



**TOWN OF DISCOVERY BAY
COMMUNITY SERVICES DISTRICT**

FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITORS' REPORT

JUNE 30, 2019



CROCE, SANGUINETTI, & VANDER VEEN

INC.

CERTIFIED PUBLIC ACCOUNTANTS

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CROCE, SANGUINETTI, & VANDER VEEN^{INC.}

CERTIFIED PUBLIC ACCOUNTANTS

Independent Auditors' Report

To the Board of Directors
Town of Discovery Bay Community
Services District
Discovery Bay, California

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **Town of Discovery Bay Community Services District** (District) as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **Town of Discovery Bay Community Services District** as of June 30, 2019, and the respective changes in financial position and, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 6, 2020, 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 the **Town of Discovery Bay Community Services District's** 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.

Croce, Sanguinetti, & Vander Veen, Inc.

CROCE, SANGUINETTI, & VANDER VEEN, INC.

Certified Public Accountants

Stockton, California

March 6, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Management's Discussion and Analysis

June 30, 2019

This narrative overview and analysis of the Town of Discovery Bay Community Services District's (District) financial activities for the fiscal year ended June 30, 2019 has been provided by the management of the District. The management's discussion and analysis is intended to serve as an introduction to the District's financial statements which follow this section and is recommended to be reviewed in conjunction with them.

Financial Highlights

- The District's net position increased by \$2,377,229 over the prior year, including a \$1,163,552 increase in net position of governmental activities, and a \$1,213,677 increase in net position of business-type activities. The District's net position is now \$49,268,173.
- Total assets of the District were \$71,253,702 with capital assets at \$48,897,628 net of accumulated depreciation. Current, non-current and other assets were \$22,356,074.
- Total liabilities were \$21,985,529 consisting of long-term liabilities of \$21,005,467 and other current liabilities of \$980,062.
- Assets of the District exceeded liabilities at the close of the most recent fiscal year by \$49,268,173 (net position). Of this amount, \$21,315,545 (unrestricted net position) may be used to meet the District's ongoing obligations, and \$27,952,628 is net investment in capital assets.
- On the current financial resources basis, the District's governmental fund revenues exceeded expenditures (including \$182,662 in capital outlay expenditures) by \$1,223,166. The proprietary fund revenues exceeded expenses by \$1,213,677.
- At year-end, there was \$2,113,140 in cash and investments to fund future governmental activities, and \$18,807,182 in cash and investments to fund future business-type activities.

Overview of the Financial Statements

The District's financial statements are comprised of three components: government-wide financial statements, fund financial statements and notes to financial statements including required supplementary information.

Government-wide and fund financial statements present the results of operations for different functions of the District as follows:

1. **Government-wide financial statements** provide both long-term and short-term information about the District's overall financial position in a manner similar to private-sector business.

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Management's Discussion and Analysis

June 30, 2019

Overview of the Financial Statements (Continued)

The **Statement of Net Position** displays all of the District's assets and liabilities, with the difference between the two reported as net position. The **Statement of Activities** provides all current year revenues and expenses on an accrual basis of accounting regardless of when cash is received or paid. These two government-wide statements report the District's net position and how they have changed during the fiscal year. 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 weakening.

The government-wide financial statements separately present the District's functions as follows:

- **Governmental activities** include services financed mainly through property taxes. The District's general, lighting and landscaping and community center services comprise its governmental activities.
 - **Business-type activities** include services financed, in whole or in part, by fees paid by those who directly benefit from the service. The District's business-type activities include providing water and wastewater services to the residents of the District.
2. **Fund financial statements** focus on the individual functions of the District, and report the District's operations in more detail than the government-wide statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund accounting is used by state and local governments to control their resources that are legally restricted or otherwise earmarked for special purposes. The District reports its fund financial statements in the following two categories:
- **Governmental funds** are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on 1) short-term inflows and outflows of expendable resources, and 2) the resources remaining at the end of the fiscal year that are available for future use. Because the focus of governmental funds is narrower than the government-wide financial statements, a reconciliation that explains the relationship (or differences) between them is presented following each of the governmental fund statements.
 - **Proprietary funds** are used to report the same functions presented as business-type activities in the government-wide financial statements in more detail.

Notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements.

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Management's Discussion and Analysis

June 30, 2019

Financial Analysis of the Government-wide Financial Statements

A review of net position over time may serve as a useful indicator of the District's financial position. Net position represents the difference between the District's assets and liabilities. As of June 30, 2019, the District's net position was \$49,268,173, an increase of \$2,377,229 from prior year. The following table outlines the District's net position by function for the current and prior fiscal years.

Town of Discovery Bay Community Services District Net Position
(rounded to the nearest dollar)
As of June 30, 2019 and 2018

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>		<u>Variance</u> \$
	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>	
<u>Assets</u>							
Current and other assets	\$ 2,341,315	\$ 1,658,503	\$ 19,441,435	\$ 16,460,202	\$ 21,782,750	\$ 18,118,705	\$ 3,664,045
Non-current assets	525,102	-	48,222	50,319	573,324	50,319	523,005
Capital assets, net	<u>2,029,615</u>	<u>2,086,151</u>	<u>46,868,013</u>	<u>49,218,041</u>	<u>48,897,628</u>	<u>51,304,192</u>	<u>(2,406,564)</u>
Total assets	<u>4,896,032</u>	<u>3,744,654</u>	<u>66,357,670</u>	<u>65,728,562</u>	<u>71,253,702</u>	<u>69,473,216</u>	<u>1,780,486</u>
<u>Liabilities</u>							
Current liabilities	135,722	150,974	844,340	904,598	980,062	1,055,572	(75,510)
Non-current liabilities	<u>13,970</u>	<u>10,892</u>	<u>20,991,497</u>	<u>21,515,808</u>	<u>21,005,467</u>	<u>21,526,700</u>	<u>(521,233)</u>
Total liabilities	<u>149,692</u>	<u>161,866</u>	<u>21,835,837</u>	<u>22,420,406</u>	<u>21,985,529</u>	<u>22,582,272</u>	<u>(596,743)</u>
<u>Net Position</u>							
Invested in capital assets	2,029,615	2,086,151	25,923,013	27,783,041	27,952,628	29,869,192	(1,916,564)
Unrestricted	<u>2,716,725</u>	<u>1,496,637</u>	<u>18,598,820</u>	<u>15,525,115</u>	<u>21,315,545</u>	<u>17,021,752</u>	<u>4,293,793</u>
Total net position	<u>\$ 4,746,340</u>	<u>\$ 3,582,788</u>	<u>\$ 44,521,833</u>	<u>\$ 43,308,156</u>	<u>\$ 49,268,173</u>	<u>\$ 46,890,944</u>	<u>\$ 2,377,229</u>

By far the largest portion of the District's net position (57%) reflects its net capital assets (e.g., land, buildings and improvements, equipment, etc.). The District uses its capital assets to provide the services it is responsible for and those assets don't represent future expendable resources. The second largest portion of the District's net position, approximately 43%, reflects its unrestricted net position, which may be used to meet the government's ongoing obligations.

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Management's Discussion and Analysis

June 30, 2019

Financial Analysis of the Government-wide Financial Statements (Continued)

The following table displays the change in the District's net position for the year ended June 30, 2019.

Town of Discovery Bay Community Services District Change in Net Position

Revenues	Governmental Activities		Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
Program revenues						
Charges for services	\$ 140,153	\$ 142,679	\$10,182,000	\$ 9,903,251	\$10,322,153	\$10,045,930
Operating grants and contributions	-	-	-	-	-	-
Capital grants and contributions	1,312,755	-	-	-	1,312,755	-
General revenues						
Property taxes	679,564	648,145	-	-	679,564	648,145
Assessments	133,680	133,676	-	-	133,680	133,676
Investment income	-	-	4,438	10,689	4,438	10,689
Other	252,885	315,418	174,221	168,248	427,106	483,666
Total revenues	<u>2,519,137</u>	<u>1,239,918</u>	<u>10,360,659</u>	<u>10,082,188</u>	<u>12,879,696</u>	<u>11,322,106</u>
Expenses						
General government	154,905	120,854	-	-	154,905	120,854
Community center	2,110	2,110	-	-	2,110	2,110
Lighting and landscaping						
Zone 8	1,042,642	989,937	-	-	1,042,642	989,937
Lighting and landscaping						
Zone 9	119,018	97,040	-	-	119,018	97,040
Water	-	-	3,325,682	3,412,240	3,325,682	3,412,240
Sewer	-	-	5,028,413	5,266,022	5,028,413	5,266,022
Financing authority	-	-	829,697	876,290	829,697	876,290
Total expenses	<u>1,318,675</u>	<u>1,209,941</u>	<u>9,183,792</u>	<u>9,554,552</u>	<u>10,502,467</u>	<u>10,764,493</u>
Transfers	(36,810)	(133,586)	36,810	133,586	-	-
Change in net position	1,163,552	(103,609)	1,213,677	661,222	2,377,229	557,613
Net position, beginning of year	<u>3,582,788</u>	<u>3,686,397</u>	<u>43,308,156</u>	<u>42,646,934</u>	<u>46,890,944</u>	<u>46,333,331</u>
Net position, end of year	<u>\$ 4,746,340</u>	<u>\$ 3,582,788</u>	<u>\$44,521,833</u>	<u>\$43,308,156</u>	<u>\$49,268,173</u>	<u>\$46,890,944</u>

The \$2,377,229 increase in net position is attributed to each function as follows:

Governmental Activities

- Capital grants and contributions totaling \$1,312,755 were received from the Hofmann Land Development Company.
- Property tax revenue increased by \$31,415 due to an increase in assessed values of properties during the year related to more positive economic conditions than in the past.
- Other revenue decreased by \$62,533 due to a decrease in reimbursements.
- Expenses increased \$108,734 (9%) due to an increase in repairs and maintenance and facility maintenance-landscaping related expenses.

