

**COUNTY OF SAN BERNARDINO SPECIAL DISTRICTS
COUNTY SERVICE AREA No. 70 – ZONE W-4
PIONEER TOWN**

FINANCIAL STATEMENTS

JUNE 30, 2016

COUNTY OF SAN BERNARDINO SPECIAL DISTRICTS
COUNTY SERVICE AREA No. 70 – ZONE W-4
PIONEER TOWN
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June 30, 2016

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An Independent CPA Firm

Board of Supervisors
County of San Bernardino
County of San Bernardino Special
District County Service Area
No.70 – Zone W-4 Pioneer Town

Independent Auditors' Report

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the County of San Bernardino Special District County Service Area No.70 – Zone W-4 Pioneer Town (CSA), a component unit of the County of San Bernardino, as of and for the year ended June 30, 2016, and the related notes to the financial statements, which collectively comprise CSA'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 minimum audit requirements and reporting guidelines for California Special Districts required by the Office of the State Controller. 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 respective financial position of the governmental activities, , business-type activities, each major fund, and the aggregate remaining fund information of the CSA, as of June 30, 2016, and the respective changes in financial position, and where applicable, cash flows thereof, for the year then ended in accordance with accounting principles generally accepted in the United States of America, as well as accounting systems prescribed by the State Controller's Office and state regulations governing special districts.

Board of Supervisors
County of San Bernardino Special
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No.70 – Zone W-4 Pioneer Town
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Emphasis of Matter

As described in Note 1 to the financial statements, during the year ended June 30, 2016, the CSA implemented GASB Nos. 72, 73, and 79. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Management has omitted Management's Discussion and Analysis and the Schedules of Pension Plan Contribution and Proportionate Share of Net Pension Liability that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing 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. Our opinion on the basic financial statements is not affected by this missing information.

David L. Gruber and Associates, Inc.

David L. Gruber and Associates, Inc.

Newport Beach, California
November 28, 2016

COUNTY OF SAN BERNARDINO SPECIAL DISTRICTS
COUNTY SERVICE AREA No. 70 - W-4
PIONEER TOWN
Statement of Net Position

June 30, 2016

| | Governmental Activities | Business-type Activities | Total |
|---------------------------------------|----------------------------|-----------------------------|------------|
| <u>Assets</u> | | | |
| Cash and cash equivalents | \$ - | \$ 420,856 | \$ 420,856 |
| Accounts receivable, net | - | 17,225 | 17,225 |
| Interest receivable | - | 5,735 | 5,735 |
| Special assessments receivable | - | 455 | 455 |
| Capital assets, net of depreciation | - | 844,495 | 844,495 |
| Total Assets | - | 1,288,766 | 1,288,766 |
| <u>Deferred outflows of resources</u> | | | |
| Pension | - | 3,593 | 3,593 |
| <u>Liabilities</u> | | | |
| Current liabilities: | | | |
| Accounts payable | - | 15,237 | 15,237 |
| Accrued interest payable | - | 4,075 | 4,075 |
| Due to other funds | - | 13,101 | 13,101 |
| Total Current Liabilities | - | 32,413 | 32,413 |
| Noncurrent liabilities: | | | |
| Loan Payable | - | 250,000 | 250,000 |
| Net pension liability | - | 28,586 | 28,586 |
| Total Liabilities | - | 310,999 | 310,999 |
| <u>Deferred inflows of resources</u> | | | |
| Pension | - | 10,002 | 10,002 |
| <u>Net position</u> | | | |
| Invested in capital assets | - | 594,495 | 594,495 |
| Restricted | - | 376,863 | 376,863 |
| Total Net Position | \$ - | \$ 971,358 | \$ 971,358 |

The accompanying notes are an integral part of these financial statements.
See accompanying independent auditors' report.

