11,505,515, which is an increase of $2,107,564 over the prior year.

Introduction

The District was organized and its boundaries described by an order of the District Court of the Seventh Judicial District of the State of Idaho for Bonneville County in April 2011, pursuant to the authority of Chapter 49, Title 67, Idaho Code.

The District was established by majority vote of the residents of the City of Idaho Falls on May 17, 2011.

The Boundaries of the District encompass all of the area within the City of Idaho Falls. The purpose of the District is to build, operate, maintain, manage, and market a multi-purpose convention and community events center for the benefit of the residents of the District.

Mountain America Center

In 2022-2023, the District completed construction of the Mountain America Center.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. These financial statements report on the primary government and its business–type activities.

The *government-wide financial statements* include the statement of net position and the statement of activities. These statements are prepared using the flow of economic resource measurement focus and accrual basis of accounting, under which the current year's revenues and expenses are recorded as transactions occur rather than when cash is received or paid.

The *statement of net position* presents information on all of the assets and liabilities of the District, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *statement of activities* presents information showing how the net position of the District changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows.* Governmental activities include the District's basic functional services which are generally funded through taxes. Business–type activities include enterprise operations which are funded by charges to customers who purchase, use or directly benefit from goods or services provided by the Mountain America Center. Such fees may not cover all the costs of the operations and may be subsidized by the District's taxes. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 11-12 of this report.

Fund financial statements. A *fund* is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has three governmental funds; the general fund, the capital project fund and the debt service fund. All three funds are classified as major funds. The District also has one proprietary fund, the Mountain America Center fund.

The District presents the following fund types:

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities.*

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, capital project fund and debt service fund which are considered to be major funds.

The District adopted a combined annual appropriated budget for all governmental funds in the current period. A budgetary comparison has been provided to demonstrate compliance with this budget. Separate budgets were not adopted for the capital project and debt service funds.

Proprietary fund. Financial statements of the proprietary fund consist of a statement of net position, a statement of revenues, expenses and changes in net position, and a statement of cash flows. These statements are prepared using the full accrual basis of accounting. The statements focus on the flow of economic resources, liabilities and deferred inflows of resources associated with the operating statements of the proprietary funds present increases (revenues) and decreases (expenses) in net position.

Proprietary funds classify revenues and expenses as either operating or non-operating. Operating revenues and expenses generally result from providing service or producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The financial statements of the District's proprietary fund present the changes in financial position and condition of the District's major proprietary fund, the Mountain America Center fund.

Notes to the financial statements. The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements.

Government-wide Financial Analysis

The following tables provide condensed financial information on the District's net position and changes in net position for the fiscal years ended November 30, 2024 and 2023.

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities and deferred inflows by $21,502,361 at November 30, 2024. The governmental activities increased $714,442 over the prior year while the business-type activities decreased $153,276.

Condensed Statement of Net Position

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Assets						
Current and Other Assets	$ 8,540,877	$ 6,849,091	$ 3,986,820	$ 3,768,354	$ 12,527,697	$ 10,617,445
Capital Assets	68,057,151	69,824,991	-	-	68,057,151	69,824,991
Total Assets	76,598,028	76,674,082	3,986,820	3,768,354	80,584,848	80,442,436
Liabilities						
Long-term Liabilities	51,714,018	52,423,467	-	-	51,714,018	52,423,467
Current Liabilities	674,972	606,019	2,943,497	2,571,755	3,618,469	3,177,774
Total Liabilities	52,388,990	53,029,486	2,943,497	2,571,755	55,332,487	55,601,241
Deferred Inflows of Resources	3,750,000	3,900,000	-	-	3,750,000	3,900,000
Total Liabilities & Deferred Inflows of Resources	56,138,990	56,929,486	2,943,497	2,571,755	59,082,487	59,501,241
Net Position						
Net Investment in Capital Assets	15,669,944	16,805,684	-	-	15,669,944	16,805,684
Restricted	5,434,376	5,300,014	-	-	5,434,376	5,300,014
Unrestricted	(645,282)	(2,361,102)	1,043,323	1,196,599	398,041	(1,164,503)
Total Net Position	$ 20,459,038	$ 19,744,596	$ 1,043,323	$ 1,196,599	$ 21,502,361	$ 20,941,195

The District's net position is comprised of three main components. Net investment in capital assets, $15,669,944, reflects its investment in capital assets, less any related debt used to acquire those assets that is still outstanding. The District has restricted the net position of its capital project and debt service assets in the amount of $5,434,376 and the remaining balance of unrestricted net position $398,041 which will be required by the District to meet ongoing obligations.

Condensed Statement of Activities

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues						
Program Revenues						
Mountain America Center Events	$ -	$ -	$ 2,657,169	$ 2,506,362	$ 2,657,169	$ 2,506,362
Mountain America Center Rents	-	-	874,934	-	874,934	807,800
Mountan American Center Other	-	-	1,076	807,800	1,076	-
General Revenues						
District Taxes	2,929,495	3,033,665	-	-	2,929,495	3,033,665
Donation	1,207,293	1,038,528	-	-	1,207,293	1,038,528
Interest	354,058	288,917	149,472	91,622	503,530	380,539
Other	150,000	150,000	-	-	150,000	150,000
Total Revenues	4,640,846	4,511,110	3,682,651	3,405,784	8,323,497	7,916,894
Expenses						
Mountain America Center Activities	-	-	2,639,328	2,209,185	2,639,328	2,209,185
Governmental Activities	552,566	561,861	-	-	552,566	561,861
Interest Expense	2,731,158	2,742,274	-	-	2,731,158	2,742,274
Depreciation and amortization	1,839,279	1,830,775	-	-	1,839,279	1,830,775
Total Expenses	5,123,003	5,134,910	2,639,328	2,209,185	7,762,331	7,344,095
Increase (Decrease) in Net Position Before Transfers	(482,157)	(623,800)	1,043,323	1,196,599	561,166	572,799
Tranfers	1,196,599	-	(1,196,599)	-	-	-
Change in Net Position	$ 714,442	$ (623,800)	$ (153,276)	$ 1,196,599	$ 561,166	$ 572,799

Financial Analysis of the District's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the District's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the District's financing requirements. The unassigned fund balance may serve as a useful indicator of the District's net resources available for spending at the end of the year. Fund balances of debt service and capital project funds are restricted by state law to be spent for the purpose of the fund and are not available for spending at the District's discretion.

General fund. The general fund is the chief operating fund of the District. At the end of the current fiscal year, the fund balance was $3,104,718. The fund balance increased by $1,565,820 during the current period.

Expenditures for general District purposes totaled $3,987,263 during the current fiscal period.

The District has the power to assess a tax on all hotel and motel rooms located in the District's boundaries. The rate is set at the discretion of the Board of Directors and may not exceed 5%. The tax rate is currently 5%. The District does not have any other taxing authority. District taxes are reported to and collected by the State of Idaho.

Capital Asset and Debt Administration

Capital Assets

Capital assets at November 30, 2024 and 2023 are outlined below:

	Governmental Activities	
Capital Assets (Net of Depreciation)	**2024**	**2023**
Land	$ 3,973,000	$ 3,973,000
Buildings and improvements	63,384,205	63,312,766
Accumulated depreciation	(2,750,054)	(1,370,775)
Total Capital Assets, Net of Depreciation	$ 64,607,151	$ 65,914,991

Outstanding Debt

As of November 30, 2024 and 2023 the District had the following outstanding long-term debt:

	Governmental Activities	
Outstanding Debt	**2024**	**2023**
Lease obligations	$ 3,762,207	$ 4,224,307
Participation agreements	48,625,000	48,795,000
	$ 52,387,207	$ 53,019,307

Requests for Information

This financial report is designed to provide a general overview of the Idaho Falls Auditorium District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Idaho Falls Auditorium District, PO Box 51420, Idaho Falls, Idaho 83405-1420.

Basic Financial Statements

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Net Position
November 30, 2024

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and Cash Equivalents	$ 5,899,308	$ 3,449,994	$ 9,349,302
Investments	2,156,213	-	2,156,213
Receivables			
Taxes receivable	429,278	-	429,278
Accounts receivable	-	338,179	338,179
Prepaid Expenses	56,078	198,647	254,725
Capital Assets, Net	64,607,151	-	64,607,151
Right-of-Use Assets, Net	3,450,000	-	3,450,000
Total Assets	$ 76,598,028	$ 3,986,820	$ 80,584,848
Liabilities			
Accounts Payable	$ 1,783	$ 350,713	$ 352,496
Deferred Revenue	-	2,592,784	2,592,784
Long-term Liabilities			
Portion due or payable within one year:			
Lease obligations	443,189	-	443,189
Certificates of participation	230,000	-	230,000
Portion due or payable after one year:			
Lease obligations	3,319,018	-	3,319,018
Certificates of participation	48,395,000	-	48,395,000
Total Liabilities	52,388,990	2,943,497	55,332,487
Deferred Inflows of Resources	3,750,000	-	3,750,000
Total Liabilities and Deferred Inflows of Resources	56,138,990	2,943,497	59,082,487
Net Position			
Net Investment in Capital Assets	15,669,944	-	15,669,944
Restricted for:			
Debt Service	5,155,092	-	5,155,092
Capital Projects	279,284	-	279,284
Unrestricted	(645,282)	1,043,323	398,041
Total Net Position	$ 20,459,038	$ 1,043,323	$ 21,502,361

