Above: The City began a series of community meetings and surveys to develop a master plan for the future of Black Bay Park. (Proposed design for boardwalk and docks for the public use.)

Cover Photo: Along the banks of the Spokane River and in the heart of Post Falls; sits Black Bay Park.

The FY 2021 ACFR can be viewed and downloaded on the City's website at https://www.postfallsidaho.org/departments/finance-support-services/budget-book-cafr-pafr/
Dear Citizens,

The City of Post Falls Financial Services Department is proud to present the “popular” form of the City’s Annual Comprehensive Financial Report, the Popular Annual Financial Report (or PAFR).

The City’s award-winning PAFR is a user friendly report of our City’s financial operations in 2021. The audited financial report of City financials is the City’s ACFR. The average citizen may find it difficult to interpret the vast amount of data in the ACFR. The PAFR is designed to make the City’s basic finances easier to understand and to communicate to our citizens where City dollars come from and how they are spent.

Much of the information in the PAFR comes from the City’s FY 2021 ACFR. Under State law, the ACFR is prepared annually by City staff in accordance with Generally Accepted Accounting Principles, or GAAP. The City’s financial statements are then audited by an independent third-party professional accounting firm (Anderson Bros. CPA’s, P.A.). This step provides a level of assurance to the Mayor, the City Council, the financial community, and citizens-at-large that these financial statements are free of material misstatement. Based on the audit, Anderson Bros. CPA’s, P.A. concluded, in an unmodified opinion (meaning without reservation of any kind), that the City of Post Falls’ financial statements for the fiscal year ended September 30, 2021 are fairly presented and in conformity with GAAP. This opinion, its accompanying financial statements, and its Management Letter, containing a concise statement of areas where financial management practices could be improved, are presented in depth by officials Anderson Bros. CPA’s, P.A. to the City’s Finance Department. Subsequently, the audit report is then presented to the Mayor and City Council as part of a regular Council Work Session agenda item.

The PAFR, or citizen’s report, is intended to complement the ACFR, not be a substitute for it. It is for a complete review of the City’s financial status for the recently concluded fiscal year, the FY 2021 ACFR and FY 2021 budget documents can be found on the City’s website at https://www.postfallsidaho.org/departments/finance-support-services/, or copies may be obtained from the Finance and Support Services Department. We will be pleased to respond to any questions on this publication, the ACFR, and current budget documents.

Jason Faulkner
Finance and Support Services Department
Finance Director / Treasurer
Message from the Mayor

The City Council and I are pleased to present the 2021 Popular Annual Financial Report (PAFR) for the City of Post Falls.

The PAFR, or as it is often called, the Citizen’s Report gives an overview of the City’s progress and financial performance in a way that is transparent and easy to understand.

The PAFR is designed to take information from the Annual Comprehensive Financial Report (ACFR) and displays the highlights in a simplified format. Doing so increases the transparency of the City’s finances and operations. The PAFR gives a snapshot of our City’s financial health, not only to residents, but also to others outside our community who may be considering relocating their home or business.

Continuing to provide open communication, accountability and transparency in presenting the City’s financial reports is a priority for the City Council.

Ronald G. Jacobson, Mayor

MAYOR AND CITY COUNCIL

Councilor Kerri Thoreson
Councilor Alan Wolfe
Councilor Joe Malloy
Mayor Ronald G. Jacobson
Councilor Steve Anthony
Councilor Lynn Borders
Councilor Linda Wilhelm
Ronald G. Jacobson
Mayor
Senior VP – bankcda
2021

Linda Wilhelm
Council President
- Seat 6
Realtor – Coldwell Banker
2021

Kerri Thoreson
Councilor
- Seat 1
Self Employed
2023

Alan Wolfe
Councilor
- Seat 2
Self Employed
2021

Joe Malloy
Councilor
- Seat 3
Project Coordinator - Outotec Energy Products
2023

Steve Anthony
Councilor
- Seat 4
Retired
2021

Lynn Borders
Councilor
- Seat 5
Retired
2023

Planning & Zoning Commission (7 Members)

Parks & Recreation Commission (7 Members)

