

**INDEPENDENCE RANCH  
COMMUNITY SERVICES DISTRICT**

Independent Auditor's Report  
and  
Financial Statements

For the Year Ended  
June 30, 2018

**INDEPENDENCE RANCH  
COMMUNITY SERVICES DISTRICT**  
INDEPENDENT AUDITOR'S REPORT AND FINANCIAL STATEMENTS  
For the Year Ended June 30, 2018

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**INDEPENDENCE RANCH COMMUNITY SERVICES DISTRICT**  
**BOARD OF DIRECTORS**  
June 30, 2018

BOARD OF DIRECTORS

<u>NAME</u>	<u>TERM EXPIRES</u>
Terry Leezer, President	December 2020
Carol Noe, Vice President	December 2020
George Tracy, Director	December 2018
Danny Meehan, Director	December 2018i
Harvey Holman, Director	December 2018

# CROSBY COMPANY, CERTIFIED PUBLIC ACCOUNTANT

1457 MARSH STREET, SUITE 100 - SAN LUIS OBISPO, CA 93401

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## Independent Auditor's Report

Board of Directors  
Independence Ranch Community Services District  
Paso Robles, California

### **Report on the Financial Statements**

I have audited the accompanying financial statements of the Independence Ranch Community Services District (the District), as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the District'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**

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my 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 of America. Those standards require that I 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, I 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.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

### **Opinion**

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the District, as of June 30, 2018, and the respective changes in financial position and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

## **INDEPENDENT AUDITOR'S REPORT**

(Continued)

### **Other Matters**

#### *Required Supplementary Information – Management Discussion and Analysis*

As described in Note 1, management has elected not to include a management discussion and analysis. This analysis is not a required part of the basic financial statements but is supplementary information normally required by U.S. generally accepted accounting principles.

#### *Other Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Budgetary Comparison Information on page 16 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.



**CROSBY COMPANY**  
**Certified Public Accountant**  
San Luis Obispo, California

October 31, 2019

# INDEPENDENCE RANCH COMMUNITY SERVICES DISTRICT

## STATEMENT OF NET POSITION AND GOVERNMENTAL FUND BALANCE SHEET

June 30, 2018

	<u>Governmental Fund General Fund</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>			
Cash and cash equivalents	\$ 62,311	\$ -	\$ 62,311
Other capital assets, net of accumulated depreciation		442,575	442,575
Total assets	\$ 62,311	442,575	\$ 504,886
<b>LIABILITIES</b>			
Accrued interest payable	\$ -	6,198	\$ 6,198
Long-term liabilities:			
Due within one year		20,000	20,000
Due after one year		405,000	405,000
Total liabilities	\$ -	431,198	\$ 431,198
<b>FUND BALANCE</b>			
Assigned for:			
Other	\$ 62,311	(62,311)	\$ -
Total fund balance	62,311	(62,311)	-
Total liabilities and fund balance	\$ 62,311		
<b>NET POSITION</b>			
Net investment in capital assets, net of related debt		17,575	17,575
Unrestricted		56,113	56,113
Total net position		\$ 73,688	\$ 73,688

**INDEPENDENCE RANCH COMMUNITY SERVICES DISTRICT**  
**RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET**  
**TO THE STATEMENT OF NET POSITION**  
 June 30, 2018

***Total fund balances - government fund***

\$ 62,311

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

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.

442,575

Long-term liabilities and accrued interest payable have not been included in the governmental funds activity:

Accrued interest payable

(6,198)

Loans payable

(425,000)

***Net position of governmental activities***

**\$ 73,688**

**INDEPENDENCE RANCH COMMUNITY SERVICES DISTRICT**  
**STATEMENT OF ACTIVITIES AND**  
**GOVERNMENTAL FUND REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE**  
For the Year Ended June 30, 2018

	<u>Governmental Fund General Fund</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>Revenues and other sources:</b>			
Property assessments	\$ 62,500	\$ -	\$ 62,500
Intergovernmental/grant income	16,229		16,229
Interest income	32		32
	<b>78,761</b>	<b>-</b>	<b>78,761</b>
<b>Expenditures/expenses:</b>			
Dues	254		254
Fees	239		239
General manger/secretary	6,500		6,500
Insurance	1,110		1,110
Office expenses	1,021		1,021
Professional fees	715		715
Road repair and maintenance	39,989		39,989
Utilities	146		146
Depreciation expense		27,589	27,589
Debt service:			
Note principal payments	20,000	(20,000)	-
Interest on notes payable	15,575	(292)	15,283
	<b>85,549</b>	<b>7,297</b>	<b>92,846</b>
<b>Excess of revenue and other sources over (under) expenditures:</b>	<b>(6,788)</b>	<b>6,788</b>	<b>-</b>
<b>Change in net position:</b>		<b>(14,085)</b>	<b>(14,085)</b>
<b>Fund balance/net position at beginning of year:</b>	<b>69,099</b>	<b>18,674</b>	<b>87,773</b>
<b>Fund balance/net position at end of year:</b>	<b>\$ 62,311</b>	<b>\$ 11,377</b>	<b>\$ 73,688</b>