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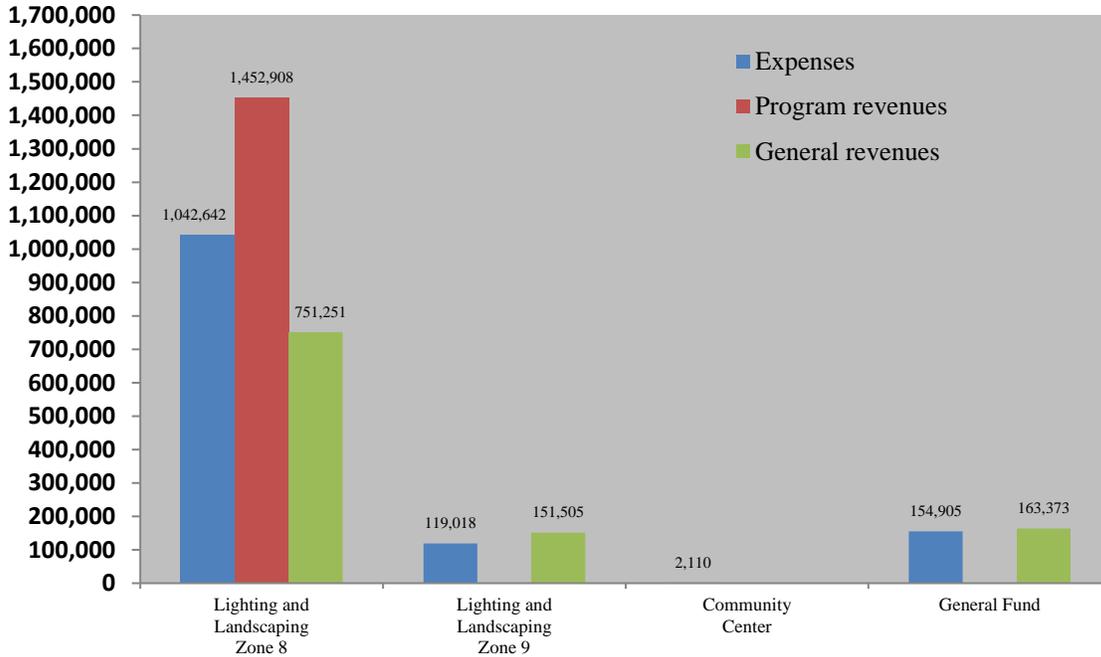
TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Management’s Discussion and Analysis

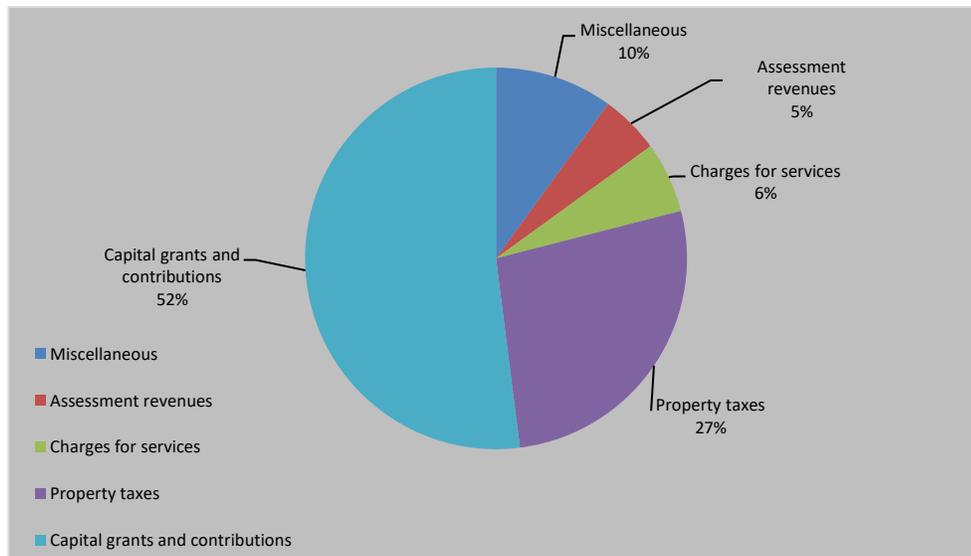
June 30, 2019

Financial Analysis of the Government-wide Financial Statements (Continued)

Expenses and Revenues - Governmental Activities



Revenues by Source - Governmental Activities



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TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Management’s Discussion and Analysis

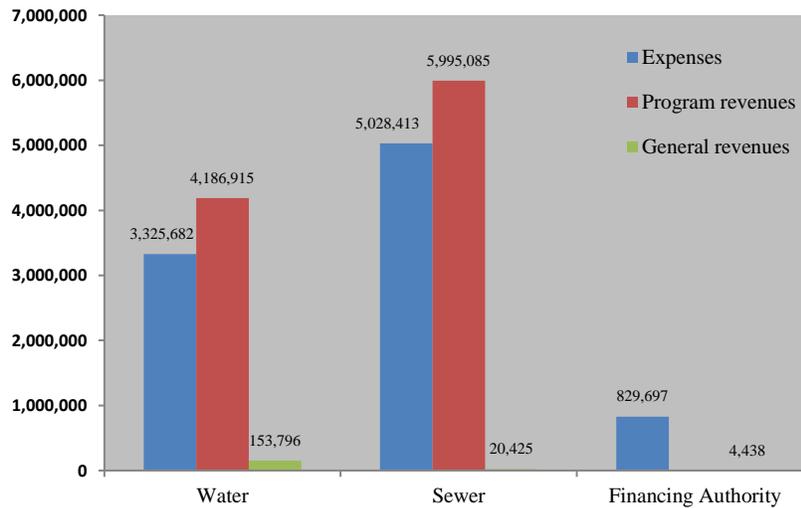
June 30, 2019

Financial Analysis of the Government-wide Financial Statements (Continued)

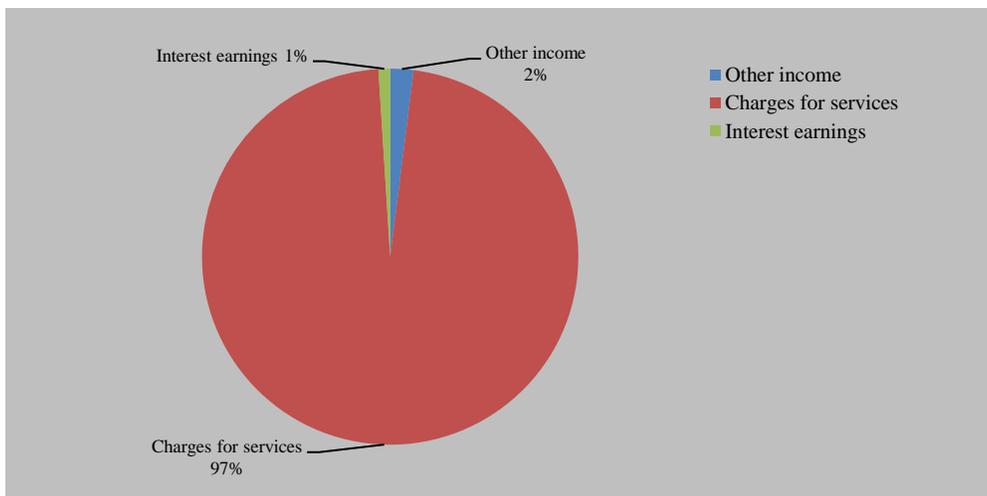
Business-type Activities

- Charges for services increased \$278,749 (3%) due to an increase in water and sewer rates and connection fees.
- Other revenues increased \$5,973 (4%) due to an increase in reimbursement revenue.
- Expenses decreased \$370,760 (4%) primarily due to a decrease in professional fees, chemicals, supplies, and loss on asset disposals.

Expenses and Revenues - Business-type Activities



Revenues by Source - Business-type Activities



TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Management's Discussion and Analysis

June 30, 2019

Financial Analysis of the District's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the District's governmental funds is to provide information on the short-term inflows and outflows and balances of current expendable resources. In particular, the *unassigned fund balance* presented in the balance sheet may serve as a useful measure of the District's resources available for spending at the end of its fiscal year.

As of the end of the current fiscal year, the District's combined governmental fund revenues exceeded expenditures by \$1,223,166 primarily due to increased revenues and decreased expenditures. This resulted in a \$1,223,166 increase in the combined ending fund balance of the District's governmental funds. The fund balance of the Lighting and Landscaping Zone 8 fund increased by \$1,284,862, the fund balance of the Lighting and Landscaping Zone 9 fund increased by \$12,620, the fund balance of the community center fund decreased by \$92,230, and the fund balance of the general fund increased by \$17,914. At year-end, the combined fund balance of the governmental funds was \$2,730,695, consisting of committed and unassigned funds.

Proprietary Funds

The District's proprietary fund statements provide the same type of information, in more detail, on the business-type activities presented in the government-wide financial statements.

The net position of the proprietary funds increased by \$1,213,677 from \$43,308,156 to \$44,521,833. The net position included \$18,598,820 in unrestricted net position which has increased by \$3,073,705 or 20% from the previous year. The increase in unrestricted net position is primarily due to an increase in operating revenues and decreased expenditures.

Capital Asset and Debt Administration

Capital Assets

At the end of fiscal year 2019, the District's investment in capital assets amounted to \$27,952,628 (net of accumulated depreciation). This investment in capital assets includes land, buildings and improvements, equipment, vehicles, structures and improvements, and treatment and collection.

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Management's Discussion and Analysis

June 30, 2019

Capital Asset and Debt Administration (Continued)

The District's total investment in capital assets before depreciation increased by \$435,047 from \$69,562,252 to \$69,997,299. Significant additions to capital assets included:

- Water Treatment Plant - Newport SCADA Upgrade Project (\$188,139)
- Willow Lake Water Treatment Facility - Well #2 Pump Replacement (\$59,593)
- Wastewater Treatment Operations and Maintenance Manual (\$76,389)
- L&L #8 and L&L #9 - Utility Tractor with Spreader and Aeration Components (\$45,450)
- Community Center Pool Renovation Project (\$131,109)

The following table displays the changes in District's capital assets, net of accumulated depreciation.

