

**HERITAGE RANCH COMMUNITY
SERVICES DISTRICT**

**Independent Auditor's Report and
Financial Statements**

For the Year Ended
June 30, 2019

HERITAGE RANCH COMMUNITY SERVICES DISTRICT
INDEPENDENT AUDITOR'S REPORT AND FINANCIAL STATEMENTS
For the Year Ended June 30, 2019

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CROSBY COMPANY, CERTIFIED PUBLIC ACCOUNTANT

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Independent Auditor's Report

To the Board of Directors
Heritage Ranch Community Services District
Paso Robles, California 93446

Report on the Financial Statements

I have audited the accompanying financial statements of the business-type activities of the Heritage Ranch 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 as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

My responsibility is to express an opinion on these financial statements based on my audits. I conducted my 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 of America. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, I 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.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Opinion

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position the business-type activities of the District, as of June 30, 2019, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

INDEPENDENT AUDITOR'S REPORT

(Continued)

Emphasis of Matter

Implementation of New Accounting Standards

As disclosed in Note 1 to the financial statements, the District implemented GASB Statement No. 68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27*, and GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date – an amendment of GASB Statement No.68*, during the fiscal year 2019. The District also implemented GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages *i* through *ix*, and the Schedule of Funding Progress, Schedule of the District's Proportionate Share of the Net Pension Liability, and Schedule of Contributions, listed on pages 25 through 27, 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. I 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 I obtained during my audit of the basic financial statements. I 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 Information

My audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Heritage Ranch Community Services District basic financial statements. The combining financial statement schedules listed in the table of contents are presented for the purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.



CROSBY COMPANY
Certified Public Accountant
San Luis Obispo, California

November 8, 2019

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

MANAGEMENT DISCUSSION AND ANALYSIS

Fiscal Year Ending June 30, 2019

The Management Discussion and Analysis of the Heritage Ranch Community Services District's financial performance provides an overall review of the District's financial activities for the fiscal year ended June 30, 2019. The intent of this discussion and analysis is to look at the District's financial performance as a whole. Readers should review the discussion and analysis in conjunction with the basic financial statements as well as the notes to the basic financial statements to enhance their understanding of the District's financial performance.

Financial Highlights

Key financial highlights for fiscal year 2019 are as follows:

- The District's operating revenue increased by \$65,770 or 4.4% from last year.
- The District's non-operating revenue increased by \$66,289 or 10.5% from last year.
- Water Fund user fee revenue increased by \$34,820 or 3.8% from last year.
- Sewer Fund user fee revenue increased by \$30,019 or 5.3% from last year.
- Water and Sewer Fund capacity charge revenue decreased by \$7,791 or -8.1% from last year.
- Solid Waste Fund franchise revenue increased by \$12,677 or 22.0%.
- Total operating expenses decreased by \$283,009 or 11.5% from last year.
- Capital assets (less depreciation) decreased by \$345,550 or 5.2%.
- A depreciation expense of \$439,218 is included in the financial statements.
- The District incurred a positive change in net position of \$154,515 after all revenues, expenses and contributions.

Using the Basic Financial Statements

This annual report consists of a series of financial statements and notes to those statements. These statements are organized so the reader can understand the District as a financial whole, an entire operating entity. These statements then proceed to provide an increasingly detailed look at specific financial activities. This annual report consists of two parts – management's discussion and analysis (this section) and the basic financial statements. The basic financial statements include two kinds of statements that present different views of the District:

- The first statements are the *government-wide financial statements* that provide both long-term and short-term information about the District's overall financial status.
- The remaining statements are *fund financial statements* that focus on individual parts of the government, reporting the District's operations in more detail than the *government-wide statements*.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The following explains the structure and content of each of the statements.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

MANAGEMENT DISCUSSION AND ANALYSIS

Fiscal Year Ending June 30, 2019

Government-wide and fund financial statements

The government-wide financial statement (i.e. the statements of net assets and activities) reports information on all the activities of the District. Business-type activities, which rely to a significant extent on fees and charges for support, are the only type of statement reported by the Heritage Ranch Community Services District.

The government-wide statement reports the District's net assets and how they have changed. Net assets are the difference between the District's assets and liabilities and are one of the ways to measure the District's financial health or position.

- Over time, increases or decreases in the District's net assets are an indicator of whether its financial health is improving or deteriorating, respectively.
- To assess the overall health of the District, you need to consider additional non-financial factors, such as increases in the District's customer base, facility condition, and other factors.

The fund financial statements provide more detailed information about the District's most significant funds – not the District as a whole. Funds are accounting devices that the District uses to keep track of specific sources of funding and spending.

The District's proprietary funds are the water fund, sewer fund, solid waste fund, and the general fund.

