



Pine-Strawberry Water Improvement District
Financial Statements
for the Fiscal Year Ended June 30, 2022
with Report of Certified Public Accountants

TABLE OF CONTENTS

	<u>Page</u>
Independent Auditors' Report.....	1
Management's Discussion and Analysis.....	3
Financial Statements:	
Statement of Net Position.....	12
Statement of Revenues, Expenses and Changes in Net Position.....	14
Statement of Cash Flows.....	15
Notes to the Basic Financial Statements.....	17
Other Communications from Independent Auditors:	
Report on Internal Control over Financial Reporting and on Compliance and Other Matters.....	31

This page intentionally left blank



INDEPENDENT AUDITORS' REPORT

Board of Directors
Pine-Strawberry Water Improvement District
Pine, Arizona

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the business-type activities of Pine-Strawberry Water Improvement District, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the business-type activities of the District, as of June 30, 2022, 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Change in Accounting Principle

As described in Note 1 to the financial statements, in fiscal year 2022, the District implemented the provisions of GASB Statement No. 87, *Leases*. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year after the date that the financial statements are issued or when applicable, one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

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

or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 21, 2022, on our consideration of the District’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District’s internal control over financial reporting and compliance.

HintonBurdick, PLLC

Gilbert, Arizona
October 21, 2022

This page intentionally left blank

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
(Required Supplementary Information)

**PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
YEAR ENDED JUNE 30, 2022**

As management of the Pine-Strawberry Water Improvement District (District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended June 30, 2022.

FINANCIAL HIGHLIGHTS

- The District's total net position increased \$852,111. This represents a 21.74 percent increase from the prior fiscal year ending net position due to revenues in excess of expenses of \$785,520 and a prior period adjustment of \$66,591.
- Operating revenues for water fees accounted for \$2.43 million in revenue, an increase of 1.79 percent from the prior year.
- The District had approximately \$2.22 million in operating expenses, an increase of 6.24 percent from the prior fiscal year.
- The District had \$325,087 in net non-operating expenses, an increase of \$6,829 due to additional loss on disposal of assets.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise two components: 1) proprietary financial statements, and 2) notes to the financial statements.

The statement of net position presents information on all the District's assets, liabilities, and deferred inflows/outflows of resources with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of revenues, expenses, and changes in net position presents information showing how the District's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The statement of cash flows outlines the cash inflows and outflows related to the operation of the District for the year ended June 30, 2022.

**PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
YEAR ENDED JUNE 30, 2022**

OVERVIEW OF FINANCIAL STATEMENTS

As discussed more thoroughly in Note 1 to the financial statements, the operations of the District are accounted for in a single proprietary fund. As a result, only the financial statements required for a proprietary fund are presented.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the financial statements can be found immediately following the basic financial statements.

FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets and deferred outflows of resources exceeded liabilities by \$4,771,525 at the current fiscal year end. At the fiscal year end the District reported an increase in total net position. In addition, portions of the District's net position are restricted for debt service repayment and capital projects.

The following table presents a summary of the District's net position for the fiscal years ended June 30, 2021 and June 30, 2022.

	<u>Balance as of June 30, 2021</u>	<u>Balance as of June 30, 2022</u>
Assets:		
Current assets	\$ 3,664,112	\$ 4,439,978
Capital assets, net	9,942,086	11,086,637
Total assets	<u>13,606,198</u>	<u>15,526,615</u>
Deferred outflows of resources	<u>880,284</u>	<u>848,845</u>
Total assets and deferred outflows of resources	<u>14,486,482</u>	<u>16,375,460</u>
Liabilities:		
Current liabilities	1,095,811	889,543
Long-term liabilities	9,471,257	10,714,392
Total liabilities	<u>10,567,068</u>	<u>11,603,935</u>
Net position:		
Net investment in capital assets	(128,217)	(844)
Restricted	773,753	880,903
Unrestricted	<u>3,273,878</u>	<u>3,891,466</u>
Total net position	<u>\$ 3,919,414</u>	<u>\$ 4,771,525</u>

**PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
YEAR ENDED JUNE 30, 2022**

FINANCIAL ANALYSIS

The District's financial position is the product of several financial transactions including the net result of activities, the acquisition of debt, the acquisition and disposal of capital assets, and the depreciation of capital assets. The following is a significant current year transaction that had an impact on the Statement of Net Position.