Town of Discovery Bay Community Services District's Capital Assets
(net of depreciation, in rounded dollars)

	Governmental Activities		Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
Land	\$ 415,930	\$ 415,930	\$ 307,000	\$ 307,000	\$ 722,930	\$ 722,930
Buildings and improvements	3,036,441	3,093,441	700,440	700,440	3,736,881	3,793,881
Treatment and collection	-	-	53,992,519	54,043,561	53,992,519	54,043,561
Structure and improvements	-	-	9,141,916	9,143,107	9,141,916	9,143,107
Equipment	338,501	293,051	883,333	868,893	1,221,834	1,161,944
Office furniture and equipment	15,307	15,307	105,583	105,467	120,890	120,774
Vehicles	80,133	80,133	412,999	412,999	493,132	493,132
Construction in progress	131,109	-	436,088	82,923	567,197	82,923
Total	4,017,421	3,897,862	65,979,878	65,664,390	69,997,299	69,562,252
Less accumulated depreciation	(1,987,806)	(1,811,711)	(19,111,865)	(16,446,349)	(21,099,671)	(18,258,060)
Net capital assets	<u>\$ 2,029,615</u>	<u>\$ 2,086,151</u>	<u>\$46,868,013</u>	<u>\$49,218,041</u>	<u>\$48,897,628</u>	<u>\$ 51,304,192</u>

Additional information on the District's capital assets can be found in Note F of the "Notes to Financial Statements" section.

Debt Administration

At June 30, 2019, the District had \$20,945,000 in debt outstanding as compared to \$21,435,000 for the prior year. During fiscal year 2014, the District received Series 2012 Enterprise Revenue Bonds to finance the acquisition and construction of certain improvements to the water and wastewater systems. During fiscal year 2017, the District received series 2017 Enterprise Revenue Bonds to finance the costs of certain improvements to the water and wastewater enterprise systems. Additional information regarding the District's debt can be found in Note G of this report.

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Management's Discussion and Analysis

June 30, 2019

Economic Factors and Next Year's Budgets and Rates

The District has experienced moderate growth which is expected to continue over the next 3-5 years. This growth will further create demand for water and wastewater services and additional capital facilities. These demands have been addressed in the District's capital improvement program. The District is currently in the process of reviewing rates for water and wastewater services to evaluate the District's financial needs and rate structure.

Contacting the District's Financial Management

This financial report is designed to provide a general overview of the District's finances and to demonstrate the District's financial accountability and compliance with applicable laws for all those with an interest in the District's finances. Questions concerning any of the information provided in this report, or requests for additional financial information can be addressed to Town of Discovery Bay Community Services District, Attention: General Manager, 1800 Willow Lake Road, Discovery Bay, California 94505.

BASIC FINANCIAL STATEMENTS

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Statement of Net Position

June 30, 2019

	<u>Governmental activities</u>	<u>Business-type activities</u>	<u>Total</u>
Assets			
Current assets:			
Cash and investments	\$ 2,113,140	\$ 18,807,182	\$ 20,920,322
Accounts receivable, net of allowance for doubtful accounts	81,183	442,233	523,416
Advances on taxes	4,637	832	5,469
Note receivable	131,276	-	131,276
Prepaid expenses	6,500	191,188	197,688
Inventory	4,579	-	4,579
Non-current assets:			
Note receivable	525,102	-	525,102
Debt issuance costs-prepaid insurance, net	-	48,222	48,222
Capital assets, net of accumulated depreciation	<u>2,029,615</u>	<u>46,868,013</u>	<u>48,897,628</u>
Total assets	<u>4,896,032</u>	<u>66,357,670</u>	<u>71,253,702</u>
Deferred outflows of resources	<u>-</u>	<u>-</u>	<u>-</u>
Liabilities			
Current liabilities:			
Accounts payable	124,929	251,671	376,600
Accrued payroll	10,793	15,068	25,861
Interest payable	-	71,161	71,161
Other accrued liabilities	-	1,440	1,440
Bonds payable-current	-	505,000	505,000
Non-current liabilities:			
Compensated absences	13,970	40,244	54,214
Bonds payable	-	20,440,000	20,440,000
Unamortized bond premium	<u>-</u>	<u>511,253</u>	<u>511,253</u>
Total liabilities	<u>149,692</u>	<u>21,835,837</u>	<u>21,985,529</u>
Deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>
Net Position			
Net investment in capital assets	2,029,615	25,923,013	27,952,628
Unrestricted	<u>2,716,725</u>	<u>18,598,820</u>	<u>21,315,545</u>
Total net position	<u>\$ 4,746,340</u>	<u>\$ 44,521,833</u>	<u>\$ 49,268,173</u>

The accompanying notes are an integral part of this financial statement.

STATEMENT OF ACTIVITIES

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Statement of Activities

For the year ended June 30, 2019

		Program revenues		
	<u>Expenses</u>	<u>Charges for services</u>	<u>Operating grants and contributions</u>	<u>Capital grants and contributions</u>
Governmental activities				
General government	\$ 154,905	\$ -	\$ -	\$ -
Community center	2,110	-	-	-
Lighting and landscaping Zone 8	1,042,642	140,153	-	1,312,755
Lighting and landscaping Zone 9	<u>119,018</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total governmental activities	<u>1,318,675</u>	<u>140,153</u>	<u>-</u>	<u>1,312,755</u>
Business-type activities				
Water	3,325,682	4,186,915	-	-
Sewer	5,028,413	5,995,085	-	-
Financing Authority	<u>829,697</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total business-type activities	<u>9,183,792</u>	<u>10,182,000</u>	<u>-</u>	<u>-</u>
Total government	<u>\$ 10,502,467</u>	<u>\$ 10,322,153</u>	<u>\$ -</u>	<u>\$ 1,312,755</u>

General revenues

 Taxes

 Property taxes

 Homeowners property tax relief

 Other income

 Assessments

 Investment income

Transfers

 Total general revenues and transfers

Change in net position

Net position, beginning of year

Net position, end of year

Net (expense) revenue and changes in net position

<u>Governmental</u> <u>activities</u>	<u>Business-type</u> <u>activities</u>	<u>Totals</u>
\$ (154,905)	\$ -	\$ (154,905)
(2,110)	-	(2,110)
410,266	-	410,266
<u>(119,018)</u>	<u>-</u>	<u>(119,018)</u>
<u>134,233</u>	<u>-</u>	<u>134,233</u>
-	861,233	861,233
-	966,672	966,672
<u>-</u>	<u>(829,697)</u>	<u>(829,697)</u>
<u>-</u>	<u>998,208</u>	<u>998,208</u>
<u>134,233</u>	<u>998,208</u>	<u>1,132,441</u>
675,427	-	675,427
4,137	-	4,137
252,885	174,221	427,106
133,680	-	133,680
-	4,438	4,438
<u>(36,810)</u>	<u>36,810</u>	<u>-</u>
<u>1,029,319</u>	<u>215,469</u>	<u>1,244,788</u>
1,163,552	1,213,677	2,377,229
<u>3,582,788</u>	<u>43,308,156</u>	<u>46,890,944</u>
<u>\$ 4,746,340</u>	<u>\$ 44,521,833</u>	<u>\$ 49,268,173</u>

The accompanying notes are an integral part of this financial statement.

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

**Balance Sheet
Governmental Funds**

June 30, 2019

	<u>General fund</u>	<u>Special revenue funds</u>			<u>Total governmental funds</u>
		<u>Community center</u>	<u>Lighting and landscaping Zone 8</u>	<u>Lighting and landscaping Zone 9</u>	
Assets					
Cash and investments	\$ 175,325	\$ 338,756	\$ 1,278,472	\$ 320,587	\$ 2,113,140
Note receivable	-	-	656,378	-	656,378
Accounts receivable	81,183	-	-	-	81,183
Advances on taxes	-	-	4,637	-	4,637
Prepaid expenses	-	-	5,300	1,200	6,500
Inventory	-	4,579	-	-	4,579
Total assets	<u>\$ 256,508</u>	<u>\$ 343,335</u>	<u>\$ 1,944,787</u>	<u>\$ 321,787</u>	<u>\$ 2,866,417</u>
Liabilities and Fund Balances					
Liabilities					
Accounts payable	\$ 3,109	\$ -	\$ 99,210	\$ 22,610	\$ 124,929
Accrued payroll	<u>1,177</u>	<u>-</u>	<u>9,116</u>	<u>500</u>	<u>10,793</u>
Total liabilities	<u>4,286</u>	<u>-</u>	<u>108,326</u>	<u>23,110</u>	<u>135,722</u>
Fund balances					
Committed to:					
Community center	-	343,335	-	-	343,335
Lighting and landscaping Zone 8	-	-	1,836,461	-	1,836,461
Lighting and landscaping Zone 9	-	-	-	298,677	298,677
Unassigned	<u>252,222</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>252,222</u>
Total fund balances	<u>252,222</u>	<u>343,335</u>	<u>1,836,461</u>	<u>298,677</u>	<u>2,730,695</u>
Total liabilities and fund balances	<u>\$ 256,508</u>	<u>\$ 343,335</u>	<u>\$ 1,944,787</u>	<u>\$ 321,787</u>	<u>\$ 2,866,417</u>

Reconciliation to statement of net position

Total governmental fund balances	\$ 2,730,695
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds	2,029,615
Long-term liabilities are not due and payable in the current period, and, therefore, are not reported in the balance sheet of governmental funds	<u>(13,970)</u>
Net position of governmental activities	<u>\$ 4,746,340</u>

The accompanying notes are an integral part of this financial statement.