- **Water Fund.** This fund provides for the operation, maintenance, and improvements to the District's water system. The system includes the two million gallons per day water treatment plant, plate settler, five storage tanks, six pump stations, and over sixteen miles of pipeline. As of June 30, 2019, there were 1,955 paid water connections; of these 1,916 were active. The water fund receives revenue from user fees, standby charges, property taxes, and interest earnings.
- **Sewer Fund.** This fund provides for the operation, maintenance, and improvements to the District's sewer system. The system includes ten lift stations, one pump station, two initial treatment ponds, two secondary treatment areas, and many miles of pipeline. As of June 30, 2019, there were 1,763 paid sewer connections; of these 1,727 were active. The sewer fund receives revenue from user fees, standby charges, property taxes, and interest earnings.
- **Solid Waste Fund.** This fund administers and acts as the Franchiser pursuant to a Franchise Agreement. The fund supports the Franchisee, San Miguel Garbage Company, for solid waste services within the District. The solid waste fund receives 10% of the net revenue from all solid waste fees.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT
MANAGEMENT DISCUSSION AND ANALYSIS
 Fiscal Year Ending June 30, 2019

Financial Analysis of the District as a Whole

Table 1 provides a summary of the District's net position for fiscal year 2019 compared to 2018.

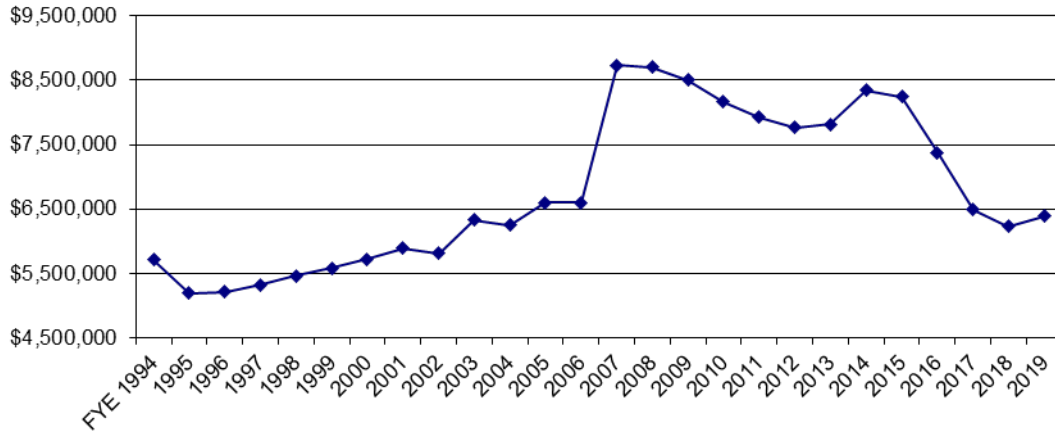
Table 1 Net Position

Table 1 - Net Position			
	FYE 2018	FYE 2019	% Change
Assets			
Cash and equivalents	\$3,086,911	\$3,495,536	13.24%
Restricted cash and equivalents	112,666	112,948	0.25%
Accounts receivable (net)	252,431	220,080	-12.82%
Other	53,356	64,402	20.70%
Capital assets (net of depreciation)	6,607,230	6,261,680	-5.23%
Total Assets	10,112,594	10,154,646	0.42%
Liabilities			
Net OPEB Liabilities	1,040,408	1,055,773	1.48%
Net Pension Liabilities	772,630	944,816	22.29%
Long-term liabilities	1,717,937	1,597,795	-6.99%
Current liabilities	317,830	280,313	-11.80%
Total Liabilities	3,848,805	3,878,697	0.78%
Deferred Inflows of Resources			
Deferred Pensions	32,456	38,734	19.34%
Net Position			
Net Invested in Capital Assets	4,772,237	4,543,743	-4.79%
Restricted for Debt Service	112,666	112,948	0.25%
Restricted by Resolution	1,346,430	1,580,524	17.39%
Deferred outflows of resources	-	148,633	
Total Net Position	\$6,231,333	\$6,385,848	2.48%

HERITAGE RANCH COMMUNITY SERVICES DISTRICT
MANAGEMENT DISCUSSION AND ANALYSIS
 Fiscal Year Ending June 30, 2019

Total net position increased between fiscal years 2018 and 2019, by 2.48% to \$6,385,848. This is an increase from the fiscal year 2017 to 2018 decrease of 3.90%. All the District's net assets are restricted either by the purposes they can be used for or are invested in capital assets. Figure 1 illustrates the change in net position over time.

Figure 1 Change in Net Position



Enterprise Activities

Operating revenues increased in fiscal year 2019 by 4.41%. Non-Operating revenues increased by 10.47%. Total expenses decreased by 11.45% partially due to savings from less maintenance on the sewer system this year as well as a change in operations staff from a vested employee to an entry level employee. Total net position increased by \$154,515. The water, sewer, and solid waste funds all experienced increases in revenue. All funds continue to experience high operating expense and will require capital improvements and other operational enhancements to meet new regulatory compliance. A water and sewer rate increase was implemented in fiscal year 2018, and further solutions are needed and should be considered to lower operating costs. Table 2 provides a summary of enterprise activities, and Figure 2 illustrates revenues and expenses as percentages.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT
MANAGEMENT DISCUSSION AND ANALYSIS
 Fiscal Year Ending June 30, 2019