COUNTY OF SAN BERNARDINO SPECIAL DISTRICTS
COUNTY SERVICE AREA No. 70 - W-4
PIONEER TOWN
Statement of Activities

For the Year Ended June 30, 2016

| | Governmental Activities | Business-type Activities | Total |
|------------------------------------|----------------------------|-----------------------------|------------|
| <u>Program Expenses</u> | | | |
| Professional fees | \$ - | \$ 12,707 | \$ 12,707 |
| Salaries and benefits | - | 43,238 | 43,238 |
| Services and supplies | - | 44,849 | 44,849 |
| Utilities | - | 6,698 | 6,698 |
| Other | - | 4,560 | 4,560 |
| Depreciation | - | 19,301 | 19,301 |
| Total Program Expenses | - | 131,353 | 131,353 |
| <u>Program Revenues</u> | | | |
| Charges for services | - | 105,734 | 105,734 |
| Total Program Revenues | - | 105,734 | 105,734 |
| Net Program Revenue (Expense) | - | (25,619) | (25,619) |
| <u>General Revenues (Expenses)</u> | | | |
| Property taxes | - | 804 | 804 |
| Special assessments | - | 12,103 | 12,103 |
| Investment earnings | 30 | 2,907 | 2,937 |
| Penalties | - | 1,170 | 1,170 |
| State assistance | - | 28,960 | 28,960 |
| Interest Expense | - | (1,541) | (1,541) |
| Other | - | 1,685 | 1,685 |
| Total General Revenues (Expenses) | 30 | 46,088 | 46,118 |
| Transfers out | (34,386) | - | (34,386) |
| Transfers in | - | 34,386 | 34,386 |
| Change in net position | (34,356) | 54,855 | 20,499 |
| Net position at beginning of year | 34,356 | 916,503 | 950,859 |
| Net position at end of year | \$ - | \$ 971,358 | \$ 971,358 |

The accompanying notes are an integral part of these financial statements.
See accompanying independent auditors' report.

COUNTY OF SAN BERNARDINO SPECIAL DISTRICTS
 COUNTY SERVICE AREA No. 70 - W-4
 PIONEER TOWN
 Balance Sheet
 Governmental Funds
 June 30, 2016

| | Capital Projects Fund |
|--|--------------------------|
| | General (CEA) |
| <u>Assets</u> | |
| Cash and cash equivalents | \$ - |
| Interest receivable | - |
| Total Assets | \$ - |
| <u>Liabilities and Fund Balances</u> | |
| Liabilities | \$ - |
| Fund balance: | |
| Restricted | - |
| Total Fund Balances | - |
| Total Liabilities and Fund Balance | \$ - |
| Total Fund Balance - Governmental Fund | \$ - |
| Amounts reported for <i>governmental activities</i> in the statement of net position are different because: | |
| None | - |
| Net Position of Governmental Activities | \$ - |

The accompanying notes are an integral part of these financial statements.
 See accompanying independent auditors' report.

COUNTY OF SAN BERNARDINO SPECIAL DISTRICTS
 COUNTY SERVICE AREA No. 70 - W-4
 PIONEER TOWN
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Governmental Fund
 For the Year Ended June 30, 2016

| | Capital Projects Fund |
|--|--------------------------|
| | General (CEA) |
| <u>Revenues</u> | |
| Investment earnings | \$ 30 |
| Total Revenues | 30 |
| <u>Expenditures</u> | |
| Other expenses | - |
| Total Expenditures | - |
| Excess of Revenues Over (Under) Expenditures | 30 |
| Other Financing Sources (Uses) | |
| Transfers out | (34,386) |
| Total Other Financing Sources (Uses) | (34,386) |
| Net Change in Fund Balance | (34,356) |
| Fund Balance - beginning | 34,356 |
| Fund Balance - ending | \$ - |

The accompanying notes are an integral part of these financial statements.
 See accompanying independent auditors' report.

COUNTY OF SAN BERNARDINO SPECIAL DISTRICTS
COUNTY SERVICE AREA No. 70 - W-4
PIONEER TOWN
Reconciliation of the Statement of Revenues, Expenditures and Changes in
Fund Balance of Governmental Fund to the Statement of Activities

For the Year Ended June 30, 2016

| | |
|--|---------------------------|
| Net Change in Fund Balance - Total Government Funds | \$ (34,356) |
| Amounts reported for <i>governmental activities</i> in the statement of activities are different because: | |
| None | <u>-</u> |
| Change in Net Position of Governmental Activities | <u><u>\$ (34,356)</u></u> |

The accompanying notes are an integral part of these financial statements.
See accompanying independent auditors' report.

