



November 19, 2018

Members of the Board of Commissioners
Meridian Development Corporation
Meridian, Idaho

We have audited the financial statements of Meridian Development Corporation as of and for the year ended September 30, 2018, and have issued our report thereon dated November 19, 2018. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit under Generally Accepted Auditing Standards and *Government Auditing Standards*

As communicated in our letter dated September 18, 2018, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of Meridian Development Corporation solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and our network firms have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by Meridian Development Corporation is included in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during 2018. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. There were no such misstatements identified.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to Meridian Development Corporation's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the management representation letter dated November 19, 2018.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with Meridian Development Corporation, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as Meridian Development Corporation's auditors.

Other Information in Documents Containing Audited Financial Statements

Pursuant to professional standards, our responsibility as auditors for other information in documents containing Meridian Development Corporation's audited financial statements does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards, we have applied limited procedures to Management's Discussion and Analysis and Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual-General Fund, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

This report is intended solely for the information and use of the Board of Commissioners, and management of Meridian Development Corporation and is not intended to be and should not be used by anyone other than these specified parties.

The image shows a handwritten signature in cursive script that reads "Eide Bailly LLP". The signature is written in dark ink and is positioned above the printed name of the firm.

Boise, Idaho

MERIDIAN DEVELOPMENT CORPORATION

**FINANCIAL STATEMENTS AND
REQUIRED SUPPLEMENTARY INFORMATION**

YEAR ENDED SEPTEMBER 30, 2018

**MERIDIAN DEVELOPMENT CORPORATION
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Independent Auditor's Report

Members of the Board of Commissioners
Meridian Development Corporation, a component unit of the City of Meridian, Idaho
Meridian, Idaho

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Meridian Development Corporation (MDC), a component unit of the City of Meridian, Idaho, as of September 30, 2018, and the related statement of activities and governmental fund statement of revenues, expenditures, and changes in fund balances for the year then ended, and the related notes to the financial statements, which collectively comprise MDC's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of MDC, as of September 30, 2018, and the respective changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 19, 2018 on our consideration of MDC'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 MDC'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 MDC's internal control over financial reporting and compliance.



Boise, Idaho
November 19, 2018

MERIDIAN DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2018

This section of the Meridian Development Corporation's (MDC or Corporation) annual financial report presents management's discussion and analysis of MDC's financial performance during the year ended September 30, 2018. Please use this information in conjunction with the information furnished in MDC's financial statements.

Financial Highlights

- Fiscal year 2018 is the fifteenth full year that MDC has collected property tax. Property tax is MDC's principal source of revenue. Property tax collections increased by \$362,891 or 33.46% from fiscal year 2017 to fiscal year 2018.
- The total assets of MDC exceeded its liabilities at September 30, 2018 by \$2,759,432. Of the total net position, \$641,166 is net investment in capital assets. The remaining net position of \$2,118,266 is restricted to meet the Corporation's on-going obligations. This is an increase of \$710,024 from net position of \$2,049,408 at September 30, 2017.

Overview of the Financial Statements

This annual report consists of five parts – *management discussion and analysis, the government-wide financial statements, fund financial statements, notes to the financial statements, and required supplementary information.*

Government - Wide Financial Statements

These statements report information about all of the operations of MDC using accounting methods similar to those used by private sector companies. These statements are prepared using the flow of economic resources measurement focus and accrual basis of accounting. The current year's revenues and expenses are recorded as transactions occur rather than when cash is received or paid.

The government-wide financial statements are divided into two categories:

Statement of Net Position – Reports all of MDC's assets and liabilities 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 entity is improving or deteriorating.

Statement of Activities – Reports all of the Corporation's revenues and expenses for the year by function. MDC currently has two functions, the community development and public education and marketing functions.

Fund Financial Statements

The Fund financial statements provide information about an entity's major funds. Funds may be required by law or may be established by the MDC Board of Commissioners.

Governmental Funds: Governmental fund financial statements focus on short-term inflows and outflows of spendable resources, an accounting approach known as the flow of current financial resources measurement focus and the modified accrual basis of accounting. Information provided by these statements provides a short-term view of what resources will be available to meet needs.

MERIDIAN DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
 SEPTEMBER 30, 2018

Fund Financial Statements (continued)

MDC has two governmental funds:

General Fund: The general fund is the general operating fund of MDC. Income is derived primarily from property tax.

10 Mile District: The 10 Mile District fund was established as of July 1, 2016. Income is derived primarily from property tax. The only expenses incurred by this fund relate to legal fees, accounting fees, and administrative fees.