**INDEPENDENCE RANCH COMMUNITY SERVICES DISTRICT**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES OF THE GOVERNMENTAL FUND TO THE STATEMENT OF ACTIVITIES**  
For the Year Ended June 30, 2018

<b><i>Net Change in Governmental Fund Balance</i></b>	\$ (6,788)
Loan proceeds provide current financial resources to governmental funds; however, issuing debt increases long-term liabilities in the statement of net position. In the current period, these amounts are:	
Repayment of loans payable	20,000
Some accrued interest expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.	292
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets are allocated over their estimated useful lives and expensed as depreciation expense. In the current period, these amounts are:	
Depreciation expense	(27,589)
<b><i>Change in Net Position of Governmental Activities</i></b>	\$ (14,085)

# INDEPENDENCE RANCH COMMUNITY SERVICES DISTRICT

## NOTES TO THE FINANCIAL STATEMENTS

June 30, 2018

### **NOTE 1: ORGANIZATION**

The Independence Ranch Community Services District (District) was formed in 1992. It is a political subdivision of the State of California and operates under a Board of Directors form of government. The District provides street maintenance and road improvement services for 125 parcels.

The District complies with U.S. Generally Accepted Accounting Principles and all relevant Governmental Accounting Standards Board pronouncements. These technical pronouncements establish criteria for determining the District's activities and functions that are included in the financial statements of a governmental unit. Management has elected not to include a management discussion and analysis, which is not a required part of the basic financial statements but is supplementary information normally required by U.S. generally accepted accounting principles. The general ledger and budgetary projections are maintained by the District.

The District is a member of the Special District Authority Risk Management Joint Powers Agency, which was organized for the purpose of providing general liability, automobile, errors and omissions, and property loss insurance coverage to special districts. This organization is financed through premium charges to each member.

### **NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

#### **Government-Wide Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information about the primary government (the District). These statements include financial activities of the overall District.

#### **Fund Financial Statements**

The accounts of the District are organized into a governmental fund which is considered to be a separate accounting entity. Only current assets and current liabilities are generally included on the balance sheet. The operating statements present sources and uses of available resources during a given period. The District reports the following major governmental fund:

*General Fund* – Used to report the District's primary operating fund. It accounts for all financial resources of the general government.

#### **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. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

# INDEPENDENCE RANCH COMMUNITY SERVICES DISTRICT

## NOTES TO THE FINANCIAL STATEMENTS

June 30, 2018

### **NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

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. Interest income and various intergovernmental revenues comprise the significant revenues susceptible to accrual.

#### **Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles require management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

#### **Cash and Cash Equivalents**

For purposes of the statement of cash flows, the District considers all highly liquid investments including money market accounts to be cash and cash equivalents.

#### **Prepaid Expenses**

Payments made to vendors for services that will benefit periods beyond June 30, 2018, are recorded as prepaid expenses.

#### **Budget**

An annual budget is approved by the Board. The budget is revised by the District's governing Board during the year to give consideration to unanticipated income and expenditures. All unencumbered appropriations in the budget lapse at the end of the fiscal year. A budget analysis for governmental funds is included as a required statement in the financial statements.

#### **Property Taxes**

The County of San Luis Obispo bills and collects property assessments for the District. The County charges the District for these services. Tax revenues are recognized by the District in the year levied.

#### **Capital Assets**

General capital assets generally result from expenditures in governmental funds. These assets are reported in the governmental activities column of the government-wide statement of net position but are not reported in the fund financial statements.

All capital assets are valued at historical cost. Improvements are capitalized and the cost of normal maintenance and repairs that do not add to the value of the net asset or materially extend the asset's life are not.

# INDEPENDENCE RANCH COMMUNITY SERVICES DISTRICT

## NOTES TO THE FINANCIAL STATEMENTS

June 30, 2018

### **NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

#### **Capital Assets (continued)**

Capital assets used in operations are depreciated over their estimated useful lives using the straight-line method in the applicable governmental activity column in the government-wide financial statements. Depreciation is charged as an expense against operations and accumulated depreciation is reported on the respective statement of net assets. The estimated useful lives of land improvements are 20 years.

#### **Long-term Obligations**

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities or business-type activities fund type statement of net assets. In the fund financial statements, governmental fund types report the face amount of debt issued as other financing sources.

#### **Concentrations**

The District provides road maintenance and improvement services to the Independence Ranch Community Services District area. Consequently, its ability to collect amounts from the County of San Luis Obispo may be affected by economic fluctuations, within this region and within the State of California as a whole.