COUNTY OF SAN BERNARDINO SPECIAL DISTRICTS
 COUNTY SERVICE AREA No. 70 - W-4
 PIONEER TOWN
 Statement of Net Position
 Proprietary Fund
 June 30, 2016

| | <u>Enterprise Fund</u> |
|---------------------------------------|------------------------|
| <u>Assets</u> | |
| Current assets: | |
| Cash and cash equivalents | \$ 420,856 |
| Accounts receivable, net | 17,225 |
| Interest receivable | 5,735 |
| Special assessments receivable | 455 |
| Total current assets | 444,271 |
| Noncurrent assets: | |
| Capital assets: | |
| Land | 23,290 |
| Improvements to land | 868,515 |
| Construction in progress | 511,144 |
| Accumulated depreciation | (558,454) |
| Total noncurrent assets | 844,495 |
| Total Assets | 1,288,766 |
| <u>Deferred outflows of resources</u> | |
| Pension | 3,593 |
| <u>Liabilities</u> | |
| Current liabilities: | |
| Accounts payable | 15,237 |
| Accrued interest payable | 4,075 |
| Due to other funds | 13,101 |
| Total Current Liabilities | 32,413 |
| Noncurrent liabilities: | |
| Loan Payable | 250,000 |
| Net pension liability | 28,586 |
| Total Noncurrent Liabilities | 278,586 |
| Total Liabilities | 310,999 |
| <u>Deferred inflows of resources</u> | |
| Pension | 10,002 |
| <u>Net position</u> | |
| Invested in capital assets | 594,495 |
| Unrestricted | 376,863 |
| Total Net Position | \$ 971,358 |

The accompanying notes are an integral part of these financial statements.
 See accompanying independent auditors' report.

COUNTY OF SAN BERNARDINO SPECIAL DISTRICTS
 COUNTY SERVICE AREA No. 70 - W-4
 PIONEER TOWN
 Statement of Revenues, Expenses and Changes in Net Position
 Proprietary Fund
 For the Year Ended June 30, 2016

| | Enterprise Fund |
|---|-----------------|
| <u>Operating Revenues</u> | |
| Water sales | \$ 105,689 |
| Other services | 45 |
| Total Operating Revenues | 105,734 |
| <u>Operating Expenses</u> | |
| Professional services | 12,707 |
| Salaries and benefits | 43,238 |
| Services and supplies | 44,849 |
| Utilities | 6,698 |
| Other | 4,560 |
| Depreciation | 19,301 |
| Total Operating Expenses | 131,353 |
| Operating Loss | (25,619) |
| <u>Nonoperating Revenues (Expenses)</u> | |
| Investment earnings | 2,907 |
| Property taxes | 804 |
| Special assessments | 12,103 |
| Penalties | 1,170 |
| State assistance | 28,960 |
| Interest expense | (1,541) |
| Other | 1,685 |
| Total Nonoperating Revenues (Expenses) | 46,088 |
| Transfers in | 34,386 |
| Net Change in Net Position | 54,855 |
| Net Position - beginning, as resttd (note 10) | 916,503 |
| Net Position - ending | \$ 971,358 |

The accompanying notes are an integral part of these financial statements.
 See accompanying independent auditors' report.

COUNTY OF SAN BERNARDINO SPECIAL DISTRICTS
 COUNTY SERVICE AREA No. 70 - W-4
 PIONEER TOWN
 Statement of Cash Flows
 Proprietary Fund
 For the Year Ended June 30, 2016

| | Enterprise Fund |
|---|-----------------|
| <u>Cash Flows from Operating Activities</u> | |
| Receipts from customers | \$ 119,612 |
| Payments to suppliers | 132,617 |
| Payments to employees | (45,648) |
| Net cash provided by operating activities | 206,581 |
| <u>Cash Flows from Noncapital Financing Activities</u> | |
| Property taxes | 804 |
| Special assessments | 15,416 |
| Penalties | 1,170 |
| State assistance | 28,960 |
| Interest expense | (1,541) |
| Transfers in | 34,386 |
| Other nonoperating revenues | 1,685 |
| Net cash provided by noncapital financing activities | 80,880 |
| <u>Cash Flows from Capital and Related Financing Activities</u> | |
| Acquisition of capital asset | (65,237) |
| Net cash used for capital and related financing activities | (65,237) |
| <u>Cash Flows from Investing Activities</u> | |
| Investment earnings | 4,379 |
| Net cash provided by investing activities | 4,379 |
| Net increase in cash and cash equivalents | 226,603 |
| Cash and Cash Equivalents - beginning | 194,253 |
| Cash and Cash Equivalents - ending | \$ 420,856 |

The accompanying notes are an integral part of these financial statements.
 See accompanying independent auditors' report.

