

**SERVICE AREA 15 – TEAFORD MEADOWS  
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED  
JUNE 30, 2020**





**SERVICE AREA 15 – TEAFORD MEADOWS  
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**JUNE 30, 2020**

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## BASIC FINANCIAL STATEMENTS

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**SERVICE AREA 15 – TEAFORD MEADOWS  
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**GOVERNMENTAL FUND BALANCE SHEET/STATEMENT OF NET POSITION  
JUNE 30, 2020**

	Balance Sheet	Adjustments	Statement of Net Position
<b><u>ASSETS</u></b>			
Cash and investments	\$ 9,839	\$ -	\$ 9,839
Accounts receivable	420	-	420
Interest receivable	27	-	27
Due from County of Madera	-	-	-
Capital assets not being depreciated:			
Land	-	11,670	11,670
Land under roads	-	14,866	14,866
	-	14,866	14,866
 Total Assets	 \$ 10,286	 26,536	 36,822
 <b><u>LIABILITIES</u></b>			
Accounts payable	\$ -	-	-
Due to County of Madera	416	-	416
	416	-	416
 Total Liabilities	 416	 -	 416
 <b><u>FUND BALANCE/NET POSITION</u></b>			
Fund Balance:			
Restricted for road maintenance	9,870	(9,870)	-
	9,870	(9,870)	-
 Total Fund Balance	 9,870	 (9,870)	 -
 Total Liabilities and Fund Balance	 \$ 10,286		
 Net Position:			
Net investment in capital assets		26,536	26,536
Restricted for road maintenance		9,870	9,870
		26,536	26,536
		9,870	9,870
 Total Net Position		 \$ 36,406	 \$ 36,406

The notes to the basic financial statements are an integral part of this statement.



**SERVICE AREA 15 – TEAFORD MEADOWS  
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUND  
TO THE STATEMENT OF NET POSITION  
JUNE 30, 2020**

Fund balance - governmental fund	\$ 9,870
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	<u>26,536</u>
Net position of governmental activities	<u>\$ 36,406</u>

The notes to the basic financial statements are an integral part of this statement.

**SERVICE AREA 15 – TEAFORD MEADOWS  
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**STATEMENT OF GOVERNMENTAL FUND REVENUES, EXPENDITURES, AND  
CHANGE IN FUND BALANCE/STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2020**

	Statement of Governmental Fund Revenues, Expenditures, and Change in Fund Balance	<u>Adjustments</u>	<u>Statement of Activities</u>
Expenditures/expenses:			
Road maintenance:			
General and administrative	\$ 290	\$ -	\$ 290
Maintenance - roads	3,765	-	3,765
Insurance	<u>650</u>	<u>-</u>	<u>650</u>
Total expenditures/expenses	<u>4,705</u>	<u>-</u>	<u>4,705</u>
Program revenues:			
Assessments	<u>9,710</u>	<u>-</u>	<u>9,710</u>
Total program revenues	<u>9,710</u>	<u>-</u>	<u>9,710</u>
Net program (expenses) revenues		<u>-</u>	<u>5,005</u>
General revenues:			
Investment earnings	<u>6</u>	<u>-</u>	<u>6</u>
Total general revenues	<u>6</u>	<u>-</u>	<u>6</u>
Excess (deficiency) of revenues over expenditures	5,011	(5,011)	-
Change in net position		5,011	5,011
Fund balance/net position:			
Beginning of the year	<u>4,859</u>	<u>-</u>	<u>31,395</u>
End of year	<u>\$ 9,870</u>	<u>\$ -</u>	<u>\$ 36,406</u>

The notes to the basic financial statements are an integral part of this statement.

**SERVICE AREA 15 – TEAFORD MEADOWS  
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGE IN  
FUND BALANCE OF GOVERNMENTAL FUND TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2020**

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

Net change in fund balance - governmental fund	\$ 5,011
Government funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense.	<u>-</u>
Change in net position of governmental activities	<u>\$ 5,011</u>

The notes to the basic financial statements are an integral part of this statement.

NOTES TO THE BASIC FINANCIAL STATEMENTS

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## **NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The basic financial statements of the **SA 15 – Teaford Meadows** (District) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental agencies. 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.

