January 1st, 2025 – December 31st, 2025

Annual Report 2025

Ammon ID

Urban Renewal Agency

Designed by TownMapsUSA.com

in Attachment A of this Report. (*Please note that the audit only covers through the end of the fiscal year, meaning the assets, liabilities, income, and expenses are through September 30, 2024, and not the end of the calendar year.)*

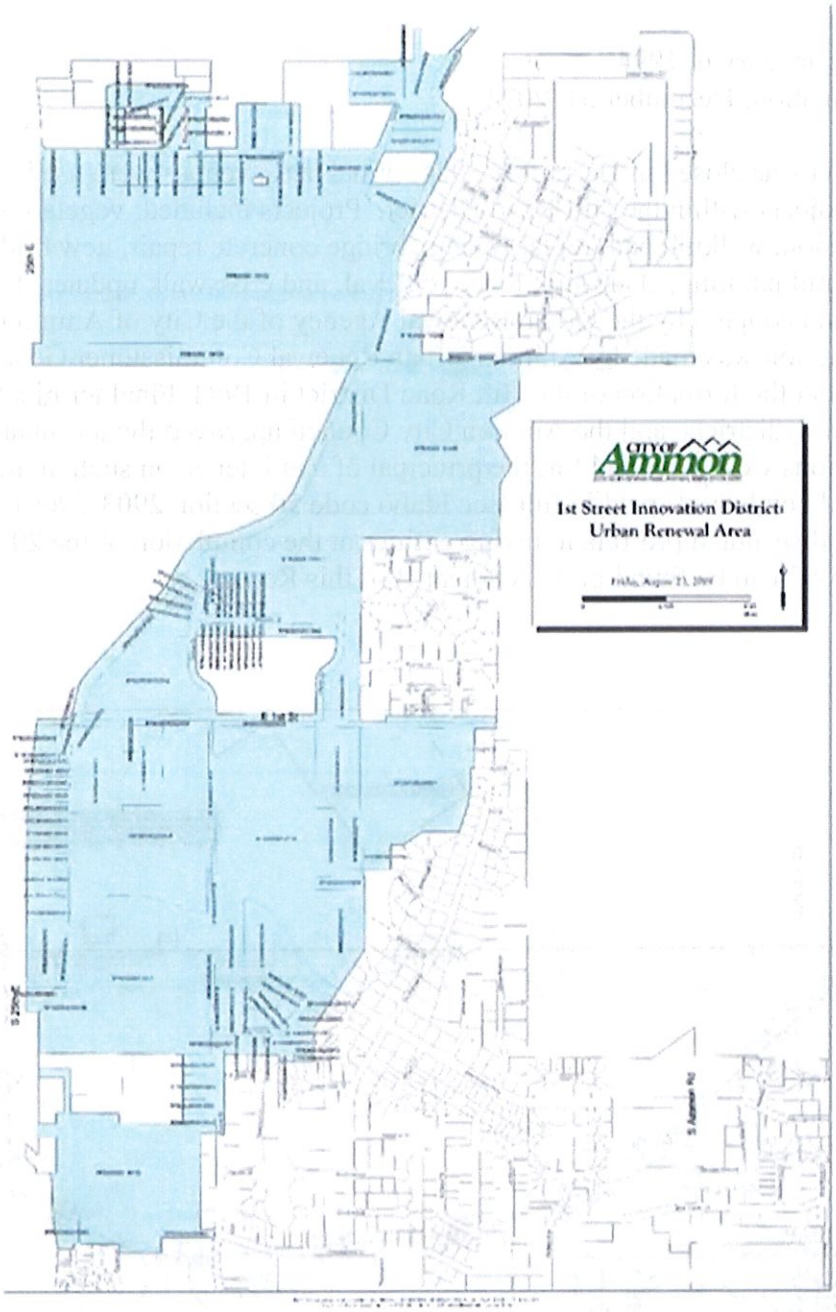
SECTION FOUR: BUDGET FOR FY 2026

At the June 10, 2025, meeting a preliminary budget was discussed for FY 2026. On July 29, 2025, a public hearing was held to approve the Budget for FY 2026. The Ammon Urban Renewal FY 2026 Budget included the 1st Street District Budget, as Hitt Road District closed in December 2024. No comments were given by the public nor board members about the Budget. Chairman Wessel closed the Public Hearing, and the FY 2026 Budgets were approved by Resolution #2025-02.