COUNTY OF SAN BERNARDINO SPECIAL DISTRICTS
 COUNTY SERVICE AREA No. 70 - W-4
 PIONEER TOWN
 Statement of Cash Flows
 Proprietary Fund
 For the Year Ended June 30, 2016

| | Enterprise Fund |
|---|-----------------|
| Reconciliation of operating loss to net cash provided by operating activities: | |
| Operating Loss | \$ (25,619) |
| Adjustments to reconcile operating loss to net cash provided by operating activities: | |
| Depreciation expense | 19,301 |
| Change in assets and liabilities: | |
| Decrease in receivables, net | 13,878 |
| Increase in accounts payable | 1,836 |
| Increase in accrued liabilities | 1,540 |
| Decrease in due to other funds | (4,456) |
| Decrease in due from other governments | 202,511 |
| Decrease in net pension liability, net of deferred outflows and inflows | (2,410) |
| Net cash used for operating activities | \$ 206,581 |

The accompanying notes are an integral part of these financial statements.
 See accompanying independent auditors' report.

COUNTY OF SAN BERNARDINO SPECIAL DISTRICTS
COUNTY SERVICE AREA No. 70 – ZONE W-4
PIONEER TOWN
NOTES TO FINANCIAL STATEMENTS
June 30, 2016

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the County of San Bernardino Special District County Service Area No.70 – Zone W-4 Pioneer Town conform to generally accepted accounting principles as applicable to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

Reporting Entity

The County Service Area (CSA) No. 70, Zone W-4, was established by an act of the Board of Supervisors of the County of San Bernardino (the County) on January 14, 1980 under Section 4700 of the State Health & Safety Code. The CSA is situated five miles northwest of Yucca Valley. The District provides water service to 120 properties and maintains six wells and reservoir storage of 310,000 gallons.

The CSA is a component unit of the County of San Bernardino and is governed by the actions of the County Board of Supervisors.

The accompanying financial statements reflect only the accounts of the County Service Area No.70 – Improvement Zone W-4 of the County of San Bernardino and are not intended to present the financial position of the Count taken as a whole.

Because the CSA meets the reporting entity criteria established by the Governmental Accounting Standards Board (GASB), the CSA’s financial statements have also been included in the Comprehensive Annual Financial Report of the County as a “component unit” for the fiscal year ended June 30, 2016.

Government-wide and fund financial statements

The government-wide financial statements (e.g., the statement of net assets and the statement of changes in net assets) report information on all of the non-fiduciary activities of the reporting entity. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

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*.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Currently, the CSA does not have a proprietary or fiduciary fund types. Major individual governmental funds are reported as separate columns in the fund financial statements.

COUNTY OF SAN BERNARDINO SPECIAL DISTRICTS
COUNTY SERVICE AREA No. 70 – ZONE W-4
PIONEER TOWN
NOTES TO FINANCIAL STATEMENTS
June 30, 2016

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Measurement focus, basis of accounting, and financial statements presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting* as are the proprietary fund financial statements. 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.

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 compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes are considered to be susceptible to accrual and have been recognized as revenues in the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The government reports the following major governmental fund:

The *special revenue fund* labeled “General” is the government’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Financial reporting is based upon all GASB pronouncements including the Codification of Accounting and Financial Reporting Guidelines.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contribution, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

When both restricted and unrestricted resources are available for us, it is the government’s policy to use restricted resources first, and then unrestricted resources as they are needed.

Cash and Investments

Cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from date of acquisition.

COUNTY OF SAN BERNARDINO SPECIAL DISTRICTS
COUNTY SERVICE AREA No. 70 – ZONE W-4
PIONEER TOWN
NOTES TO FINANCIAL STATEMENTS
June 30, 2016

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Interfund receivables and payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either “due to/from other funds” (e.g., the current portion of interfund loans) or “advances to/from other funds” (e.g., the non-current portion of interfund loans). All other outstanding balances between funds are reported as “due to/from other funds.” Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances.” Currently, the CSA does not have any business-type activities.