### **A. Reporting Entity**

The District provides road maintenance to approximately 97 parcels served by 3.89 miles of paved roads. The District is located five miles northwest of North Fork and is accessed from Road 223.

The District was formed on January 24, 1984 by Resolution 84-25 and is approximately 437.5 acres in size. When the District was formed a direct assessment of \$100 per parcel, per year for road maintenance was approved. Note that Pine Hill Lane is a privately maintained Fire access road.

The Board of Supervisors is the governing body of the District. The District is considered a blended component unit of the County of Madera and is reported as a special revenue fund in the County of Madera financial statements. The financial statements included in this report are intended to present the financial position and results of operations of only the District. They are not intended to present the financial position or results of operations of the County of Madera taken as a whole.

### **B. Basis of Presentation and Method of Accounting**

The District accounts for its activities as a single governmental fund. The District's accounting records are maintained on the modified accrual basis of accounting but the basic financial statements are presented at both the government-wide and fund financial level, on a full accrual and modified accrual basis, respectively.

Measurement focus is a term used to describe which transactions are recorded within the various financial statements. Basis of accounting refers to when transactions are recorded.

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

The government-wide financial statements include a Statement of Net Position and a Statement of Activities. These financial statements are presented on an "*economic resources*" measurement focus and the accrual basis of accounting. Accordingly, all the District's assets and liabilities, including capital assets, as well as infrastructure assets and long-term liabilities, are included in the accompanying Statement of Net Position. The Statement of Activities presents changes in net position. An economic resource focus concentrates on an entity's net position. All transactions and events that affect the total economic resources (net position) during the period are reported. An economic resources measurement focus is inextricably connected with full accrual accounting. Under the full accrual basis of accounting, revenues are recognized in the period which they are earned, while expenses are recognized in the period in which the liability is incurred.

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**B. Basis of Presentation and Method of Accounting** (Continued)

*Governmental Fund Financial Statements*

Governmental fund financial statements include a Balance Sheet and a Statement of Revenues, Expenditures, and Change in Fund Balance. An accompanying schedule is presented to reconcile and explain the differences in fund balance as presented in these statements to the net position presented in the government-wide financial statements.

Governmental funds are accounted for on a spending or “*current financial resources*” measurement focus and the modified accrual basis of accounting. Accordingly, only current assets and current liabilities are included on the Balance Sheet. The Statement of Revenues, Expenditures and Change in Fund Balance presents increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Under the modified accrual of accounting, revenues are recognized in the accounting period in which they become both measureable and available to finance expenditures of the current period.

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 District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded in the accounting period in which the liability is incurred.

Unavailable revenues arise when potential revenues do not meet both the “measureable” and “available” criteria for recognition in the current period. In subsequent periods, when both revenue recognition criteria are met or when the government has a legal claim to the resources, the unavailable revenue is removed from the Balance Sheet and revenue is recognized.

The District’s revenues consist of assessments and revenue from use of money and property. Program expenses are defined as those expenses directly related to providing road maintenance services.

Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide financial statements, reconciliation is necessary to explain the adjustments needed to transform the fund-based financial statements into the government-wide presentation.

**C. Cash and Investments**

Cash and investments shown in the Statement of Net Position and in the Balance Sheet represent the District’s share of the County of Madera’s cash and investment pool. Interest earnings from this pool are transferred to the District on a quarterly basis based on the District’s average daily balance. The County has an investment committee, which performs regulatory oversight for its pool as required by California Government Code Section 27134.

**D. Receivables**

Receivables consist of interest from the County of Madera. Management believes its receivables to be fully collectible, and accordingly, no allowance for doubtful accounts is required.

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**E. Special Assessments**

Secured and unsecured special assessments are levied in July each year. Special assessments become a lien against the property as of January 1 of each year. Secured special assessments are payable in two installments which are due November 1 and February 1. Unsecured special assessments are due on August 31. All special assessments receivable are due from property owners within the District.

**F. Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (such as roads and similar items), are reported in the Statement of Net Position in the government-wide financial statements. Capital assets are defined by the District as assets with a cost of more than \$5,000 for machinery and equipment and \$10,000 for the other categories of capital assets with an estimated useful life of more than one year. Capital assets are valued at historical cost or estimated historical cost if actual historical cost was not available. Donated assets are valued at their estimated fair market value on the date donated.