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Activities
For the Year Ended November 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenue and Changes in Net Position Primary Government Governmental Activities	Business - Type Activities	Total
Primary Government					
Government Activities					
General government	$ 552,566	$ -	$ (552,566)	$ -	$ (552,566)
Interest on long-term debt	2,731,158	-	(2,731,158)	-	(2,731,158)
Depreciation & Amortization - unallocated	1,839,279	-	(1,839,279)	-	(1,839,279)
Business-Type Activities					
Convention activities	2,639,328	3,533,179	-	893,851	893,851
Total Primary Government	7,762,331	3,533,179	(5,123,003)	893,851	(4,229,152)
General Revenues:					
District Taxes			2,929,495	-	2,929,495
Donation			1,207,293	-	1,207,293
Other			150,000	-	150,000
Interest			354,058	149,472	503,530
Transfers:			1,196,599	(1,196,599)	-
Total General Revenues and Transfers			5,837,445	(1,047,127)	4,790,318
Change in Net Position			714,442	(153,276)	561,166
Net Position - Beginning of year			$ 19,744,596	$ 1,196,599	$ 20,941,195
Net Position - Ending of year			$ 20,459,038	$ 1,043,323	$ 21,502,361

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

IDAHO FALLS AUDITORIUM DISTRICT
Balance Sheet – Governmental Funds
November 30, 2024

Assets	General Fund	Capital Project Fund	Debt Service Fund	Total Governmental Funds
Cash and Cash Equivalents	$ 464,932	$ 279,284	$ 5,155,092	$ 5,899,308
Investments	2,156,213	-	-	2,156,213
Receivables				
Taxes receivable	429,278	-	-	429,278
Prepaid Expenses	56,078	-	-	56,078
Total Assets	$ 3,106,501	$ 279,284	$ 5,155,092	$ 8,540,877
Liabilities and Fund Balance				
Liabilities				
Accounts Payable	$ 1,783	$ -	$ -	$ 1,783
Total Liabilities	1,783	-	-	1,783
Fund Balance				
Nonspendable	56,078	-	-	56,078
Restricted	-	279,284	5,155,092	5,434,376
Unassigned	3,048,640	-	-	3,048,640
Total Fund Balance	3,104,718	279,284	5,155,092	8,539,094
Total Liabilities and Fund Balance	$ 3,106,501	$ 279,284	$ 5,155,092	$ 8,540,877

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

IDAHO FALLS AUDITORIUM DISTRICT
Reconciliation of the Balance Sheet of
Governmental Funds to the Statement of Net Position
November 30, 2024

Amounts reported for governmental activities in the Statement of Net Position are different because:

Total Fund Balance - Governmental Funds	$ 8,539,094
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds	64,607,151
Right-of-use assets from leases are not financial resources and, therefore, are not reported in the funds.	3,450,000
Debt issue used in governmental activities are not financial resources and therefore, are not reported in the funds	(52,387,207)
Governmental funds report naming rights contributions as revenue when received. However in the statement of activities, naming rights are shown as deferred inflows and amortized over the period of benefit	(3,750,000)
Net Position - Governmental Activities	$ 20,459,038

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended November 30, 2024

	General Fund	Capital Project Fund	Debt Service Fund	Total Governmental Funds
Revenues				
Local Sources:				
District taxes, net of refunds	$ 23,109	$ -	$ 2,906,386	$ 2,929,495
Investment income	75,551	11,351	267,156	354,058
Donations	693,793	513,500	-	1,207,293
Total Revenues	792,453	524,851	3,173,542	4,490,846
Expenditures				
Current:				
Operations and administrative expenses	549,563	-	3,000	552,563
Debt Service				
Interest expense	-	173,883	2,557,275	2,731,158
Principal expense	-	462,100	170,000	632,100
Capital Outlay	-	71,442	-	71,442
Total Expenditures	549,563	707,425	2,730,275	3,987,263
Excess (Deficiency) of Revenues over Expenditures	242,890	(182,574)	443,267	503,583
Other Financing Sources (Uses)				
Transfers in	1,322,930	-	-	1,322,930
Transfers out	-	-	(126,331)	(126,331)
Net Change in Fund Balances	1,565,820	(182,574)	316,936	1,700,182
Fund Balance, Beginning of Year	$ 1,538,898	$ 461,858	$ 4,838,156	$ 6,838,912
Fund Balance, End of Year	$ 3,104,718	$ 279,284	$ 5,155,092	$ 8,539,094

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

IDAHO FALLS AUDITORIUM DISTRICT
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds to the Statements of Activity
For the Year Ended November 30, 2024

Amounts reported for governmental activities in the Statement of Activities are different because:		
Net Change in Fund Balance - Governmental Funds	$	1,700,182
Governmental funds report capital outlays as expenditures. However in the statement of activities, assets are capitalized and depreciated. This is the amount by which depreciation and amortization exceeds capital outlay.		(1,767,840)
Governmental funds report payments for lease right-of-use assets as expenditures. However, in the statement of activities, right-of-use assets are capitalized and the cost is allocated over the life of the lease and reported as amortization expense. This is the amount by which amortization for right-of-use assets exceeds payments.		462,100
The governmental funds report debt proceeds as an other financing source, while repayment of debt principal is reported as an expenditure. Interest is recognized as it accrues regardless of when it is due.		170,000
Governmental funds report naming rights contributions as revenue when received. However in the statement of activities, naming rights are shown as deferred inflows of resources and amortized over the period of benefit		150,000
Changes in Net Position - Governmental Activities	$	714,442

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Net Position
Proprietary Fund
November 30, 2024

	Mountain America Center Fund
Assets	
Current Assets	
Cash and Cash Equivalents	$ 3,449,994
Accounts Receivable	338,179
Prepaid Expenses	198,647
Total Current Assets	3,986,820
Total Assets	$ 3,986,820
Liabilities	
Current Liabilities	
Accounts Payable	$ 350,713
Deferred Revenues	2,592,784
Total Current Liabilities	2,943,497
Total Liabilities	2,943,497
Net Position	
Unrestricted	1,043,323
Total Net Position	$ 1,043,323

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Fund
For the Year Ended November 30, 2024

	Mountain America Center Fund
Operating Revenue	
Event revenue	$ 2,657,169
Rental revenue	874,934
Other revenue	1,076
Total Operating Revenue	3,533,179
Operating Expenses	
Labor	1,741,319
Convention and meeting costs	811,690
Utilities	336,280
Employee benefits	313,654
Repair and maintenance	226,686
Management fee	205,343
Snow removal	186,928
Office and general	129,957
Supplies	76,580
Advertising and marketing costs	50,477
Less event expense reimbursements	(1,439,586)
Total Operating Expenses	2,639,328
Operating Income	893,851
Nonoperating Revenues (Expenses)	
Earnings on investments	149,472
Total Nonoperating Revenues (Expenses)	149,472
Tranfers Out	(1,196,599)
Change in Net Position	(153,276)
Total Net Position - Beginning of Year	1,196,599
Total Net Position - End of Year	$ 1,043,323

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Cash Flows
Proprietary Fund
For the Year Ended November 30, 2024

	Mountain America Center Fund
Cash Flows from Operating Activities	
Receipts from customers	$ 4,031,854
Payments to suppliers	(569,380)
Payments to employees	(1,968,005)
Net Cash Provided by Operating Activities	1,494,469
Cash Flows from Noncapital Financing Activities	
Transfer to other funds	(1,196,599)
Net Cash Used by Noncapital Financing Activities	(1,196,599)
Cash Flows from Investing Activities	
Earnings on investments	149,472
Net Cash Provided by Investing Activities	149,472
Net Change in Cash and Cash Equivalents	447,342
Cash and Cash Equivalents Balance, Beginning of Year	3,002,652
Cash and Cash Equivalents Balance, End of Year	$ 3,449,994
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	$ 893,851
Adjustment to reconcile operating income to net cash provided by operative activities:	
Decrease in receivables	409,621
Increase in prepaid expenses	(180,745)
Increase in accounts payable	282,688
Increase in deferred revenues	89,054
Net Cash Provided by Operating Activities	$ 1,494,469

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

1. Nature of Operations

The Idaho Falls Auditorium District, (the "District"), was organized and its boundaries described, by an order of the District Court of the Seventh Judicial District of the State of Idaho for Bonneville County in April 2011, pursuant to the authority of Chapter 49, Title 67, Idaho Code.

The District was established by majority vote of the residents of the City of Idaho Falls on May 17, 2011.

The boundaries of the District encompass all of the area within the City of Idaho Falls. The purpose of the District is to build, operate, maintain, manage, and market a multi-purpose convention and community events center for the benefit of the residents of the District.

The District oversees the operations of the Mountain America Center, a premier convention venue for events, meetings, and conferences located in Idaho Falls, Idaho.

2. Summary of Significant Accounting Policies

Basis of presentation

These financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board.

District

The District is a public body organized and operated pursuant to Idaho code. An elected board governs the District. The purpose of the District is to build, operate, maintain, and manage and market a multi-purpose convention and community center for the benefit of residents of the District.

Mountain America Center

The Mountain America Center is a premier convention venue for meetings, conferences and events located in Idaho Falls, Idaho.

Financial Reporting – Entity

The Financial Reporting entity consists of the Idaho Falls Auditorium District and the Mountain America Center. The District has no other organization for which it is legally accountable for or is fiscally dependent.

2. Summary of Significant Accounting Policies (continued)

Government-wide statements

Activities are distinguished between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, donations and other non-exchange transactions. Business–type activities are financed in whole or in part by fees charged to external parties for goods and services. There are no internal service funds or fiduciary funds within the District.

The statement of net position presents all of the District's assets and liabilities, with the difference between the two reported as net position. This statement presents information about the nature and amounts of investment in resources (assets) and the obligations to creditors (liabilities). It also provides the basis for assessing the liquidity and financial flexibility of the District.

The statement of activities demonstrates the degree to which expenses of governmental functions and business–type functions are offset by program revenues. Program revenues include charges to customers who purchase, use or directly benefit from goods or services provided by the Mountain America Center. The difference between expenses and program revenues is the net profit or cost of the business–type activity which may be subsidized by the District's taxes. Taxes and other revenue sources that are not attributable to specific programs are presented as general revenues.