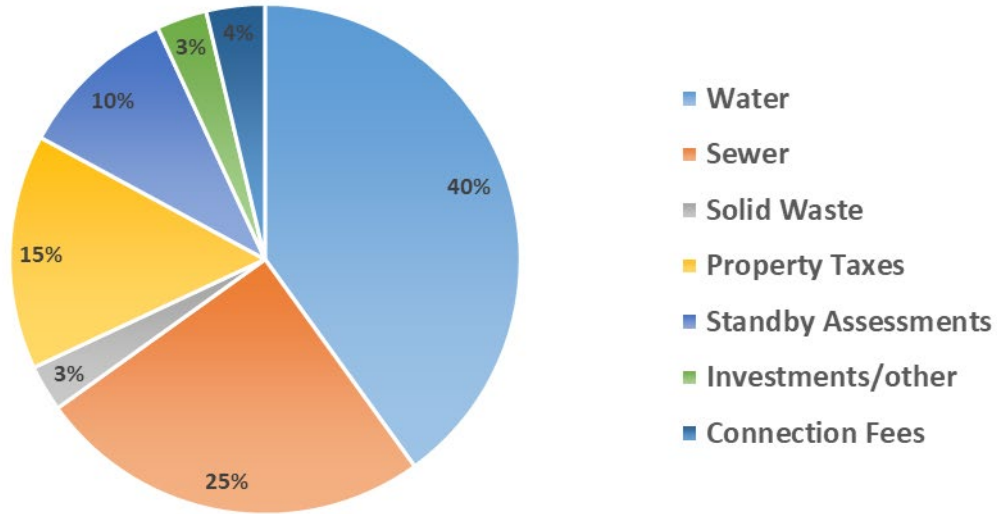
Table 2 Enterprise Activities - Revenues, Expenses, and Change

Table 2 Enterprise Activities			
Revenues, Expenses and Change in Net Assets			
	FYE 2018	FYE 2019	% Change
Operating Revenues			
Water fund	\$920,306	\$955,126	3.78%
Sewer fund	567,488	597,507	5.29%
General fund	2,126	3,057	43.79%
Total operating revenues	1,489,920	1,555,690	4.41%
Non-Operating Revenues			
Water fund	371,279	409,866	10.39%
Sewer fund	152,998	165,925	8.45%
Franchise fees	57,532	70,209	22.03%
General fund	51,129	53,227	4.10%
Grant Income	0	0	
Total non-operating revenues	632,938	699,227	10.47%
	\$2,122,858	\$2,254,917	
Capital Contributions			
Capital contributions all funds	0	0	0.00%
Connection fees water & sewer funds	96,400	88,609	-8.08%
Total capital contributions	96,400	88,609	-8.08%
Operating Expenses			
Water fund	\$1,119,907	\$1,052,565	-6.01%
Sewer fund	791,789	575,670	-27.30%
General fund	560,324	560,776	0.08%
Total expenses	2,472,020	2,189,011	-11.45%
Increase (decrease) in net assets	-252,762	154,515	-161.13%
Total net assets – beginning (as restated)	\$6,484,095	\$6,231,333	-3.90%
Total net assets – end	\$6,231,333	\$6,385,848	2.48%

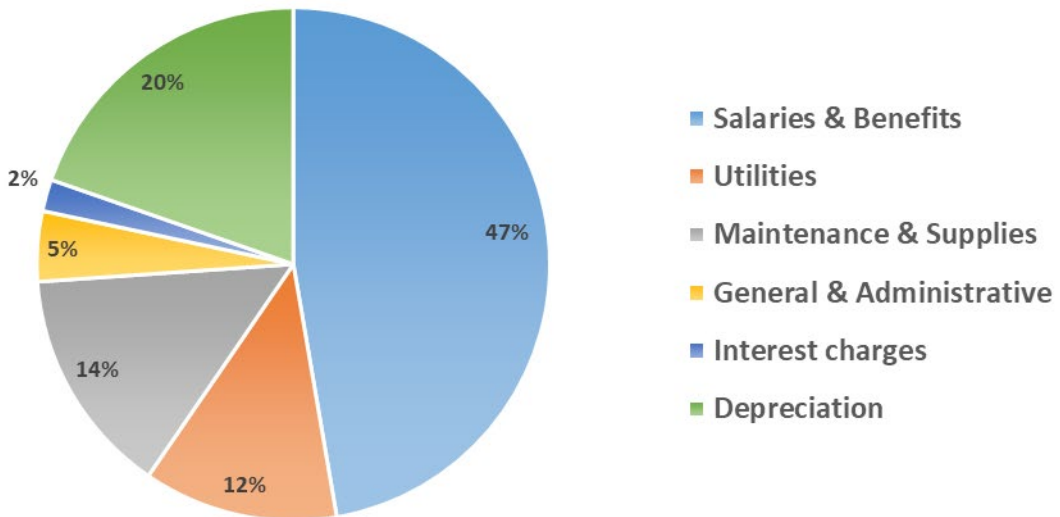
HERITAGE RANCH COMMUNITY SERVICES DISTRICT
MANAGEMENT DISCUSSION AND ANALYSIS
Fiscal Year Ending June 30, 2019

Figure 2 Revenues and Expenses

Revenues



Expenses



HERITAGE RANCH COMMUNITY SERVICES DISTRICT

MANAGEMENT DISCUSSION AND ANALYSIS

Fiscal Year Ending June 30, 2019

Capital Assets and Debt Administration

At the end of fiscal year 2019, the District had invested \$6,261,680 in a broad range of capital assets, including land, equipment, buildings, and infrastructure net of depreciation. This amount represents a net decrease (including additions and deletions) of \$345,550 or 5.2% over last fiscal year.