Notes to the Financial Statements

The notes provide additional information that is necessary to fully understand the data presented in the government-wide and fund financial statements.

Required Supplementary Information

This section has information that further explains and supports the information in the financial statements by including a comparison of the Corporation's budget data for the year.

FINANCIAL ANALYSIS OF MERIDIAN DEVELOPMENT CORPORATION AS A WHOLE

Net Position

Net Position measures the difference between what the entity owns (assets) versus what the entity owes (liabilities) and future revenues (deferred inflows). At September 30, 2018, MDC's combined assets exceeded liabilities and deferred inflows by \$2,759,432.

The following statement is condensed from the statement of net position.

	2018	2017
ASSETS		
CURRENT ASSETS	\$ 3,973,708	\$ 3,031,398
CAPITAL ASSETS	1,038,561	1,049,453
Total Assets	5,012,269	4,080,851
LIABILITIES		
CURRENT LIABILITIES	221,711	167,706
LONG-TERM LIABILITIES	295,460	406,583
Total Liabilities	517,171	574,289
DEFERRED INFLOWS	1,735,666	1,457,154
Total Liabilities and Deferred Inflows	2,252,837	2,031,443
NET POSITION		
NET INVESTMENT IN CAPITAL ASSETS	641,166	544,373
RESTRICTED	2,118,266	1,505,035
	\$ 2,759,432	\$ 2,049,408

MERIDIAN DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
 SEPTEMBER 30, 2018

Changes in Net Position

During the year, MDC's financial position increased by \$710,024. This compares with the prior year increase in financial position of \$277,012.

The following condensed financial information was derived from the government-wide statement of activities and shows how MDC's net position changed during the year.

	2018	2017
GENERAL REVENUES		
Property Tax	\$ 1,447,540	\$ 1,084,649
Grant	24,081	32,666
Interest	11,187	6,114
Other Revenues	5,058	8,076
Total General Revenues	1,487,866	1,131,505
PROGRAM REVENUES		
Total Revenues	-	-
	1,487,866	1,131,505
EXPENSES		
Community Development	760,693	814,224
Public Education and Marketing	1,215	19,671
Interest on Long-Term Debt	15,934	20,598
Total Expenses	777,842	854,493
CHANGE IN NET POSITION		
	710,024	277,012
Net Position - Beginning of Year	2,049,408	1,772,396
NET POSITION - END OF YEAR	\$ 2,759,432	\$ 2,049,408

From fiscal year 2017 to fiscal year 2018, MDC's property tax revenue increased by 33.46%.