Fund statements

Separate fund financial statements are presented for governmental and proprietary funds. Major individual funds are reported as separate columns in the fund financial statements.

The District presents the following fund types:

Governmental Funds:

- The General Fund presents all financial resources of the District except those required to be presented in another fund. The General Fund is used to present all operating activity of the District except for those required to be reported in other funds.

- Capital Project Fund presents the construction activity of the Mountain America Center that is being funded by the debt issuance of the District.

- Debt Service Fund presents the debt issuance and debt repayment activity of the District.

2. Summary of Significant Accounting Policies (continued)

Proprietary Fund:

- Mountain America Center Fund is a major proprietary fund and presents the operational activity of the Mountain America Center.

Measurement focus and basis of accounting

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned, and expenses are recognized when a liability is incurred, regardless of the timing of cash flows. Any internal activity between funds is eliminated in the government-wide statements to reduce the grossing up effect of internal transactions.

Separate fund statements are issued for governmental and proprietary funds. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as they become susceptible to accrual, generally when they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures are recognized when the related liability is incurred.

The proprietary fund financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when a liability is incurred, regardless of the timing of cash flows. Operating and nonoperating activities are presented separately on the operating statement. Operating transactions generally occur if they directly result from the provision of goods or services to customers or are otherwise directly related to the usual business activity of the fund. All other activities are nonoperating.

Budgets and budgetary accounting

A budget for the governmental funds is combined and adopted on a basis consistent with generally accepted accounting principles. All annual appropriations lapse at fiscal year-end.

Encumbrances

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

2. Significant Accounting Policies (continued)

Use of 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 contingent assets and liabilities as of the date of the financial statements as well as the reported amounts of revenues and expenses during the reporting period. Due to uncertainties inherent in assumptions, it is possible actual amounts may vary from estimates. Revisions are recognized in the period such revisions are known and can be reasonably estimated.

Cash and cash equivalents

Cash and cash equivalents consist of demand deposits and short-term investments that have a maturity of three months or less at the date of purchase.

Investments

Investments are presented at fair market value based on quoted market prices. Income earned from investments is recognized as earned in the fund holding the investment.

Funds may be invested in securities and investments expressly described in Idaho Code Section 67-1210.

Receivables

Receivables in the governmental funds consist primarily of District taxes. Hotel and motel taxes are assessed at a rate of 5% of qualifying room revenues and are due on the 20th day following the end of each month. Receivables in the proprietary fund consists of amounts due from customers. Any allowance for doubtful accounts reflects management's best estimate of probable losses. Management determines the allowance based on known troubled accounts, historical experience and other available evidence. As of November 30, 2024, and 2023, there was no allowance considered necessary.

Capital assets

Capital assets currently include land, architectural fees, engineering fees, land development costs and the construction costs of the events center. Capital assets are recorded at cost. Cost includes expenditures for major improvements and replacements that extend useful life. Expenditures for repairs and maintenance are expensed as incurred.

2. Significant Accounting Policies (continued)

Buildings, improvements, furniture, and equipment are depreciated on a straight-line basis over the estimated useful lives of the assets. The estimated useful lives of depreciable assets are generally:

Buildings	50 yrs
Improvements	5-50 yrs
Furniture and equipment	3-10 yrs

Deferred Revenue
Deferred revenue consists of event deposits in the Mountain America Center fund and include nonrefundable advance deposits for scheduled events. The deposits are applied to the receivable when the event is invoiced, upon completion of the event.

Deferred Inflows of Resources
In addition to liabilities, the statement of financial position reports 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) until that time.

The District received a contribution for naming rights related to the construction of the event center. The agreement calls for benefit to be recognized over a 30 year period. The contribution received has been deferred and is being recognized over the life of the agreement.

Leases
The District adopted the new lease standard, GASB Statement No. 87, *Leases*, which requires the District to recognize a lease liability and a lease asset at the commencement of the lease term, unless the lease is a short-term lease or it transfers ownership of the underlying asset. The lease liability is measured at the present value of payments expected to be made during the lease term. The lease asset is measured at the amount of the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs. As payments are made, the lease liability is reduced and the District recognizes an outflow of resources for interest on the liability. The lease asset is amortized over the shorter of the lease term or the useful life of the underlying assets.

2. Significant Accounting Policies (continued)

Net position

The Statement of Net Position presents the net position of the District. Net position is classified as net investment in capital assets, restricted and unrestricted.

Net Investment in Capital Assets

Net investment in capital assets consists of capital assets net of accumulated depreciation and reduced by outstanding related debt.

Restricted

Restricted net position results when third parties, constitutional provisions or enabling legislation impose constraints on net position use. The District does not have a policy regarding the preferred first usage of unrestricted or restricted net position. The District classifies debt service and capital project net assets as restricted.

Unrestricted

Unrestricted net position is the residual classification of net position that does not meet the criteria to be classified in the other net position classifications. Unrestricted net position may have constraints or designations placed upon them by management; however, these constraints or designations may be unilaterally removed.

Fund Balance

Fund balances are classified as non-spendable, restricted, committed, assigned or unassigned. The District's policy is to use externally restricted resources first for purposes intended, then committed, assigned, and unassigned.

District taxes

The District has the power to assess a tax on all lodging rooms located in the District's boundaries. The rate is set at the discretion of the Board of Directors and may not exceed 5%. The tax rate is currently 5%. District taxes are reported and collected by the Idaho State Tax Commission and remitted to the District monthly. The District does not have any other taxing authority.

Advertising costs

Advertising and production costs are expensed as incurred.

3. Cash and Investments

The District's policy is to maintain a checking account for operating expenditures and to deposit all excess funds to be invested with the State Treasurer's pooled cash investment account.

This account invests in time certificates of deposit, local government tax anticipation notes, federal loans, U.S. treasury notes and other U.S. governmental securities. Information regarding insurance or collateralization of amounts invested in the pooled accounts is not available.

The District's cash accounts are insured through the Federal Deposit Insurance Corporation (at banks) and the National Credit Union Share Insurance Fund (at credit unions) up to $250,000 per depository.

1. Deposits – At November 30, 2024, the carrying amount of the District's deposits was $9,349,302 and the respective bank balances totaled $9,455,400. $750,000 of the total balance was insured by the Federal Deposit Insurance Corporation.

2. Custodial Credit Risk, Deposits – Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of November 30, 2024, $8,705,400 of the District's total deposits of $9,455,400 were not covered by federal depository insurance, and thus were exposed to custodial credit risk.

3. Investments – As of November 30, 2024, the District had the following investments:

			Investment Maturities (in Years)			
Investment Type	**S&P Rating**	**Fair Value**	**Less Than 1**	**1-5**	**6-10**	**More Than 10**
State Investment Pool	N/A	$ 2,156,213	$ 2,156,213	$ -	$ -	$ -

4. Custodial Credit Risk, Investments – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investment.

5. Interest Rate Risk – As a means of limiting its exposure to fair value losses arising from changes in interest rates, the District structures its portfolio so that securities mature to meet cash requirements for ongoing operations.

3. Cash and Investments (continued)

6. Because the State Investment Pool as of November 30, 2024, had a weighted average maturity of 106 days, it was presented as an investment with a maturity of less than one year.

7. Credit Risk – Credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. It is the District's policy to limit investments to the safest types of securities and to diversify the District's investment portfolio so that potential losses on securities will be minimized.

Cash deposits	$ 9,349,302
Investments	2,156,213
	$ 11,505,515

4. Commitments and Contingencies

Insurance/risk management
The District is exposed to various risks of loss related to damage to assets, errors and omission by employees, claims and theft. These risks are insured with a third-party insurance carrier

Event Center Management
In 2020, the District entered into contract with Centennial Management Group, Inc. ("Centennial") to manage, operate, and maintain the event center. The contract included compensation for pre-opening services and reimbursement of expenses incurred in addition to a percentage of event revenues. The initial term of the contract is for 15 years. The amount of the commitment is dependent on the expenses incurred by Centennial in the future and the opening date of event center.

Donations
During the current fiscal year, the District received donations from various sources. In exchange, significant donors received naming rights to suites and loges and other sponsor advertising for various terms.

5. Capital Assets

Capital asset activity for the period ended November 30, 2024 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital Assets, not being Depreciated:				
Land	$ 3,973,000	$ -	$ -	$ 3,973,000
Total Capital Assets, not being Depreciated	3,973,000	-	-	3,973,000
Capital Assets, being Depreciated				
Building and improvements	63,312,766	71,439	-	63,384,205
	63,312,766	71,439	-	63,384,205
Less Accumulated Depreciation				
Building and improvements	(1,370,775)	(1,379,279)	-	(2,750,054)
	(1,370,775)	(1,379,279)	-	(2,750,054)
Total Capital Assets, Net of Depreciation	61,941,991	(1,307,840)	-	60,634,151
Capital Assets, Net	$ 65,914,991	$ (1,307,840)	$ -	$ 64,607,151

6. Participations Payable

Participations outstanding at November 30, were as follows:

	Interest Rates	Maturity Dates	Amount
Certificates of Participation Series 2021 Issue (Original amount - $48,900,000)	5.25%	2025 to 2051	$ 48,625,000

The amount to be provided for repayment of the participations outstanding represents the charge to be made for hotel taxes in future years to meet maturing participation requirements.