Property Taxes

Secured property taxes are levied in two equal installments, November 1 and February 1. They become delinquent with penalties on December 10 and April 10, respectively. The lien date is January 1 of each year. Unsecured property taxes are due on March 1 and become delinquent with penalties on August 31.

Inventories and prepaid items

Inventories, if any, are valued at cost using the first-in/first-out method. The costs of governmental fund-type inventories are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (for improvements to land and structures and equipment) and have an estimated useful life in excess of two years. Structures with an initial cost of \$100,000 are considered capital assets. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation in accordance with GASB Statement No. 72.

The cost of normal maintenance and repairs that do not add to the value of the assets or materially extend assets’ lives are not capitalized.

Major outlays for capital assets and improvement are capitalized as projects are constructed.

Property, plant and equipment of the government is depreciated using straight-line method over the following estimated useful lives:

| <u>Assets</u> | <u>Years</u> |
|----------------------------|--------------|
| Infrastructure | 40-60 |
| Structure and improvements | 5-40 |
| Equipment and vehicles | 4-15 |

COUNTY OF SAN BERNARDINO SPECIAL DISTRICTS
COUNTY SERVICE AREA No. 70 – ZONE W-4
PIONEER TOWN
NOTES TO FINANCIAL STATEMENTS
June 30, 2016

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fund equity

The CSA follow the provisions of GASB Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions. This statement provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balance more transparent. The following classifications describe the relative strength of the spending constraints placed on the purposes for which the resources can be used:

- *Nonspendable Fund Balance*: Amounts cannot be spent because they are: (a) not in spendable form or (b) legally or contractually required to be maintained intact. Due to the nature or form of the resources, they generally cannot be expected to be converted into cash or a spendable form.
- *Restricted Fund Balance*: Amounts are restricted by external parties, i.e., creditors, grantors, contributors, or laws/regulations of other governments or restricted by law through constitutional provisions or enabling legislation. *Committed Fund Balance*: Amounts can only be used for a specific purpose pursuant to constraints imposed by formal action of the government's highest level of decision making authority (the Board of Supervisors). The formal action must occur prior to the end of the reporting period, however, the amount may be determined in the subsequent period. These are self-imposed limitations on available resources. These committed amounts cannot be used for any other purpose unless the government removes or changes the specified use by taking the same level of action it employed to previously commit those amounts. These committed amounts would be approved and adopted by formal action of the Board.
- *Assigned Fund Balance*: Amounts are constrained by the government's intent to be used for specific purposes that are neither restricted nor committed. The intent will be expressed by the body or official to which the governing body has delegated the authority, i.e. the County Administrative Office. The County Administrative Office will assign fund balance for specific departmental projects through the use of the respective department's general fund savings. Such projects would not normally be feasible for the department without reserving funding over a multiple year period.
- *Unassigned Fund Balance*: The General Fund, as the principal operating fund, often has net resources in excess of what can properly be classified in one of the four categories already described. Therefore, in order to calculate unassigned fund balance, total fund balance less nonspendable, restricted, committed, or assigned equals unassigned fund balance. This amount is available for any purpose and will be placed in either the General Purpose Reserve, General Fund – Mandatory Contingencies or the General Fund - Uncertainties Contingencies until allocated for a specific purpose by the Board, by a four-fifths vote.

When both restricted and unrestricted resources are available for use when an expenditure is incurred, it is the County's policy to use restricted resources first, then unrestricted resources as they are needed. It is the County's policy to consider committed amounts as being reduced first, followed by assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

COUNTY OF SAN BERNARDINO SPECIAL DISTRICTS
COUNTY SERVICE AREA No. 70 – ZONE W-4
PIONEER TOWN
NOTES TO FINANCIAL STATEMENTS
June 30, 2016

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Long-Term Debt and Interest Payable

In the Government-Wide Financial Statements, long-term debt and other long-term obligations are reported as liabilities in the appropriate activities. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are immediately expensed in the Government- Wide Financial Statements in addition to the Proprietary and Fiduciary Fund Statements in accordance with GASB No. 65. In the Fund Financial Statements, with the exception of advances from other funds, long-term liabilities are not presented. Consequently, long term debt is shown as a reconciling item in the Reconciliation of the Governmental Funds Balance Sheet to the Government-Wide Statement of Net Position.