FINANCIAL ANALYSIS OF MDC'S FUNDS

Governmental Fund

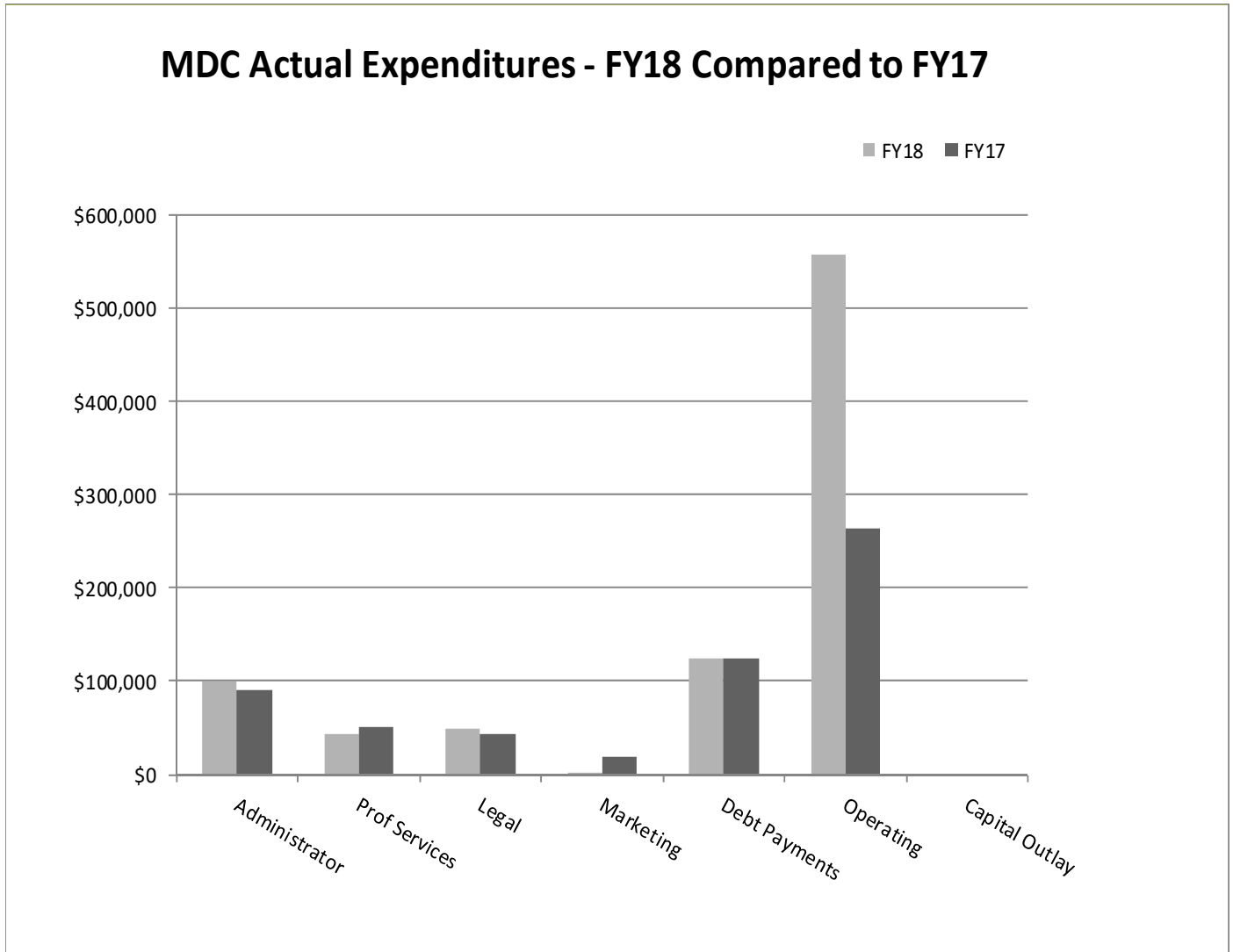
Fiscal year 2018 was the fifteenth full year that MDC received property tax revenue. At September 30, 2018 the fund balance was \$2,071,114 as compared to \$1,446,409 at September 30, 2017. Of the fund balance, \$3,011 is nonspendable and \$2,068,103 is restricted. The fund balance increased in fiscal year 2018 due to tax revenues being higher than in fiscal year 2017 and due to the tax revenues exceeding normal operating expenditures.

MERIDIAN DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2018

Budgetary Highlights

There were no amendments made to the original fiscal year 2018 budget. Additionally, there were no capital outlay expenditures. Operating expenses were under budget.

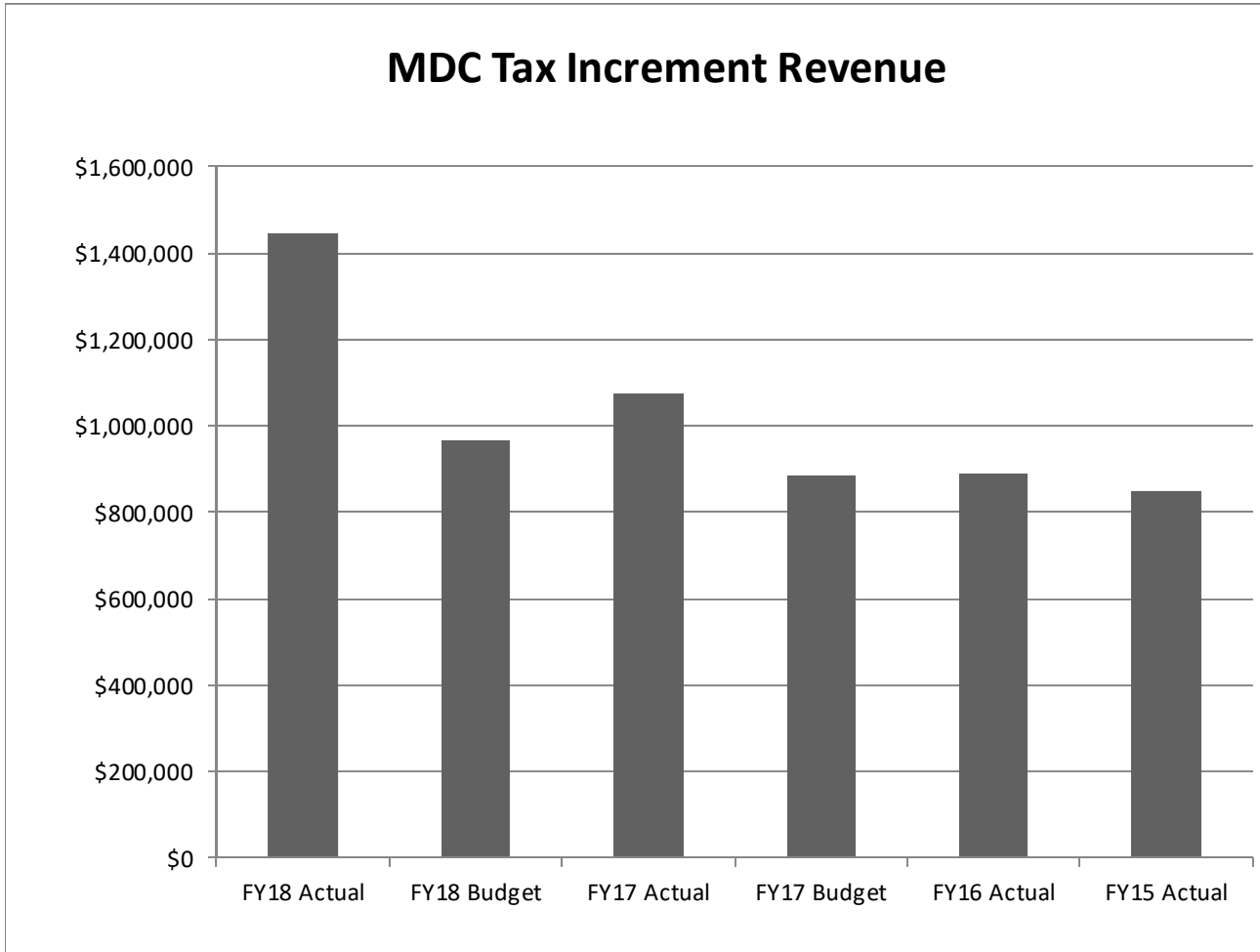
MDC does not have any employees and relies on professional service contracts for the administrator, legal, and marketing, etc. 22% of actual operating expenditures were for professional service contractors. MDC spent 36% of its operating budget.