7. Participation Debt Repayment Requirements

The annual requirements to amortize the District's participation debt are as follows:

Fiscal Year	Principal	Interest	Total
2025	$ 230,000	$ 2,546,775	$ 2,776,775
2026	295,000	2,532,994	2,827,994
2027	370,000	2,515,538	2,885,538
2028	445,000	2,494,144	2,939,144
2029	525,000	2,468,681	2,993,681
2030	615,000	2,438,756	3,053,756
2031	710,000	2,403,975	3,113,975
2032	800,000	2,364,338	3,164,338
2033	905,000	2,319,581	3,224,581
2034	1,010,000	2,269,313	3,279,313
2035	1,125,000	2,213,269	3,338,269
2036	1,245,000	2,151,056	3,396,056
2037	1,375,000	2,082,281	3,457,281
2038	1,510,000	2,006,550	3,516,550
2039	1,660,000	1,923,338	3,583,338
2040	1,815,000	1,832,119	3,647,119
2041	1,980,000	1,732,500	3,712,500
2042	1,965,000	1,628,944	3,593,944
2043	2,140,000	1,521,188	3,661,188
2044	2,330,000	1,403,850	3,733,850
2045	2,530,000	1,276,275	3,806,275
2046	2,740,000	1,137,938	3,877,938
2047	2,960,000	988,313	3,948,313
2048	3,200,000	826,613	4,026,613
2049	3,450,000	652,050	4,102,050
2050	3,715,000	463,969	4,178,969
2051	6,980,000	183,225	7,163,225
	$ 48,625,000	$ 48,377,573	$ 97,002,573

8. Changes in Long-term Obligations

The following is a summary of the District's long-term transactions for the year ended November 30, 2024:

	Lease Obligations	Certificates of Participation Series 2021	Total Long-Term Liabilies
Governmental Activities			
Long-term Obligations November 30,2023	$ 4,224,307	$ 48,795,000	$ 53,019,307
Obligations Incurred	-	-	-
Obligations Paid	(462,100)	(170,000)	(632,100)
Long-term Obligations November 30,2024	$ 3,762,207	$ 48,625,000	$ 52,387,207
Amount due within one year	$ 443,189	$ 230,000	$ 673,189

9. Leasing Activities

The District has entered into a lease agreement to lease certain furniture and equipment. The lessor has provided financing of $4,600,000 for the District to purchase the furniture and equipment on behalf of the lessor, who will retain ownership of the items subject to the lease agreement. The lease term runs for a one year period and is renewable every year for a term of one year beginning in December of each year for a period of up to ten years ending May 2032. Interest only payments are made for the initial term of the lease agreement at a rate of 4%, with monthly rental payments of $48,922 due thereafter. The District has the option to purchase the equipment from the lessor at any time for the amount of the remaining lease payments for the entire renewable term.

9. Leasing Activities (continued)

The following summarizes the line items in the statement of net position which include amounts for leases as of November 30:

	2024	2023
Governmental Activities		
Right-of-use assets	$ 4,600,000	$ 4,600,000
Accumulated amortization - right-of-use assets	(1,150,000)	(690,000)
Right-of-use assets, net	$ 3,450,000	$ 3,910,000
Current portion of lease liability	$ 443,189	$ 425,840
Lease liability	3,319,018	3,798,467
Total lease liabilities	$ 3,762,207	$ 4,224,307

The maturities of lease liabilities as of November 30, 2024 were as follows:

Year Ending November 30,	Principal	Interest	Total
2025	$ 443,189	$ 143,872	$ 587,061
2026	461,246	125,815	587,061
2027	480,037	107,024	587,061
2028	499,595	87,466	587,061
2029	519,949	67,112	587,061
Thereafter	1,358,191	73,206	1,431,397
Total Lease Liability	$ 3,762,207	$ 604,495	$ 4,366,702

10. Fair Value Measurements

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

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

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

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

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

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

10. Fair Value Measurements (continued)

Fair value assets measured on a recurring basis at November 30, 2024 are as follows:

		Fair Value Measurements at Reporting Date Using		
	Fair Value	Quoted Prices in Active Markets for Identical Assets/ Liabilities (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
State investment pool	$ 2,156,213	$ 2,156,213	$ -	$ -
Total	$ 2,156,213	$ 2,156,213	$ -	$ -

All investments have been valued using a market approach. There were no changes in the valuation techniques during the year. There are no assets or liabilities measured at fair value on a nonrecurring basis.

11. Interfund Transaction

A summary of interfund transfers by fund is as follows:

	Transfer In	Transfer Out
Major Funds		
Governmental:		
General Fund	$ 1,322,930	$ -
Debt Service Fund	-	(126,331)
Enterprise:		
Mountain America Center	-	(1,196,599)
	$ 1,322,930	$ (1,322,930)

Significant transfers were made to move excess revenues over expenses from the Mountain America Center fund based upon prior year activity.

12. Fund Balances

Fund balances are classified as non-spendable, restricted, committed, assigned or unassigned. The District does not have a policy regarding the preferred first usage of fund balance.

Non-spendable
Non-spendable fund balance consists of resources that cannot be spent because they are in non-spendable form, such as prepaid items or items that are legally or contractually required to be maintained intact.

Restricted
Restricted fund balances have constraints placed on them by either external parties or imposed by law through constitutional provisions or enabling legislation and can only be used for specific stated purposes.

Committed
Committed fund balances are amounts that can be used only for specific purposes determined by formal action of the Board, the District's highest level of decision-making authority. The committed amounts cannot be used for any other purposes unless the Board makes formal action to change or remove the specific purposes.

Assigned
Assigned fund balances are intended to be used for specific purposes; however, they do not meet the criteria to be classified as restricted or committed.

Unassigned
Unassigned fund balance is the residual classification and includes all spendable amounts not classified in the other fund balance classifications.

	General Fund	Debt Service Fumd	Capital Project Fund	Total
Fund Balances				
Nonspendable:				
Prepaid Expenses	$ 56,078	$ -	$ -	$ 56,078
Restricted for:				
Debt Service	-	5,155,092	-	5,155,092
Capital Projects	-	-	279,284	279,284
Unassigned	3,048,640	-	-	3,048,640
Total Fund Balances	$ 3,104,718	$ 5,155,092	$ 279,284	$ 8,539,094

13. Other Required Fund Disclosures

There were no fund deficits as of November 30, 2024. The District's expenditures exceeded budget in the amount of $32,248.

14. Naming Rights Agreement

The District entered into a naming rights agreement in fiscal year 2019 with Mountain America Federal Credit Union in the amount of $4,500,000 in order to assist with the construction costs and operating costs of the event center. The agreement provides Mountain America Federal Credit Union the license to name the center in addition to related ancillary benefits for a period of thirty years.

15. Subsequent Events

Management has evaluated subsequent events and transactions for potential recognition or disclosure through May 27, 2025, the date the financial statements were available to be issued.

Required Supplementary Information

IDAHO FALLS AUDITORIUM DISTRICT
Governmental Funds
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual
For the Year Ended November 30, 2024

	Original and Final Budget Amounts	Actual Amounts	Variance with Budget Positive (Negative)
Revenues			
District taxes, net	$ 3,029,237	$ 2,929,495	$ (99,742)
Interest	236,448	354,058	117,610
Donations	1,163,185	1,207,293	44,108
Total Revenues	4,428,870	4,490,846	61,976
Expenditures			
Current			
Payroll expenses	157,128	135,578	21,550
Professional fees	125,837	125,680	157
Office expense	113,374	118,655	(5,281)
Rent	55,064	56,932	(1,868)
Marketing	152,800	65,092	87,708
Travel	1,200	1,024	176
Other	35,286	49,602	(14,316)
Capital outlay	587,052	707,425	(120,373)
Debt service	2,727,274	2,727,275	(1)
Total Expenditures	3,955,015	3,987,263	(32,248)
Excess (Deficiency) of Revenues over Expenditures	473,855	503,583	29,728
Other Financing Sources (Uses)			
Transfer in	2,727,274	1,322,930	(1,404,344)
Transfer out	-	(126,331)	(126,331)
Net Change in Fund Balances	$ 3,201,129	1,700,182	$ (1,500,947)
Fund Balance, Beginning of Year		6,838,912	
Fund Balance, End of Year		$ 8,539,094	

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*

To the Board of Trustees
Idaho Falls Auditorium District
Idaho Falls, 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, the business – type activities, and each major fund of the Idaho Falls Auditorium District, as of and for the year ended November 30, 2024, and the related notes to the financial statements, which collectively comprise the Idaho Falls Auditorium District's basic financial statements, and have issued our report thereon dated May 27, 2025

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Idaho Falls Auditorium 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 the Idaho Falls Auditorium District's internal control. Accordingly, we do not express an opinion on the effectiveness of the Idaho Falls Auditorium 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.

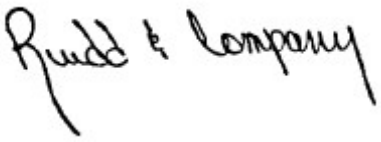
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not 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 the Idaho Falls Auditorium 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.



Idaho Falls, Idaho
May 27, 2025

RUDD & COMPANY PLLC
certified public accountants | business consultants

IDAHO FALLS AUDITORIUM DISTRICT

Financial Statements
and
Independent Auditors' Report

For the Year Ended November 30, 2024

IDAHO FALLS AUDITORIUM DISTRICT
Table of Contents
November 30, 2024

Independent Auditors' Report 1-3

Management's Discussion and Analysis 4-9

Basic Financial Statements

Statement of Net Position 11

Statement of Activities 12

Balance Sheet – Governmental Funds 13

Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position 14

Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds 15

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds to the Statements of Activity 16

Statement of Net Position – Proprietary Fund 17

Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Fund 18

Statement of Cash Flows – Proprietary Fund 19

Notes to Financial Statements 20-36

Required Supplementary Information

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual Governmental Funds 38

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* 39-40

INDEPENDENT AUDITORS' REPORT

The Board of Directors
Idaho Falls Auditorium District
Idaho Falls, Idaho

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Idaho Falls Auditorium District, as of and for the year ended November 30, 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 the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Idaho Falls Auditorium District, as of November 30, 2024, 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 Opinions

We conducted our audit in accordance with auditing standards 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 Idaho Falls Auditorium 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 the Idaho Falls Auditorium 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.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements 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 Idaho Falls Auditorium 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 Idaho Falls Auditorium District's ability to continue as a going concern for a reasonable period of time.

