

**MAINTENANCE DISTRICT 24 – TEAFORD MEADOWS
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

FINANCIAL STATEMENTS

**FOR THE YEAR ENDED
JUNE 30, 2021**

**MAINTENANCE DISTRICT 24 – TEAFORD MEADOWS
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

JUNE 30, 2021

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BASIC FINANCIAL STATEMENTS

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**MAINTENANCE DISTRICT 24 – TEAFORD MEADOWS
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**STATEMENT OF NET POSITION
JUNE 30, 2021**

ASSETS

Current Assets:

Cash and investments	\$ 240,450
Accounts receivable	8,952
Interest receivable	60
Due from Other Governments	4,807
Total Current Assets	<u>254,269</u>

Non-Current Assets:

Capital assets:

Land	14,637
Construction in progress	165,497
Depreciable assets	140,869
Accumulated depreciation	<u>(118,132)</u>
Total Non-Current Assets	<u>202,871</u>

Total Assets	<u>457,140</u>
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LIABILITIES

Current Liabilities:

Accounts payable	4,223
Deposits from others	1,500
Due to County of Madera	28,180
Unearned revenue	1,079
Total Current Liabilities	<u>34,982</u>

Total Liabilities	<u>34,982</u>
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NET POSITION

Net investment in capital assets	202,871
Unrestricted	<u>219,287</u>

Total Net Position	<u>\$ 422,158</u>
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The notes to the basic financial statements are an integral part of this statement.

**MAINTENANCE DISTRICT 24 – TEAFORD MEADOWS
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2021**

Operating Revenues:	
Charges for services	\$ 78,694
Total Operating Revenues	<u>78,694</u>
Operating Expenses:	
Services and supplies	49,966
Maintenance	83,904
Insurance	2,868
Utilities	20,541
Depreciation	1,687
Total Operating Expenses	<u>158,966</u>
Operating Income (Loss)	<u>(80,272)</u>
Non-Operating Revenue (Expenses):	
Taxes	37,387
Investment income	757
Capital grants	8,844
Total Non-Operating Revenue (Expenses)	<u>46,988</u>
Change in Net Position	(33,284)
Net Position, Beginning of Year	<u>455,442</u>
Net Position, End of Year	<u>\$ 422,158</u>

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

**MAINTENANCE DISTRICT 24 – TEAFORD MEADOWS
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2021**

Cash flows from operating activities:	
Cash receipts from customers and users	\$ 81,951
Cash paid to suppliers	<u>(152,927)</u>
Net cash provided by (used for) operating activities	<u>(70,976)</u>
Cash flows from noncapital financing activities:	
Taxes	37,387
Operating grants	<u>28,818</u>
Net cash provided by (used for) noncapital financing activities	<u>66,205</u>
Cash flows from capital and related financing activities:	
Capital grants	8,844
Acquisition and construction of capital assets	<u>(23,770)</u>
Net cash provided by (used for) capital and related financing activities	<u>(14,926)</u>
Cash flows from investing activities:	
Investment income received	<u>1,166</u>
Net cash provided by (used for) investing activities	<u>1,166</u>
Net increase (decrease) in cash and investments	(18,531)
Cash and investments, beginning of the year	<u>258,981</u>
Cash and investments, end of the year	<u><u>\$ 240,450</u></u>

Reconciliation of Operating Income (Loss) to Net Cash provided by (used for) Operating Activities

Operating income (loss)	\$ (80,272)
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:	
Depreciation	1,687
Changes in operating assets and liabilities:	
Decrease/(Increase) in accounts receivable	2,748
Increase/(Decrease) in accounts payable	2,121
Increase/(Decrease) in due to County of Madera	2,231
Increase/(Decrease) in unearned revenue	<u>509</u>
Net cash provided by (used for) operating activities	<u><u>\$ (70,976)</u></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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**MAINTENANCE DISTRICT 24 – TEAFORD MEADOWS
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2021**

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the **MD 24 - 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 water service to 59 improved units and 5 standby units. In addition, there are 8 contract water service connections consisting of 7 improved units and 1 standby unit. The District provides sewer service to 59 improved and 5 standby units. The District has 64 parcels with 0.46 miles of paved roads. These roads are minor rural County roads which are included in the County's maintained road system. The District is located approximately six miles northwest of North Fork and accessed east from County Road 223 in Madera County.