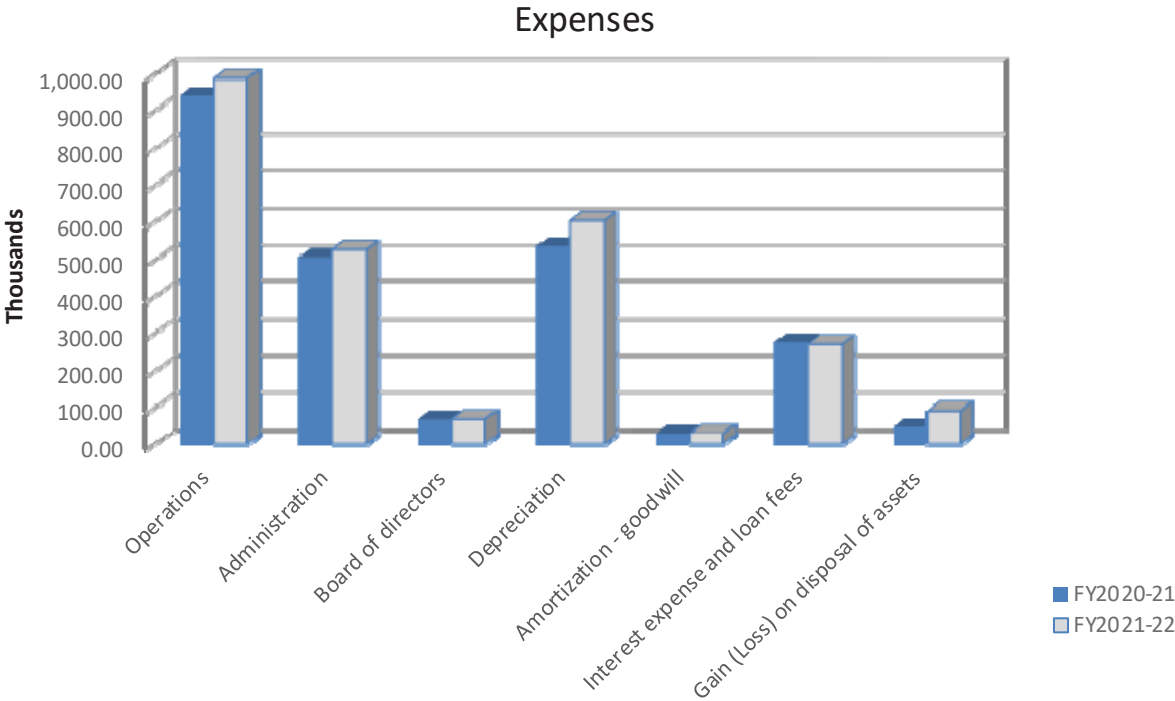
- Capital assets net of accumulated depreciation and amortization increased \$1,144,551 due to the implementation of Government Accounting Standards Board Statement No. 87 Leases and continued construction projects funded by WIFA and USDA Loans.
- Long-term liabilities increased a net of \$1,018,798 due to additional loans for construction projects.

Changes in net position. The District's total revenues for the current fiscal year were \$3.25 million. The total expenses were \$2.41 million. The following table presents a summary of the changes in net position for the fiscal years ended June 30, 2021 and June 30, 2022.

	Fiscal Year Ended June 30, 2021	Fiscal Year Ended June 30, 2022
Revenues:		
Operating revenues:		
Other local	\$ 12,100	\$ 12,748
Grant revenue	-	22,000
Property taxes	843,828	882,610
Water Fee	2,390,887	2,433,746
Nonoperating revenues:		
Interest Income	2,127	1,532
Settlement and restitution proceeds	5,173	13,229
Total revenues	3,254,115	3,365,865
Expenses:		
Operating expenses:		
Operations	943,594	988,012
Administration	507,429	526,744
Board of directors	69,303	69,726
Depreciation	536,522	602,576
Amortization - goodwill	31,439	31,439
Nonoperating expenses:		
Interest expense and loan fees	275,821	270,396
Loss on disposal of assets	49,737	91,452
Total expenses	2,413,845	2,580,345
Change in net position	840,270	785,520
Net position, beginning	3,079,144	3,919,414
Net effect of prior period adjustments	-	66,591
Net position, beginning restated	3,079,144	3,986,005
Net position, ending	\$ 3,919,414	\$ 4,771,525

**PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
MANAGEMENT’S DISCUSSION AND ANALYSIS (MD&A)
YEAR ENDED JUNE 30, 2022**

FINANCIAL ANALYSIS



The following are significant current year transactions that had an impact on the change in net position.