Depreciation is recorded on a straight-line basis over estimated useful lives of the assets as follows:

<u>Depreciable Asset</u>	<u>Estimated Life</u>
Infrastructure	20-50 years
Structures and Improvements	30-50 years
Equipment	3-20 years

Maintenance and repairs are charged to operations when incurred. Betterments and major improvements which significantly increase values, change capacities, or extend useful lives are capitalized. Interest accrued during capital assets construction, if any, is capitalized as part of the asset cost.

**G. Budget**

The District's budget is prepared on the modified accrual basis of accounting consistent with GAAP. The proposed budget is the spending authority from July until budget hearings are held the end of August and the County of Madera Board of Supervisors formally adopts the budget in early September. Once approved, the Board of Supervisors may amend the legally adopted budget when unexpected modifications are required in estimated revenues and appropriations. Unencumbered appropriation for annual budgeted funds lapses at fiscal year-end.

Revenues are budgeted by source. Expenditures are budgeted by objects as follows: services and supplies, other charges, and capital outlay. This constitutes the legal level of control. Expenditures may not exceed appropriations for travel, transportation and education. Budget revisions between object levels, for travel, transportation, and education, or specific capital outlays are subject to final approval by Board of Supervisors. Revisions less than \$5,000 within the object levels (excluding transportation, travel & education and specific capital outlays) can be approved by the County Administrative Officer. There were no revisions to the budget made throughout the year.



**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**H. Net Position and Fund Balances**

**Government-Wide Financial Statements**

In the government-wide financial statements, net position is classified in the following:

- Net investment in capital assets – This category groups all capital assets, including infrastructure, into one component of net position. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction or improvement of these assets reduce the balance in this category.
- Restricted – This category presents external restrictions imposed by creditors, grantors, contributors or laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.
- Unrestricted – This category represents all other net position of the District that do not meet the definition of “net investment in capital assets” or “restricted net position.”

**Fund Financial Statements**

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

- Nonspendable Fund Balance – includes amounts that are not in a spendable form (such as inventories or prepaid amounts, and long-term loans and notes receivable) or are legally or contractually required to be maintained intact (such as principal of a permanent fund).
- Restricted Fund Balance – includes amounts that can be spent only for specific purposes stipulated by external parties (such as creditor, grant providers, or contributors) or by law.
- Committed Fund Balance – includes amounts that can be used only for the specific purpose determined by the County of Madera Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action. The formal action must occur prior to the end of the reporting period. The amount which will be subject to the constraint may be determined in the subsequent period.
- Assigned Fund Balance – is comprised of amounts intended to be used by the governmental entity for specific purposes that are neither restricted nor committed. Intent can be expressed by the Board of Supervisors or by an official or body to which the Board delegates the authority. Assigned fund balance can be used to eliminate a projected budgetary deficit in the subsequent year’s budget.
- Unassigned Fund Balance - is the residual classification for the District and includes all amounts not contained in the other classification. Unassigned amounts are technically available for any purposes.

The Board of Supervisor establishes, modifies or rescinds fund balance commitments and assignments by passage of a resolution or an ordinance. This can be done through the adoption of the budget and subsequent budget amendments that occur throughout the year.

When both restricted and unrestricted resources are available for use, it is the District’s policy to use restricted resources first, followed by committed, assigned and unassigned resources as they are needed.

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**I. Use of Estimates**

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

**NOTE 2: CASH AND INVESTMENTS**

Cash and investments at June 30, 2020 are classified in the financial statements as follows:

Cash and investments – unrestricted	\$9,839
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The District's cash and investments consisted of the following as of June 30, 2020:

Deposits held with County of Madera Investment Pool	\$9,839
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**Risk Disclosure**

Required disclosures for the District's deposit and investment risks for the cash held in the County of Madera Treasury at June 30, 2020, were as follows:

Credit risk	Not rated
Custodial risk	Not applicable
Concentration of credit risk	Not applicable
Interest rate risk	Refer to County of Madera's financial statements

Required disclosure information regarding categorization of investments and other deposit and investment risk disclosures can be found in the County of Madera's Comprehensive Annual Financial Report and may be obtained by contacting the County Auditor-Controller's Office at 200 W. 4th Street – Madera, CA 93637.