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

**Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds**

For the year ended June 30, 2019

	Special revenue funds				
General fund	Community center	Lighting and landscaping Zone 8	Lighting and landscaping Zone 9	Total governmental funds	
Revenues					
Contributions	\$ -	\$ -	\$ 1,312,755	\$ -	\$ 1,312,755
Property taxes	-	-	675,427	-	675,427
Reimbursements	163,373	-	71,301	17,825	252,499
Other	-	-	140,539	-	140,539
Assessment income	-	-	-	133,680	133,680
Homeowners property tax relief	-	-	4,137	-	4,137
Total revenues	163,373	-	2,204,159	151,505	2,519,037
Expenditures					
Payroll	85,959	-	345,813	28,137	459,909
Utilities	-	-	185,419	26,878	212,297
Repairs and maintenance	44,195	-	128,447	18,031	190,673
Other	-	-	133,158	28,740	161,898
Professional fees	24,750	-	18,772	2,200	45,722
Insurance	-	-	5,735	165	5,900
Capital outlay	-	-	164,482	18,180	182,662
Total expenditures	154,904	-	981,826	122,331	1,259,061
Excess of revenues over expenditures	8,469	-	1,222,333	29,174	1,259,976
Other financing sources (uses)					
Operating transfers in	157,320	-	310,566	31,512	499,398
Operating transfers out	(147,875)	(92,230)	(248,037)	(48,066)	(536,208)
Total other financing sources (uses)	9,445	(92,230)	62,529	(16,554)	(36,810)
Net change in fund balances	17,914	(92,230)	1,284,862	12,620	1,223,166
Fund balances, beginning of year	234,308	435,565	551,599	286,057	1,507,529
Fund balances, end of year	\$ 252,222	\$ 343,335	\$ 1,836,461	\$ 298,677	\$ 2,730,695

The accompanying notes are an integral part of this financial statement.

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

**Reconciliation of the Statement of Revenues, Expenditures and
Changes in Fund Balances - Governmental Funds
to the Statement of Activities**

For the year ended June 30, 2019

Net change in fund balances - governmental funds	\$ 1,223,166
Amounts reported for governmental activities in the statement of activities are different because of the following:	
Depreciation expense related to capital assets is recognized in the statement of activities, but is not reported in the funds.	(194,522)
Governmental funds report capital outlays as expenditures while governmental activities record depreciation expense to allocate those expenditures over the life of the assets.	182,662
Governmental funds recognize the entire proceeds from the sale of capital assets, but the governmental activities reflect only the gain or loss on the sale of capital assets.	(44,676)
Changes in compensated absences are recorded as an expense in the statement of activities, but are not reported in the funds.	<u>(3,078)</u>
Change in net position of governmental activities	<u>\$ 1,163,552</u>

The accompanying notes are an integral part of this financial statement.

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

**Statement of Net Position
Proprietary Funds**

June 30, 2019

	<u>Water fund</u>	<u>Sewer fund</u>	<u>Financing Authority fund</u>	<u>Total</u>
<u>Assets and Deferred Outflows of Resources</u>				
Current assets				
Cash and investments	\$ 5,604,194	\$13,025,388	\$ 177,600	\$18,807,182
Accounts receivable, net	430,258	11,975	-	442,233
Interest receivable	-	-	71,161	71,161
Prepaid expenses	70,442	120,746	-	191,188
Advances on taxes	<u>333</u>	<u>499</u>	<u>-</u>	<u>832</u>
Total current assets	<u>6,105,227</u>	<u>13,158,608</u>	<u>248,761</u>	<u>19,512,596</u>
Non-current assets				
Debt issuance cost - prepaid insurance	-	-	48,222	48,222
Debt service - installment receivable	-	-	20,945,000	20,945,000
Capital assets, net of accumulated depreciation	<u>10,112,561</u>	<u>36,755,452</u>	<u>-</u>	<u>46,868,013</u>
Total non-current assets	<u>10,112,561</u>	<u>36,755,452</u>	<u>20,993,222</u>	<u>67,861,235</u>
Deferred outflows of resources				
Total assets and deferred outflows of resources	<u>\$16,217,788</u>	<u>\$49,914,060</u>	<u>\$ 21,241,983</u>	<u>\$87,373,831</u>
<u>Liabilities, Deferred Inflows of Resources and Net Position</u>				
Current liabilities				
Accounts payable	\$ 122,340	\$ 129,331	\$ -	\$ 251,671
Accrued payroll	6,303	8,765	-	15,068
Interest payable	7,828	63,333	71,161	142,322
Bonds payable - current	<u>-</u>	<u>-</u>	<u>505,000</u>	<u>505,000</u>
Total current liabilities	<u>136,471</u>	<u>201,429</u>	<u>576,161</u>	<u>914,061</u>
Non-current liabilities				
Other accrued liabilities	1,440	-	-	1,440
Debt service - installment payable	2,303,950	18,641,050	-	20,945,000
Compensated absences	16,578	23,666	-	40,244
Bonds payable	-	-	20,440,000	20,440,000
Unamortized bond premium	<u>-</u>	<u>-</u>	<u>511,253</u>	<u>511,253</u>
Total non-current liabilities	<u>2,321,968</u>	<u>18,664,716</u>	<u>20,951,253</u>	<u>41,937,937</u>
Deferred inflows of resources				
Total liabilities, deferred inflows of resources and net position	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Position				
Net investment in capital assets	7,808,611	18,114,402	-	25,923,013
Unrestricted				
Board designated	1,875,647	4,631,269	-	6,506,916
Undesignated	<u>4,075,091</u>	<u>8,302,244</u>	<u>(285,431)</u>	<u>12,091,904</u>
Total net position	<u>13,759,349</u>	<u>31,047,915</u>	<u>(285,431)</u>	<u>44,521,833</u>
Total liabilities, deferred inflows of resources and net position	<u>\$16,217,788</u>	<u>\$49,914,060</u>	<u>\$ 21,241,983</u>	<u>\$87,373,831</u>

The accompanying notes are an integral part of this financial statement.

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

**Statement of Revenues, Expenses, and Changes in Fund Net Position
Proprietary Funds**

For the year ended June 30, 2019

	<u>Water fund</u>	<u>Sewer fund</u>	<u>Financing Authority fund</u>	<u>Total</u>
Operating revenues				
Charges for services	\$ 4,011,475	\$ 5,791,776	\$ -	\$ 9,803,251
Connection fees	175,440	203,309	-	378,749
Other	<u>153,796</u>	<u>20,425</u>	-	<u>174,221</u>
Total operating revenues	<u>4,340,711</u>	<u>6,015,510</u>	-	<u>10,356,221</u>
Operating expenses				
Depreciation	655,356	2,065,976	-	2,721,332
Contract services	651,455	1,016,067	-	1,667,522
Utilities	485,549	538,846	-	1,024,395
Repairs and maintenance	600,740	298,222	-	898,962
Payroll	388,194	462,425	-	850,619
Insurance	145,043	210,245	2,097	357,385
Professional fees	167,692	176,880	-	344,572
Permits and fees	43,048	60,500	-	103,548
Supplies	21,536	58,160	-	79,696
Miscellaneous	16,931	42,885	-	59,816
Chemicals	25,677	24,176	-	49,853
Telephone and communications	12,984	27,482	-	40,466
Rent	13,200	19,800	-	33,000
Contract mailings	32,405	-	-	32,405
Directors' expenses	10,403	15,259	-	25,662
Bank fees and merchant charges	22,118	1,429	-	23,547
Memberships	6,131	7,579	-	13,710
Staff training	3,526	2,461	-	5,987
Public communication	<u>5,596</u>	-	-	<u>5,596</u>
Total operating expenses	<u>3,307,584</u>	<u>5,028,392</u>	<u>2,097</u>	<u>8,338,073</u>
Operating income (loss)	<u>1,033,127</u>	<u>987,118</u>	<u>(2,097)</u>	<u>2,018,148</u>
Nonoperating revenues (expenses)				
Investment income	-	-	3,607	3,607
Loss on asset disposal	(4,996)	-	-	(4,996)
Bad debt expense	(12,293)	-	-	(12,293)
Interest expense	-	-	(827,600)	(827,600)
Total nonoperating revenues (expenses)	<u>(17,289)</u>	-	<u>(823,993)</u>	<u>(841,282)</u>
Operating transfers in (out)	<u>225,281</u>	<u>(501,819)</u>	<u>313,349</u>	<u>36,811</u>
Change in net position	1,241,119	485,299	(512,741)	1,213,677
Net position, beginning of year	<u>12,518,230</u>	<u>30,562,616</u>	<u>227,310</u>	<u>43,308,156</u>
Net position, end of year	<u>\$ 13,759,349</u>	<u>\$ 31,047,915</u>	<u>\$ (285,431)</u>	<u>\$ 44,521,833</u>

The accompanying notes are an integral part of this financial statement.

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Statement of Cash Flows Proprietary Funds

For the year ended June 30, 2019

	<u>Water</u> <u>fund</u>	<u>Sewer</u> <u>fund</u>	<u>Financing</u> <u>Authority</u> <u>fund</u>	<u>Total</u>
Cash flows from operating activities				
Receipts from customers	\$ 4,269,465	\$ 6,017,616	\$ -	\$10,287,081
Payments to vendors and suppliers	(2,352,885)	(2,660,580)	-	(5,013,465)
Payments to employees and directors	(396,024)	(460,425)	-	(856,449)
Net cash provided by operating activities	<u>1,520,556</u>	<u>2,896,611</u>	<u>-</u>	<u>4,417,167</u>
Cash flows from non-capital financing activities				
Principal payments on bonds payable	-	-	(490,000)	(490,000)
Interest payments on bonds payable	-	-	(828,431)	(828,431)
Premium on bonds	-	-	(30,487)	(30,487)
Transfers in (out)	(42,969)	(723,569)	803,349	36,811
Net cash used in non-capital financing activities	<u>(42,969)</u>	<u>(723,569)</u>	<u>(545,569)</u>	<u>(1,312,107)</u>
Cash flows from capital and related financing activities				
Acquisition of capital assets	(276,870)	(99,430)	-	(376,300)
Net cash used in capital and related financing activities	<u>(276,870)</u>	<u>(99,430)</u>	<u>-</u>	<u>(376,300)</u>
Cash flows from investing activities				
Interest income	-	-	4,438	4,438
Net cash provided by investing activities	<u>-</u>	<u>-</u>	<u>4,438</u>	<u>4,438</u>
Net increase (decrease) in cash and investments	1,200,717	2,073,612	(541,131)	2,733,198
Cash and investments, beginning of year	<u>4,403,477</u>	<u>10,951,776</u>	<u>718,731</u>	<u>16,073,984</u>
Cash and investments, end of year	<u>\$ 5,604,194</u>	<u>\$13,025,388</u>	<u>\$ 177,600</u>	<u>\$18,807,182</u>
Reconciliation of operating income (loss) to net cash provided by operating activities				
Operating income (loss)	\$ 1,033,127	\$ 987,118	\$ (2,097)	\$ 2,018,148
Adjustments to reconcile operating income (loss) to net cash provided by operating activities				
Depreciation	655,356	2,065,976	-	2,721,332
Other	(811)	(20)	-	(831)
Change in assets and liabilities				
Accounts receivable	(71,246)	2,106	-	(69,140)
Prepaid expenses	(70,442)	(120,746)	-	(191,188)
Debt issuance costs - prepaid insurance	-	-	2,097	2,097
Accounts payable	(28,026)	(46,089)	-	(74,115)
Accrued payroll	(752)	415	-	(337)
Other accrued liabilities	25	-	-	25
Compensated absences	3,325	7,851	-	11,176
Net cash provided by operating activities	<u>\$ 1,520,556</u>	<u>\$ 2,896,611</u>	<u>\$ -</u>	<u>\$ 4,417,167</u>

The accompanying notes are an integral part of this financial statement.