MERIDIAN DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2018

Budgetary Highlights (continued)

Property tax revenue was budgeted to be \$967,000; actual tax collected was \$1,447,540.



MERIDIAN DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2018

Capital Asset and Debt Administration

Capital Assets

At the end of fiscal year 2017, MDC's total capital assets were \$1,049,454. At the end of fiscal year 2018, capital assets had decreased to \$1,038,561, including \$798,529 in land, \$194,511 in buildings, \$8,486 in equipment, \$132,288 in building improvements, \$180,160 in intangibles and \$275,413 in accumulated depreciation. Intangible assets include the Downtown Master Plan, the 3D Modelling, and the MDC website. The decrease is attributable to the Corporation disposing of equipment, during fiscal year 2018. See Note 3 for further explanation of the changes in capital assets.

Long-Term Debt

During Fiscal Year 2011, MDC took out a promissory note with Washington Trust Bank, totaling \$1,274,000. The note payable was incurred in order to complete the building to be sold as condominium and office space units. The note was renewed on March 10, 2017 and matures on March 5, 2022. Proceeds from the sales of the units will be used to repay principal and interest on the note. As of September 30, 2018, the balance on the remaining note was \$397,395. See Note 4 for further explanation of the changes in long-term debt.

Fiscal Year 2019 Budgetary Considerations

For fiscal year 2019, MDC will continue downtown rehabilitation efforts by purchasing properties for redevelopment and parking and by participating in a variety of community downtown projects and programs. MDC will partner with the City of Meridian for downtown decorations, help fund public art and the split corridor lighting, and assist businesses with streetscape and façade improvements.

Property tax revenue is expected to be higher than the amount collected in fiscal year 2018.

Requests for Information

This report is designed to provide a general overview of Meridian Development Corporation's finances for our citizens and customers. If you have questions about this report or need additional financial information contact the Finance Office: 800 W. Main Street, Suite 1220, Boise, ID 83702. Phone 208-387-6400.

MERIDIAN DEVELOPMENT CORPORATION
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018

ASSETS

CURRENT ASSETS

Cash and Cash Equivalents	\$ 2,182,834
Other Receivables	5,045
Property Tax Receivable	1,735,666
Delinquent Property Taxes Receivable	47,152
Prepaid Expenses	3,011
Total Current Assets	3,973,708

NONCURRENT ASSETS

Capital Assets, Not Subject to Depreciation and Amortization	798,529
Capital Assets, Subject to Depreciation and Amortization	515,445
Less: Accumulated Depreciation	(275,413)
Total Noncurrent Assets	1,038,561

Total Assets	5,012,269
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LIABILITIES

CURRENT LIABILITIES

Accounts Payable	119,776
Note Payable, Current Portion	101,935
Total Current Liabilities	221,711

NONCURRENT LIABILITIES

Note Payable, Less Current Portion	295,460
Total Liabilities	517,171

DEFERRED INFLOWS OF RESOURCES

Advanced Revenues, Property Taxes	1,735,666
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NET POSITION

Net Investment in Capital Assets	641,166
Restricted	2,118,266
Total Net Position	\$ 2,759,432

See accompanying Notes to Financial Statements.