- The increase of \$44,418 in operations expense due to normal fluctuations in the costs of operations.
- The increase of \$66,054 in depreciation and amortization expense due primarily to the Districts investment in capital assets and adding of leased right-to-use assets with the implementation of GASB 87 Leases.
- The increase of \$41,715 in loss on disposal of assets due to several capital assets disposed.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets. At year end, the District had invested \$11.09 million in capital assets, net of accumulated depreciation and amortization, including wells, distribution piping, fire hydrants, vehicles, computers, and other equipment. This amount represents a net increase of \$1,144,551, from the prior fiscal year, primarily due continued construction activity improving the infrastructure such as water distribution lines and tanks. Total depreciation and amortization expense for the current fiscal year was \$602,575.

**PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
YEAR ENDED JUNE 30, 2022**

CAPITAL ASSETS AND DEBT ADMINISTRATION

The following schedule presents a summary of capital asset balances for the fiscal years ended June 30, 2021 and June 30, 2022.

	<u>Balance as of June 30, 2021</u>	<u>Balance as of June 30, 2022</u>
Capital assets - non-depreciable	\$ 502,374	\$ 983,296
Capital assets - depreciable, net	<u>9,439,712</u>	<u>10,103,341</u>
Total	<u>\$ 9,942,086</u>	<u>\$ 11,086,637</u>

Additional information on the District's capital assets can be found in Note 4.

Debt Administration. At year end, the District had \$11.09 million in long-term debt outstanding. This represents a net increase of \$1,018,798. This is due primarily to additional WIFA and USDA loan draws for construction projects of \$5,166,372, a lease payable addition of \$94,612, and debt service payments of \$4,243,806.

Additional information on the District's long-term debt can be found in Note 5 and 6.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

Many factors were considered by the District's administration during the process of developing the fiscal year 2021-2022 budget. Among them:

- Fiscal year 2021-22 budget balance carry forward (estimated \$869,966).
- USDA/WIFA Funding capital projects (estimated \$18,750,000).

Also considered in the development of the budget is the local economy and inflation of the surrounding area.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the resources it receives. If you have questions about this report or need additional information, contact the Business and Finance Department, Pine-Strawberry Water Improvement District, P.O. Box 134, Pine, AZ 85544-5241.

Basic Financial Statements

PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
Statement of Net Position
June 30, 2022

Assets

Current assets:

Cash and investments	\$ 2,759,341
Restricted cash and investments	880,903
Property taxes receivable	16,937
Accounts receivable, net of allowance	206,245
Customer deposits	286,562
Prepaid items	28,092
Inventory	261,898
Total current assets	<u>4,439,978</u>

Noncurrent assets:

Capital assets, non-depreciable	983,296
Capital assets, depreciable (net)	<u>10,103,341</u>
Total noncurrent assets	<u>11,086,637</u>
Total assets	<u>15,526,615</u>

Deferred outflows of resources

Goodwill - net of amortization	<u>848,845</u>
Total deferred outflows	<u>848,845</u>
Total assets and deferred outflows	<u>\$ 16,375,460</u>

The accompanying notes are an integral part of the financial statements.

PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
Statement of Net Position - Continued
June 30, 2022

Liabilities

Current liabilities:

Accounts payable	\$	128,595
Payroll liabilities		17,736
Deposits held for others		286,562
Interest payable		70,025
Current portion of compensated absences		3,384
Current portion of leases payable		21,432
Current portion of notes payable		361,809
Total current liabilities		889,543

Noncurrent liabilities:

Non-current portion of compensated absences		10,152
Non-current portion of leases payable		55,032
Non-current portion of notes payable		10,649,208
Total noncurrent liabilities		10,714,392
Total liabilities		11,603,935

Net Position

Net investment in capital assets		(844)
Restricted for:		
Debt service		704,546
Capital outlay		176,357
Unrestricted		3,891,466
Total net position		4,771,525
Total liabilities, deferred inflows, and net position	\$	16,375,460

The accompanying notes are an integral part of the financial statements.

PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended June 30, 2022

Operating revenues	
Other local	\$ 12,748
Property taxes	882,610
Water fees	2,433,746
Total operating revenues	3,329,104
Operating expenses	
Operations	988,012
Administration	526,744
Board of Directors	69,726
Depreciation & amortization	634,015
Total operating expenses	2,218,497
Operating income / (loss)	1,110,607
Non-operating income (expenses)	
Interest income	1,532
Grant revenue	22,000
Restitution proceeds	13,229
Interest expense and loan fees	(270,396)
Gain / (loss) on disposal of assets	(91,452)
Total non-operating revenue (expenses)	(325,087)
Changes in net position	785,520
Total net position - beginning of year	3,919,414
Prior period adjustment	66,591
Total net position - end of year	\$ 4,771,525

The accompanying notes are an integral part of the financial statements.

PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
Statement of Cash Flows
For the Year Ended June 30, 2022

Cash flows from operating activities:	
Cash received from customers	\$ 2,479,381
Cash received from property taxes	881,541
Cash paid to suppliers for goods and services	(791,518)
Cash paid to employees	<u>(863,654)</u>
Cash flows from operating activities	<u>1,705,750</u>
Cash flows from capital and related financing activities:	
Proceeds from long-term debt	5,166,372
Principal paid on long-term debt	(4,243,806)
Interest paid	(302,652)
Purchase of capital assets	<u>(1,743,967)</u>
Cash flows from capital and related financing activities	<u>(1,102,053)</u>
Cash flows from non-capital financing activities:	
Restitution proceeds	<u>13,229</u>
Cash flows from noncapital financing activities	<u>13,229</u>
Cash flows from investing activities:	
Interest proceeds	<u>1,532</u>
Cash flows from investing activities	<u>1,532</u>
Net change in cash and cash equivalents, including restricted cash	618,458
Cash and cash equivalents, beginning of year including restricted cash and customer deposits	<u>3,308,348</u>
Cash and cash equivalents, end of year including restricted cash and customer deposits	<u><u>\$ 3,926,806</u></u>

The accompanying notes are an integral part of the financial statements.

PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
Statement of Cash Flows - Continued
For the Year Ended June 30, 2022

Reconciliation of operating income (loss) to net cash flows from operating activities:

Operating income / (loss)	\$ 1,110,607
Adjustments to reconcile operating income / (loss) to cash flows from operating activities:	
Depreciation and amortization	634,015
Changes in operating assets and liabilities:	
(Increase)/decrease in receivables	18,322
(Increase)/decrease in property taxes receivable	(1,069)
(Increase)/decrease in inventories	(99,563)
(Increase)/decrease in prepaid expenses	(8,507)
Increase/(decrease) in accounts payable	35,525
Increase/(decrease) in accrued liabilities	235
Increase/(decrease) in compensated absences	1,620
Increase/(decrease) in deposits held for others	14,565
	<hr/>
Net cash flows from operating activities	<u>\$ 1,705,750</u>

SUPPLEMENTAL SCHEDULE OF NON-CASH FINANCING AND INVESTING ACTIVITIES

Acquisition of right-to-use assets from leases	\$ 94,612
--	-----------

The accompanying notes are an integral part of the financial statements.

PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
Notes to the Basic Financial Statements
June 30, 2022

Note 1. Summary of Significant Accounting Policies

The financial statements of the Pine-Strawberry Water District (District) have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to government units. The operations of the District are presented in the accompanying financial statements as a single proprietary fund. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The more significant of the District's accounting policies are described below.

Reporting Entity

Management of the District is independent of other state or local governments. The County Treasurer collects taxes for the District, but exercises no control over its expenditures/ expenses.

The Board of Directors consists of seven members elected by the public. Under existing statutes, the Board of Directors' duties and powers include, but are not limited to, the acquisition, maintenance and disposition of District property, charges for water and related services.

The Board also has broad financial responsibilities, including the approval of the annual budget, and the establishment of a system of accounting and budgetary controls.