In the Government-Wide Financial Statements, interest payable on long-term debt is recognized as the liability is incurred for governmental activities and business-type activities. In the Fund Financial Statements, only propriety fund types recognize the interest payable when the liability is incurred.

Deferred Outflows/ Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow or resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds of the balance sheet. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government’s policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

In the Government-Wide Financial Statements, net position are classified in the following categories: Net Investment in Capital Assets consists of capital assets net of accumulated depreciation and reduced by outstanding debt that attributed to the acquisition, construction, or improvement of the assets.

Restricted Net position are restricted by external creditors, grantors, contributors, laws or regulations of other governments. Unrestricted Net position is all net position that do not meet the definition of “invested in capital assets, net of related debt” or “restricted net position.”

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NOTES TO FINANCIAL STATEMENTS
June 30, 2016

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Use of estimates

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

Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the CSA's San Bernardino County Employee's Retirement Association (SBCERA) plan (Plan) and additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by SBCERA. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Stewardship, compliance and accountability

A. Budgetary information

In accordance with provisions of section 29000-29143 of the Government code of the State of California, commonly known as the County Budget Act, the CSA prepares and adopts a budget on or before August 30 for each fiscal year.

Budgets are prepared on the modified accrual basis of accounting. The legal level of budgetary control is the object level and the sub-object level for fixed assets within each fund.

Amendments or transfers of appropriations between funds or departments must be approved by the Board. Transfers at the sub-object level or cost center level may be done at the discretion of the Special District's Administration Department head. Any deficiency of budgeted revenues and other financing sources over expenditures and other financing uses is financed by beginning available fund balances as provided for in the County Budget Act.

B. Encumbrances

Encumbrance accounting is employed in governmental funds. Encumbrances (e.g., purchase orders, contracts) outstanding at year end do not constitute expenditures or liabilities because the commitment will be re-appropriated and honored during the subsequent year.

New Accounting Pronouncements

The District adopted Statement on Governmental Accounting Standards (GASB Statement) No. 72, *Fair Value Measurement and Application*, GASB Statement No. 73 *Accounting and Financial Reporting for Pensions and Related Assets that are not within the Scope of GASB 68*, and GASB Statement No. 79 *Certain External Investment Pools and Pool Participants*.

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Note 2: CASH AND INVESTMENTS

Cash, cash equivalents, and investments include balances of monies deposited with the County Treasurer which are pooled and invested for the purpose of increasing earnings through investment activities. Interest earned on pooled investments is deposited to the CSA's account based upon the CSA's average daily deposit balance during the allocation period. Cash, cash equivalents, and investments are shown at the fair value as of June 30, 2016. Changes in fair value that occur during a fiscal year are recognized as *investment earnings* reported for that fiscal year. *Investment earnings* reports interest earnings, changes in fair value, and any gains or losses realized upon the liquidation, maturity, or sale of investments. The County's practice is to hold investments until maturity.

See the County of San Bernardino's Comprehensive Annual Financial Report (CAFR) for details of their investment policy and disclosures related to investment credit risk, concentration of credit risk, interest rate risk and custodial credit risk, as required by GASB Statement No. 40, and fair value hierarchy disclosures required by GASB Statement No. 72.

Note 3: RECEIVABLES

At June 30, 2016, total accounts receivable was \$17,225.

Note 4: CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2016 was as follows:

| Business-type activities: | Beginning Balance | Additions | Deletions | Ending Balance |
|--|----------------------|-----------|-----------|-------------------|
| Capital assets, not being depreciated: | | | | |
| Land | \$ 23,290 | \$ - | \$ - | \$ 23,290 |
| Construction in progress | 445,907 | 65,237 | - | 511,144 |
| Total capital assets, not being depreciated | 469,197 | 65,237 | - | 534,434 |
| Capital assets, being depreciated: | | | | |
| Improvements to land | 868,515 | - | - | 868,515 |
| Total capital assets, being depreciated | 868,515 | - | - | 868,515 |
| Less accumulated depreciation for: | | | - | |
| Improvements to land | (539,153) | (19,301) | - | (558,454) |
| Total accumulated depreciation | (539,153) | (19,301) | - | (558,454) |
| Total capital assets, being depreciated, net | 329,362 | (19,301) | - | 310,061 |
| Business-type activities capital assets, net | \$ 798,559 | \$ 45,936 | \$ - | \$ 844,495 |

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Note 5: LOAN PAYABLE

The CSA entered into an agreement with the County's Revolving Fund under government code 26909 to provide funding for a pipeline project. The County's Revolving Fund is to advance the amount of \$250,000 to cover cost of this project. The loan will be repaid within 3 to 18 months after completion of the project. The amount outstanding at June 30, 2016, is \$250,000.