Table 3 Capital Assets at June 30, 2019

Table 3 Capital Assets at June 30, 2019			
	FYE 2018	FYE 2019	% Change
Land	\$56,938	\$56,938	0.00%
Construction in progress	9,625	59,154	514.59%
Total non depreciable	66,563	116,092	74.41%
Buildings	919,594	942,702	2.51%
Plants and facilities	13,440,410	13,461,441	0.16%
Vehicles and equipment	2,008,898	2,008,898	0.00%
Total depreciable	16,368,902	16,413,041	0.27%
Less accumulated depreciation	-9,828,235	-10,267,453	4.47%
Net capital assets	\$6,607,230	\$6,261,680	-5.23%

The fiscal year ending June 30, 2019, included projects, equipment replacement, and professional services projects. The following is a summary of those funded during the year:

- \$15,000 – Paso Robles Basin GSP
- \$55,000 – WTP Actuator Replacement
- \$8,000 – Lift Station 5 Pumps & Controls
- \$10,000 – Lift Station 1-5 Condition Assessment
- \$10,000 – Lift Station 1 Electrical Controls Repair
- \$25,000 – Office Tenant Improvement
- \$27,800 – Photovoltaic System Project

The District's fiscal year 2020 capital budget projects spending a total of \$355,529 for capital projects and equipment purchases, not including the construction of the Photovoltaic System Project. Continued implementation of the 2018 rate increases will assist in funding capital projects pursuant to the rate increase study and the approved Capital Improvement Plan. More detailed information about the District's capital assets is presented in Note 4 to the financial statements.

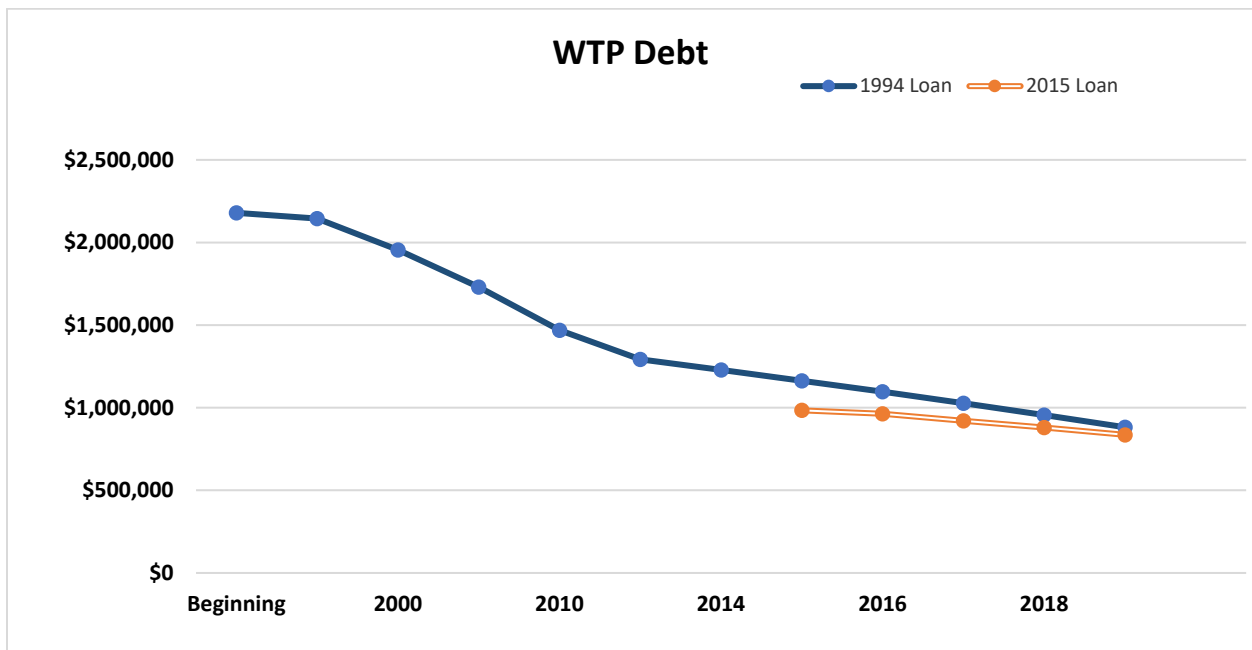
HERITAGE RANCH COMMUNITY SERVICES DISTRICT
MANAGEMENT DISCUSSION AND ANALYSIS
Fiscal Year Ending June 30, 2019

Long-Term Debt

In 1994 the District obtained a \$2,179,398 loan from the State of California Department of Water Resources under the Safe Drinking Water Bond Law for the construction of a water treatment plant and modifications to the well and booster pumps. The loan is payable over 35 years with a maturity date of 2029 and bears interest at 3.1775% per annum. The June 30, 2019, principal balance is \$881,815.

In 2015 the District obtained a \$984,090 loan to finance water treatment plant improvements. The debt is through a Safe Drinking Water State Revolving Fund. The loan is payable over 20 years with a maturity date of 2036 and bears interest at 1.788% per annum. The June 30, 2019, principal balance is \$836,122. More detailed information about the District's long-term liabilities is presented in Note 6 of the basic financial statements. Figure 3 illustrates the water treatment plant debt over time.