The financial reporting entity consists of a primary government. A component unit is a legally separate entity that must be included in the reporting entity in conformity with generally accepted accounting principles. The District is a primary government because it is a special-purpose government that has a separately elected governing body, is legally separate, and is fiscally independent of other state or local governments. Furthermore, there are no component units combined with the District for financial statement presentation purposes, and the District is not included in any other governmental reporting entity. Consequently, the District's financial statements include only the funds of those organizational entities for which its elected Board of Directors is financially accountable. The District's major operations include construction and maintenance of District facilities, and charges for water and related services.

Basis of presentation – fund financial statements

The fund financial statements provide information about the government's funds. The District has only one fund which is the water fund. The water fund is a proprietary fund and all of the financial activities of the District are reported within this fund.

PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
Notes to the Basic Financial Statements
June 30, 2022

Note 1. Summary of Significant Accounting Policies, Continued

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The District's financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

Operating revenues and expenses are distinguished from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District are water fees and property taxes. Operating expenses include the cost of goods and services and administrative expenses. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Use of Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

Budget Policy and Procedures

The District adopts an annual budget. The budget is prepared on the cash basis of accounting. The District is not legally required to adopt or submit the budget to any state or other oversight agency before it has been adopted by the Board. The District posts its adopted budget to their website in order to make it easily accessible to the public. Budgetary information has not been amended during the year.

Cash and Investments

For purposes of the Statement of Cash Flows, the District considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents. Cash and cash equivalents at year end were cash in bank, and cash and investments held by the County Treasurer.

Arizona statute requires a pooled collateral program for public deposits and a Statewide Collateral Pool Administrator (Administrator) in the State Treasurer's Office. The purpose of the pooled collateral program is to ensure that governmental entities' public deposits placed in participating depositories are secured with collateral of 102 percent of the public deposits, less any applicable deposit insurance. An eligible depository may not retain or accept any public deposit unless it has deposited the required collateral with a qualified escrow agent or the Administrator. The Administrator manages the pooled collateral program, including reporting on each depository's compliance with the program.

Accounts Receivable

All receivables, including property taxes receivable, are shown net of an allowance for uncollectibles.

PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
Notes to the Basic Financial Statements
June 30, 2022

Note 1. Summary of Significant Accounting Policies, Continued

Interest Income

Interest income is composed of interest income on property taxes and state accounting credits. Interest income is included in nonoperating revenues in the proprietary financial statements.

Property Tax Calculator

The County Treasurer is responsible for collecting property taxes for all governmental entities within the county. The county levies real and personal property taxes on or before the third Monday in August that become due and payable in two equal installments. The first installment is due on the first day of October and becomes delinquent after the first business day of November. The second installment is due on the first day of March of the next year and becomes delinquent after the first business day of April.

Pursuant to A.R.S., a lien against assessed real and personal property attaches on the first day of January preceding assessment and levy; however according to case law, an enforceable legal claim to the asset does not arise.

Inventories

All inventories are valued at cost using the first-in/first-out (FIFO) method. Inventories consist of expendable supplies held for consumption. Inventories are recorded as expenses when consumed.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in the proprietary financial statements.

Capital Assets

Capital assets and tangible and intangible assets, which include infrastructure; land and improvements; buildings and improvements; right-to-use leased assets; vehicles, furniture, and equipment; and construction in progress, are reported in the proprietary financial statements.

On September 30, 2009 the District acquired a water utility company. The District valued the assets using the Reconstructed Cost New Less Depreciation (RCNLD) method.

Capital assets are defined by the District as assets with an initial, individual cost in excess of \$5,000 and an estimated useful life of more than two years. Such assets (except for right-to-use leased assets, the measurement of which is discussed in the Lease note below) are recorded at historical cost, or estimated historical cost if actual historical cost is not available. Donated capital assets are recorded at the estimated acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized.

PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
Notes to the Basic Financial Statements
June 30, 2022

Note 1. Summary of Significant Accounting Policies, Continued

Depreciation/Amortization

Capital assets are depreciated/amortized using the straight-line method over the following estimated useful lives:

Infrastructure	5 – 50 years
Leasehold improvements	3 – 5 years
Buildings and improvements	3 – 15 years
Vehicles, furniture and equipment	5 – 10 years
Right-to-use leased building	5 years
Right-to-use leased land	3 years

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position may 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 and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this section, goodwill resulting from the 2009 water utility company purchase.