Note 6: RETIREMENT PLAN

Plan Description. Employees of the CSA participate in the County of San Bernardino's (County) cost-sharing multiple-employer defined benefit retirement plan (the Plan) administered by the San Bernardino County Employee's Retirement Association (SBCERA). The Plan is governed by the San Bernardino Board of Retirement (Board) under the California County Employees' Retirement Law of 1937 (CERL) and the California Public Employees' Pension Reform Act of 2013 (PEPRA). The Plan's authority to establish and amend the benefit terms are set by the CERL and PEPRA, and may be amended by the California state legislature and in some cases require approval by the County of San Bernardino Board of Supervisors and/or the SBCERA Board. SBCERA issues a stand-alone financial report, which may be obtained by contacting the Board of Retirement, 348 W. Hospitality Lane, 3rd Floor, San Bernardino, California 92415-0014.

Benefits Provided. SBCERA provides retirement, disability, death and survivor benefits. SBCERA administers the Plan which provides benefits for two membership classifications, General and Safety, and those benefits are tiered based upon date of SBCERA membership. Safety membership is extended to those involved in active law enforcement and fire suppression. All other members, including the CSA's employees, are classified as General members. Generally, those who become members prior to January 1, 2013 are Tier 1 members. All other members are Tier 2. An employee who is appointed to a regular position, whose service is greater than fifty percent of the full standard of hours required are members of SBCERA, and are provided with pension benefits pursuant to Plan requirements.

The CERL and PEPRA establish benefit terms. Retirement benefits for the General Tier 1 and General Tier 2 Plans are calculated on the basis of age, average final compensation and service credit as follows:

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Note 6: RETIREMENT PLAN (continued)

| | General – Tier 1 | General – Tier 2 |
|--|--|---|
| Final Average Compensation | Highest 12 months | Highest 36 consecutive months |
| Normal Retirement Age | Age 55 | Age 55 |
| Early Retirement: Years of service required and/or eligible for | Age 70 any years | Age 70 any years |
| | 10 years age 50 | 5 years age 52 |
| | 30 years any age | N/A |
| Benefit percent per year of service for normal retirement age | 2% per year of final average compensation for every year of service credit | At age 67, 2.5% per year of final average compensation for every year of service credit |
| Benefit Adjustments | Reduced before age 55, increased after 55 up to age 65 | Reduced before age 67 |
| Final Average Compensation Limitation | Internal Revenue Code section 401(a)(17) | Government Code section 7522.10 |

Contributions. Participating employers and active members, including the CSA and the CSA's employees, are required by statute to contribute a percentage of covered salary to the Plan. This requirement is pursuant to Government Code sections 31453.5 and 31454, for participating employers and Government Code sections 31621.6, 31639.25 and 7522.30 for active members. The contribution requirements are established and may be amended by the SBCERA Board pursuant to Article 1 of the CERL, which is consistent with the Plan's actuarial funding policy. The contribution rates are adopted yearly, based on an annual actuarial valuation, conducted by an independent actuary, that requires actuarial assumptions with regard to mortality, expected future service (including age at entry into the Plan, if applicable and tier), and compensation increases of the members and beneficiaries. The combined active member and employer contribution rates are expected to finance the costs of benefits for employees that are allocated during the year, with an additional amount to finance any unfunded accrued liability. Participating employers may pay a portion of the active members' contributions through negotiations and bargaining agreements.

Employee contribution rates for the fiscal year ended June 30, 2016 ranged between 7.81% and 14.21% for Tier 1 General members and between 7.70% and 8.40% for Tier 2 General members.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2016, the District's reported a liability of \$28,586 for its proportionate share of the County's net pension liability. The net pension liability was measured as of June 30, 2015, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The District's proportion of the County's net pension liability was based on the District's FY 2015 actual contributions to the County's pension plan relative to the total contributions of the County as a whole.