MERIDIAN DEVELOPMENT CORPORATION
STATEMENT OF ACTIVITIES
YEAR ENDED SEPTEMBER 30, 2018

EXPENSES

Community Development	\$ 760,693
Public Education and Marketing	1,215
Debt Service Interest	15,934
Total Expenditures	<u>777,842</u>

GENERAL REVENUES

General Property Tax Revenue	1,447,540
Grant Revenues	24,081
Interest Earnings	11,187
Other Revenue	5,058
Total General Revenues	<u>1,487,866</u>

CHANGE IN NET POSITION

710,024

Net Position - Beginning of Year

2,049,408

NET POSITION - END OF YEAR

\$ 2,759,432

See accompanying Notes to Financial Statements.

MERIDIAN DEVELOPMENT CORPORATION
GOVERNMENTAL FUNDS BALANCE SHEET
 SEPTEMBER 30, 2018

	General Fund	10 Mile District	Total
ASSETS			
Cash and Cash Equivalents	\$ 2,147,281	\$ 35,553	\$ 2,182,834
Other Receivables	5,045	-	5,045
Property Tax Receivable	1,656,714	78,952	1,735,666
Delinquent Property Taxes Receivable	47,152	-	47,152
Prepaid Expenses	3,011	-	3,011
	<u>\$ 3,859,203</u>	<u>\$ 114,505</u>	<u>\$ 3,973,708</u>
Total Assets	<u>\$ 3,859,203</u>	<u>\$ 114,505</u>	<u>\$ 3,973,708</u>
LIABILITIES			
Accounts Payable	\$ 119,776	\$ -	\$ 119,776
DEFERRED INFLOWS OF RESOURCES			
Advanced Revenues, Property Taxes	1,703,866	78,952	1,782,818
FUND BALANCE			
FUND BALANCE			
Nonspendable	3,011	-	3,011
Restricted	2,032,550	35,553	2,068,103
Total Fund Balance	<u>2,035,561</u>	<u>35,553</u>	<u>2,071,114</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 3,859,203</u>	<u>\$ 114,505</u>	<u>\$ 3,973,708</u>

See accompanying Notes to Financial Statements.

MERIDIAN DEVELOPMENT CORPORATION
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
YEAR ENDED SEPTEMBER 30, 2018

	General Fund	10 Mile District	Total
	<u> </u>	<u> </u>	<u> </u>
REVENUES			
General Property Tax Revenue	\$ 1,392,019	\$ 66,994	\$ 1,459,013
Grant Revenue	24,081	-	24,081
Interest Earnings	11,187	-	11,187
Other Revenue	5,058	-	5,058
Total General Revenues	<u>1,432,345</u>	<u>66,994</u>	<u>1,499,339</u>
EXPENDITURES			
Office and Operating Expense	557,755	-	557,755
Professional Services, Surveys, and Studies	177,586	14,459	192,045
Public Education and Marketing	1,215	-	1,215
Debt Service:			
Principal	107,685	-	107,685
Interest	15,934	-	15,934
Capital Outlay	-	-	-
Total Expenditures	<u>860,175</u>	<u>14,459</u>	<u>874,634</u>
NET CHANGE IN FUND BALANCES	572,170	52,535	624,705
Fund Balance - Beginning of Year	<u>1,463,391</u>	<u>(16,982)</u>	<u>1,446,409</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 2,035,561</u></u>	<u><u>\$ 35,553</u></u>	<u><u>\$ 2,071,114</u></u>

See accompanying Notes to Financial Statements.

MERIDIAN DEVELOPMENT CORPORATION
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT
OF NET POSITION
SEPTEMBER 30, 2018

TOTAL FUND BALANCES FOR GOVERNMENTAL FUNDS **\$ 2,071,114**

Total net position reported for governmental activities in the statement of net position is different because:

Capital assets used in governmental funds are not financial resources and, therefore, are not reported in the funds. Those assets consist of:

Land	798,529
Buildings, Improvements, Equipment, and Intangibles, Net of \$275,413	
Accumulated Depreciation	240,032

Long-term liabilities that pertain to governmental funds, including bonds payable, are not due and payable in the current period and, therefore, are not reported as fund liabilities. All liabilities - both current and long-term - are reported in the statement of net position.