Figure 3 Water Treatment Plant Debt



Current Financial Issues and Concerns

The District is financially stable despite increasing costs, limited revenues, and new regulatory requirements. The District remains dependent on both property taxes and standby charges to fund the water and sewer operations. Cost increases are projected for labor, utilities, maintenance, and supplies in future years. The District increased its water and sewer rates and charges in recent years but must continue to look for ways to lower operating costs to meet future operating and capital fund stability. The District currently has \$2,007,477 in long-term principal and interest payments due on two water treatment plant construction and improvement loans. This debt will be closely monitored before further debt is incurred.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

MANAGEMENT DISCUSSION AND ANALYSIS

Fiscal Year Ending June 30, 2019

Contacting the District's Financial Management

This report is designed to provide our ratepayers with a general overview of the District's finances and to demonstrate the District's accountability for the money it receives. If you have any questions about this report or need additional financial information, contact Scott Duffield, General Manager, Heritage Ranch Community Services District, at 4870 Heritage Road, Paso Robles, CA 93446, the phone number is (805) 227-6230.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

BOARD OF DIRECTORS

June 30, 2019

NAME

TERM EXPIRES

Bill Barker, Jr., President

December, 2022

Dan Burgess, Vice President

December, 2020

Martin Rowley, Director

December, 2022

Devin Capps, Director

December, 2020

Reginald Cousineau, Director

December, 2022

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

STATEMENT OF NET POSITION

PROPRIETARY FUNDS

As of June 30, 2019

ASSETS		
Current assets:		
Cash and cash equivalents	\$	3,495,536
Taxes receivable		9,908
Accounts receivable		220,080
Interest receivable		21,582
Inventory		32,912
Total current assets		3,780,018
Noncurrent assets:		
<i>Investments:</i>		
Restricted cash and cash equivalents		112,948
<i>Capital assets:</i>		
Land and construction in progress		116,092
Property plant and equipment, net accumulated depreciation		6,145,588
Total noncurrent assets		6,374,628
Total assets		\$ 10,154,646
Deferred Outflows of Resources:		
Deferred pensions	\$	148,633
LIABILITIES		
Current liabilities:		
Accounts payable	\$	42,280
Accrued payroll expenses		-
Interest payable		7,281
Compensated absences		110,510
Deposit		100
Note payable - current portion		120,142
Total current liabilities		280,313
Noncurrent liabilities:		
Net OPEB liability		1,055,773
Net pension liability		944,816
Note payable - less current portion		1,597,795
Total noncurrent liabilities		3,598,384
Total liabilities		\$ 3,878,697
Deferred Inflows of Resources:		
Deferred pensions	\$	38,734
NET POSITION		
Net investment in capital assets	\$	4,543,743
Restricted for debt service		112,948
Restricted by resolution		1,729,157
Total net position		\$ 6,385,848

The accompanying notes are an integral part of the financial statements

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION PROPRIETARY FUNDS As of June 30, 2019

Operating revenues:	
Charges for services	\$ 1,552,633
Miscellaneous	3,057
Total revenue	1,555,690
Operating expenses:	
Salaries and wages	630,044
Employee benefits and taxes	327,524
Publicity	1,784
Chemicals and gases	72,402
Engineering	31,572
Fuel and oil	14,500
Lab testing	36,440
Licenses and fees	29,803
Repairs and maintenance	91,051
Small tools and supplies	34,088
Uniforms and laundry	2,436
Alarm	3,472
Dues and publications	8,063
Insurance	25,768
Office expense	19,082
Professional services	37,904
Telephone and utilities	274,292
Training	2,590
Travel	3,000
Tax collection	5,286
Depreciation	439,218
Total operating expenses	2,090,319
Operating loss	(534,629)
Non-operating revenues (expenses):	
Taxes and assessments	354,847
Standby assessments	242,585
Franchise fees	70,209
Investment income	76,322
Annual required contributions for post employment benefits	(98,692)
Interest expense	(44,736)
Total non-operating revenues (expenses)	600,535
Income (loss) before grant income and capital contributions	65,906
Capital contributions - connection fees	88,609
Change in net assets	154,515
Net position-beginning	6,231,333
Net position-ending	\$ 6,385,848

The accompanying notes are an integral part of the financial statements

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

STATEMENT OF CASH FLOWS

PROPRIETARY FUNDS

As of June 30, 2019

Cash flows from operating activities:	
Receipts from customers and users	\$ 1,588,041
Payments to suppliers	(1,049,525)
Payments to employees	(653,225)
Net cash used by operating activities	(114,709)
Cash flows from non-capital financing activities:	
Taxes and assessments	354,847
Standby assessments	242,585
Franchise fees	70,209
Net cash provided by non-capital and related financing activities	667,641
Cash flows from capital and related financing activities:	
Change in net OPEB liability	15,365
Change in net pension liability	29,831
Principal paid on capital debt	(117,056)
Interest paid on capital debt	(44,736)
Acquisition of capital assets	(93,668)
Capital contributions	88,609
Other nonoperating capital activities	(98,692)
Net cash used by capital and related financing activities	(220,347)
Cash flows from investing activities:	
Investment income	76,322
Net cash provided by investing activities	76,322
Net change in cash and cash equivalents	408,907
Total cash and cash equivalents-beginning	3,199,577
Total cash and cash equivalents-ending	3,608,484
Less: Restricted cash and cash equivalents-ending	(112,948)
Total unrestricted cash and cash equivalents-ending	\$ 3,495,536
Reconciliation of operating income to net cash used by operating activities:	
Operating loss	\$ (534,629)
Adjustments to reconcile operating loss to net cash provided by operating activities:	
Depreciation	439,218
Change in operating assets and liabilities	
Decrease in taxes receivable	2,986
Decrease in accounts receivable	32,351
Increase in interest receivable	(7,566)
Increase in inventory	(6,466)
Decrease in accounts payable	(4,185)
Decrease in accrued payroll	(36,787)
Decrease in interest payable	(576)
Increase in compensated absences	13,606
Decrease in deposits	(12,661)
Net cash used by operating activities	\$ (114,709)

The accompanying notes are an integral part of the financial statements

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

Heritage Ranch Community Services District (District) is a multi-purpose special district and began operations on February 26, 1990. The District is a political subdivision of the State of California and operates under the direction of a board of directors who are elected by the residents of Heritage Ranch. The District provides water, wastewater, solid waste services, and recreational services.