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note A - Summary of Significant Accounting Policies

This summary of significant accounting policies of the Town of Discovery Bay Community Services District (the District) is presented to assist in understanding the District's financial statements.

Description of the reporting entity

The Town of Discovery Bay Community Services District, formerly known as Discovery Bay Community Services District was formed by the residents of Discovery Bay under the authority of the Cortese-Knox Act (Gov. C. Sec. 56000). This newly formed special district was formed as a result of a petition of residents to provide services to the residents of Discovery Bay. Effective July 1, 1998, the District assumed the responsibilities, funding, and assets previously held by the dissolved Sanitation District #19. During November 1998, the residents of Discovery Bay voted to activate the latent powers of the District to include recreation; specifically, to acquire, fund, and operate a Community Center.

Effective August 13, 2003, the Local Agency Formation Commission (LAFCO) of Contra Costa County dissolved County Service Area M-8 and annexed the territory to the Town of Discovery Bay Community Services District. The District is responsible for maintaining the lighting, landscaping, and parks within Service Area M-8 of the Town of Discovery Bay.

The Town of Discovery Bay Community Services District formed an assessment district known as Ravenswood Improvement District - Discovery Bay Lighting and landscaping Zone 9 for the purpose of providing for the operation and maintenance of landscaping, parks and open space in the subdivision known as Ravenswood.

The purpose of the Town of Discovery Bay Community Services District, a multipurpose independent district, is to represent the residents of Discovery Bay in any matters covered under the California Government Code relating to a Community Services District. In addition to the purposes listed in the Government Code, the District has been ordered by LAFCO and the Board of Supervisors to perform an advisory role for the residents of Discovery Bay. This role includes, but is not limited to, advising the County in matters of land use planning, zoning, compliance, roads and streets, lighting, landscaping, parks and public safety services. The District also provides water and sewer services to the Town of Discovery Bay.

As required by accounting principles generally accepted in the United States of America and the Governmental Accounting Standards Board, these financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the government's operations and so data from these units are combined with data of the primary government.

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note A - Summary of Significant Accounting Policies (Continued)

The District's financial reporting entity is composed of the following:

Primary Government:	Town of Discovery Bay Community Services District
Blended Component Unit:	Discovery Bay Public Financing Authority

In determining the financial reporting entity, the District complies with the provisions of Government Accounting Standards Board (GASB) Statements No. 61, *The Financial Reporting Entity: Omnibus - an amendment of GASB Statements No. 14 and No. 34*, and GASB Statement No. 39, *Determining Whether Certain Organizations Are Component Units - an amendment of GASB Statement No. 14*.

Blended Component Units

The Town of Discovery Bay Community Services District (the District) and the Byron Bethany Irrigation District entered into a Joint Exercise of Powers Agreement dated July 1, 2012, forming the Discovery Bay Public Financing Authority (the Authority). The Authority is authorized to borrow money for the purpose of assisting the District in financing various public capital improvements and facilities. The Authority issued revenue bonds in order to fund such expenditures. The Authority is controlled by the District and has the same governing body as the District, which also performs all accounting and administrative functions for the Authority. The financial activities of the Authority have been included (termed "blended") in these financial statements in the business-type activities. The Authority does not issue separate financial statements.

Government-wide financial statements

The Statement of Net Position and Statement of Activities display information about the primary government, the District and its blended component unit. These statements include the financial activities of the overall District government, except for fiduciary activities.

Eliminations have been made to minimize the double counting of internal activities. These statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note A - Summary of Significant Accounting Policies (Continued)

The Statement of Activities presents a comparison between direct expenses and program revenues for each segment of the business-type activities of the District and for each function of the District's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) charges paid by the recipients of goods or services offered by the programs, (b) grants and contributions that are restricted to meeting the operational needs of a particular program, and (c) fees, grants, and contributions that are restricted to financing the acquisition or construction of capital assets. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Fund financial statements

Fund financial statements of the reporting entity are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts that constitutes its assets, liabilities, fund equity, revenues, and expenditures/expenses. Funds are organized into two major categories: governmental and proprietary. The District presently has no fiduciary funds. An emphasis is placed on major funds within the governmental and enterprise categories. A fund is considered major if it is the primary operating fund of the District or meets the following criteria:

- a. Total assets, liabilities, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type, and
- b. Total assets, liabilities, revenues, or expenditures/expenses of the individual governmental or enterprise fund are at least 5 percent of the corresponding total for all governmental and enterprise funds combined.

The funds of the financial reporting entity are described below:

Governmental Funds

The General Fund is the primary operating fund of the District and is always classified as a major fund. It is used to account for all activities except those legally or administratively required to be accounted for in other funds.

Special Revenue Funds are used to account for the proceeds of the specific revenue sources that are either legally restricted to expenditures for specified purposes or designated to finance particular functions or activities of the District. The reporting entity includes the following special revenue funds, all of which are reported as major funds:

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note A - Summary of Significant Accounting Policies (Continued)

<u>Fund</u>	<u>Brief description</u>
Community Center	Accounts for revenues and expenditures of acquiring, funding, and operating a community center.
Lighting and landscaping Zone 8	Accounts for revenues and expenditures related to maintenance of street lighting and landscaping facilities and services; local parks and recreation facilities and services; parkway facilities and services; and open space facilities and services Zone 8.
Lighting and landscaping Zone 9	Accounts for revenues and expenditures related to operation and maintenance of landscaping, parks and open space in the subdivision known as Ravenswood.

Proprietary Funds

Enterprise Funds are used to account for business-like activities provided to the general public. These activities are financed primarily by user charges, and the measurement of financial activity focuses on net income measurement similar to the private sector. The reporting entity includes the following enterprise funds, all of which are reported as major funds:

<u>Fund</u>	<u>Brief description</u>
Water Fund	Accounts for the activities of providing water services to the residents of the District. All activities necessary to provide such services are accounted for in this fund, including administration, operations, capital improvements, maintenance, financing and related debt service, and billing and collection.
Sewer Fund	Accounts for the activities associated with operating and maintaining the Districts collection and treatment of wastewater. All activities necessary to provide such services are accounted for in this fund, including administration, operations, capital improvements, maintenance, financing and related debt service, and billing and collection.
Financing Authority Fund	Accounts for facilitating the financing of public capital improvements and facilities for the District's water and wastewater system. All activities necessary to provide such services are accounted for in this fund, including administration, operations, capital improvements, maintenance, financing and related debt, and billing and collection.

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note A - Summary of Significant Accounting Policies (Continued)

Proprietary funds distinguish operating revenues and expenses 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 District's operating revenues include all revenues derived from water and sewage services. The enterprise funds also recognize as operating revenue, the portion of tap fees, connection fees and impact fees intended to recover the cost of connecting new customers to the system. Operating expenses include all costs related to water and sewage services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses, except for capital contributions, which represent capital contributions collected for the acquisition or construction of capital assets.

As allowed by Governmental Accounting Standards Board (GASB) Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*, the District's proprietary funds follow all GASB pronouncements currently in effect as well as Financial Accounting Standards Board Statements and Interpretations, Accounting Principles Board Opinions, and Accounting Research Bulletins of the AICPA Committee on Accounting Procedures issued on or before November 30, 1989, unless those pronouncements conflict with or contradict with GASB pronouncements.

Measurement focus

In the government-wide Statement of Net Position and the Statement of Activities, both governmental and business-like activities are presented using the economic resources measurement focus as defined in item b below.

In the fund financial statements, the "current financial resources" measurement focus or the "economic resources" measurement focus is used as appropriate:

- a. All governmental funds utilize a "current financial resources" measurement focus. Only current financial assets and liabilities are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.
- b. The proprietary fund utilizes an "economic resources" measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net position.

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note A - Summary of Significant Accounting Policies (Continued)

Basis of accounting

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. Property taxes and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

All proprietary funds utilize the *accrual basis of accounting*. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used.

Cash and investments

For the purpose of financial reporting “cash and cash investments” includes all demand and savings accounts and certificates of deposit or short-term investments with an original maturity of three months or less.

Accounts receivable

Accounts receivable are stated at unpaid balances, less an allowance for doubtful accounts. The District provides for losses on accounts receivable using the allowance method. The allowance is based on historical experience and management’s evaluation of outstanding accounts receivable.

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note A - Summary of Significant Accounting Policies (Continued)

Debt service installment receivable

The District and the Authority have installment sale agreements whereby the District is obligated to pay to the Authority installment payments equal to the debt service requirements of the Authority's long-term debt. The debt service installment receivable represents the amount due from the District to meet the Authority's debt service requirements, which includes principal and accrued interest.