Note Payable	(397,395)
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Some of the property taxes receivable are not available to pay for current period expenditures and, therefore, are not reported in the funds.	47,152
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Total Net Position as Shown on the Statement of Net Position	\$ 2,759,432
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MERIDIAN DEVELOPMENT CORPORATION
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES TO THE STATEMENT OF ACTIVITIES
YEAR ENDED SEPTEMBER 30, 2018

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS **\$ 624,705**

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, assets are capitalized and the cost is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlays in the current period.

Capital Outlay	-
Depreciation Expense	(10,893)
Loss on Sale of Capital Outlays	-

The governmental funds report bond proceeds as financing sources, while repayment of bond principal is reported as an expenditure. In the statement of net position, however, issuing debt increases long-term liabilities and does not affect the statement of activities and repayment of principal reduces the liability.

Payment of General Obligation Refunding Bond Principal	107,685
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The change in property taxes receivable to be collected subsequent to year-end, but not available soon enough to pay for the current period's expenditures are not recognized.	(11,473)
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Change in Net Position, as Reflected on the Statement of Activities	\$ 710,024
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MERIDIAN DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Meridian Development Corporation (MDC) is a separate and distinct legal entity of the City of Meridian, Idaho (City) created by state statute. The Directors for MDC are appointed by the Mayor and approved by the City Council. MDC provides urban renewal services for the citizens of the City.

The financial statements of MDC have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below.

The accounting and reporting policies of MDC relating to the funds included in the accompanying basic financial statements conform to GAAP applicable to state and local governments.

Financial Reporting Entity

MDC is included as a component unit in the City's financial statements. MDC provides urban renewal services to the City and its citizens. These statements present only the funds of MDC and are not intended to present the financial position and results of operations of the City in conformity with GAAP.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

MERIDIAN DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to claims and judgments, are recorded only when payment is due.

MDC reports the following major governmental funds:

General Fund - MDC is a general fund. General funds are used for all financial resources except those required to be accounted for in another fund.

10 Mile District Fund - The 10 Mile District fund was established as of July 1, 2016.

Capital Assets

Capital assets are reported in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$500 and an estimated useful life in excess of one year. All material fixed assets are valued at cost. Donated fixed assets are valued at their estimated acquisition value on the date donated. Capital assets are depreciated on the straight-line basis with the half-year convention over useful lives of 3 to 30 years.

Property Taxes Receivable

Property taxes are recognized as revenue when the amount of taxes levied is measurable, and proceeds are available to finance current period expenditures.

Available tax proceeds include property tax receivables expected to be collected within sixty days after year-end. Property taxes attach as liens on properties on January 1, and are levied in September of each year. Tax notices are sent to taxpayers during November, with tax payments scheduled to be collected on or before December 20. Taxpayers may pay all or one half of their tax liability on or before December 20, and if one half of the amount is paid, they may pay the remaining balance by the following June 20.

MERIDIAN DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Inflow of Resources and Advanced Revenue

Unavailable revenue is considered a deferred inflow of resources in accordance with the modified accrual basis of accounting for the fund financial statements. Deferred inflows of resources are measurable but do not represent available expendable resources for the fund financial statements for the fiscal year ended September 30, 2018. Since MDC is on a September 30 fiscal year end, property taxes levied during September for the succeeding year's collection are recorded as unavailable revenues at the MDC's year-end and recognized as revenue in the following fiscal year. Ada County bills and collects taxes for MDC.

Risk Management

As a component unit of the City, MDC is exposed to various risks of loss related to theft of, damage to, or destruction of assets. The City, and MDC as a component unit, participates in a public entity risk pool, Idaho Counties Risk Management Pool (ICRMP), for property and liability insurance. The City's and MDC's exposure to loss from its participation in ICRMP is limited to the extent of their deductible only.

Fund Balances

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the MDC is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

Nonspendable – Includes amounts that cannot be spent because they are either not spendable in form or are legally or contractually required to be maintained intact. All amounts reported as nonspendable at September 30, 2018 by MDC are nonspendable in form. This includes prepaid expenses of \$3,011. MDC has not reported any amounts that are legally or contractually required to be maintained intact.

Restricted – This fund balance is constrained for a specific purpose and legally restricted by external parties, such as state or federal agencies. MDC had \$2,068,103 in restricted fund balance at September 30, 2018.