The District was formed on April 9, 1968 by Resolution No. 68-164. The funding for the water and sewer system operations is derived from charges for water and sewer services. The water and sewer rates are billed monthly and were last set on December 9, 2008 by Resolution No. 2008-223 with an annual Consumer Price Index adjustment. In addition to the charges for water and sewer services, the District receives property taxes to cover operating expenses of the District.

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 an enterprise 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

Proprietary fund financial statements include a Statement of Net Position and a Statement of Revenues, Expenses, and Change in Net Position, and a Statement of Cash Flows.

Proprietary funds are accounted for using the "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all assets and liabilities (whether current or noncurrent) are included on the Statement of Net Position. The Statement of Revenues, Expenses, and Change in Net Position presents increases (revenues) and decreases (expenses) in total net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned, while expenses are recognized in the period in which the liability is incurred.

Operating revenues in the proprietary funds are those revenues that are generated from the primary operations of the fund. The principal operating revenues of the District are charges for services. All other revenues are reported as non-operating revenues. Operating expenses are those expenses that are essential to the primary operations of the fund. Operating expenses for the District include the costs of sales and services, administrative expenses, and depreciation on capital assets. All other expenses are reported as non-operating expenses.

C. Cash and Investments

Cash and investments shown in the Statement of Net Position 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.

**MAINTENANCE DISTRICT 24 – TEAFORD MEADOWS
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2021**

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Receivables

Receivables consist of fees charged for water and sewer services, property taxes, and interest from the County of Madera. Management believes its receivables to be fully collectible, and accordingly, no allowance for doubtful accounts is required.

E. Property Taxes

Secured and unsecured property taxes are levied in July each year. Property taxes become a lien against the property as of January 1 of each year. Secured property taxes are payable in two installments which are due November 1 and February 1. Unsecured property taxes are due on August 31. All property taxes 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. 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 acquisition 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>
Water and Sewer Systems	15-65 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.

G. Net Position

Net position is classified in the following three components:

- 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, 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.”

When both restricted and unrestricted resources are available for use, unrestricted resources are used only after the restricted resources are depleted.

**MAINTENANCE DISTRICT 24 – TEAFORD MEADOWS
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2021**

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

H. 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, 2021 are classified in the financial statements as follows:

Cash and investments – unrestricted	\$ 240,450
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The District's cash and investments consisted of the following as of June 30, 2021:

Deposits held with County of Madera Investment Pool	\$ 240,450
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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, 2021, 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 Annual Comprehensive 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 and 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.

**MAINTENANCE DISTRICT 24 – TEAFORD MEADOWS
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2021**

NOTE 3: CAPITAL ASSETS

Capital assets activity for the year ended June 30, 2021, was as follows:

	Total			Balance June 30, 2021
	Balance July 1, 2020	Additions	Deletions	
Capital assets, not being depreciated:				
Land	\$ 1,221	\$ 13,416	\$ -	\$ 14,637
Construction in progress	155,143	10,354	-	165,497
Total capital assets, not being depreciated	<u>156,364</u>	<u>23,770</u>	<u>-</u>	<u>180,134</u>
Capital assets, being depreciated:				
Water and sewer systems	140,869	-	-	140,869
Total capital assets, being depreciated	<u>140,869</u>	<u>-</u>	<u>-</u>	<u>140,869</u>
Less accumulated depreciation for:				
Water and sewer systems	(116,445)	(1,687)	-	(118,132)
Total accumulated depreciation	<u>(116,445)</u>	<u>(1,687)</u>	<u>-</u>	<u>(118,132)</u>
Total capital assets being depreciated, net	<u>24,424</u>	<u>(1,687)</u>	<u>-</u>	<u>22,737</u>
Total capital assets, net	<u>\$ 180,788</u>	<u>\$ 22,083</u>	<u>\$ -</u>	<u>\$ 202,871</u>

Depreciation expense of \$1,687 was charged to the District.