Inventory

Inventory held in the special revenue fund is carried at cost using the first-in/first-out (FIFO) method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Capital assets

Capital assets are reported in the applicable governmental or business-type activities columns of the government-wide financial statements. All capital assets are valued at historical cost or estimated historical cost. The District's policy is to capitalize all assets with costs exceeding certain minimum thresholds and with useful lives exceeding two years.

Depreciation has been provided on capital assets and is charged as an expense against operations each year. The total amount of depreciation taken over the years is reported on the statement of net position as a reduction in the book value of capital assets.

Depreciation is provided using the straight line method which means the cost of the asset is divided by its expected useful life in years and the result is charged to expense each year until the asset is fully depreciated. The District has assigned the useful lives listed below to capital assets.

Buildings and improvements	7-40 years
Equipment	5-25 years
Structures and improvements	10-50 years
Treatment and collection	5-40 years
Vehicles	5 years

Major outlays for capital assets and improvements are capitalized as projects are constructed. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note A - Summary of Significant Accounting Policies (Continued)

Long-lived assets

Long-lived assets to be held and used are reviewed for impairment whenever events or changes in circumstances indicate that the related carrying amount may not be recoverable. When required, impairment losses on assets to be held and used are recognized based on the fair value of the asset. Long-lived assets to be disposed of are reported at the lower of carrying amount or fair value less costs to sell.

Compensated absences

Compensated absences are accrued as earned by employees, and consist of accruals for vacation time. The District's liability for compensated absences is reported in the Statement of Net Position for governmental activities in the government-wide financial statements.

Net position

Equity in the financial statements is classified as net position and displayed in three components as follows:

- a. Net investment in capital assets - Consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any borrowings that are attributable to the acquisition, construction or improvement of those assets.
- b. Restricted - Consists of restricted assets reduced by liabilities and deferred inflows of resources related to these assets.
- c. Unrestricted - Amounts not required to be reported in other components of net position.

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

Fund balances

In the fund financial statements, fund balance for governmental funds is reported in classifications that comprise a hierarchy based primarily on the extent to which the District is bound to honor constraints on the specific purpose for which amounts in the funds can be spent. Fund balance is reported in five components: nonspendable, restricted, committed, assigned and unassigned.

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note A - Summary of Significant Accounting Policies (Continued)

Nonspendable - Amounts that cannot be spent because they are either not spendable in form or are legally or contractually required to be maintained intact.

Restricted - Amounts constrained regarding use from restrictions externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or by restrictions imposed by law through constitutional provisions or enabling legislation.

Committed - Amounts constrained regarding use for specific purposes pursuant to requirements imposed by formal action of the District's highest level of decision making authority.

Assigned - Amounts constrained by the District's intent to be used for specific purposes, but are neither restricted nor committed. The authority for assigning fund balance is expressed by the Board of Directors, District manager or their designee.

Unassigned - Amounts that have not been restricted, committed or assigned to specific purposes within the general fund. The general fund is the only fund that reports a positive unassigned fund balance amount. Other governmental funds besides the general fund can only report a negative unassigned fund balance amount.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources (committed, assigned and unassigned) as they are needed. When unrestricted resources (committed, assigned and unassigned) are available for use it is the District's policy to use committed resources first, then assigned, and then unassigned as they are needed.

Internal and Interfund Balances and Activities

In the process of aggregating the financial information for the government-wide Statement of Net Position and Statement of Activities, some amounts reported as interfund activity and balances in the fund financial statements have been eliminated or reclassified.

Interfund activity, if any, within and among the governmental and proprietary fund categories is reported as follows in the fund financial statements:

1. Interfund loans - Amounts provided with a requirement for repayment are reported as interfund receivables and payables.

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note A - Summary of Significant Accounting Policies (Continued)

2. Interfund services - Sales or purchases of goods and services between funds are reported as revenues and expenditures/expenses.
3. Interfund reimbursements - Repayments from funds responsible for certain expenditures/expenses to the funds that initially paid for them are not reported as reimbursements but as adjustments to expenditures/expenses in the respective funds.
4. Interfund transfers - Flow of assets from one fund to another where repayment is not expected are reported as transfers in and out.

Interfund activity and balances, if any, are eliminated or reclassified in the government-wide financial statements as follows:

1. Internal balances - Amounts reported in the fund financial statements as interfund receivables and payables are eliminated in the governmental and business-type activities columns of the Statement of Net Position, except for the net residual amounts due between governmental and business-type activities, which are reported as Internal Balances.
2. Internal activities - Amounts reported as interfund transfers in the fund financial statements are eliminated in the government-wide Statement of Activities except for the net amount of transfers between governmental and business-type activities, which are reported as Transfers - Internal Activities. The effects of interfund services between funds, if any, are not eliminated in the Statement of Activities.

Property taxes

Property taxes and property assessments were levied January 1, 2018, assessed July 1, 2018 and were payable in two installments on December 10, 2018 and April 10, 2019. The County of Contra Costa bills and collects property taxes on behalf of the District.

Utility sales

Utility sales are billed on a monthly basis. Estimated unbilled utility revenue through June 30 has been accrued at year-end for the enterprise funds.

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note A - Summary of Significant Accounting Policies (Continued)

Contributed capital

Effective August 13, 2003, the District recorded contributed capital to transfer funds from County Service M-8 to Lighting and landscaping Zone 8. The Lighting and landscaping Zone 8 district became the responsibility of the District on August 13, 2003. The contributed capital represents all capital assets and assets transferred to the District.

The District has received \$18,757,813 of noncash capital contributions from developers consisting of water and sewer infrastructure.

Budgetary accounting

The District does not adopt appropriated budgets. However, the District does adopt non-appropriated budgets annually, which are approved by the Board of Directors.

Estimates

The preparation of the 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 the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the basic financial statements and the reported changes in net position during the reporting period. Actual results could differ from those estimates.

Fair value measurements

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value hierarchy categorizes the inputs to valuation techniques used to measure fair value into three levels based on the extent to which inputs used in measuring fair value are observable in the market.

Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 inputs are inputs other than quoted prices included within level 1 - that are observable for an asset or liability, either directly or indirectly.

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note A - Summary of Significant Accounting Policies (Continued)

Level 3 inputs are unobservable inputs for an asset or liability.

If the fair value of an asset or liability is measured using inputs from more than one level of the fair value hierarchy, the measurement is considered to be based on the lowest priority level input that is significant to the entire measurement.

New accounting pronouncements

Standards adopted

In April 2018, the Governmental Accounting Standards Board (GASB) issued GASB Statement No. 88, *Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements*. The primary objective of this Statement is to improve the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt. The District implemented the provisions of this Statement for the year ended June 30, 2019. There was no effect on net position as a result of implementation of this Statement.

Standards not yet adopted

In June 2017, the Governmental Accounting Standards Board (GASB) issued GASB Statement No. 87, *Leases*. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring 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. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. The District will be required to implement the provisions of this Statement for the year ended June 30, 2021. The District has not determined the effect on the financial statements.

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note B - Cash and Investments

Cash and investments as of June 30, 2019 are classified in the accompanying financial statements as follows:

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
Cash and investments	\$ 2,113,140	\$ 18,807,182	\$ 20,920,322
Total cash and investments	<u>\$ 2,113,140</u>	<u>\$ 18,807,182</u>	<u>\$ 20,920,322</u>

At June 30, 2019, the District’s total cash and investments at fair value were as follows:

Cash:	
Cash on hand	\$ 500
Deposits with financial institutions	<u>5,646,212</u>
Total cash	<u>5,646,712</u>
Investments:	
Certificate of deposit	6,782
Contra Costa County Treasurer	<u>15,266,828</u>
Total investments	<u>15,273,610</u>
Total cash and investments	<u>\$ 20,920,322</u>

Investment policy

The District maintains a cash and investment pool that is available for use by all funds except for the Lighting and landscaping fund whose investments were directed by Contra Costa County. Each fund type’s portion of this pool is displayed on the statement of net position and balance sheet as “cash and investments”. Cash balances from all participating funds are combined and invested to the extent possible, pursuant to the Board of Directors approved Investment Policy and guidelines, and the California Government Code, Section 53600, Division 2, Chapter 4 - Financial Affairs.

California statutes authorize special districts to invest idle, surplus, or reserve funds in a variety of credit instruments as provided for in the California Government Code, Section 53600. As specified in Government Code 53600.5, when investing, reinvesting, purchasing, acquiring, exchanging, selling or managing the District’s funds, the primary objectives, in priority order, of the District’s investment activities and of the District’s investment policy shall be (1) safety,

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note B - Cash and Investments (Continued)

(2) liquidity, and (3) yield. It is the policy of the District to invest public funds in a manner to obtain the highest return obtainable with the maximum security while meeting the daily cash flow demands of the District as long as investments meet the criteria established by this policy for safety and liquidity and conform to all laws governing the investment of District funds.

The District is provided a broad spectrum of eligible investments under California Government Code Sections 53600-53609 (authorized investments), 53630-53686 (deposits and collateral), and 16429.1 (Local Agency Investment Fund). The District may choose to restrict its permitted investments to a smaller list of securities that more closely fits the District's cash flow needs and requirements for liquidity.

The table below identifies the investment types that are authorized for the District by the California Government Code (or the District's investment policy, where more restrictive) that addresses interest rate risk, credit risk, and concentrations of credit risk.

<u>Authorized Investment Type</u>	<u>Maximum Maturity</u>	<u>Maximum Percentage of Portfolio</u>	<u>Maximum Investment in One Issuer</u>
Local Agency Bonds	5 years	None	None
U.S. Treasury Bills, Notes, and Bonds	5 years	None	None
U.S. Government Agency obligations	5 years	None	None
California Local Agency debt	5 years	None	None
Repurchase Agreements	1 year	20%	None
State Registered Warrants, Notes or Bonds	5 years	None	None
Bankers Acceptances	180 days	40%	30%
High Grade Commercial Paper	270 days	40%	10%
Negotiable Certificates of Deposit	5 years	30%	10%
Medium Term Corporate Notes	5 years	30%	5%
Mutual Funds	N/A	20%	None
Mortgage Pass-Through Securities	5 years	20%	5%
Collateralized Negotiable Instruments	5 years	15%	5%
Local Agency Investment Fund (LAIF)	N/A	None	None
Local Government Investment Pools	N/A	None	None

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note B - Cash and Investments (Continued)

The District complied with the provisions of California Government Code (or the District's investment policy, where more restrictive) pertaining to the types of investments held, institutions in which deposits were made and security requirements. The District will continue to monitor compliance with applicable statuses pertaining to public deposits and investments.