City Administrator
Shelly Enderud

Shelly Enderud
City Administrator
Jason Faulkner
Director of Finance
Greg McLean
Chief of Police
David Fair
Parks & Recreation Director
Bob Seale
Community Development Director
John Beacham
Public Services Director
Warren Wilson
Legal Services Director
Teresa Benner
Human Resources Director
Shannon Howard
City Clerk
Post Falls is a very special place, with scenic beauty, year-round recreational opportunities and a relaxed lifestyle that creates a valuable quality of life that is attracting new businesses and new citizens daily. The recreational opportunities and natural surroundings are a large part of why people choose Post Falls. Boating and water sports such as wakeboarding, water skiing, wake surfing, whitewater kayaking and paddle boarding are popular on the Spokane River. Winter sports including downhill skiing/snowboarding, snowshoeing, cross-country skiing, and snowmobiling, all which are easily accessible from Post Falls. The region also provides ample opportunities for sportsmen and anglers. The City maintains 34 parks, several of which are on the Spokane River. Sports, swimming, rock climbing, boating or just relaxing, there’s a park that fills the bill. Post Falls also offers a variety of community events for the whole family to enjoy.
Parks & Recreation
For an Active Lifestyle

DID YOU KNOW?
The City's Recreation Division had over 8,000 participants that spent over 189,000 hours engaged in activities that enhance their healthy lifestyles.

COMMUNITY EVENTS
Post Falls hosts many community-wide events such as the Sprint Triathlon, Shoes & Brews 5K, Post Falls Festival, Movies in the Park, Winterfest, Fishing Derby and many sports tournaments.

PARKS
Post Falls has 34 parks, 3 splash pads, 16 children’s playgrounds, 883 acres of park land, 38 trail miles and 112 climbing routes.

WATER RECREATION
Post Falls has 3.5 miles of river frontage, 21,000 square feet of beach area, whitewater access and an amphitheater overlooking the river.
Post Falls, Idaho is an inviting place to live, work and play. Its proximity to numerous lakes, rivers and mountains offers a quality of life that is highly desirable. Just minutes to the east is Coeur d’Alene, ID, with a reputation as a world travel destination due to the five-star Coeur d’Alene Resort and golf course with a floating green. To the west is the largest city in the region, Spokane, WA with a population of approximately 250,000. Post Falls’ unique location between these two diverse cities offers Post Falls’ residents varied opportunities in their lifestyle, recreation and business opportunities. The I-90 corridor, connecting Spokane and Post Falls/Coeur d’Alene, continues to be a hub of business growth. This is reflected in an increasing number of retails, health care, and manufacturing businesses locating in the City.

Idaho boasts the lowest cost of living in the western states and, with an average commute time of just under 21 minutes, Idahoans get to work, home, and the outdoors faster than anyone in other western metro areas.

The City of Post Falls has grown from 7,350 residents in 1990 to approximately 39,452 by the end of 2021. The continued influx of new residents has resulted in a strong construction industry. Post Falls grew at a more modest annual growth rate of approximately 2.4% between 2010 through 2015, compared to the 4.8% annual growth rate experienced between 2000 and 2010. 2015 brought signs of change as Post Falls grew at a higher 3.76% growth rate. Growth pressured have continued since 2015. Due to the number of inquiries and developments of multi-family near commercial corridors within Post Falls, it is a matter of time when additional commercial properties will begin being developed. It is very common for commercial corridors to be supported by high density residential housing nearby. The commercial area along Seltice Way between Spokane Street and Highway 41 is the only area within Post Falls that has some degree of multi-family near a commercial corridor and may be why this area has realized more commercial development than other areas with similar levels of traffic flow. With the additional multi-family being developed nearby and along currently undeveloped commercial corridors, Post Falls have seen additional land that has been sitting vacant for some time be commercially developed in 2021 and should continue through 2022.
The Parks & Recreation Department offers programs for everyone, whether it be Little Athletes, a 5K Fun Run or a Sprint Triathlon.
Major Initiatives

This is a summary of the City’s Major Initiatives, a full detailed list of Major Initiatives and department accomplishments are available in the ACFR.

Economic Development and Growth Management – Ongoing efforts on behalf of the City and the Post Falls Urban Renewal Agency continue to provide for growth and business attraction with the City Center area. The City and Agency continue to work on transportation improvements within other areas of the community, including completing the Spencer Street connection to Seltice Way and a providing multi-use trail along the east side of Highway 41 that received grant funding through the Community Choices for Idaho program. This funding also has matching funds coming from the Urban Renewal Agency. The Comprehensive Plan’s update was completed in 2020. In 2021, the City approved to annex and establish an Urban Renewal District for additional industrial lands (250 acres) along Pleasantview Rd. Staff continues to look for opportunities in completing Housekeeping Ordinances to assist and provide clarity for current developments utilizing Title 18: Zoning.