	Water			Balance June 30, 2021
	Balance July 1, 2020	Additions	Deletions	
Capital assets, not being depreciated:				
Land	\$ 1,221	\$ 13,416	\$ -	\$ 14,637
Construction in progress	155,143	10,354	-	165,497
Total capital assets, not being depreciated	<u>156,364</u>	<u>23,770</u>	<u>-</u>	<u>180,134</u>
Capital assets, being depreciated:				
Water systems	92,819	-	-	92,819
Total capital assets, being depreciated	<u>92,819</u>	<u>-</u>	<u>-</u>	<u>92,819</u>
Less accumulated depreciation for:				
Water systems	(71,120)	(1,450)	-	(72,570)
Total accumulated depreciation	<u>(71,120)</u>	<u>(1,450)</u>	<u>-</u>	<u>(72,570)</u>
Total capital assets being depreciated, net	<u>21,699</u>	<u>(1,450)</u>	<u>-</u>	<u>20,249</u>
Total capital assets, net	<u>\$ 178,063</u>	<u>\$ 22,320</u>	<u>\$ -</u>	<u>\$ 200,383</u>

Depreciation expense of \$1,450 was charged to the water service function of the District.

**MAINTENANCE DISTRICT 24 – TEAFORD MEADOWS
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2021**

NOTE 3: CAPITAL ASSETS (Continued)

	Sewer			Balance June 30, 2021
	Balance July 1, 2020	Additions	Deletions	
Capital assets, being depreciated:				
Sewer systems	\$ 48,050	\$ -	\$ -	\$ 48,050
Total capital assets, being depreciated	48,050	-	-	48,050
Less accumulated depreciation for:				
Sewer systems	(45,325)	(237)	-	(45,562)
Total accumulated depreciation	(45,325)	(237)	-	(45,562)
Total capital assets being depreciated, net	2,725	(237)	-	2,488
Total capital assets, net	\$ 2,725	\$ (237)	\$ -	\$ 2,488

Depreciation expense of \$237 was charged to the sewer service function of the District.

NOTE 4: RELATED PARTY TRANSACTIONS

The District's property taxes 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. County of Madera charges the District for administrative costs incurred. Total expenses to the County of Madera for the year ended June 30, 2021 were \$106,613.

The amount due to the County of Madera as of June 30, 2021 is \$28,180.

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 Public Risk Innovation, Solutions, and Management (PRISM). Disclosure of complete information on risk management can be found in the County of Madera Annual Comprehensive Financial Report.

**MAINTENANCE DISTRICT 24 – TEAFORD MEADOWS
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2021**

NOTE 6: COMMITMENTS AND CONTINGENCIES

Grants

The District participates in the State grant program subject to financial and compliance audits by the grantor or their representatives. The amount, if any, of expenses which may be disallowed by the granting agency cannot be determined at this time. However, management does not believe that audit disallowances, if any, would have significant effect on the financial position of the District.

Construction Commitments

The District reported construction commitments of \$208,730 at June 30, 2021.

SUPPLEMENTARY INFORMATION

**MAINTENANCE DISTRICT 24 – TEAFORD MEADOWS
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**COMBINING STATEMENT OF NET POSITION
JUNE 30, 2021**

	Water	Sewer	Roads	Total
ASSETS				
Current Assets:				
Cash and investments	\$ 167,231	\$ 73,219	\$ -	\$ 240,450
Accounts receivable	4,755	4,197	-	8,952
Interest receivable	32	28	-	60
Due from other governments	4,807	-	-	4,807
Total Current Assets	176,825	77,444	-	254,269
Non-Current Assets:				
Capital assets:				
Land	14,637	-	-	14,637
Construction in progress	165,497	-	-	165,497
Depreciable assets	92,819	48,050	-	140,869
Accumulated depreciation	(72,570)	(45,562)	-	(118,132)
Total Non-Current Assets	200,383	2,488	-	202,871
Total Assets	377,208	79,932	-	457,140
LIABILITIES				
Current Liabilities:				
Accounts payable	3,674	549	-	4,223
Deposits from others	797	703	-	1,500
Due to County of Madera	17,509	10,671	-	28,180
Unearned revenue	573	506	-	1,079
Total Current Liabilities	22,553	12,429	-	34,982
Total Liabilities	22,553	12,429	-	34,982
NET POSITION				
Net investment in capital assets	200,383	2,488	-	202,871
Unrestricted	154,272	65,015	-	219,287
Total Net Position	\$ 354,655	\$ 67,503	\$ -	\$ 422,158