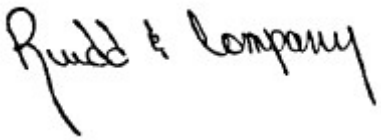
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4-9 and 38 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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 27, 2025, on our consideration of the Idaho Falls Auditorium 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 Idaho Falls Auditorium 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 the Idaho Falls Auditorium District's internal control over financial reporting and compliance.



Idaho Falls, Idaho
May 27, 2025

IDAHO FALLS AUDITORIUM DISTRICT
Management Discussion and Analysis
November 30, 2024

As management of the Idaho Falls Auditorium District, we offer readers of the District's financial statements this narrative discussion, overview, and analysis of the financial activities of the District for the period ended November 30, 2024.

Financial Highlights

- The District assesses and collects a "hotel/motel room tax" on the receipts derived from hotels, motels, campgrounds, and other short term rental facilities within the District boundaries at a rate of 5%. Assessments began in October of 2011. During the current fiscal year, $2,929,495 of District taxes were recognized.

- The District has a net position balance of $21,502,361 which is an increase of $561,166 over the prior year.

- The District ended the year with total cash and investments of $11,505,515, which is an increase of $2,107,564 over the prior year.

Introduction

The District was organized and its boundaries described by an order of the District Court of the Seventh Judicial District of the State of Idaho for Bonneville County in April 2011, pursuant to the authority of Chapter 49, Title 67, Idaho Code.

The District was established by majority vote of the residents of the City of Idaho Falls on May 17, 2011.

The Boundaries of the District encompass all of the area within the City of Idaho Falls. The purpose of the District is to build, operate, maintain, manage, and market a multi-purpose convention and community events center for the benefit of the residents of the District.

Mountain America Center

In 2022-2023, the District completed construction of the Mountain America Center.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. These financial statements report on the primary government and its business–type activities.

The *government-wide financial statements* include the statement of net position and the statement of activities. These statements are prepared using the flow of economic resource measurement focus and accrual basis of accounting, under which the current year's revenues and expenses are recorded as transactions occur rather than when cash is received or paid.

The *statement of net position* presents information on all of the assets and liabilities of the District, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *statement of activities* presents information showing how the net position of the District changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows.* Governmental activities include the District's basic functional services which are generally funded through taxes. Business–type activities include enterprise operations which are funded by charges to customers who purchase, use or directly benefit from goods or services provided by the Mountain America Center. Such fees may not cover all the costs of the operations and may be subsidized by the District's taxes. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 11-12 of this report.

Fund financial statements. A *fund* is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has three governmental funds; the general fund, the capital project fund and the debt service fund. All three funds are classified as major funds. The District also has one proprietary fund, the Mountain America Center fund.

The District presents the following fund types:

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities.*

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, capital project fund and debt service fund which are considered to be major funds.

The District adopted a combined annual appropriated budget for all governmental funds in the current period. A budgetary comparison has been provided to demonstrate compliance with this budget. Separate budgets were not adopted for the capital project and debt service funds.

Proprietary fund. Financial statements of the proprietary fund consist of a statement of net position, a statement of revenues, expenses and changes in net position, and a statement of cash flows. These statements are prepared using the full accrual basis of accounting. The statements focus on the flow of economic resources, liabilities and deferred inflows of resources associated with the operating statements of the proprietary funds present increases (revenues) and decreases (expenses) in net position.

Proprietary funds classify revenues and expenses as either operating or non-operating. Operating revenues and expenses generally result from providing service or producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The financial statements of the District's proprietary fund present the changes in financial position and condition of the District's major proprietary fund, the Mountain America Center fund.

Notes to the financial statements. The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements.

Government-wide Financial Analysis

The following tables provide condensed financial information on the District's net position and changes in net position for the fiscal years ended November 30, 2024 and 2023.

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities and deferred inflows by $21,502,361 at November 30, 2024. The governmental activities increased $714,442 over the prior year while the business-type activities decreased $153,276.

Condensed Statement of Net Position

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Assets						
Current and Other Assets	$ 8,540,877	$ 6,849,091	$ 3,986,820	$ 3,768,354	$ 12,527,697	$ 10,617,445
Capital Assets	68,057,151	69,824,991	-	-	68,057,151	69,824,991
Total Assets	76,598,028	76,674,082	3,986,820	3,768,354	80,584,848	80,442,436
Liabilities						
Long-term Liabilities	51,714,018	52,423,467	-	-	51,714,018	52,423,467
Current Liabilities	674,972	606,019	2,943,497	2,571,755	3,618,469	3,177,774
Total Liabilities	52,388,990	53,029,486	2,943,497	2,571,755	55,332,487	55,601,241
Deferred Inflows of Resources	3,750,000	3,900,000	-	-	3,750,000	3,900,000
Total Liabilities & Deferred Inflows of Resources	56,138,990	56,929,486	2,943,497	2,571,755	59,082,487	59,501,241
Net Position						
Net Investment in Capital Assets	15,669,944	16,805,684	-	-	15,669,944	16,805,684
Restricted	5,434,376	5,300,014	-	-	5,434,376	5,300,014
Unrestricted	(645,282)	(2,361,102)	1,043,323	1,196,599	398,041	(1,164,503)
Total Net Position	$ 20,459,038	$ 19,744,596	$ 1,043,323	$ 1,196,599	$ 21,502,361	$ 20,941,195

The District's net position is comprised of three main components. Net investment in capital assets, $15,669,944, reflects its investment in capital assets, less any related debt used to acquire those assets that is still outstanding. The District has restricted the net position of its capital project and debt service assets in the amount of $5,434,376 and the remaining balance of unrestricted net position $398,041 which will be required by the District to meet ongoing obligations.

Condensed Statement of Activities

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues						
Program Revenues						
Mountain America Center Events	$ -	$ -	$ 2,657,169	$ 2,506,362	$ 2,657,169	$ 2,506,362
Mountain America Center Rents	-	-	874,934	-	874,934	807,800
Mountan American Center Other	-	-	1,076	807,800	1,076	-
General Revenues						
District Taxes	2,929,495	3,033,665	-	-	2,929,495	3,033,665
Donation	1,207,293	1,038,528	-	-	1,207,293	1,038,528
Interest	354,058	288,917	149,472	91,622	503,530	380,539
Other	150,000	150,000	-	-	150,000	150,000
Total Revenues	4,640,846	4,511,110	3,682,651	3,405,784	8,323,497	7,916,894
Expenses						
Mountain America Center Activities	-	-	2,639,328	2,209,185	2,639,328	2,209,185
Governmental Activities	552,566	561,861	-	-	552,566	561,861
Interest Expense	2,731,158	2,742,274	-	-	2,731,158	2,742,274
Depreciation and amortization	1,839,279	1,830,775	-	-	1,839,279	1,830,775
Total Expenses	5,123,003	5,134,910	2,639,328	2,209,185	7,762,331	7,344,095
Increase (Decrease) in Net Position Before Transfers	(482,157)	(623,800)	1,043,323	1,196,599	561,166	572,799
Tranfers	1,196,599	-	(1,196,599)	-	-	-
Change in Net Position	$ 714,442	$ (623,800)	$ (153,276)	$ 1,196,599	$ 561,166	$ 572,799

Financial Analysis of the District's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the District's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the District's financing requirements. The unassigned fund balance may serve as a useful indicator of the District's net resources available for spending at the end of the year. Fund balances of debt service and capital project funds are restricted by state law to be spent for the purpose of the fund and are not available for spending at the District's discretion.

General fund. The general fund is the chief operating fund of the District. At the end of the current fiscal year, the fund balance was $3,104,718. The fund balance increased by $1,565,820 during the current period.

Expenditures for general District purposes totaled $3,987,263 during the current fiscal period.

The District has the power to assess a tax on all hotel and motel rooms located in the District's boundaries. The rate is set at the discretion of the Board of Directors and may not exceed 5%. The tax rate is currently 5%. The District does not have any other taxing authority. District taxes are reported to and collected by the State of Idaho.

Capital Asset and Debt Administration

Capital Assets

Capital assets at November 30, 2024 and 2023 are outlined below:

	Governmental Activities	
Capital Assets (Net of Depreciation)	**2024**	**2023**
Land	$ 3,973,000	$ 3,973,000
Buildings and improvements	63,384,205	63,312,766
Accumulated depreciation	(2,750,054)	(1,370,775)
Total Capital Assets, Net of Depreciation	$ 64,607,151	$ 65,914,991

Outstanding Debt

As of November 30, 2024 and 2023 the District had the following outstanding long-term debt:

	Governmental Activities	
Outstanding Debt	**2024**	**2023**
Lease obligations	$ 3,762,207	$ 4,224,307
Participation agreements	48,625,000	48,795,000
	$ 52,387,207	$ 53,019,307

Requests for Information

This financial report is designed to provide a general overview of the Idaho Falls Auditorium District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Idaho Falls Auditorium District, PO Box 51420, Idaho Falls, Idaho 83405-1420.