AMMON URBAN RENEWAL AGENCY
FY 2026 1st STREET DISTRICT BUDGET

	FY2024 ACTUALS 1ST ST DISTRICT	FY2025 BUDGET 1ST ST DISTRICT	FY2025 EXPECTED FIRST ST. DISTRICT	FY2026 PROPOSED FIRST ST. DISTRICT
REVENUE:				
CASH CARRYFORWARD	$ 190,105	$ 401,024	$ 190,704	$ 320,007
TAX INCREMENT REVENUE	$ 6,542	$ 236,282	$ 365,624	$ 453,694
OTHER REVENUE	$ 0	$ 0	$ 0	$ 0
TOTAL	**$ 197,247**	**$ 637,306**	**$ 556,328**	**$ 773,701**
EXPENDITURES:				
OPERATING				
AUDIT SERVICES	$ 2,000	$ 2,000	$ 1,000	$ 1,250
ADMINISTRATIVE & LEGAL EXPENSE	$ 21,413	$ 25,000	$ 4,411	$ 15,000
ICRMP INSURANCE	$ 1,086	$ 2,000	$ 1,086	$ 1,500
MISCELLANEOUS EXPENSE	$ 689	$ 1,250	$ 1,000	$ 1,250
PROJECT EXPENSE	$ 5,695	$ 350,000	$ 2,445	$ 599,086
LETTER OF CREDIT FEE	$ 0	$ 0	$ 0	$ 0
OPA EXPENSE	$ 0	$ 11,500	$ 6,595	$ 35,000
BOND P & I PAYMENTS	$ 0	$ 0	$ 0	$ 0
BOND RELATED FEES	$ 0	$ 0	$ 0	$ 0
TOTAL	**$ 30,883**	**$ 391,750**	**$ 16,537**	**$ 653,086**

SECTION FIVE: ACTIVE DISTRICTS



MAP OF THE 1ST STREET DISTRICT

APPENDIX A

FISCAL YEAR 2024

FINANCIAL AUDIT

AMMON URBAN RENEWAL AGENCY
A Component Unit of the City of Ammon

General Purpose Financial Statements
with
Required Supplemental Information
and
Independent Auditor's Report
For the Year Ended September 30, 2024

JENSEN POULSEN & COMPANY, PLLC

CERTIFIED PUBLIC ACCOUNTANTS
185 S. CAPITAL
IDAHO FALLS, IDAHO 83405-0700

ERNEST M JENSEN, M.B.A., C.P.A.
ROBERT B. POULSEN, C.P.A.
SHERI L. POULSEN, C.P.A.

TELEPHONE: (208) 522-2295
(208) 522-1330
FAX: (208) 522-2297

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Ammon Urban Renewal Agency
Ammon, Idaho

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Ammon Urban Renewal Agency (the Agency), Ammon, Idaho as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Agency'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, each major fund, and the aggregate remaining fund information of the Agency, as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors Responsibility under for the Audit of the Financial Statements section of our report. We are required to be independent to the Agency, Ammon Idaho, 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 an appropriate to provide a basis for our audit opinion.

Responsibility of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, 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 Agency's, Ammon Idaho'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 Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Our responsibility is to express opinions on these financial statements based on our audit. Reasonable assurance is a high level of assurance but it is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists.
Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment by a reasonable user based on the financial statements.

AMMON URBAN RENEWAL AGENCY
Statement of Net Position
September 30, 2024

	Governmental Activities
ASSETS	
Cash and cash equivalents	$ 484,694
Taxes receivables (net)	6,542
Receivables (net)	810,212
Total assets	$ 1,301,448
LIABILITIES	
Current liabilities	
Accounts payable	$ -
Total current liabilities	$ -
Long-term liabilities	
Due in more than one year	$ 810,212
Total liabilities	$ 810,212
NET POSITION	
Restricted	$ -
Unrestricted	491,236
Total net assets	$ 491,236

The notes to the financial statements are an integral part of this statement.