**MAINTENANCE DISTRICT 24 – TEAFORD MEADOWS
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2021**

	<u>Water</u>	<u>Sewer</u>	<u>Roads</u>	<u>Total</u>
Operating Revenues:				
Charges for services	\$ 43,014	\$ 35,680	\$ -	\$ 78,694
Total Operating Revenues	<u>43,014</u>	<u>35,680</u>	<u>-</u>	<u>78,694</u>
Operating Expenses:				
Services and supplies	37,163	12,803	-	49,966
Maintenance	35,371	46,404	2,129	83,904
Insurance	1,054	1,054	760	2,868
Utilities	14,912	5,629	-	20,541
Depreciation	<u>1,450</u>	<u>237</u>	<u>-</u>	<u>1,687</u>
Total Operating Expenses	<u>89,950</u>	<u>66,127</u>	<u>2,889</u>	<u>158,966</u>
Operating Income (Loss)	<u>(46,936)</u>	<u>(30,447)</u>	<u>(2,889)</u>	<u>(80,272)</u>
Non-Operating Revenue (Expenses):				
Taxes	18,322	16,176	2,889	37,387
Investment income	402	355	-	757
Capital grants	<u>8,844</u>	<u>-</u>	<u>-</u>	<u>8,844</u>
Total Non-Operating Revenue (Expenses)	<u>27,568</u>	<u>16,531</u>	<u>2,889</u>	<u>46,988</u>
Change in Net Position	(19,368)	(13,916)	-	(33,284)
Net Position, Beginning of Year	<u>374,023</u>	<u>81,419</u>	<u>-</u>	<u>455,442</u>
Net Position, End of Year	<u>\$ 354,655</u>	<u>\$ 67,503</u>	<u>\$ -</u>	<u>\$ 422,158</u>

**MAINTENANCE DISTRICT 24 – TEAFORD MEADOWS
(A COMPONENT UNIT OF THE COUNTY OF MADERA, CALIFORNIA)**

**COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2021**

	<u>Water</u>	<u>Sewer</u>	<u>Roads</u>	<u>Total</u>
Cash flows from operating activities:				
Cash receipts from customers and users	\$ 44,752	\$ 37,199	\$ -	\$ 81,951
Cash paid to suppliers	<u>(82,065)</u>	<u>(67,883)</u>	<u>(2,979)</u>	<u>(152,927)</u>
Net cash provided by (used for) operating activities	<u>(37,313)</u>	<u>(30,684)</u>	<u>(2,979)</u>	<u>(70,976)</u>
Cash flows from noncapital financing activities:				
Taxes	18,322	16,176	2,889	37,387
Operating grants	<u>28,818</u>	<u>-</u>	<u>-</u>	<u>28,818</u>
Net cash provided by (used for) noncapital financing activities	<u>47,140</u>	<u>16,176</u>	<u>2,889</u>	<u>66,205</u>
Cash flows from capital and related financing activities:				
Capital grants	8,844	-	-	8,844
Acquisition and construction of capital assets	<u>(23,770)</u>	<u>-</u>	<u>-</u>	<u>(23,770)</u>
Net cash provided by (used for) capital and related financing activities	<u>(14,926)</u>	<u>-</u>	<u>-</u>	<u>(14,926)</u>
Cash flows from investing activities:				
Investment income received	<u>619</u>	<u>547</u>	<u>-</u>	<u>1,166</u>
Net cash provided by (used for) investing activities	<u>619</u>	<u>547</u>	<u>-</u>	<u>1,166</u>
Net increase (decrease) in cash and investments	(4,480)	(13,961)	(90)	(18,531)
Cash and investments, beginning of the year	<u>171,711</u>	<u>87,180</u>	<u>90</u>	<u>258,981</u>
Cash and investments, end of the year	<u>\$ 167,231</u>	<u>\$ 73,219</u>	<u>\$ -</u>	<u>\$ 240,450</u>

Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used for) Operating Activities

Operating income (loss)	\$ (46,936)	\$ (30,447)	\$ (2,889)	\$ (80,272)
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:				
Depreciation	1,450	237	-	1,687
Changes in operating assets and liabilities:				
Decrease/(Increase) in accounts receivable	1,469	1,279	-	2,748
Increase/(Decrease) in accounts payable	2,525	(404)	-	2,121
Increase/(Decrease) in due to County of Madera	3,910	(1,589)	(90)	2,231
Increase/(Decrease) in deposits from others	(1)	1	-	-
Increase/(Decrease) in unearned revenue	<u>270</u>	<u>239</u>	<u>-</u>	<u>509</u>
Net cash provided by (used for) operating activities	<u>\$ (37,313)</u>	<u>\$ (30,684)</u>	<u>\$ (2,979)</u>	<u>\$ (70,976)</u>