Public Health/Environment - The goal of effective and timely maintenance and repair of facilities and equipment is one of our highest priorities. The Street Maintenance Division has a program of bi-weekly sweeping citywide in the summer months for dust control. The City has directed greater emphasis on crack sealing, seal coating and maintenance overlay of streets to preserve current paved surfaces. A program has been initiated to pave or replace badly deteriorated chip sealed streets with new pavement in residential districts. Over the last two years, we invested over $1,000,000 in this area to improve the traveling service. The Water Utility Division operates the City water system consisting of 9 wells and 5 reservoirs, with a pumping capacity of 14 million gallons/day with reservoir capacity of 6.5 million gallons. At the end of 2020, construction is nearly complete on two new wells which add capacity to the water system.

The Water Reclamation Facility has a capacity of 4.1 million gallons/day and 32 lift stations. Bio-solids are hauled off site and processed by Barr Tech.

Other Community Services – The Parks and Recreation Department is responsible for the operations of the Parks, Recreation, Cemetery, and Urban Forestry divisions. The department focus is planning, development, and standardization of infrastructure to increase system efficiency, improve cost effectiveness, safety, and reduce liability. The department has made improvements in the following areas: state of the art irrigation systems, ADA compliance, upgraded picnic shelters, restroom facilities, trails and pathways, maintenance equipment, trash collection, security cameras, energy efficient lighting, wildlife management, and new playground equipment. The department continues to emphasize good customer service and maximization of resources as it tries to keep up with public demand for services.

Major Business Development Highlights—

In 2021, a significant number of rooftops once again were added to the City of Post Falls for a total of 1,363 housing units. There were 466 single family housing unit (HU) permits issued and an additional 897 multi-family housing HU created. Examples of multifamily projects in 2019 are the following with unit counts in (X): Spencer Place Apartments (240), River City Villas II (96), Parkway Place (120), River Falls Apartments (53), and Bluegrass Apartments (300). The following are highlights of commercial projects that commenced in 2020: UPS Distribution Facility, Maverik (HWY41), Romney Motion, KWI II, TFT Post Falls, Summit Mold, Flippen’s Storage, Horn Development, Giant Storage, and Kenworth Sales.

In 2021, continued residential and commercial/industrial development is expected to remain strong. There are several proposed multifamily projects that have already commenced in 2021. It will be exciting to see what all develops in 2022.

Full-Time Employees
City Total

225
The Popular Annual Financial Report (PAFR), sometimes called the Annual Report to Citizens, is a summary of the financial activities of the City's governmental funds and is drawn from information found in the ACFR. Unlike the ACFR, the PAFR is unaudited and presented on a non-GAAP basis.

The City of Post Falls received the Award for Outstanding Achievement in Popular Annual Financial Reporting from the GFOA for the 2020 PAFR. The City has received this award annually since 2008. The award is a prestigious national award that recognizes conformance with the highest standards for preparation of state and local government popular reports. In order to receive this award, a government unit must publish a report, with contents that conform to standards of creativity, presentation, understandability, and reader appeal.