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Note 6: RETIREMENT PLAN (continued)

At June 30, 2016, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| Deferred Outflows of Resources * | Deferred Inflows of Resources ** |
|-------------------------------------|-------------------------------------|
| \$ 3,593 | \$ (10,002) |

* Total deferred outflows includes change in assumptions, and change in proportion and differences between share of contributions.

* Total deferred inflows includes differences in expected and actual expense, and net difference between projected and actual earnings on pension plan investments,.

The \$3,593 reported as deferred outflows of resources related to pensions, resulting from the District’s contributions to the County’s plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ended June 30, 2016.

See the County of San Bernardino’s Comprehensive Annual Financial Report (CAFR) for details of their pension liabilities, pension expense, deferred outflows and inflows of resources related to pensions, actuarial assumptions, and discount rates, for the current year and two preceding years computed in accordance with GASB 68, *Accounting and Reporting for Pension Plans*, for the year ended June 30, 2016.

Note 7: FEDERAL AND STATE GRANTS

From time to time the District may receive funds from various Federal and State agencies. The grant programs are subject to audit by agents of the granting authority, the purpose of which is to ensure compliance with conditions precedent to the granting of funds. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantors cannot be determined at this time, although the CSA expects such amounts, if any, to be immaterial.

Note 8: RISK MANAGEMENT

The County has self-insurance programs for public liability, property damage, unemployment insurance, employee dental insurance, hospital and medical malpractice liability, and workers' compensation claims. Public liability claims are self-insured for up to \$3.0 million per occurrence. Excess insurance coverage over the Self-Insured Retention (SIR) up to \$54 million is provided through a combination of insurance policies as recommended by Alliant Insurance Services Inc., Insurance Broker as follows: Primary Liability coverage \$10 million excess of \$3.0 million self-insured retention with Security National Insurance Company (AM TRUST); Excess Liability coverage for \$4 million, excess of \$13 million with Evanston Insurance Company (Markel); and Excess Liability coverage of \$15 million, excess of \$17 million with National Casualty. Allied World Assurance Co. (AWAC) provides excess liability coverage of \$25 million, excess of \$32 million. No settlements related to these programs have exceeded insurance coverage in the last three years.

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Note 8: RISK MANAGEMENT (continued)

The Workers' Compensation program was restructured by joining CSAC-EIA (California State Association of Counties – Excess Insurance Authority) Excess Workers' Compensation Program and purchasing a policy with a \$2 million SIR and statutory limits with National Union Fire Insurance Company of Pittsburgh, PA. Property damage claims are insured on an occurrence basis over a \$25 thousand deductible, and insured through CSAC-EIA and reinsured with Lexington Insurance Co. and with several insurers like AWAC, Ironshore, Partner RE, and Lloyd's of London, among others.

The County supplements its self-insurance for medical malpractice claims with a \$25 million policy (\$35 million aggregate) with BETA Risk Management Authority, which provides annual coverage on a claim made form basis with a SIR of \$1 million for each claim.

All public officials and County employees are insured under a blanket Comprehensive Disappearance, Destruction, and Dishonesty policy covering County monies and securities, with Berkley Regional Insurance Co. with a \$100 thousand deductible, and excess limits up to \$10 million per occurrence.

The activities related to such programs are accounted for in the Risk Management Department's internal service funds ("Funds"), except for unemployment insurance, and employee dental insurance, which are accounted for in the General Fund. The liabilities recorded in these Funds are based on the results of actuarial studies and include amounts for allocated and unallocated loss adjustment expenses. The liabilities for these claims are reported using a discounted rate of 0.615% and an actuarially-determined 80% confidence level. It is the County's practice to obtain actuarial studies on an annual basis.

See the County of San Bernardino's Comprehensive Annual Financial Report (CAFR) for details of their claims liability in accordance with GASB Statement No. 10, Accounting and Financial Reporting for Risk Financing and Related Insurance Issues, at June 30, 2016.

Note 9: CONTINGENCIES

As of June 30, 2016, in the opinion of the CSA Administration, there are no outstanding matters, which would have a significant effect on the financial position of the CSA.

Note 10: SUBSEQUENT EVENTS

Management has evaluated subsequent events through November 28, 2016, which is the date the financial statements were available to be issued, and has determined that there are no transactions that will have a significant impact on the CSA.