Committed – This fund balance constraint is self-imposed by the board of directors. Formal action is required by the board of directors to commit funds and must occur prior to year-end; however, the actual dollar amount may be determined in the subsequent period.

Assigned – This fund balance is intended for a specific purpose and the authority to "assign" is delegated to the administrator. Formal action is not necessary to impose, remove, or modify an assigned fund balance.

MERIDIAN DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Unassigned – This is the remaining fund balance that has no internal or external restrictions. Unassigned amounts are available for any purpose. Although there is generally no set spending plan, there is a need to maintain a certain funding level. The unassigned fund balance is commonly used for emergency expenditures or reserves needed to ensure cash flow.

MDC has a policy regarding minimum fund balance for a stabilization arrangement to reserve 8% of the current year budget of tax revenues in order to ensure there is sufficient cash flow to maintain services between property tax receipts (the Resolution).

Pooled Cash

MDC follows the practice of pooling cash of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

NOTE 2 DEPOSITS – CUSTODIAN CREDIT RISK

Cash and Cash Equivalents

As of September 30, 2018, the account balance of the checking account was \$161,694. As of September 30, 2018, the account balance of the money market account was \$2,116,975. \$2,028,669 was uninsured and uncollateralized as of September 30, 2018. Cash is held in the custody of Washington Trust Bank in MDC's name.

MERIDIAN DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
 SEPTEMBER 30, 2018

NOTE 3 CAPITAL ASSETS

Changes to capital assets are as follows:

	Balance 9/30/2017	Additions	Deletions	Transfers	Balance 9/30/2018
GOVERNMENTAL ACTIVITIES					
Capital Assets, not					
Depreciated Land	\$ 798,529	\$ -	\$ -	\$ -	\$ 798,529
Total Capital Assets, not Depreciated	798,529	-	-	-	798,529
CAPITAL ASSETS, DEPRECIATED					
Buildings	194,511	-	-	-	194,511
Building Improvements	132,288	-	-	-	132,288
Equipment	100,437	-	(91,951)	-	8,486
Intangibles	180,160	-	-	-	180,160
Total Capital Assets, Depreciated	607,396	-	(91,951)	-	515,445
Less: Accumulated					
Depreciation					
Buildings	(64,869)	(6,483)	-	-	(71,352)
Building Improvements	(11,005)	(4,410)	-	-	(15,415)
Equipment	(100,437)	-	91,951	-	(8,486)
Intangibles	(180,160)	-	-	-	(180,160)
Total Accumulated Depreciation	(356,471)	(10,893)	91,951	-	(275,413)
Total Net Capital Assets, Depreciated	250,925	(10,893)	-	-	240,032
GOVERNMENTAL ACTIVITIES					
CAPITAL ASSETS, NET	<u>\$ 1,049,454</u>	<u>\$ (10,893)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,038,561</u>

MERIDIAN DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
 SEPTEMBER 30, 2018

NOTE 4 CHANGES IN LONG-TERM DEBT

MDC has a promissory note for \$1,274,000 that matures on March 5, 2022 with a fixed interest rate of 3.51% collateralized by real property.

The following is a summary of changes in debt of MDC for the year ended September 30, 2018.

	Balance 9/30/2017	Debt Issued	Debt Retired	Balance 9/30/2018
GOVERNMENTAL ACTIVITIES				
Note Payable - Building	\$ 505,080	\$ -	\$ (107,685)	\$ 397,395

Maturities of the note payable are as follows for the years ended September 30:

Years Ending,	Principal	Interest	Total
2019	\$ 101,935	\$ 12,571	\$ 114,506
2020	115,087	8,531	123,618
2021	119,192	4,426	123,618
2022	61,181	626	61,807
Totals	\$ 397,395	\$ 26,154	\$ 423,549

NOTE 5 RELATED PARTY TRANSACTIONS

MDC partners with the City of Meridian for various downtown improvements. During the fiscal year, MDC reimbursed the City of Meridian \$280,156 for costs related to joint projects.

In fiscal year 2018, MDC partnered with West Ada School District to provide the historic walking tour transportation. During the year, MDC reimbursed West Ada School District \$5,000 for costs related to the joint project.

NOTE 6 LINE OF CREDIT

MDC extended a revolving line of credit with Washington Trust Bank that provides for available borrowings up to \$100,000. The agreement matures on June 30, 2019 and is unsecured. Borrowings under the line of credit bear variable interest rates at the bank's prime rate, less 0.16% per annum (4.84% at September 30, 2018). There were no amounts outstanding on the line as of September 30, 2018. Borrowings under the line of credit are subject to certain covenants and restrictions on indebtedness and dividend payments.