Government Finance Officers Association

Award for Outstanding Achievement in Popular Annual Financial Reporting

Presented to
City of Post Falls
Idaho

For its Annual Financial Report for the Fiscal Year Ended
September 30, 2020

Executive Director/CEO
## Changes in Net Position

### City of Post Falls’ Changes in Net Position

<table>
<thead>
<tr>
<th></th>
<th>Governmental Activities</th>
<th></th>
<th>Business-Type Activities</th>
<th></th>
<th>Total</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2021</td>
<td>2020</td>
<td>2021</td>
<td>2020</td>
<td>2021</td>
<td>2020</td>
</tr>
<tr>
<td><strong>REVENUES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Program revenues:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Charges for services</td>
<td>$10,850,324</td>
<td>$9,681,800</td>
<td>$27,089,829</td>
<td>$20,188,002</td>
<td>$37,940,153</td>
<td>$29,869,802</td>
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<tr>
<td>Operating grants and</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>contributions</td>
<td>5,367,248</td>
<td>593,883</td>
<td>-</td>
<td>-</td>
<td>5,367,248</td>
<td>593,883</td>
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<tr>
<td>Capital grants and</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>contributions</td>
<td>4,604,455</td>
<td>2,930,761</td>
<td>8,401,748</td>
<td>9,860,635</td>
<td>13,008,203</td>
<td>12,791,396</td>
</tr>
<tr>
<td>General revenues:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property taxes</td>
<td>13,057,484</td>
<td>12,080,133</td>
<td>-</td>
<td>-</td>
<td>13,057,484</td>
<td>12,080,133</td>
</tr>
<tr>
<td>Other taxes</td>
<td>7,258,753</td>
<td>5,563,600</td>
<td>-</td>
<td>-</td>
<td>7,258,753</td>
<td>5,563,600</td>
</tr>
<tr>
<td>Other</td>
<td>(141,579)</td>
<td>950,630</td>
<td>26,878</td>
<td>1,743,061</td>
<td>(114,701)</td>
<td>2,693,691</td>
</tr>
<tr>
<td><strong>Total revenues</strong></td>
<td>$40,996,685</td>
<td>$31,800,807</td>
<td>$35,518,455</td>
<td>$31,791,698</td>
<td>$76,515,140</td>
<td>$63,592,505</td>
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<tr>
<td><strong>EXPENSES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General government</td>
<td>$7,465,327</td>
<td>$9,404,815</td>
<td>-</td>
<td>-</td>
<td>$7,465,327</td>
<td>$9,404,815</td>
</tr>
<tr>
<td>Public safety</td>
<td>8,437,213</td>
<td>8,122,866</td>
<td>-</td>
<td>-</td>
<td>8,437,213</td>
<td>8,122,866</td>
</tr>
<tr>
<td>Highway and public</td>
<td>6,375,742</td>
<td>5,739,041</td>
<td>-</td>
<td>-</td>
<td>6,375,742</td>
<td>5,739,041</td>
</tr>
<tr>
<td>works</td>
<td>3,410,611</td>
<td>3,090,477</td>
<td>-</td>
<td>-</td>
<td>3,410,611</td>
<td>3,090,477</td>
</tr>
<tr>
<td>Interest on long-term</td>
<td>2,588</td>
<td>29,049</td>
<td>-</td>
<td>-</td>
<td>2,588</td>
<td>29,049</td>
</tr>
<tr>
<td>debt</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td>-</td>
<td>-</td>
<td>1,967,634</td>
<td>1,994,533</td>
<td>1,967,634</td>
<td>1,994,533</td>
</tr>
<tr>
<td>Reclaimed Water</td>
<td>-</td>
<td>-</td>
<td>5,722,414</td>
<td>5,749,970</td>
<td>5,722,414</td>
<td>5,749,970</td>
</tr>
<tr>
<td>Sanitation</td>
<td>-</td>
<td>-</td>
<td>3,169,065</td>
<td>2,857,817</td>
<td>3,169,065</td>
<td>2,857,817</td>
</tr>
<tr>
<td><strong>Total expenses</strong></td>
<td>$25,691,481</td>
<td>$26,386,246</td>
<td>$10,859,113</td>
<td>$10,602,320</td>
<td>$36,550,594</td>
<td>$36,988,568</td>
</tr>
<tr>
<td><strong>INCREASE IN NET POSITION BEFORE TRANSFERS</strong></td>
<td>$15,305,204</td>
<td>$5,414,559</td>
<td>$24,659,342</td>
<td>$21,189,378</td>
<td>$39,964,546</td>
<td>$26,603,937</td>
</tr>
<tr>
<td><strong>TRANSFERS IN (OUT)</strong></td>
<td>$1,930,470</td>
<td>$1,935,359</td>
<td>(1,930,470)</td>
<td>(1,935,359)</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>INCREASE IN NET POSITION</strong></td>
<td>$17,235,674</td>
<td>$7,349,918</td>
<td>$22,728,872</td>
<td>$19,254,019</td>
<td>$39,964,546</td>
<td>$26,603,937</td>
</tr>
<tr>
<td>Prior Period Adjustment</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>NET POSITION ending</td>
<td>$133,494,582</td>
<td>$116,158,908</td>
<td>$215,939,774</td>
<td>$193,210,902</td>
<td>$349,334,356</td>
<td>$309,389,810</td>
</tr>
</tbody>
</table>

*The changes in net position provides a detailed account of the revenues (sources of income) and expenses (the use of money) for City operations. It reflects changes in net assets that occurred during the fiscal year.*
By far the largest portion of the City of Post Falls’ net position reflects its investment in capital assets (e.g., land, buildings, machinery, equipment, other improvements, infrastructure, and construction in progress); less any related debt used to acquire those assets that are still outstanding.

The City of Post Falls uses these assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City of Post Falls’ net investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

### Capital Assets

**CAPITAL ASSETS**

What Does the City Own?

- **Buildings & Improvements**: $25,000
- **Equipment**: $954,552
- **Infrastructure**: $5,299,374
- **Construction in Progress**: $24,247,040
- **Water System**: $91,475
- **Sewer System**: $1,094,720
- **Vehicles**: $640,240

Total: $32,352,401
The City of Post Falls adopts an annual appropriated budget for its general fund. The City of Post Falls, like all other governmental entities in Idaho, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The general fund is the chief operating fund of the City of Post Falls.