AMMON URBAN RENEWAL AGENCY
Balance Sheet
Governmental Funds
September 30, 2024

	Hitt Road Special Revenue Fund	1st Street Special Revenue Fund	Total
ASSETS			
Cash on hand and on deposit	$ 83,670	$ 401,024	$ 484,694
Taxes receivable (net)	-	6,542	6,542
Total assets	$ 83,670	$ 407,566	$ 491,236
LIABILITIES AND FUND BALANCE			
LIABILITIES			
Accounts payable	$ -	$ -	$ -
Deferred revenues	-	5,106	5,106
Total liabilities	$ -	$ 5,106	$ 5,106
FUND BALANCE			
Restricted	$ -	$ -	$ -
Unassigned	83,670	402,460	486,130
Total fund balance	$ 83,670	$ 402,460	$ 486,130
Total liabilities and fund balance	$ 83,670	$ 407,566	$ 491,236

The notes to the financial statements are an integral part of this statement.

AMMON URBAN RENEWAL AGENCY
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
For Fiscal Year Ended September 30, 2024

	Hitt Road Special Revenue Fund	1st Street Special Revenue Fund	Total
REVENUES			
Local Sources:			
Tax charges	$ 154,188	$ 238,311	$ 392,499
Interest earnings	-	-	-
Total revenue	$ 154,188	$ 238,311	$ 392,499
EXPENDITURES			
Administration	$ 2,155	$ 2,155	$ 4,310
Debt service-principal	-	-	-
Debt service-interest	-	-	-
Insurance expense	1,196	1,196	2,392
Office expense	-	225	225
Legal & professional services	3,106	6,337	9,443
Capital outlay	350,000	16,458	366,458
Advertising	310	304	614
Total expenditures	$ 356,767	$ 26,675	$ 383,442
Excess (deficiency) revenues over expenditures	$ (202,579)	$ 211,636	$ 9,057
OTHER FINANCING SOURCES AND USES			
Transfers in (out)	-	-	-
Net change in fund balance	$ (202,579)	$ 211,636	$ 9,057
Fund balances - beginning	286,249	190,824	477,073
Fund balances - ending	$ 83,670	$ 402,460	$ 486,130

The notes to the financial statements are an integral part of this statement.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. REPORTING ENTITY

The Ammon Urban Renewal Agency (the Agency) was created by a resolution from the Ammon City Council dated January 6, 1994. provision of the Idaho Urban Renewal Law of 1965 (Chapter 20, Title 50, Idaho Code). The accounting policies and practices of the Agency conform to generally accepted accounting principles applied to governments

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

B. BASIS OF PRESENTATION, BASIS OF ACCOUNTING

The Agency's financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements. The more significant accounting policies established in GAAP and used by the Agency are discussed below.

Government-wide Statements and Fund Financial Statements: The Governmental Funds Balance Sheet and Statement of Net Assets are combined and the Statement of Governmental Fund Revenues, Expenditures, and Changes in Fund Balance and Statement of Activities are combined. The Statement of Net Assets and the Statement of Activities display information about the Agency. These statements include the financial activities of the overall Agency. The Ammon Urban Renewal Agency has no business type activities.

The Agency reports the following major governmental funds:

The Special Revenue Funds: consists of a 1st street district and Hitt road district funds used to account for the property taxes received by the Agency and to disburse payments on the obligations of the Agency.

Measurement Focus, Basis of Accounting

Government-Wide Financial Statements. The Government-Wide Financial Statements are reported using the economic resources measurement focus. The Government-Wide Financial Statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenditures are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied.

Governmental Fund Financial Statements. Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when they become measurable and available. The Agency considers property taxes to be available if they are collected within 60 days after year-end and are in the hands of intermediary collecting government. Other major revenues are susceptible to accrual. Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

H. FUND BALANCE

The five categories of fund balance are nonspendable, restricted, committed, assigned, and unassigned. For the year ended September 30, 2024, the Agency had fund balances which were restricted, and unassigned of $0, and $486,130 respectively. Restricted funds are those which are constrained to being used for a specific purpose by external parties, constitutional provisions, or enabling legislation. Committed funds are those which are constrained to being used for a specific purpose by the City itself. Assigned Funds are amounts intended to be used for specific purposes as expressed by the City's management. Unassigned funds are those which are available for any purpose.