In addition to liabilities, the statement of financial position may 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 District has no items that qualify for reporting in the category.

Compensated Absences

The District's policy permits employees to accumulate earned but unused vacation and sick leave benefits, which are eligible for payment upon separation from government service. The liability for such leave is reported as incurred in the financial statements.

Long-Term Obligations

Long-term debt and other long-term obligations are reported as liabilities on the statement of net position. Note premiums and discounts, are amortized over the life of the notes using the straight-line method. Deferred amounts on refunding result from the difference between the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
Notes to the Basic Financial Statements
June 30, 2022

Note 1. Summary of Significant Accounting Policies, Continued

Leases

The District is a lessee for noncancellable leases of building and land. The District recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the proprietary fund financial statements. The District recognizes lease liabilities with an initial, individual value of \$5,000 or more.

At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Net Position

Net position comprise the various net earnings from operating income, nonoperating revenues and expenses, and capital contributions. Net position are classified in the following three components.

Net investment in capital assets: This component of the net position consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets. If there are significant unspent related debt proceeds at year end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of invested net position, net of related debt. Rather, that portion of the debt is included in the same net asset component of the unspent proceeds.

Restricted: This component of net position consists of constraints imposed by creditors (such as through debt covenants), grantors, contributors, laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
Notes to the Basic Financial Statements
June 30, 2022

Note 1. Summary of Significant Accounting Policies, Continued

Unrestricted net position: This component of net position consists of net position that does not meet the definition of “restricted” or “net investment in capital assets.”

Net Position Flow Assumption

The District applies restricted resources first when outlays are incurred for purposes for which either restricted or unrestricted amounts are available.

New Pronouncement

For the year ended June 30, 2022, the District implemented the provisions of GASB Statement No. 87, Leases. GASB Statement No. 87 improves accounting and financial reporting for leases by governments. This Statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. The Statement also establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset.

Note 2. Cash and Investments

Deposits

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of bank failure the District’s deposits may not be returned to the District. The District does not have a deposit policy for custodial credit risk. At year end, the carrying amount of the District’s deposits were \$3,913,029 and the bank balance was \$4,136,902. At year end, all of the District’s deposits were covered by insurance or collateral held by the pledging financial institution’s trust department or agent but not in the District’s name. Additionally, the District had \$400 cash on hand at year-end.

Fair Value Measurements

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

- Level 1 inputs are quoted prices in active markets for identical assets
- Level 2 inputs are significant other observable inputs
- Level 3 inputs are significant unobservable inputs

PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
Notes to the Basic Financial Statements
June 30, 2022

Note 2. Cash and Investments, Continued

The County Treasurer’s pool is an external investment pool with no regulatory oversight. The pool is not required to register (and is not registered) with the Securities and Exchange Commission. The fair value of each participant’s position in the County Treasurer investment pool approximates the value of the participant’s shares in the pool and the participants’ shares are not identified with specific investments. Participants in the pool are not required to categorize the value of shares in accordance with the fair value hierarchy.

At year end, the District’s investments consisted of the following:

	<u>Average Maturities</u>	<u>Fair Value</u>
County Treasurer's investment pool	< 1 year	\$ 13,377
Total		<u>\$ 13,377</u>

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District has no investment policy that would further limit its investment choices. As of year-end, the District’s investment in the County Treasurer’s investment pool did not receive a credit quality rating from a national rating agency.

Custodial Credit Risk - Investments

The District’s investment in the County Treasurer’s investment pool represents a proportionate interest in the pool’s portfolio; however, the District’s portion is not identified with specific investments and is not subject to custodial credit risk.

Note 3. Receivables

Accounts receivables are net of an allowance for doubtful accounts of \$4,802 leaving a net accounts receivable balance of \$206,245 at June 30, 2022. The District’s receivables primarily consist of amounts due from individuals and businesses in the communities of Pine, Arizona and Strawberry, Arizona. Amounts are not subject to liens unless accounts are delinquent.

PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
Notes to the Basic Financial Statements
June 30, 2022

Note 4. Capital Assets

A summary of capital asset activity for the current fiscal year follows:

	<u>June 30,</u> <u>2021</u>	<u>Additions</u>	<u>Disposals</u>	<u>June 30,</u> <u>2022</u>
Capital assets not being depreciated:				
Land	\$ 201,967	\$ -	\$ -	\$ 201,967
Construction in progress	300,407	1,190,463	(709,541)	781,329
Total capital assets not being depreciated	<u>502,374</u>	<u>1,190,463</u>	<u>(709,541)</u>	<u>983,296</u>
Capital assets being depreciated and amortized:				
Infrastructure	12,451,585	1,136,294	(284,345)	13,303,534
Buildings and improvements	70,385	22,519	-	92,904
Leasehold improvements	14,028	37,714	(9,859)	41,883
Vehicles, furniture and equipment	484,398	66,518	(5,831)	545,085
Right-to-use leased building	-	70,849	-	70,849
Right-to-use leased land	-	23,763	-	23,763
Total capital assets being depreciated and amortized	<u>13,020,396</u>	<u>1,357,657</u>	<u>(300,035)</u>	<u>14,078,018</u>
Less: accumulated depreciation for:				
Infrastructure	(3,265,962)	(507,472)	192,892	(3,580,542)
Buildings and improvements	(65,087)	(2,055)	-	(67,142)
Leasehold improvements	(14,028)	(1,327)	9,859	(5,496)
Vehicles, furniture and equipment	(235,607)	(69,808)	5,831	(299,584)
Less: accumulated amortization for:				
Right-to-use leased building	-	(16,388)	-	(16,388)
Right-to-use leased land	-	(5,525)	-	(5,525)
Total accumulated depreciation and amortization	<u>(3,580,684)</u>	<u>(602,575)</u>	<u>208,582</u>	<u>(3,974,677)</u>
Total capital assets being depreciated and amortized, net	<u>9,439,712</u>	<u>755,082</u>	<u>(91,453)</u>	<u>10,103,341</u>
Total capital assets, net of accumulated depreciation and amortization	<u>\$ 9,942,086</u>	<u>\$ 1,945,545</u>	<u>\$ (800,994)</u>	<u>\$ 11,086,637</u>

PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
Notes to the Basic Financial Statements
June 30, 2022

Note 4. Capital Assets, Continued

Depreciation/amortization expense was charged to expense functions as follows:

Administration	\$	31,250
Operations		571,325
Total depreciation and expense	\$	602,575

As of June 30, 2022, the District had the following significant capital projects in process:

Project	Funding Budget	Costs to Date	Remaining Budget	In Process June-22
USDA Legal Fees	\$ 116,733	\$ 13,500	\$ 103,233	\$ 13,500
USDA Program Management Fees	1,101,615	66,566	1,035,049	66,566
USDA Woodland Heights Phases A-C	2,948,415	233,471	2,714,944	233,471
USDA Water System Modeling	300,000	181,703	118,297	181,703
USDA Cool Pines A Waterline	805,064	99,434	705,630	99,434
USDA Whispering Pines Waterline	421,083	61,358	359,725	61,358
USDA White Oak/Cedar Meadows Waterline	684,612	78,264	606,348	78,264
USDA Strawberry Deep Well	1,959,571	29,579	1,929,992	29,579
USDA Portals 1, 2 & 3 Waterline	5,518,758	13,692	5,505,066	13,692
USDA Interim Financing - WIFA	1,200,000	3,762	1,196,238	3,762
Totals	\$ 15,055,851	\$ 781,329	\$ 14,274,522	\$ 781,329

These projects are all funded by WIFA and USDA Grants and Loans.

PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
Notes to the Basic Financial Statements
June 30, 2022

Note 5. Leases

The District has entered into a five-year lease agreement as lessee for the acquisition and use of a building and a three-year lease agreement as lessee for the acquisition and use of land. An initial lease liability was recorded in the amount of \$94,612. As of June 30, 2022, the value of the lease liabilities totaled was \$76,464. The District is required to make monthly principal and interest payments of \$1,300 for the building and \$700 for the land. The leases have an estimated incremental borrowing interest rate of 3.85%.