At the end of the current fiscal year, the City of Post Falls reported a combined ending fund balance of $56,104,098, an increase of $11,565,010 in comparison with the prior year. The current fund balance contains $519,042 of restricted dollars, $3,507,291 of committed dollars, $18,946,177 of assigned dollars and the balance of $33,131,588 is unassigned, which is available for spending at the government’s discretion.

The general fund is the chief operating fund of the City of Post Falls. At the end of the current fiscal year, unassigned fund balance of the general fund was $15,868,560 with a total fund balance of $38,322,028. As a measure of the general fund’s liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 81.7 percent of total general fund expenditures, while total fund balance represents 128.4 percent of that same amount.

### General Fund Expenditures by Function

<table>
<thead>
<tr>
<th>Function</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>General government</td>
<td>31%</td>
</tr>
<tr>
<td>Public safety</td>
<td>29%</td>
</tr>
<tr>
<td>Highways and public works</td>
<td>16%</td>
</tr>
<tr>
<td>Capital outlay</td>
<td>12%</td>
</tr>
<tr>
<td>Culture and recreation</td>
<td>11%</td>
</tr>
<tr>
<td>Principal</td>
<td>2%</td>
</tr>
<tr>
<td>Interest</td>
<td>2%</td>
</tr>
</tbody>
</table>

[Diagram showing the breakdown of general fund expenditures]
Many people are surprised to learn that only about one-third goes to the City of Post Falls and the rest goes to Kootenai County, the Post Falls School District, Kootenai Fire and Rescue, North Idaho College, Post Falls Highway District and the Community Library Network and Kootenai Ambulance District.
The City Revenues and Expenses

The majority of the City of Post Falls’ governmental activities’ revenue is received from property tax (30 percent) with other taxes following at (17 percent).

When all taxes are added together, they make up 47 percent of the budget.

When revenues are compared to expenses, it shows that none of the City of Post Falls’ programs are self-supporting. They all require tax support to continue at their current level of service.

Grants and contributions are primarily received by public safety and public works. These grants normally have matching requirements by the City yet allow programs and projects that may not happen without those additional funds. The City currently runs a domestic violence program that is significantly funded through federal grants each year.

For the most part, increases in expenses closely paralleled inflation and growth in the demand for services. No significant transactions occurred outside of the Major funds for FY 21. No significant losses or revenues were received during the year and building permit revenue has increased during FY 21.
FINANCIAL HIGHLIGHTS

- The assets of the City of Post Falls exceeded its liabilities at the close of the most recent fiscal year by $349,331,471 (net position).
- At the end of the current fiscal year, unassigned fund balance for the general fund was $15,868,560 or 65 percent of total general fund expenditures.
- The governments net position increased by $39,961,661. Approximately $5,704,623 of this increase is attributed to one-time infusions of governmental contributions of $4,518,428 plus proprietary contributions of $1,186,195 resources from capital contributions. In addition, the City received $1,043,751 and $3,898,617 from Coronavirus Aid, Relief and Economic Security Act (CARES) Act and American Rescue Plan Act (ARPA) respectfully. The CARES Act funds were spent for public safety wages while the ARPA funds have went unspent at year end.
- In the City’s business-type activities, operating revenues increased by $6,901,827 (34.2 percent) and operating expenses increased by $256,793. The increases in operating revenues is primarily due to the increase in utility rates (3.0% for water and a 7.0% for reclaimed water).
- The City of Post Falls is experiencing tremendous growth as building permits continue to exceed expectations as housing shortages are becoming a reality for both singe family and muti-family units. The closing of urban renewal districts, an increase of sales tax, in additional to an increase in liquor taxes will help offset the cost of growth. However, pending legislation may limit the taxing authority associated with new construction and annexations.
- The City of Post Falls holds an AA- water reclamation bond rating and an AA water bond rating with Standard & Poors.

BUSINESS TYPE ACTIVITIES

- One of the major sources of the City of Post Falls’ business-type activities’ revenue is received from charges for services (77 percent). Currently, the City of Post Falls’ business-type activities do not use property taxes for any type of funding.
- The second major source of revenue is capital construction (23 percent). These contributions are received by water and reclaimed water only. The sanitation for the City of Post Falls is contracted out, and the City has no capital investment in that program.
- When revenues are compared to expenses, it shows that all the City of Post Falls’ programs are self-supporting. In reclaimed water this includes capital contributions from developers.

FINANCIAL HIGHLIGHTS

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