Disclosures Relating to Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the District manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer term investments and by timing cash flows from maturities as necessary to provide the cash flow and liquidity needed for operations. The District's investment policy does not contain any provisions limiting interest rate risk other than what is specified in the California Government Code.

Information about the sensitivity of the fair values of the District's investments (including investments held by bond trustee) to market interest rate fluctuations is provided by the following table that shows the distribution of the District's investments by maturity:

<u>Investment Type</u>	<u>Total</u>	<u>12 months or less</u>	<u>13 - 24 months</u>	<u>25-36 months</u>	<u>37 - 48 months</u>	<u>49 - 60 months</u>	<u>More than 60 months</u>
Certificate of Deposit Contra Costa County Treasurer	\$ 6,782	\$ -	\$ 6,782	\$ -	\$ -	\$ -	\$ -
	<u>15,266,828</u>	<u>15,266,828</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total	<u>\$15,273,610</u>	<u>\$ 15,266,828</u>	<u>\$ 6,782</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the California Government Code, the District's investment policy, or debt agreements, and the actual rating as of fiscal year end for each investment type.

<u>Investment Type</u>	<u>Amount</u>	<u>Minimum Legal Rating</u>	<u>Exempt From Disclosure</u>	<u>AAA</u>	<u>AA</u>	<u>A</u>	<u>Not Rated</u>
Certificate of Deposit Contra Costa County Treasurer	\$ 6,782	N/A	\$ -	\$ -	\$ -	\$ -	\$ 6,782
	<u>15,266,828</u>	<u>N/A</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>15,266,828</u>
Total	<u>\$15,273,610</u>	<u>N/A</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$15,273,610</u>

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note B - Cash and Investments (Continued)

Concentration of Credit Risk

The investment policy of the District contains limitations on the amount that can be invested in certain types of investments.

Custodial Credit Risk

Custodial credit risk for *deposits* is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposit or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for *investments* is the risk that, in the event of the failure of the counterparty (e.g. broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code and the District's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits. The California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the government unit). The fair value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure District deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

As of June 30, 2019, the District's bank balance was \$5,942,081 and \$677,600 of that amount was insured by the Federal Deposit Insurance Corporation and collateralized as required by state law and the remaining amount of \$5,264,481 was secured by a pledge of securities by the financial institution.

Investment in Contra Costa County Treasurer

The District's investment in the Contra Costa County investment pool is managed by the Contra Costa County Treasurer and is stated at fair value or amortized cost, which approximates fair value. Cash held by the Contra Costa County Treasury is pooled with other County deposits for investment purposes by the County Treasurer in accordance with the investment policy of the County Treasurer (see County Treasurer's investment policy at <http://www.co.contra-costa.ca.us/>). The Pool has established a treasury oversight committee to monitor and review the management of public funds maintained by the Pool. Participants' equity in the investment pool is determined by the dollar amount of the participant deposits,

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note B - Cash and Investments (Continued)

adjusted for withdrawals and distributed investment income. Investment income is prorated to individual funds based on their average daily cash balances. In accordance with applicable State laws, the Contra Costa County Treasurer may invest in derivative securities. However, at June 30, 2019, the Contra Costa County Treasurer's pooled investment fund contained no derivatives or other investments with similar risk profiles.

Fair value hierarchy

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 fair value of the assets. Level 1 inputs are quoted prices in an active market for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

The District's investment in the certificate of deposit is held with a commercial bank and is classified as Level 1. The District's investment in the County of Contra Costa Treasury Pool is classified as Level 2 and its value is based on the fair value factor provided by the Treasurer of the County of Contra Costa, which is calculated as the fair value divided by the amortized cost of the investment pool.

Note C - Accounts Receivable, Net

The accounts receivable, net balance consists of the following balances as of June 30, 2019:

	<u>General</u>	<u>Water</u>	<u>Sewer</u>	<u>Total</u>
Accounts receivable	\$ 81,183	\$ 486,673	\$ 14,088	\$ 581,944
Allowance for uncollectible	<u>-</u>	<u>(56,415)</u>	<u>(2,113)</u>	<u>(58,528)</u>
Accounts receivable, net	<u>\$ 81,183</u>	<u>\$ 430,258</u>	<u>\$ 11,975</u>	<u>\$ 523,416</u>

Note D - Note Receivable

The District entered into a promissory note agreement with the Hofmann Land Development Company totaling \$656,378 as of June 30, 2019 with an interest rate of 5.00%. The District will receive annual principal payments of \$131,276. The note is secured and scheduled to mature in December 2023.

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note E - Interfund Transactions

Interfund transactions consist of the following:

Transfers between funds

Resources may be transferred from one District fund to another with approval. The purpose of the majority of transfers is to reimburse a fund which has made an expenditure on behalf of another fund. Less often, a transfer may be made to open or close a fund.

Transfers between funds during the year ended June 30, 2019 were as follows:

<u>Fund</u>	<u>Transfers In</u>	<u>Transfers Out</u>
Major Governmental Funds		
General fund	\$ 157,320	\$ 147,875
Community center	-	92,230
Lighting and landscaping zone 8	310,566	248,037
Lighting and landscaping zone 9	31,512	48,066
Major Proprietary Funds		
Water fund	368,625	143,344
Sewer fund	702,649	1,204,469
Financing authority	<u>1,347,813</u>	<u>1,034,464</u>
Total interfund transfers	<u>\$ 2,918,485</u>	<u>\$ 2,918,485</u>

In general, the District uses interfund transfers to:

- Transfer unrestricted revenues collected in the water and sewer fund to help finance various programs and capital projects accounted for in other funds
- Fund operations (move revenues from the funds that collect them to the funds that statute or budget requires to expend them)
- Fund interdepartmental cost reimbursement
- Fund capital projects

The effect of the interfund activity has not been eliminated from the government-wide financial statements as the amounts relate to transfers between governmental and business-type activities. The transfers have resulted from deposits made by Contra Costa County into the Sewer and Water Fund for revenues of the General Fund.

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note F - Capital Assets

Capital asset activity for the year ended June 30, 2019, is as follows:

	Balance <u>June 30, 2018</u>	<u>Additions</u>	<u>Deletions</u>	<u>Transfers</u>	Balance <u>June 30, 2019</u>
Governmental activities					
Nondepreciable capital assets					
Land	\$ 415,930	\$ -	\$ -	\$ -	\$ 415,930
Construction in progress	<u>-</u>	<u>131,109</u>	<u>-</u>	<u>-</u>	<u>131,109</u>
Total nondepreciable capital assets	<u>415,930</u>	<u>131,109</u>	<u>-</u>	<u>-</u>	<u>547,039</u>
Depreciable capital assets					
Equipment	293,051	45,450	-	-	338,501
Buildings and improvements	3,093,441	6,103	(63,103)	-	3,036,441
Office furniture and equipment	15,307	-	-	-	15,307
Vehicles	<u>80,133</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>80,133</u>
Total depreciable capital assets	3,481,932	51,553	(63,103)	-	3,470,382
Less accumulated depreciation	<u>(1,811,711)</u>	<u>(194,522)</u>	<u>18,427</u>	<u>-</u>	<u>(1,987,806)</u>
Net depreciable capital assets	<u>1,670,221</u>	<u>(142,969)</u>	<u>(44,676)</u>	<u>-</u>	<u>1,482,576</u>
Net capital assets	<u>\$ 2,086,151</u>	<u>\$ (11,860)</u>	<u>\$ (44,676)</u>	<u>\$ -</u>	<u>\$ 2,029,615</u>
Business-type activities					
Nondepreciable capital assets					
Land	\$ 307,000	\$ -	\$ -	\$ -	\$ 307,000
Construction in progress	<u>82,923</u>	<u>353,165</u>	<u>-</u>	<u>-</u>	<u>436,088</u>
Total nondepreciable capital assets	<u>389,923</u>	<u>353,165</u>	<u>-</u>	<u>-</u>	<u>743,088</u>
Depreciable capital assets					
Buildings and improvements	700,440	-	-	-	700,440
Treatment and collection	54,043,561	-	(51,042)	-	53,992,519
Structures and improvements	9,143,107	-	(1,191)	-	9,141,916
Equipment	868,893	14,612	(172)	-	883,333
Office equipment	105,467	8,523	(8,407)	-	105,583
Vehicles	<u>412,999</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>412,999</u>
Total depreciable capital assets	65,274,467	23,135	(60,812)	-	65,236,790
Less accumulated depreciation	<u>(16,446,349)</u>	<u>(2,721,332)</u>	<u>55,816</u>	<u>-</u>	<u>(19,111,865)</u>
Net depreciable capital assets	<u>48,828,118</u>	<u>(2,698,197)</u>	<u>(4,996)</u>	<u>-</u>	<u>46,124,925</u>
Net capital assets	<u>\$ 49,218,041</u>	<u>\$ (2,345,032)</u>	<u>\$ (4,996)</u>	<u>\$ -</u>	<u>\$ 46,868,013</u>

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note F - Capital Assets (Continued)

Depreciation expense was charged to function and programs based on their usage of the related assets. The amounts allocated to each function or program were as follows:

Governmental activities:

Lighting and landscaping Zone 8	\$	177,902
Lighting and landscaping Zone 9		14,510
Community center		<u>2,110</u>
Total depreciation expense - Governmental activities	\$	<u>194,522</u>

Business-type activities:

Water	\$	655,356
Sewer		<u>2,065,976</u>
Total depreciation expense - Business-type activities	\$	<u>2,721,332</u>

Note G - Long-Term Debt

The District generally incurs long-term debt to finance projects or purchase assets which will have useful lives equal to or greater than the related debt.