#### **Fund Balances**

Fund balance can now be displayed in the following classifications depicting the relative strength of the spending constraints placed on the purposes for which resources can be used:

- Non-spendable fund balance – amounts that are not in a spendable form are required to be maintained intact.
- Restricted fund balance – amounts constrained to specific purposes by their providers, through constitutional provisions, or by enabling legislation.
- Committed fund balance – amounts constrained to specific purposes by a government itself, using its highest level of decision-making authority; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest-level action to remove or change the constraint.
- Assigned fund balance – amounts a government intends to use for a specific purpose; intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority.
- Unassigned fund balance – amounts that have no specific restrictions, commitments or assignments.

If restricted and unrestricted assets are available for the same purpose, the restricted assets will be used before unrestricted assets.

# INDEPENDENCE RANCH COMMUNITY SERVICES DISTRICT

## NOTES TO THE FINANCIAL STATEMENTS

June 30, 2018

### **NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

#### **Net Position**

Net position presents the difference between assets and liabilities in the statement of net position. Net position is reported as restricted when there are legal limitations imposed on their use by external restrictions by creditors, grantors, laws or regulations of other governments.

### **NOTE 3: CASH AND CASH EQUIVALENTS**

The values of cash and cash equivalents at June 30, 2018 are summarized as follows:

Demand deposits	\$	60,294
Cash and investment with: County treasurer		<u>2,017</u>
Total cash and investments	\$	<u><u>62,311</u></u>

The California Government Code requires California banks and savings and loan associations to secure a district's deposits by pledging government securities as collateral. The market value of pledged securities must equal at least 110% of a district's deposits. California law also allows financial institutions to secure district deposits by pledging first trust deed mortgage notes having a value of 150% of a district's total deposits. The District may waive collateral requirements for deposits which are fully insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC).

#### **Credit Risk, Carrying Amount, and Market Value**

Cash is classified in three categories of credit risk as follows:

Category 1 - insured or collateralized with securities held by the entity or by its agent in the entity's name;

Category 2 - collateralized with securities held by the pledging financial institution's trust department or agent in the entity's name; and

Category 3 - uncollateralized.

Investments in pools managed by other governments (LAIF) or in mutual funds are not required to be categorized.

# INDEPENDENCE RANCH COMMUNITY SERVICES DISTRICT

## NOTES TO THE FINANCIAL STATEMENTS

June 30, 2018

### **NOTE 3: CASH AND CASH EQUIVALENTS (Continued)**

At June 30, 2018, the carrying amount of the District's cash deposits was \$60,294. The bank balances were \$60,294. District cash deposits by category as of June 30, 2018, are as follows:

	<u>1</u>	<u>Category</u> <u>2</u>	<u>3</u>	<u>Bank</u> <u>Balance</u>	<u>Carrying</u> <u>Amount</u>
Bank accounts	\$ <u>60,294</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>60,294</u>	\$ <u>60,294</u>

### **NOTE 4: LAND IMPROVEMENTS**

A summary of capital assets by major classifications is as follows:

	<u>June 30,</u> <u>2017</u>	<u>Additions</u>	<u>(Deletions)</u>	<u>June 30,</u> <u>2018</u>
<b><u>Depreciable:</u></b>				
Land improvements	\$ <u>551,782</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>551,782</u>
Total depreciable	551,782	-		551,782
Accumulated depreciation	<u>(81,618)</u>	<u>(27,589)</u>		<u>(109,207)</u>
Net depreciable assets	<u>470,164</u>	<u>(27,589)</u>	<u>-</u>	<u>442,575</u>
Net capital assets	\$ <u>470,164</u>	<u>(27,589)</u>	<u>-</u>	<u>442,575</u>

Depreciation expense for the period ended June 30, 2018 was \$27,589.

### **NOTE 5: LONG-TERM DEBT**

The district obtained a \$500,000 loan from the Public Property Financing Corporation of California transferred to the United States of America through the Rural Housing Service for the District road paving project. The loan is payable over 20 years and bears interest at 3.5% annually. On February 1, 2015 the District began to make annual payments of principal and semi-annual interest payments until the due date of February 1, 2034.