Basic Financial Statements

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Net Position
November 30, 2024

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and Cash Equivalents	$ 5,899,308	$ 3,449,994	$ 9,349,302
Investments	2,156,213	-	2,156,213
Receivables			
Taxes receivable	429,278	-	429,278
Accounts receivable	-	338,179	338,179
Prepaid Expenses	56,078	198,647	254,725
Capital Assets, Net	64,607,151	-	64,607,151
Right-of-Use Assets, Net	3,450,000	-	3,450,000
Total Assets	$ 76,598,028	$ 3,986,820	$ 80,584,848
Liabilities			
Accounts Payable	$ 1,783	$ 350,713	$ 352,496
Deferred Revenue	-	2,592,784	2,592,784
Long-term Liabilities			
Portion due or payable within one year:			
Lease obligations	443,189	-	443,189
Certificates of participation	230,000	-	230,000
Portion due or payable after one year:			
Lease obligations	3,319,018	-	3,319,018
Certificates of participation	48,395,000	-	48,395,000
Total Liabilities	52,388,990	2,943,497	55,332,487
Deferred Inflows of Resources	3,750,000	-	3,750,000
Total Liabilities and Deferred Inflows of Resources	56,138,990	2,943,497	59,082,487
Net Position			
Net Investment in Capital Assets	15,669,944	-	15,669,944
Restricted for:			
Debt Service	5,155,092	-	5,155,092
Capital Projects	279,284	-	279,284
Unrestricted	(645,282)	1,043,323	398,041
Total Net Position	$ 20,459,038	$ 1,043,323	$ 21,502,361

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Activities
For the Year Ended November 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenue and Changes in Net Position Primary Government Governmental Activities	Business - Type Activities	Total
Primary Government					
Government Activities					
General government	$ 552,566	$ -	$ (552,566)	$ -	$ (552,566)
Interest on long-term debt	2,731,158	-	(2,731,158)	-	(2,731,158)
Depreciation & Amortization - unallocated	1,839,279	-	(1,839,279)	-	(1,839,279)
Business-Type Activities					
Convention activities	2,639,328	3,533,179	-	893,851	893,851
Total Primary Government	7,762,331	3,533,179	(5,123,003)	893,851	(4,229,152)
General Revenues:					
District Taxes			2,929,495	-	2,929,495
Donation			1,207,293	-	1,207,293
Other			150,000	-	150,000
Interest			354,058	149,472	503,530
Transfers:			1,196,599	(1,196,599)	-
Total General Revenues and Transfers			5,837,445	(1,047,127)	4,790,318
Change in Net Position			714,442	(153,276)	561,166
Net Position - Beginning of year			$ 19,744,596	$ 1,196,599	$ 20,941,195
Net Position - Ending of year			$ 20,459,038	$ 1,043,323	$ 21,502,361

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

IDAHO FALLS AUDITORIUM DISTRICT
Balance Sheet – Governmental Funds
November 30, 2024

Assets	General Fund	Capital Project Fund	Debt Service Fund	Total Governmental Funds
Cash and Cash Equivalents	$ 464,932	$ 279,284	$ 5,155,092	$ 5,899,308
Investments	2,156,213	-	-	2,156,213
Receivables				
Taxes receivable	429,278	-	-	429,278
Prepaid Expenses	56,078	-	-	56,078
Total Assets	$ 3,106,501	$ 279,284	$ 5,155,092	$ 8,540,877
Liabilities and Fund Balance				
Liabilities				
Accounts Payable	$ 1,783	$ -	$ -	$ 1,783
Total Liabilities	1,783	-	-	1,783
Fund Balance				
Nonspendable	56,078	-	-	56,078
Restricted	-	279,284	5,155,092	5,434,376
Unassigned	3,048,640	-	-	3,048,640
Total Fund Balance	3,104,718	279,284	5,155,092	8,539,094
Total Liabilities and Fund Balance	$ 3,106,501	$ 279,284	$ 5,155,092	$ 8,540,877

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

IDAHO FALLS AUDITORIUM DISTRICT
Reconciliation of the Balance Sheet of
Governmental Funds to the Statement of Net Position
November 30, 2024

Amounts reported for governmental activities in the Statement of Net Position are different because:

Total Fund Balance - Governmental Funds	$ 8,539,094
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds	64,607,151
Right-of-use assets from leases are not financial resources and, therefore, are not reported in the funds.	3,450,000
Debt issue used in governmental activities are not financial resources and therefore, are not reported in the funds	(52,387,207)
Governmental funds report naming rights contributions as revenue when received. However in the statement of activities, naming rights are shown as deferred inflows and amortized over the period of benefit	(3,750,000)
Net Position - Governmental Activities	$ 20,459,038

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended November 30, 2024

	General Fund	Capital Project Fund	Debt Service Fund	Total Governmental Funds
Revenues				
Local Sources:				
District taxes, net of refunds	$ 23,109	$ -	$ 2,906,386	$ 2,929,495
Investment income	75,551	11,351	267,156	354,058
Donations	693,793	513,500	-	1,207,293
Total Revenues	792,453	524,851	3,173,542	4,490,846
Expenditures				
Current:				
Operations and administrative expenses	549,563	-	3,000	552,563
Debt Service				
Interest expense	-	173,883	2,557,275	2,731,158
Principal expense	-	462,100	170,000	632,100
Capital Outlay	-	71,442	-	71,442
Total Expenditures	549,563	707,425	2,730,275	3,987,263
Excess (Deficiency) of Revenues over Expenditures	242,890	(182,574)	443,267	503,583
Other Financing Sources (Uses)				
Transfers in	1,322,930	-	-	1,322,930
Transfers out	-	-	(126,331)	(126,331)
Net Change in Fund Balances	1,565,820	(182,574)	316,936	1,700,182
Fund Balance, Beginning of Year	$ 1,538,898	$ 461,858	$ 4,838,156	$ 6,838,912
Fund Balance, End of Year	$ 3,104,718	$ 279,284	$ 5,155,092	$ 8,539,094

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

IDAHO FALLS AUDITORIUM DISTRICT
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds to the Statements of Activity
For the Year Ended November 30, 2024

Amounts reported for governmental activities in the Statement of Activities are different because:		
Net Change in Fund Balance - Governmental Funds	$	1,700,182
Governmental funds report capital outlays as expenditures. However in the statement of activities, assets are capitalized and depreciated. This is the amount by which depreciation and amortization exceeds capital outlay.		(1,767,840)
Governmental funds report payments for lease right-of-use assets as expenditures. However, in the statement of activities, right-of-use assets are capitalized and the cost is allocated over the life of the lease and reported as amortization expense. This is the amount by which amortization for right-of-use assets exceeds payments.		462,100
The governmental funds report debt proceeds as an other financing source, while repayment of debt principal is reported as an expenditure. Interest is recognized as it accrues regardless of when it is due.		170,000
Governmental funds report naming rights contributions as revenue when received. However in the statement of activities, naming rights are shown as deferred inflows of resources and amortized over the period of benefit		150,000
Changes in Net Position - Governmental Activities	$	714,442

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Net Position
Proprietary Fund
November 30, 2024

	Mountain America Center Fund
Assets	
Current Assets	
Cash and Cash Equivalents	$ 3,449,994
Accounts Receivable	338,179
Prepaid Expenses	198,647
Total Current Assets	3,986,820
Total Assets	$ 3,986,820
Liabilities	
Current Liabilities	
Accounts Payable	$ 350,713
Deferred Revenues	2,592,784
Total Current Liabilities	2,943,497
Total Liabilities	2,943,497
Net Position	
Unrestricted	1,043,323
Total Net Position	$ 1,043,323

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Fund
For the Year Ended November 30, 2024

	Mountain America Center Fund
Operating Revenue	
Event revenue	$ 2,657,169
Rental revenue	874,934
Other revenue	1,076
Total Operating Revenue	3,533,179
Operating Expenses	
Labor	1,741,319
Convention and meeting costs	811,690
Utilities	336,280
Employee benefits	313,654
Repair and maintenance	226,686
Management fee	205,343
Snow removal	186,928
Office and general	129,957
Supplies	76,580
Advertising and marketing costs	50,477
Less event expense reimbursements	(1,439,586)
Total Operating Expenses	2,639,328
Operating Income	893,851
Nonoperating Revenues (Expenses)	
Earnings on investments	149,472
Total Nonoperating Revenues (Expenses)	149,472
Tranfers Out	(1,196,599)
Change in Net Position	(153,276)
Total Net Position - Beginning of Year	1,196,599
Total Net Position - End of Year	$ 1,043,323

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

IDAHO FALLS AUDITORIUM DISTRICT
Statement of Cash Flows
Proprietary Fund
For the Year Ended November 30, 2024

	Mountain America Center Fund
Cash Flows from Operating Activities	
Receipts from customers	$ 4,031,854
Payments to suppliers	(569,380)
Payments to employees	(1,968,005)
Net Cash Provided by Operating Activities	1,494,469
Cash Flows from Noncapital Financing Activities	
Transfer to other funds	(1,196,599)
Net Cash Used by Noncapital Financing Activities	(1,196,599)
Cash Flows from Investing Activities	
Earnings on investments	149,472
Net Cash Provided by Investing Activities	149,472
Net Change in Cash and Cash Equivalents	447,342
Cash and Cash Equivalents Balance, Beginning of Year	3,002,652
Cash and Cash Equivalents Balance, End of Year	$ 3,449,994
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	$ 893,851
Adjustment to reconcile operating income to net cash provided by operative activities:	
Decrease in receivables	409,621
Increase in prepaid expenses	(180,745)
Increase in accounts payable	282,688
Increase in deferred revenues	89,054
Net Cash Provided by Operating Activities	$ 1,494,469

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

1. Nature of Operations

The Idaho Falls Auditorium District, (the "District"), was organized and its boundaries described, by an order of the District Court of the Seventh Judicial District of the State of Idaho for Bonneville County in April 2011, pursuant to the authority of Chapter 49, Title 67, Idaho Code.

The District was established by majority vote of the residents of the City of Idaho Falls on May 17, 2011.

The boundaries of the District encompass all of the area within the City of Idaho Falls. The purpose of the District is to build, operate, maintain, manage, and market a multi-purpose convention and community events center for the benefit of the residents of the District.

The District oversees the operations of the Mountain America Center, a premier convention venue for events, meetings, and conferences located in Idaho Falls, Idaho.

2. Summary of Significant Accounting Policies

Basis of presentation

These financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board.

District

The District is a public body organized and operated pursuant to Idaho code. An elected board governs the District. The purpose of the District is to build, operate, maintain, and manage and market a multi-purpose convention and community center for the benefit of residents of the District.