The District complies with U.S. Generally Accepted Accounting Principles (GAAP) and all relevant U.S. Governmental Accounting Standards Board (GASB) pronouncements. These technical pronouncements establish criteria for determining the organization's activities and functions that are included in the financial statements of a governmental unit. The proprietary funds apply Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued unless those pronouncements conflict with or contradict GASB pronouncements, in which case GASB prevails.

Reporting Entity

For financial reporting purposes, the District would include in this report all funds and account groups of all agencies and boards that are controlled by, or dependent upon, the District's legislative body. The criteria of control is determined on the basis of financial accountability, imposition of will, and financial benefit or burden.

There are no component units included in this report which meet the criteria of GASB Statement No. 14, *The Financial Reporting Entity*, as amended by GASB Statement No. 39.

The District is a member of the Special District Risk Management Authority Joint Powers Agency, which was organized for the purpose of providing general liability, workers compensation, automobile, errors and omissions, and property loss insurance coverage to special districts. This organization is financed through premium charges to each member. This organization does not meet the aforementioned reporting entity criteria and therefore is not included in the accompanying financial statements.

Proprietary Fund Financial Statements

The accounts of the District are organized into proprietary/enterprise funds. Enterprise funds use the economic resources measurement focus. The accounting objectives are a determination of net income, financial position, and cash flows. All assets and liabilities associated with an enterprise fund's activities are included on the balance sheet.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Basis of Accounting

The enterprise funds of the District are accounted for using the accrual basis of accounting. Revenues, including user fees and service charges, are recognized when earned, and expenses are recognized when incurred.

Budgets and Budgetary Accounting

An annual budget is adopted by the Board of Directors at the start of each fiscal year. Any changes or revisions to that budget throughout the year must be approved by the Board of Directors.

Estimates

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

Operating Revenues and Expenses

Operating revenues, such as charges for services (water and wastewater fees) result from exchange transactions associated with the principal activities of the District. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as property taxes and investment income, result from non-exchange transactions or ancillary activities in which the District gives (receives) value without directly receiving (giving) equal value in exchange.

Operating expenses include the cost of sales and services, administrative expenses and depreciation on capital assets. All expenses not meeting this definition are reported as non-operating expenses.

Cash and Cash Equivalents

For purposes of the statements of cash flows, the District considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents.

Accounts Receivable

The District did not experience any significant bad debt losses and therefore a zero provision has been made for doubtful accounts. Accounts receivable is shown at full value.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Prepaid Expenses

Payments made to vendors for services that will benefit periods beyond June 30, 2019, are recorded as prepaid expenses.

Capital Assets

All capital assets are valued at historical cost or fair value if actual costs are not available. Other donated capital assets are valued at their estimated fair market value on the date received. The capitalization threshold for all capital assets is \$5,000. Depreciation has been provided over the estimated useful life of the asset using the straight-line method. Estimated useful lives range from 5 to 100 years.

Inventory

The inventories maintained by the water utility consist primarily of water pipe, valves, and fittings. Inventory is valued at cost, determined on a first-in, first-out basis.

Compensated Absences

Accumulated unpaid employee vacation and sick leave benefits are recognized as liabilities of the District. The amounts are included in current liabilities under accruals.

Annual Appropriations Limit

The District is exempt from the annual appropriations limit required by Senate Bill 813 (Chapter 1025, Statutes of 1987), in accordance with California Constitution Article XIII B. This exemption is based on a tax rate not greater than 12.5 cents per \$100 of the assessed valuation in 1978 when the District was operated as a San Luis Obispo County Service Area.

Interfund Transactions

Transactions that constitute a reimbursement from one fund to another are recorded as an expense in the reimbursing fund and an expense reduction in the fund being reimbursed. All other interfund transactions, except quasi-external transactions and reimbursements, are reported as transfers. Nonrecurring or non-routine transfers of equity are reported as residual equity transfers. All other interfund transfers are reported as operating transfers.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property Taxes

The County of San Luis Obispo bills and collects property taxes for the District. The County charges the District for these services. Tax revenues are recognized by the District in the year received.

Pensions

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

Effect of New Governmental Accounting Standards Board (GASB) Pronouncements

Effective This Fiscal Year:

GASB Statement #68 – In June 2012, GASB issued Statement #68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement #27*. This Statement replaces the requirements of Statements #27 and #50 related to pension plans that are administered through trust or equivalent arrangements. The requirements of Statements #27 and #50 remain applicable for pensions that are not administered as trusts or equivalent arrangements. The requirements of this Statement are effective for financial statements for fiscal years beginning after June 15, 2014. The District implemented this statement effective July 1, 2015.