The District's outstanding long-term debt at June 30, 2018 is as follows:

<u>Type of indebtedness:</u>	<u>Maturity</u>	<u>Interest</u> <u>Rate</u>	<u>Authorized</u>
Note payable	2034	3.5%	\$ 500,000

**INDEPENDENCE RANCH COMMUNITY SERVICES DISTRICT**

**NOTES TO THE FINANCIAL STATEMENTS**

June 30, 2018

**NOTE 5: LONG-TERM DEBT (Continued)**

The following is a summary of debt activity as of June 30, 2018:

	<u>Balance</u> <u>July 1, 2017</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>June 30, 2018</u>
Note payable	\$ <u>445,000</u>	\$ <u>-</u>	\$ <u>20,000</u>	\$ <u>425,000</u>

The aggregate maturities of long term debts are as follows:

<u>Fiscal year ending</u> <u>June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Debt service</u>
2019	\$ 20,000	\$ 14,875	\$ 34,875
2020	21,000	14,175	35,175
2021	22,000	13,440	35,440
2022	23,000	12,670	35,670
2023	23,000	11,865	34,865
2023-2027	130,000	46,550	176,550
2028-2032	155,000	22,050	177,050
2033-2034	<u>31,000</u>	<u>1,085</u>	<u>32,085</u>
Total	\$ <u>425,000</u>	\$ <u>136,710</u>	\$ <u>561,710</u>

**NOTE 6: SUBSEQUENT EVENTS**

The District has evaluated events subsequent to June 30, 2018, to assess the need for potential recognition or disclosures in the financial statements. Such events were evaluated through October 31, 2019, the date these financial statements were available to be issued. Based upon this evaluation, it was determined that no other subsequent events occurred that require recognition or additional disclosure in the financial statements.

# INDEPENDENCE RANCH COMMUNITY SERVICES DISTRICT

## NOTES TO THE FINANCIAL STATEMENTS

June 30, 2018

### **NOTE 7: JOINT POWERS AUTHORITY**

The District is a member of the Special District Risk Management Authority (S.D.R.M.A.), an intergovernmental risk sharing joint powers authority, created pursuant to California Government Code Sections 6500 et.seq. In becoming a member of the S.D.R.M.A., the District elected to participate in the risk financing program(s) listed below for the program periods July 1, 2016 through July 1, 2017.

Bodily Injury: Special District Risk Management Authority, coverage number LCA SDRMA 201718. This covers \$2,500,000 per occurrence.

Property Damage: Special District Risk Management Authority, coverage number LCA SDRMA 201718. This covers \$2,500,000 per occurrence/general aggregate.

Public Officials Personal: Special District Risk Management Authority, coverage number LCA SDRMA 201718. This covers \$500,000 per occurrence/general aggregate.

Employment Benefits: Special District Risk Management Authority, coverage number LCA SDRMA 201718. This covers \$2,500,000 per occurrence/general aggregate.

Employee/Public Officials E & O: Special District Risk Management Authority, coverage number EDC SDRMA 201718. This covers \$2,500,000 per occurrence.

Employment Practices Liability: Special District Risk Management Authority, coverage number LCA SDRMA 201718. This covers \$2,500,000 per occurrence/general aggregate.

Employee/Public Officials Dishonesty: Special District Risk Management Authority, coverage number EDC SDRMA 201718. This covers \$1,000,000 per occurrence.

Auto Bodily Injury: Special District Risk Management Authority, coverage number LCA SDRMA 201718. This policy covers \$2,500,000 per occurrence.

Auto Property Damage: Special District Risk Management Authority, coverage number LCA SDRMA 201718. This policy covers \$2,500,000 per occurrence.

Uninsured/Under Insured Motorist: Special District Risk Management Authority, coverage number UMI SDRMA 201718 (Limits on File).



**REQUIRED SUPPLEMENTAL INFORMATION**

**INDEPENDENCE RANCH COMMUNITY SERVICES DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE**  
 Budget and Actual  
 For the Year Ended June 30, 2018

	Budgeted Amounts		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
<b>Revenues and other sources:</b>				
Property assessments	\$ 62,500	\$ 62,500	\$ 62,500	\$ -
Intergovernmental/grant income			16,229	(16,229)
Interest income	10	10	32	22
<b>Total revenues and other sources</b>	<b>62,510</b>	<b>62,510</b>	<b>78,761</b>	<b>(16,207)</b>
<b>Expenditures:</b>				
Dues	225	225	254	(29)
Fees	275	275	239	36
General manger/secretary	7,000	7,000	6,500	500
Insurance	1,100	1,100	1,110	(10)
Office expenses	750	750	1,021	(271)
Professional fees	1,000	1,000	715	285
Road repair and maintenance	55,000	55,000	39,989	15,011
Utilities	160	160	146	14
Debt service:				
Principal	20,000	20,000	20,000	-
Interest	15,000	15,000	15,575	(575)
<b>Total expenditures</b>	<b>100,510</b>	<b>100,510</b>	<b>85,549</b>	<b>14,961</b>
<b>Excess of revenues and other sources over expenditures</b>	<b>\$ (38,000)</b>	<b>\$ (38,000)</b>	<b>(6,788)</b>	<b>\$ (1,246)</b>
<b>Fund balance at beginning of year</b>			55,988	
<b>Fund balance at end of year</b>			<b>\$ 49,200</b>	