Mountain America Center

The Mountain America Center is a premier convention venue for meetings, conferences and events located in Idaho Falls, Idaho.

Financial Reporting – Entity

The Financial Reporting entity consists of the Idaho Falls Auditorium District and the Mountain America Center. The District has no other organization for which it is legally accountable for or is fiscally dependent.

2. Summary of Significant Accounting Policies (continued)

Government-wide statements

Activities are distinguished between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, donations and other non-exchange transactions. Business–type activities are financed in whole or in part by fees charged to external parties for goods and services. There are no internal service funds or fiduciary funds within the District.

The statement of net position presents all of the District's assets and liabilities, with the difference between the two reported as net position. This statement presents information about the nature and amounts of investment in resources (assets) and the obligations to creditors (liabilities). It also provides the basis for assessing the liquidity and financial flexibility of the District.

The statement of activities demonstrates the degree to which expenses of governmental functions and business–type functions are offset by program revenues. Program revenues include charges to customers who purchase, use or directly benefit from goods or services provided by the Mountain America Center. The difference between expenses and program revenues is the net profit or cost of the business–type activity which may be subsidized by the District's taxes. Taxes and other revenue sources that are not attributable to specific programs are presented as general revenues.

Fund statements

Separate fund financial statements are presented for governmental and proprietary funds. Major individual funds are reported as separate columns in the fund financial statements.

The District presents the following fund types:

Governmental Funds:

- The General Fund presents all financial resources of the District except those required to be presented in another fund. The General Fund is used to present all operating activity of the District except for those required to be reported in other funds.

- Capital Project Fund presents the construction activity of the Mountain America Center that is being funded by the debt issuance of the District.

- Debt Service Fund presents the debt issuance and debt repayment activity of the District.

2. Summary of Significant Accounting Policies (continued)

Proprietary Fund:

- Mountain America Center Fund is a major proprietary fund and presents the operational activity of the Mountain America Center.

Measurement focus and basis of accounting

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned, and expenses are recognized when a liability is incurred, regardless of the timing of cash flows. Any internal activity between funds is eliminated in the government-wide statements to reduce the grossing up effect of internal transactions.

Separate fund statements are issued for governmental and proprietary funds. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as they become susceptible to accrual, generally when they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures are recognized when the related liability is incurred.

The proprietary fund financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when a liability is incurred, regardless of the timing of cash flows. Operating and nonoperating activities are presented separately on the operating statement. Operating transactions generally occur if they directly result from the provision of goods or services to customers or are otherwise directly related to the usual business activity of the fund. All other activities are nonoperating.

Budgets and budgetary accounting

A budget for the governmental funds is combined and adopted on a basis consistent with generally accepted accounting principles. All annual appropriations lapse at fiscal year-end.

Encumbrances

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

2. Significant Accounting Policies (continued)

Use of 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 contingent assets and liabilities as of the date of the financial statements as well as the reported amounts of revenues and expenses during the reporting period. Due to uncertainties inherent in assumptions, it is possible actual amounts may vary from estimates. Revisions are recognized in the period such revisions are known and can be reasonably estimated.

Cash and cash equivalents

Cash and cash equivalents consist of demand deposits and short-term investments that have a maturity of three months or less at the date of purchase.

Investments

Investments are presented at fair market value based on quoted market prices. Income earned from investments is recognized as earned in the fund holding the investment.

Funds may be invested in securities and investments expressly described in Idaho Code Section 67-1210.

Receivables

Receivables in the governmental funds consist primarily of District taxes. Hotel and motel taxes are assessed at a rate of 5% of qualifying room revenues and are due on the 20th day following the end of each month. Receivables in the proprietary fund consists of amounts due from customers. Any allowance for doubtful accounts reflects management's best estimate of probable losses. Management determines the allowance based on known troubled accounts, historical experience and other available evidence. As of November 30, 2024, and 2023, there was no allowance considered necessary.

Capital assets

Capital assets currently include land, architectural fees, engineering fees, land development costs and the construction costs of the events center. Capital assets are recorded at cost. Cost includes expenditures for major improvements and replacements that extend useful life. Expenditures for repairs and maintenance are expensed as incurred.

2. Significant Accounting Policies (continued)

Buildings, improvements, furniture, and equipment are depreciated on a straight-line basis over the estimated useful lives of the assets. The estimated useful lives of depreciable assets are generally:

Buildings	50 yrs
Improvements	5-50 yrs
Furniture and equipment	3-10 yrs

Deferred Revenue
Deferred revenue consists of event deposits in the Mountain America Center fund and include nonrefundable advance deposits for scheduled events. The deposits are applied to the receivable when the event is invoiced, upon completion of the event.

Deferred Inflows of Resources
In addition to liabilities, the statement of financial position reports 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) until that time.

The District received a contribution for naming rights related to the construction of the event center. The agreement calls for benefit to be recognized over a 30 year period. The contribution received has been deferred and is being recognized over the life of the agreement.

Leases
The District adopted the new lease standard, GASB Statement No. 87, *Leases*, which requires the District to recognize a lease liability and a lease asset at the commencement of the lease term, unless the lease is a short-term lease or it transfers ownership of the underlying asset. The lease liability is measured at the present value of payments expected to be made during the lease term. The lease asset is measured at the amount of the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs. As payments are made, the lease liability is reduced and the District recognizes an outflow of resources for interest on the liability. The lease asset is amortized over the shorter of the lease term or the useful life of the underlying assets.

2. Significant Accounting Policies (continued)

Net position

The Statement of Net Position presents the net position of the District. Net position is classified as net investment in capital assets, restricted and unrestricted.

Net Investment in Capital Assets

Net investment in capital assets consists of capital assets net of accumulated depreciation and reduced by outstanding related debt.

Restricted

Restricted net position results when third parties, constitutional provisions or enabling legislation impose constraints on net position use. The District does not have a policy regarding the preferred first usage of unrestricted or restricted net position. The District classifies debt service and capital project net assets as restricted.

Unrestricted

Unrestricted net position is the residual classification of net position that does not meet the criteria to be classified in the other net position classifications. Unrestricted net position may have constraints or designations placed upon them by management; however, these constraints or designations may be unilaterally removed.

Fund Balance

Fund balances are classified as non-spendable, restricted, committed, assigned or unassigned. The District's policy is to use externally restricted resources first for purposes intended, then committed, assigned, and unassigned.

District taxes

The District has the power to assess a tax on all lodging rooms located in the District's boundaries. The rate is set at the discretion of the Board of Directors and may not exceed 5%. The tax rate is currently 5%. District taxes are reported and collected by the Idaho State Tax Commission and remitted to the District monthly. The District does not have any other taxing authority.

Advertising costs

Advertising and production costs are expensed as incurred.

3. Cash and Investments

The District's policy is to maintain a checking account for operating expenditures and to deposit all excess funds to be invested with the State Treasurer's pooled cash investment account.

This account invests in time certificates of deposit, local government tax anticipation notes, federal loans, U.S. treasury notes and other U.S. governmental securities. Information regarding insurance or collateralization of amounts invested in the pooled accounts is not available.

The District's cash accounts are insured through the Federal Deposit Insurance Corporation (at banks) and the National Credit Union Share Insurance Fund (at credit unions) up to $250,000 per depository.

1. Deposits – At November 30, 2024, the carrying amount of the District's deposits was $9,349,302 and the respective bank balances totaled $9,455,400. $750,000 of the total balance was insured by the Federal Deposit Insurance Corporation.

2. Custodial Credit Risk, Deposits – Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of November 30, 2024, $8,705,400 of the District's total deposits of $9,455,400 were not covered by federal depository insurance, and thus were exposed to custodial credit risk.

3. Investments – As of November 30, 2024, the District had the following investments:

			Investment Maturities (in Years)			
Investment Type	**S&P Rating**	**Fair Value**	**Less Than 1**	**1-5**	**6-10**	**More Than 10**
State Investment Pool	N/A	$ 2,156,213	$ 2,156,213	$ -	$ -	$ -

4. Custodial Credit Risk, Investments – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investment.

5. Interest Rate Risk – As a means of limiting its exposure to fair value losses arising from changes in interest rates, the District structures its portfolio so that securities mature to meet cash requirements for ongoing operations.

3. Cash and Investments (continued)

6. Because the State Investment Pool as of November 30, 2024, had a weighted average maturity of 106 days, it was presented as an investment with a maturity of less than one year.

7. Credit Risk – Credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. It is the District's policy to limit investments to the safest types of securities and to diversify the District's investment portfolio so that potential losses on securities will be minimized.

Cash deposits	$ 9,349,302
Investments	2,156,213
	$ 11,505,515

4. Commitments and Contingencies

Insurance/risk management
The District is exposed to various risks of loss related to damage to assets, errors and omission by employees, claims and theft. These risks are insured with a third-party insurance carrier

Event Center Management
In 2020, the District entered into contract with Centennial Management Group, Inc. ("Centennial") to manage, operate, and maintain the event center. The contract included compensation for pre-opening services and reimbursement of expenses incurred in addition to a percentage of event revenues. The initial term of the contract is for 15 years. The amount of the commitment is dependent on the expenses incurred by Centennial in the future and the opening date of event center.

Donations
During the current fiscal year, the District received donations from various sources. In exchange, significant donors received naming rights to suites and loges and other sponsor advertising for various terms.