The future principal and interest lease payments as of June 30, 2022, are as follows:

Year Ending June 30:	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 21,432	\$ 2,568	\$ 24,000
2024	22,272	1,728	24,000
2025	17,481	919	18,400
2026	15,279	321	15,600
Total	<u>\$ 76,464</u>	<u>\$ 5,536</u>	<u>\$ 82,000</u>

Note 6. Long Term Liabilities

Long-term liability activity for the current fiscal year was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Notes payable from direct borrowings	\$ 10,070,303	\$ 5,166,372	\$ 4,225,658	\$ 11,011,017	\$ 361,809
Leases payable	-	94,612	18,148	76,464	21,432
Compensated absences	11,916	1,620	-	13,536	3,384
Total long-term liabilities	<u>\$ 10,082,219</u>	<u>\$ 5,262,604</u>	<u>\$ 4,243,806</u>	<u>\$ 11,101,017</u>	<u>\$ 386,625</u>

PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
Notes to the Basic Financial Statements
June 30, 2022

Note 6. Long Term Liabilities, Continued

Annual debt service requirements to maturity on notes payable from direct borrowings at year end are summarized as follows:

Year Ending June 30:	Principal	Interest	Total
2023	\$ 361,809	\$ 189,664	\$ 551,473
2024	369,422	181,971	551,393
2025	495,263	173,442	668,705
2026	504,684	163,938	668,622
2027	514,290	154,246	668,536
2028-2032	3,362,052	590,244	3,952,296
2033-2037	3,413,407	318,809	3,732,216
2038-2042	712,131	102,729	814,860
2043-2047	758,035	56,825	814,860
2048-2052	519,924	10,927	530,851
Total	\$ 11,011,017	\$ 1,942,795	\$ 12,953,812

The District entered into a loan agreement on February 9, 2018, with the Water Infrastructure Finance Authority of Arizona for \$7,500,000. Interest is due semiannually at a rate of 2.104%. Principal payments are due beginning July 1, 2020, through July 1, 2037. The loan is collateralized by the water distribution system and properties. In the event of default, actions may be taken as necessary, including legal action, to collect amounts due. The District is also responsible for reimbursement of all attorney fees associated with collection. As of June 30, 2022, the District had drawn down \$7,428,407 of the available loan balance and had an outstanding loan balance of \$6,725,001.

The District entered into a loan agreement on April 1, 2022 with the Water Infrastructure Finance Authority of Arizona for \$17,500,000. The loan is a construction bridge loan as the District has secured funding from the USDA for the construction projects. Interest is due semiannually at a rate of 1% beginning January 1, 2023 through July 1, 2027. The entire principal amount is due on July 1, 2027. The loan is collateralized by the water distribution system and properties. In the event of default, actions may be taken as necessary, including legal action, to collect amounts due. The District is also responsible for reimbursement of all attorney fees associated with collection. As of June 30, 2022, the District had drawn down \$639,747 of the available loan balance and had an outstanding loan balance of \$639,747.

The District entered into a loan agreement on June 27, 2022, with the United States Department of Agriculture for \$5,030,000. Interest is due annually at a rate of 1.125% through June 27, 2024. Beginning July 27, 2024, principal and interest payments totaling \$13,581 are due monthly. The loan is collateralized by the water distribution system and properties. In the event of default, the USDA, at its option, may declare all or any part of such indebtedness immediately due and payable. The District may also be responsible for any fees associated with collecting the past due balance and/or collateral.

PINE-STRAWBERRY WATER IMPROVEMENT DISTRICT
Notes to the Basic Financial Statements
June 30, 2022

Note 7. Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The District carries commercial insurance for all risks of loss, including property and liability, workers' compensation and employee health and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

Note 8. Prior Period Adjustment

The District's inventory was previously understated by \$66,591. As a result, a prior period adjustment is recorded to increase beginning net position by \$66,591.

Other Communications from Independent Auditors

This page intentionally left blank



HINTONBURDICK
CPAs & ADVISORS

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

Board of Directors
Pine-Strawberry Water Improvement District
Pine, Arizona

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of Pine-Strawberry Water Improvement District as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated October 21, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

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

Purpose of this Report

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

HintonBurdick, PLLC

Gilbert, Arizona
October 21, 2022