Government-Wide Financial Statements

Long-term debt and other financial obligations are reported as liabilities in the appropriate activities. Bond premiums are deferred and amortized over the life of the bonds using the straight-line method.

Fund Financial Statements

The Governmental Fund Financial Statements do not include the long-term debt, as this liability is not payable in the current period. The face amount of debt issued and any premiums received are reported as other financing sources.

Proprietary Fund Financial Statements use the same principles as those used in the Government-Wide Financial Statements.

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note G - Long-Term Debt (Continued)

Bond Issuance Costs and Premiums

For proprietary fund types, bond premiums are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium. With the implementation of Government Accounting Standards Board (GASB) Statement No. 65, the bond issuance costs, other than prepaid insurance, are required to be expensed in the year incurred.

Current year business-type transactions and balances

The District's debt issues and transactions are summarized below and discussed in detail thereafter:

	<u>Original Amount</u>	<u>Balance June 30, 2018</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance June 30, 2019</u>	<u>Due within one year</u>
Business-type Activity Debt						
Discovery Bay Public						
Financing Authority						
Series 2012						
Enterprise Revenue						
Bonds	\$ 14,150,000	\$ 12,640,000	\$ -	\$ (315,000)	\$ 12,325,000	\$ 320,000
Discovery Bay Public						
Financing Authority						
Series 2017						
Enterprise Revenue						
Bonds	8,825,000	8,795,000	-	(175,000)	8,620,000	185,000
Unamortized Premium	<u>659,405</u>	<u>541,740</u>	<u>-</u>	<u>(30,487)</u>	<u>511,253</u>	<u>-</u>
Totals	<u>\$ 23,634,405</u>	<u>\$ 21,976,740</u>	<u>\$ -</u>	<u>\$ (520,487)</u>	<u>\$ 21,456,253</u>	<u>\$ 505,000</u>

2012 Enterprise Revenue Bonds

In August 2012, the Discovery Bay Public Financing Authority issued \$14,150,000 in enterprise revenue bonds Series 2012 to finance the acquisition and construction of certain improvements to the water and wastewater systems.

Pursuant to an Installment Purchase Agreement between the Authority and the District, the District has pledged the net revenues of the District's municipal water enterprise and wastewater enterprise.

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note G - Long-Term Debt (Continued)

The bonds carry coupon interest rates ranging from 1.00%-5.00% and are scheduled to mature in fiscal year 2043. Interest is payable semi-annually on December 1st and June 1st each year, while principal installments ranging from \$290,000 to \$805,000 are payable each year on December 1st.

2017 Enterprise Revenue Bonds

In April 2017, the Discovery Bay Public Financing Authority issued \$8,825,000 in enterprise revenue bonds Series 2017 to finance the costs of certain improvements to the water and wastewater systems.

Pursuant to an Installment Purchase Agreement between the Authority and the District, the District has pledged the net revenues of the District’s municipal water enterprise and wastewater enterprise.

The bonds carry coupon interest rates ranging from 2.00%-5.00% and are scheduled to mature in fiscal year 2048. Interest is payable semi-annually on December 1st and June 1st each year, while principal installments ranging from \$30,000 to \$1,075,000 are payable each year on December 1st.

Annual debt service requirements for business-type debt are shown below:

<u>For the year ending June 30,</u>	<u>Business-Type Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2020	\$ 505,000	\$ 845,881
2021	520,000	827,998
2022	540,000	806,731
2023	560,000	784,665
2024	580,000	764,496
2025-2029	3,080,000	3,471,211
2030-2034	2,980,000	2,897,652
2035-2039	3,650,000	2,204,102
2040-2044	4,470,000	1,276,450
2045-2048	4,060,000	332,800
Total	\$ 20,945,000	\$ 14,211,986

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note H - Deferred Compensation Plan

Employees of the District may participate in a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The deferred compensation plan is available to all full-time employees of the District. Under the plan, employees may elect to defer a portion of their salaries and avoid paying taxes on the deferred portion until the withdrawal date. The deferred compensation amount is not available for withdrawal by employees until termination, retirement, death or unforeseeable emergency. Total employer and employee contributions to the plan during the year ended June 30, 2019 were \$24,102.

Note I - Compensated Absences

Employees accrue vacation leave based on length of service. Accumulated vacation leave is subject to maximum accruals for all employees. As of June 30, 2019, the District's accrued liability for accumulated unused vacation leave is \$54,214. Employees are paid for their accumulated unused vacation leave upon separation from service. The liability is expected to be liquidated with future resources and not with expendable available financial resources.

Note J - 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; risk of loss to employees; and natural disasters. The District is a member of the Special Districts Risk Management Authority (SDRMA), an intergovernmental risk sharing joint powers authority created to provide self-insurance programs for California special districts. The purpose of the SDRMA is to arrange and administer programs for the pooling of self-insured losses to purchase excess insurance or reinsurance and to arrange for group-purchased insurance and administrative expenses. At June 30, 2019, the District participated in the property, general and auto liability, and workers' compensation programs of the SDRMA.

Settled claims have not exceeded any of the coverage amounts in any of the last three fiscal years. There were no reductions in insurance coverage in fiscal years 2019, 2018, and 2017. Liabilities of the District are recorded when it is probable that a loss has been incurred and the amount of the loss can be reasonably estimated net of the respective insurance coverage. The District considers claims insured and reported, as well as claims incurred but not reported, to be immaterial and has not accrued an estimate of such claims payable.

(Continued)

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Basic Financial Statements

June 30, 2019

Note J - Risk Management (Continued)

The District is covered by the following types of insurance through the SDRMA as of June 30, 2019:

<u>Coverage</u>	<u>Limits of liability</u>
General liability	\$ 10,000,000
Public officials and employees errors	10,000,000
Elected officials personal liability	500,000
Employment practices liability	10,000,000
Employee benefits liability	10,000,000
Employee and public officials dishonesty coverage	1,000,000
Auto liability	10,000,000
Uninsured/underinsured motorists	1,000,000
Property coverage	1,000,000,000
Boiler and machinery	100,000,000
Statutory workers' compensation	Statutory

Note K - Governing Board

The powers of the District are exercised by a Board of Directors consisting of five directors each elected for a term of four years by the qualified electors within the District.

As of June 30, 2019, the members of the District's Board of Directors were as follows:

<u>Director</u>	<u>Term expires</u>
Bill Mayer	December 2020
Bill Pease	December 2020
Kevin Graves	December 2022
Robert Leete	December 2022
Bryon Gutow	December 2022

Note L - Contingencies and Commitments

The District is involved in litigation arising in the ordinary course of operations that, in the opinion of management, will not have a material effect on the financial condition of the District. In addition, the District has entered into construction and service contracts with various companies. Many of the contracts are considered fixed fee arrangements. However, work under these contracts could be discontinued at the direction of the District. Therefore, it is the opinion of management that a fixed commitment does not exist.

REQUIRED SUPPLEMENTARY INFORMATION

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

**Statement of Revenues, Expenditures, and Changes in
Fund Balance - Budget and Actual -
Major Special Revenue Fund**

Year ended June 30, 2019

	Lighting and Landscaping Zone 8		
	Budgeted amounts <u>original/final</u>	Actual amounts	Variance with final budget positive/ (negative)
Revenues			
Contributions	\$ -	\$ 1,312,755	\$ 1,312,755
Property taxes	643,637	679,564	35,927
Other	121,000	140,539	19,539
Reimbursements	<u>20,200</u>	<u>71,301</u>	<u>51,101</u>
Total revenues	<u>784,837</u>	<u>2,204,159</u>	<u>1,419,322</u>
Expenditures			
Payroll expenses	390,000	345,813	44,187
Utilities	158,000	185,419	(27,419)
Other	115,100	133,158	(18,058)
Repairs and maintenance	107,350	128,447	(21,097)
Professional fees	5,700	18,772	(13,072)
Insurance	6,200	5,735	465
Capital outlay	<u>398,000</u>	<u>164,482</u>	<u>233,518</u>
Total expenditures	<u>1,180,350</u>	<u>981,826</u>	<u>198,524</u>
Excess (deficiency) of revenues over expenditures prior to other financing sources (uses)	<u>(395,513)</u>	<u>1,222,333</u>	<u>1,617,846</u>
Other financing sources (uses)			
Operating transfers in	-	310,566	310,566
Operating transfers out	<u>-</u>	<u>(248,037)</u>	<u>(248,037)</u>
Total other financing sources (uses)	<u>-</u>	<u>62,529</u>	<u>62,529</u>
Net change in fund balance	(395,513)	1,284,862	1,680,375
Fund balance, beginning of year	<u>551,599</u>	<u>551,599</u>	<u>-</u>
Fund balance, end of year	<u>\$ 156,086</u>	<u>\$ 1,836,461</u>	<u>\$ 1,680,375</u>

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

Notes to Required Supplementary Information

June 30, 2019

The manager of the District prepares an expenditure budget annually which is approved by the Board of Directors setting forth the contemplated fiscal requirements. The District's budgets are maintained on the modified accrual basis of accounting. The results of operations are presented in the budget to actual schedule in accordance with the budgetary basis.

Reported budget amounts reflect the annual budget as originally adopted. There were no amendments to the budget during the year ended June 30, 2019. The budget amounts are based on estimates of the District's expenditures and the proposed means of financing them. Actual expenditures for capital outlay, debt service and contingencies may vary significantly from budget due to timing of such expenditures.

OTHER INDEPENDENT AUDITORS' REPORT



CROCE, SANGUINETTI, & VANDER VEEN^{INC.}

CERTIFIED PUBLIC ACCOUNTANTS

Independent Auditors' 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*

To the Board of Directors
Town of Discovery Bay Community
Services District
Discovery Bay, California

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 governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **Town of Discovery Bay Community Services District** (the District) as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated March 6, 2020.

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) to determine the 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 determination of financial statement amounts. 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 or other matters that are required to be reported under *Government Auditing Standards*.

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.

Croce, Sanguinetti, & Vander Veen, Inc.

CROCE, SANGUINETTI, & VANDER VEEN, INC.

Certified Public Accountants

Stockton, California

March 6, 2020