5. Capital Assets

Capital asset activity for the period ended November 30, 2024 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital Assets, not being Depreciated:				
Land	$ 3,973,000	$ -	$ -	$ 3,973,000
Total Capital Assets, not being Depreciated	3,973,000	-	-	3,973,000
Capital Assets, being Depreciated				
Building and improvements	63,312,766	71,439	-	63,384,205
	63,312,766	71,439	-	63,384,205
Less Accumulated Depreciation				
Building and improvements	(1,370,775)	(1,379,279)	-	(2,750,054)
	(1,370,775)	(1,379,279)	-	(2,750,054)
Total Capital Assets, Net of Depreciation	61,941,991	(1,307,840)	-	60,634,151
Capital Assets, Net	$ 65,914,991	$ (1,307,840)	$ -	$ 64,607,151

6. Participations Payable

Participations outstanding at November 30, were as follows:

	Interest Rates	Maturity Dates	Amount
Certificates of Participation Series 2021 Issue (Original amount - $48,900,000)	5.25%	2025 to 2051	$ 48,625,000

The amount to be provided for repayment of the participations outstanding represents the charge to be made for hotel taxes in future years to meet maturing participation requirements.

7. Participation Debt Repayment Requirements

The annual requirements to amortize the District's participation debt are as follows:

Fiscal Year	Principal	Interest	Total
2025	$ 230,000	$ 2,546,775	$ 2,776,775
2026	295,000	2,532,994	2,827,994
2027	370,000	2,515,538	2,885,538
2028	445,000	2,494,144	2,939,144
2029	525,000	2,468,681	2,993,681
2030	615,000	2,438,756	3,053,756
2031	710,000	2,403,975	3,113,975
2032	800,000	2,364,338	3,164,338
2033	905,000	2,319,581	3,224,581
2034	1,010,000	2,269,313	3,279,313
2035	1,125,000	2,213,269	3,338,269
2036	1,245,000	2,151,056	3,396,056
2037	1,375,000	2,082,281	3,457,281
2038	1,510,000	2,006,550	3,516,550
2039	1,660,000	1,923,338	3,583,338
2040	1,815,000	1,832,119	3,647,119
2041	1,980,000	1,732,500	3,712,500
2042	1,965,000	1,628,944	3,593,944
2043	2,140,000	1,521,188	3,661,188
2044	2,330,000	1,403,850	3,733,850
2045	2,530,000	1,276,275	3,806,275
2046	2,740,000	1,137,938	3,877,938
2047	2,960,000	988,313	3,948,313
2048	3,200,000	826,613	4,026,613
2049	3,450,000	652,050	4,102,050
2050	3,715,000	463,969	4,178,969
2051	6,980,000	183,225	7,163,225
	$ 48,625,000	$ 48,377,573	$ 97,002,573

8. Changes in Long-term Obligations

The following is a summary of the District's long-term transactions for the year ended November 30, 2024:

	Lease Obligations	Certificates of Participation Series 2021	Total Long-Term Liabilies
Governmental Activities			
Long-term Obligations November 30,2023	$ 4,224,307	$ 48,795,000	$ 53,019,307
Obligations Incurred	-	-	-
Obligations Paid	(462,100)	(170,000)	(632,100)
Long-term Obligations November 30,2024	$ 3,762,207	$ 48,625,000	$ 52,387,207
Amount due within one year	$ 443,189	$ 230,000	$ 673,189

9. Leasing Activities

The District has entered into a lease agreement to lease certain furniture and equipment. The lessor has provided financing of $4,600,000 for the District to purchase the furniture and equipment on behalf of the lessor, who will retain ownership of the items subject to the lease agreement. The lease term runs for a one year period and is renewable every year for a term of one year beginning in December of each year for a period of up to ten years ending May 2032. Interest only payments are made for the initial term of the lease agreement at a rate of 4%, with monthly rental payments of $48,922 due thereafter. The District has the option to purchase the equipment from the lessor at any time for the amount of the remaining lease payments for the entire renewable term.

9. Leasing Activities (continued)

The following summarizes the line items in the statement of net position which include amounts for leases as of November 30:

	2024	2023
Governmental Activities		
Right-of-use assets	$ 4,600,000	$ 4,600,000
Accumulated amortization - right-of-use assets	(1,150,000)	(690,000)
Right-of-use assets, net	$ 3,450,000	$ 3,910,000
Current portion of lease liability	$ 443,189	$ 425,840
Lease liability	3,319,018	3,798,467
Total lease liabilities	$ 3,762,207	$ 4,224,307

The maturities of lease liabilities as of November 30, 2024 were as follows:

Year Ending November 30,	Principal	Interest	Total
2025	$ 443,189	$ 143,872	$ 587,061
2026	461,246	125,815	587,061
2027	480,037	107,024	587,061
2028	499,595	87,466	587,061
2029	519,949	67,112	587,061
Thereafter	1,358,191	73,206	1,431,397
Total Lease Liability	$ 3,762,207	$ 604,495	$ 4,366,702

10. Fair Value Measurements

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

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

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

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

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

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

10. Fair Value Measurements (continued)

Fair value assets measured on a recurring basis at November 30, 2024 are as follows:

		Fair Value Measurements at Reporting Date Using		
	Fair Value	Quoted Prices in Active Markets for Identical Assets/ Liabilities (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
State investment pool	$ 2,156,213	$ 2,156,213	$ -	$ -
Total	$ 2,156,213	$ 2,156,213	$ -	$ -

All investments have been valued using a market approach. There were no changes in the valuation techniques during the year. There are no assets or liabilities measured at fair value on a nonrecurring basis.

11. Interfund Transaction

A summary of interfund transfers by fund is as follows:

	Transfer In	Transfer Out
Major Funds		
Governmental:		
General Fund	$ 1,322,930	$ -
Debt Service Fund	-	(126,331)
Enterprise:		
Mountain America Center	-	(1,196,599)
	$ 1,322,930	$ (1,322,930)

Significant transfers were made to move excess revenues over expenses from the Mountain America Center fund based upon prior year activity.

12. Fund Balances

Fund balances are classified as non-spendable, restricted, committed, assigned or unassigned. The District does not have a policy regarding the preferred first usage of fund balance.

Non-spendable
Non-spendable fund balance consists of resources that cannot be spent because they are in non-spendable form, such as prepaid items or items that are legally or contractually required to be maintained intact.

Restricted
Restricted fund balances have constraints placed on them by either external parties or imposed by law through constitutional provisions or enabling legislation and can only be used for specific stated purposes.

Committed
Committed fund balances are amounts that can be used only for specific purposes determined by formal action of the Board, the District's highest level of decision-making authority. The committed amounts cannot be used for any other purposes unless the Board makes formal action to change or remove the specific purposes.

Assigned
Assigned fund balances are intended to be used for specific purposes; however, they do not meet the criteria to be classified as restricted or committed.

Unassigned
Unassigned fund balance is the residual classification and includes all spendable amounts not classified in the other fund balance classifications.

	General Fund	Debt Service Fumd	Capital Project Fund	Total
Fund Balances				
Nonspendable:				
Prepaid Expenses	$ 56,078	$ -	$ -	$ 56,078
Restricted for:				
Debt Service	-	5,155,092	-	5,155,092
Capital Projects	-	-	279,284	279,284
Unassigned	3,048,640	-	-	3,048,640
Total Fund Balances	$ 3,104,718	$ 5,155,092	$ 279,284	$ 8,539,094

13. Other Required Fund Disclosures

There were no fund deficits as of November 30, 2024. The District's expenditures exceeded budget in the amount of $32,248.

14. Naming Rights Agreement

The District entered into a naming rights agreement in fiscal year 2019 with Mountain America Federal Credit Union in the amount of $4,500,000 in order to assist with the construction costs and operating costs of the event center. The agreement provides Mountain America Federal Credit Union the license to name the center in addition to related ancillary benefits for a period of thirty years.

15. Subsequent Events

Management has evaluated subsequent events and transactions for potential recognition or disclosure through May 27, 2025, the date the financial statements were available to be issued.

Required Supplementary Information

IDAHO FALLS AUDITORIUM DISTRICT
Governmental Funds
Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget to Actual
For the Year Ended November 30, 2024

	Original and Final Budget Amounts	Actual Amounts	Variance with Budget Positive (Negative)
Revenues			
District taxes, net	$ 3,029,237	$ 2,929,495	$ (99,742)
Interest	236,448	354,058	117,610
Donations	1,163,185	1,207,293	44,108
Total Revenues	4,428,870	4,490,846	61,976
Expenditures			
Current			
Payroll expenses	157,128	135,578	21,550
Professional fees	125,837	125,680	157
Office expense	113,374	118,655	(5,281)
Rent	55,064	56,932	(1,868)
Marketing	152,800	65,092	87,708
Travel	1,200	1,024	176
Other	35,286	49,602	(14,316)
Capital outlay	587,052	707,425	(120,373)
Debt service	2,727,274	2,727,275	(1)
Total Expenditures	3,955,015	3,987,263	(32,248)
Excess (Deficiency) of Revenues over Expenditures	473,855	503,583	29,728
Other Financing Sources (Uses)			
Transfer in	2,727,274	1,322,930	(1,404,344)
Transfer out	-	(126,331)	(126,331)
Net Change in Fund Balances	$ 3,201,129	1,700,182	$ (1,500,947)
Fund Balance, Beginning of Year		6,838,912	
Fund Balance, End of Year		$ 8,539,094	

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*

To the Board of Trustees
Idaho Falls Auditorium District
Idaho Falls, 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, the business – type activities, and each major fund of the Idaho Falls Auditorium District, as of and for the year ended November 30, 2024, and the related notes to the financial statements, which collectively comprise the Idaho Falls Auditorium District's basic financial statements, and have issued our report thereon dated May 27, 2025

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Idaho Falls Auditorium 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 the Idaho Falls Auditorium District's internal control. Accordingly, we do not express an opinion on the effectiveness of the Idaho Falls Auditorium 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.

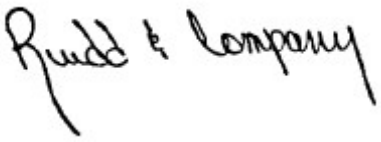
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not 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 the Idaho Falls Auditorium 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.



Idaho Falls, Idaho
May 27, 2025