I. CAPITAL ASSETS AND DEPRECIATION

The Agency does not own any capital assets.

J. INSURANCE

The Agency is exposed to certain risks of loss due to general liability, wrongful acts, faithful performance, and crime. The Agency has elected to transfer these risks through the purchase of insurance from a commercial enterprise. Settled claims have not exceeded insurance coverage for the past three years.

K. ESTIMATES

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

NOTE 2 CASH

At year-end, the carrying amount and bank balance of the Agency's deposits was $484,694.

Credit risk - The Agency's deposits at year end are limited to bank deposits with one bank.

Custodial credit risk - In the case of deposits, this is the risk that in the event of a bank failure, the Agency's deposits may not be returned to it. The Agency does not have a deposit policy for custodial credit risk. Of the bank balances, $250,000 was covered by federal depository insurance. As of September 30, 2024, $234,694 of the Agency's deposits and certificates of deposit were exposed to custodial credit.

NOTE 6 CHANGES IN GENERAL LONG-TERM DEBT

A summary of the changes in the General Long-term Debt follows:

	Notes Payable	Reimbursement Payable
Balance, October 1, 2023	$ 964,065	$ 824,659
Principal Payment	(964,065)	(14,447)
Balance at September 30, 2024	$ -	$ 810,212

NOTE 7 PROPERTY TAX REVENUE

Current property tax revenue is not meeting original expectations. When the Series 1999 Bonds and other notes payable were entered into, property tax revenue was expected to have increased significantly enough to make the principal payments as well as the interest. The required interest payments are being made on the Bonds as well as principal payments as cash flows permit. The Agency made a payment of $350,000 and the remaining interest and debt has been forgiven.

NOTE 8 ECONOMIC DEPENDENCY

The Agency receives approximately 100% of its revenue from taxes.

NOTE 9 SUBSEQUENT EVENTS

Management of the Agency evaluated subsequent events through February 3, 2025, which was the date the financial statements were available to be issued. There were no subsequent type events, identified by management of the Agency, that are required to be disclosed.

AMMON URBAN RENEWAL AGENCY
Statement of Revenues and Expenditures, Budget to Actual Comparison
Special Revenue Funds
For Fiscal Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Local Sources:				
Tax charges	$ 346,000	$ 346,000	$ 392,499	$ 46,499
Interest earnings	700	700	-	(700)
Total revenue	$ 346,700	$ 346,700	$ 392,499	$ 45,799
EXPENDITURES				
Audit	$ 2,000	$ 2,000	$ 1,600	$ 400
Administration & legal expense	25,000	25,000	12,153	12,847
Insurance expense	2,000	2,000	2,392	(392)
OPA Expense	11,500	11,500	16,458	(4,958)
Miscellaneous	1,250	1,250	839	411
Capital Outlay	350,000	350,000	350,000	-
Total expenditures	$ 391,750	$ 391,750	$ 383,442	$ 7,908
Net change in fund balances	$ (45,050)	$ (45,050)	$ 9,057	$ 53,707
OTHER FINANCING SOURCES AND USES				
Transfers in (out)	-	-	-	-
Net change in fund balance	$ (45,050)	$ (45,050)	$ 9,057	$ 54,107
FUND BALANCE				
Beginning balance	30,000	30,000	477,073	447,073
Ending balance	$ (15,050)	$ (15,050)	$ 486,130	$ 501,180

The notes to the financial statements are an integral part of this statement.

Compliance and Other Matters

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

Purpose of this Report

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

Jensen Poulsen & Company, PLLC

JENSEN POULSEN & COMPANY, PLLC
Certified Public Accountants
Idaho Falls, Idaho
February 3, 2025