GASB Statements #74 and #75 – In June 2015, GASB issued both Statement #74 and #75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. These Statements replace the requirements of Statements #43 and #45 related to Other Postemployment Benefit Plans (OPEB) that are administered through trust or equivalent arrangements. The requirements of Statements #43 and #45 remain applicable for OPEBs that are not administered as trusts or equivalent arrangements. The requirements of this Statement are effective for financial statements for fiscal years beginning after June 15, 2017. The District implemented these statements effective July 1, 2017.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 2: CASH AND CASH EQUIVALENTS

The value of cash and cash equivalents at June 30, 2019 is summarized as follows:

Cash on hand and in banks	\$	233,323
Cash and investments with the Local Agency Investment Fund (LAIF)		3,375,161
Total cash and cash equivalents	\$	3,608,484

The California Government Code requires California banks and savings and loan associations to secure a district's deposits by pledging government securities as collateral. The market value of pledged securities must equal at least 110% of a district's deposits. California law also allows financial institutions to secure district deposits by pledging first trust deed mortgage notes having a value of 150% of a district's total deposits. The District may waive collateral requirements for deposits which are fully insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC).

Credit Risk, Carrying Amount, and Market Value

Cash is classified in three categories of credit risk as follows:

- Category 1 - insured or collateralized with securities held by the entity or by its agent in the entity's name;
- Category 2 - collateralized with securities held by the pledging financial institution's trust department or agent in the entity's name; and
- Category 3 - uncollateralized.

Investments in pools managed by other governments (LAIF) or in mutual funds are not required to be categorized.

At June 30, 2019, the carrying amount of the District's cash deposits was \$233,323. The bank's balance was \$279,695. This difference is due to the normal deposits in transit and outstanding checks. District cash deposits by category as of June 30, 2019, are as follows:

	<u>1</u>	<u>Category</u> <u>2</u>	<u>3</u>	<u>Bank</u> <u>Balance</u>	<u>Carrying</u> <u>Amount</u>
Bank accounts	\$ <u>279,695</u>	\$ <u>-0-</u>	\$ <u>-0-</u>	\$ <u>279,695</u>	\$ <u>233,323</u>

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 3: INVESTMENTS

Investments Authorized by the District's Investment Policy

The District is authorized to invest in the following institutions:

1. County pooled funds (California Government Code Section 61730)
2. The Local Agency Investment Fund (LAIF) created by the California State Treasury (California Government Code Section 16429.1)
3. One or more FDIC insurance banks and/or savings and loan associations that are designated as District depositories by resolution of the Board of Directors (California Government Code Section 61737.02)
4. Such other financial institutions or securities that may be designated by the Board of Directors from time to time in compliance with California and Federal law.

The District's investment policy does contain specific provisions intended to limit the District's exposure to interest rate risk, credit risk, and concentration of credit risk.

Investments Authorized by Debt Agreements

Investment of debt proceeds held by bond trustee and governed by provisions of the debt agreements, rather than the general provisions of the California Government Code or the District's investment policy. The table below identifies certain provisions of these debt agreements that address interest rate risk, credit risk, and concentration of credit risk.

<u>Authorized Investment Type</u>	<u>Maximum Maturity</u>
Money Market Mutual Funds	N/A

Disclosure Relating to Interest Rate Risk

Interest rate risk is the risk that changes in the 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. The weighted average maturity of the investment contained in the LAIF investment pool is approximately 9 months.

Information about the sensitivity of the fair values of the District's investment to market interest rate fluctuations is provided by the following table that shows the maturity date of each investment:

State investment pool	\$ <u>3,375,161</u>	<u>Maturity Date</u> 9 months average maturity
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HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 3: INVESTMENTS (continued)

Investment in State Investment Pool

The District is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. The fair value of the District's investment in this pool is reported in the accompanying financial statements at amounts based upon the entity's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized costs basis.

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. LAIF does not have a rating provided by a nationally recognized statistical rating organization.

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 deposits or will not be able to recover collateral securities that are in the possession of an outside 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, other than the following provision for deposits: The California Government Code requires that a financial institution secure deposits made by the 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 governmental unit).

The market 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 mortgages notes having a value of 150% of the secured public deposits.

The custodial 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 investments. With respect to investments, custodial credit risk generally applies only to direct investments in marketable securities. Custodial credit risk does not apply to local government's indirect investment in securities through the use of mutual funds or government investment pools (such as LAIF).

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 3: INVESTMENTS (continued)

Concentration of Risk

The District's investment policy does not contain various limitations on the amounts that can be invested in any one governmental agency or non-governmental issuer as stipulated by the California Government Code. As of June 30, 2019, the District's deposit portfolio with government agencies, LAIF, was 100%.