**Fair Value Measurements**

The District categorizes the fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. These principles recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Investments reflect prices quoted in active markets;
- Level 2: Investments reflect prices that are based on a similar observable asset either directly or indirectly, which may include inputs in markets that are not considered to be active; and,
- Level 3: Investments reflect prices based upon unobservable sources.

The District's cash investments in the County of Madera Investment Pool are carried at fair value. County of Madera invests in numerous types of investments ranging all levels in the fair value hierarchy. Accordingly, County of Madera Investment Pool is not an investment type that can be categorized in any particular level in the fair value hierarchy.

**NOTE 3: CAPITAL ASSETS**

Capital assets activity for the year ended June 30, 2020, was as follows:

	Balance July 1, 2019	Additions	Deletions	Balance June 30, 2020
Capital assets, not being depreciated:				
Land	\$ 11,670	\$ -	\$ -	\$ 11,670
Land under roads	14,866	-	-	14,866
Total capital assets, not being depreciated	<u>26,536</u>	<u>-</u>	<u>-</u>	<u>26,536</u>
Capital assets, being depreciated:				
Infrastructure	9,911	-	-	9,911
Total capital assets, being depreciated	<u>9,911</u>	<u>-</u>	<u>-</u>	<u>9,911</u>
Less accumulated depreciation for:				
Infrastructure	(9,911)	-	-	(9,911)
Total accumulated depreciation	<u>(9,911)</u>	<u>-</u>	<u>-</u>	<u>(9,911)</u>
Total capital assets being depreciated, net	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total capital assets, net	<u>\$ 26,536</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 26,536</u>

**NOTE 4: RELATED PARTY TRANSACTIONS**

The District's assessments are levied and collected through County of Madera Assessor and Treasurer-Tax Collector departments. The District contracts with the County of Madera to provide certain road maintenance services. The District's accounting and clerical functions are performed by County personnel. The County of Madera charges the District for administrative costs incurred.

The amount due to the County of Madera as of June 30, 2020 is \$416.00.

**NOTE 5: INSURANCE AND RISK OF LOSS**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; and natural disasters. Because the District does not have employees, it is not exposed to injuries to employees. The District's officers are officials of the County, and therefore coverage for general liability and errors and omissions is provided under the County's program. This program is self-insured to a level of \$100,000, after which excess coverage is obtained through participation in the CSAC Excess Insurance Authority (EIA). Disclosure of complete information on risk management can be found in the County of Madera Comprehensive Annual Financial Report.

**NOTE 6: SUBSEQUENT EVENTS**

Coronavirus Disease (COVID-19)

On March 11, 2020 the World Health Organization declared the outbreak of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global markets, supply chains, businesses and communities.

Specific to Service Area 15, COVID-19 may impact the timing of receipts for assessment billings. Management believes SA 15 is taking appropriate actions to mitigate the potential negative impact. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as these events occurred subsequent to year end and are still developing.

REQUIRED SUPPLEMENTARY INFORMATION

**SERVICE AREA 15 – TEAFORD MEADOWS  
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE -  
BUDGET TO ACTUAL  
FOR THE YEAR ENDED JUNE 30, 2020**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Assessments	\$ 9,600	\$ 9,600	\$ 9,710	\$ 110
Intergovernmental Revenue	-	-	-	-
Investment earnings	-	-	6	6
	<u>9,600</u>	<u>9,600</u>	<u>9,716</u>	<u>116</u>
Total revenues				
Expenditures:				
Road maintenance:				
General and administrative	927	927	290	637
Maintenance - roads	8,275	8,275	3,765	4,510
Insurance	650	650	650	-
Interfund Expend-Cost Plan	-	-	-	-
Appropriation for contingency	-	-	-	-
	<u>9,852</u>	<u>9,852</u>	<u>4,705</u>	<u>5,147</u>
Total expenditures				
Net change in fund balance	(252)	(252)	5,011	5,263
Fund balance - beginning of year	<u>4,859</u>	<u>4,859</u>	<u>4,859</u>	<u>-</u>
Fund balance - end of year	<u>\$ 4,607</u>	<u>\$ 4,607</u>	<u>\$ 9,870</u>	<u>\$ 5,263</u>