MERIDIAN DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018

NOTE 7 NET POSITION

MDC had net position consisting of two components – net investment in capital assets and restricted net position.

The net investment in capital assets component of net position consists of capital assets that are owned by MDC, net of accumulated depreciation, and reduced by the outstanding balance of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

As of September 30, 2018, MDC had net investment in capital assets calculated as follows:

Capital Assets, Net of Accumulated Depreciation	\$ 1,038,561
Current Portion of Outstanding Long-Term Obligations	(101,935)
Noncurrent Portion of Outstanding Long-Term Obligations	<u>(295,460)</u>
Total Net Investment in Capital Assets	<u><u>\$ 641,166</u></u>

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulation of other governments or imposed by law through constitutional provision or enabling legislation. MDC had a restricted net position as of September 30, 2018 of \$2,118,266.

NOTE 8 COMMITMENTS AND CONTINGENCIES

On February 8, 2017, amended on March 13, 2018, MDC entered into a Owner Participation Agreement with Ten Mile Crossing, Inc., Brighton Corporation, SCS Brighton LLC, Brighton Investments LLC, SCS Investments LLC, and SBG Ten Mile Office No. 1, LLC (the Developers) to carry out the approved urban renewal plan. This agreement contemplates that the Developers will develop the property by constructing private improvements. Eligible public improvements are to be constructed in phases and reimbursed from future tax increment revenues.

MERIDIAN DEVELOPMENT CORPORATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
BUDGET AND ACTUAL – GENERAL FUND
YEAR ENDED SEPTEMBER 30, 2018

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
General Property Tax Revenue	\$ 967,000	\$ 967,000	\$ 1,459,013	\$ 492,013
Grant Revenue	209,500	209,500	24,081	(185,419)
Interest Earnings	4,000	4,000	11,187	7,187
Other Revenue	100,012	100,012	5,058	(94,954)
Total Revenues	<u>1,280,512</u>	<u>1,280,512</u>	<u>1,499,339</u>	<u>218,827</u>
EXPENDITURES				
Office and Operating Expense	1,952,399	1,952,399	557,755	1,394,644
Professional Services, Surveys, and Studies	205,000	205,000	192,045	12,955
Public Education and Marketing	35,000	35,000	1,215	33,785
Debt Service				
Principal	194,968	194,968	107,685	87,283
Interest	29,862	29,862	15,934	13,928
Capital Outlay	-	-	-	-
Total Expenditures	<u>2,417,229</u>	<u>2,417,229</u>	<u>874,634</u>	<u>1,542,595</u>
Excess (deficiency) revenues				
NET CHANGE IN FUND BALANCES	(1,136,717)	(1,136,717)	624,705	1,761,422
Fund Balance - Beginning of Year	<u>1,214,077</u>	<u>1,214,077</u>	<u>1,446,409</u>	<u>232,332</u>
FUND BALANCE - END OF YEAR	<u>\$ 77,360</u>	<u>\$ 77,360</u>	<u>\$ 2,071,114</u>	<u>\$ 1,993,754</u>

See accompanying Notes to Required Supplementary Information.

MERIDIAN DEVELOPMENT CORPORATION
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
SEPTEMBER 30, 2018

NOTE 1 BUDGETS AND BUDGETARY ACCOUNTING

MDC follows these procedures in establishing the budgetary data reflected in the financial statements:

Prior to September 1, the members of the Board of Directors and the contract administrator prepare a proposed operating budget for the fiscal year commencing on October 1. The operating budget includes proposed expenditures and the means of financing them.

Public hearings are conducted at City Hall to obtain taxpayer comments.

Prior to October 1, the budget is legally enacted through passage of an ordinance.

Budgets are adopted on a basis consistent with GAAP for the funds. All annual appropriations lapse at fiscal year-end. Revisions that alter the total expenditure appropriation of any fund must be approved by the board of commissioners. State law does not allow fund expenditures to exceed fund appropriations.

Formal budgetary integration is employed as a management control device during the year.



Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

Members of the Board of Commissioners
Meridian Development Corporation, a component unit of the City of Meridian, Idaho
Meridian, Idaho

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of Meridian Development Corporation (MDC), a component unit of the City of Meridian, Idaho as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise Meridian Development Corporation’s basic financial statements, and have issued our report thereon dated November 19, 2018.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered MDC’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of MDC’s internal control. Accordingly, we do not express an opinion on the effectiveness of MDC’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 over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

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

Purpose of this Report

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

A handwritten signature in cursive script that reads "Eide Sully LLP".

Boise, Idaho
November 19, 2018