APPENDIX B

RESOLUTION 2025-01

TERMINATION OF HITT ROAD DISTRICT

RESOLUTION NO. 2025-02

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF AMMON, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF AMMON, IDAHO, AN URBAN RENEWAL AGENCY ORGANIZED UNDER THE LAWS OF THE STATE OF IDAHO, MAKING CERTAIN FINDINGS THAT REVENUES ARE SUFFICIENT TO COVER ALL ESTIMATED AGENCY EXPENSES FOR FUTURE YEARS FOR THE URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA KNOWN AS THE HITT ROAD PROJECT AREA; ESTIMATING THE REMAINING PROJECT OBLIGATIONS AND COSTS; RECOMMENDING TO THE CITY COUNCIL THAT THE REVENUE ALLOCATION PROVISION FOR THE HITT ROAD PROJECT AREA BE TERMINATED; RECOMMENDING FURTHER THAT THE CITY COUNCIL ADOPT AN ORDINANCE TERMINATING THE REVENUE ALLOCATION PROVISION FOR THE URBAN RENEWAL PLAN HITT ROAD URBAN RENEWAL PROJECT, AND RETURNING THE REVENUE ALLOCATION AREA TO THE REGULAR TAX ROLL EFFECTIVE TAX YEAR 2025; PROVIDING FOR THE PAYMENT OF DELINQUENT PROPERTY TAXES FOLLOWING TERMINATION; PROVIDING FOR THE PAYMENT OF CERTAIN EXPENSES FOR FUTURE FISCAL YEARS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by The Urban Renewal Agency of the City of Ammon, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), as a duly created and functioning urban renewal agency for Ammon, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council (the "City Council") of the City of Ammon, Idaho (the "City") on May 19, 1994, after notice duly published, conducted a public hearing on the Urban Renewal Plan, Hitt Road Urban Renewal Project (the "Hitt Road Plan");

WHEREAS, following said public hearing, the City Council adopted Ordinance No. 237 on May 19, 1994, approving the Hitt Road Plan, and making certain findings, including establishing the Hitt Road revenue allocation area (the "Hitt Road Project Area");

WHEREAS, the Hitt Road Plan contained a revenue allocation financing provision pursuant to the Act;

adjusted base assessment roll for the Hitt Road Project Area for their budgetary purposes, and further, pursuant to Idaho law, as may be amended, those certain taxing entities may, for their budgetary purposes, take into account a portion of the increment value that exceeds the incremental value as of December 31, 2006, for the Hitt Road Project Area, which portion of the increment value shall be added to the 2025 new construction roll, pursuant to Idaho Code § 63-301A(3)(f), Idaho Code, as may be amended.

Section 4: That the Agency does not intend to take revenue allocation funds from the Hitt Road Project Area in tax year 2026, generated from the 2025 assessed values, and the allocation of revenues under section 50-2908, Idaho Code, shall cease effective January 1, 2026. To clarify, the Hitt Road Project Area will not receive an allocation of revenue allocation proceeds from the December 20, 2025, tax receipts.

Section 5: That all financial obligations related to the Hitt Road Project Area have been provided for, and any outstanding obligations will be paid in full on or before September 30, 2025, with the exception of: any reimbursement agreements or notes that have expired, terminated, or cancelled on their own terms; any obligations that cannot be fully determined and will not become due until after September 30, 2025; project cost overruns from current projects; and/or project costs for unexpected construction delays. The Agency will have sufficient funds on deposit for payment of the final project costs, final obligations, Agency operations and administrative fees and costs.

Section 6: That any delinquent property taxes due to the Agency that were levied for calendar year 2024, or earlier, shall not be paid to the Agency after September 30, 2025, but shall be distributed by the Bonneville County Treasurer to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the Hitt Road Project Area.

Section 7: That any non-obligated surplus deemed by the Agency to exist will be remitted to the Bonneville County Treasurer for distribution to the taxing districts following the end of the Agency's 2025 fiscal year on or before September 30, 2025, in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the Hitt Road Project Area. *See* I.C. 50-2909(4).

Section 8: That the Agency does hereby request that the City Council, pursuant to 50-2903(5), Idaho Code, adopt an Ordinance providing for the termination of the Hitt Road Project Area revenue allocation area in the Hitt Road Plan, to be effective on or before December 31, 2025, and declaring that the tax year 2025 revenues[1] from the increment value as levied upon within the revenue allocation area are not needed for the payment of any Agency indebtedness or Agency projects to be completed before September 30, 2025, and should flow to the respective taxing districts pursuant to Idaho law.

[1] The Agency will receive the second half of the 2024 tax payments in July or August 2025, following the June 20, 2025, payment deadline, but will not receive any allocation of revenue from the Hitt Road Project Area after September 30, 2025, and will not receive the first half of the 2025 tax payments following the December 20, 2025, payment deadline.