NOTE 4: PROPERTY, PLANT, EQUIPMENT AND CONSTRUCTION IN PROGRESS

A summary of capital assets by major classifications is as follows:

	June 30, <u>2018</u>	<u>Additions</u>	<u>(Deletions)</u>	June 30, <u>2019</u>
<u>Non-depreciable:</u>				
Land	\$ 56,938	\$ -	\$ -	\$ 56,938
Construction in progress	<u>9,625</u>	<u>49,529</u>		<u>59,154</u>
Total non-depreciable	<u>66,563</u>	<u>49,529</u>		<u>116,092</u>
<u>Depreciable:</u>				
Buildings and structures	919,594	23,108		942,702
Plant and facilities	13,440,410	21,031		13,461,441
Vehicles and equipment	<u>2,008,898</u>			<u>2,008,898</u>
Total depreciable	16,368,902	44,139		16,413,041
Accumulated depreciation	<u>(9,828,235)</u>	<u>(439,218)</u>		<u>(10,267,453)</u>
Net depreciable assets	<u>6,540,667</u>	<u>(395,079)</u>		<u>6,145,588</u>
Net capital assets	<u>\$ 6,607,230</u>	<u>\$ (345,550)</u>	<u>\$</u>	<u>\$ 6,261,680</u>

Depreciation expense for the period ended June 30, 2019 was \$439,218.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 5: RESTRICTED ASSETS

Certain proceeds of the enterprise funds are classified as restricted on the statement of net position because their uses are limited. For the fiscal year ended June 30, 2018, the following amounts are restricted:

Cash with fiscal agent	\$	112,948
Restricted by enabling legislation		<u>3,495,536</u>
 Total restricted	 \$	 <u><u>3,608,484</u></u>

The monies with the fiscal agent are limited by the note payable agreement with the Department of Water Resources. The additional amounts were restricted by resolution.

NOTE 6: LONG-TERM DEBT

Long-term debt consisted of the following:

	<u>Balance at June 30, 2018</u>	<u>Balance at June 30, 2019</u>
<p>The District obtained a \$2,179,398 loan from the State of California – Department of Water Resources (DWR) in 1994, under the Safe Drinking Water Bond Law of 1984, for the construction of a water treatment plant and modifications to its well and booster. The loan is payable over 35 years and bears interest at 3.1775% annually. In October of 1994 the District began making semi-annual payments of principal and interest. Remaining semi-annual principal and interest payments of \$51,814 will be made in October and April through fiscal year 2029.</p>	955,657	881,815
<p>The District obtained a \$984,090 loan from the State of California – State Water Resources Control Board in 2015, for the District’s plant construction and modification. The loan is payable over 20 years and bears interest at 1.788% annually. In July of 2016 the District began making semi-annual principal and interest payments. Remaining semi-annual payments of \$29,370 will be made in July and January through fiscal year 2036.</p>	<u>879,336</u>	<u>836,122</u>
<p>Total long-term debt</p> <p>Less current maturities</p>	<p>1,834,993</p> <p><u>117,056</u></p>	<p>1,717,937</p> <p><u>120,142</u></p>
<p>Total long-term maturities</p>	<p>\$ <u><u>1,717,937</u></u></p>	<p>\$ <u><u>1,597,795</u></u></p>

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 6: LONG-TERM DEBT (continued)

The aggregate maturities of long term debts are as follows:

<u>Fiscal year ending</u> <u>June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Debt service</u>
2020	\$ 120,142	\$ 42,226	\$ 162,368
2021	123,478	38,690	162,368
2022	126,750	35,618	162,368
2023	130,168	32,200	162,368
2024	133,650	28,718	162,368
2025-2029	724,825	87,017	811,842
2030-2034	272,399	22,293	294,692
2035-2036	<u>86,525</u>	<u>2,578</u>	<u>89,103</u>
Total	\$ <u>1,717,937</u>	\$ <u>289,540</u>	\$ <u>2,007,477</u>

NOTE 7: NET POSITION

The business-type activity fund financial statements utilize a net position presentation. Net position is categorized as invested capital assets (net of related debt), restricted, and unrestricted.

Invested in Capital Assets, Net of Related Debt – This category groups all capital assets, including infrastructure, into one component of net assets. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction, or improvement of these assets reduce the balance in this category.

Restricted Net Position – This category presents external restrictions imposed by creditors, grantors, contributors, laws, or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

Unrestricted Net Position – This category represents net assets of the District, not restricted for any project or other purpose.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 8: JOINT POWERS AUTHORITY

The District is a member of the Special District Risk Management Authority (S.D.R.M.A.), an intergovernmental risk sharing joint powers authority, created pursuant to California Government code Sections 6500 et.seq. In becoming a member of the S.D.R.M.A., the District elected to participate in the risk financing program(s) listed below for the program period July 1, 2018 through June 30, 2019.

Property Loss: Special District Risk Management Authority, coverage number PROP SDRMA 201819. This policy covers the replacement cost for property on file, \$1 billion per occurrence.

Boiler and Machinery: Special District Risk Management Authority, coverage number PROP SDRMA 201819. This covers \$100,000,000 per occurrence.

Pollution: Special District Risk Management Authority, coverage number PPC SDRMA 201819. This covers \$2,000,000 per occurrence.

Cyber: Special District Risk Management Authority, coverage number CYB SDRMA 201819. Limits are on file.

Mobile Equipment: Special District Risk Management Authority, coverage number LCA SDRMA 201819. This policy covers the replacement cost for property on file, \$1 billion per occurrence.

General Liability: Bodily Injury, Property Damage, Employment Benefits, Employees/Public Officials Errors and Omissions, Employment Practices Liability: Special District Risk Management Authority, coverage number LCA SDRMA 201819. This covers \$2,500,000 per occurrence.

Public Officials Personal: Special District Risk Management Authority, coverage number LCA SDRMA 201819, \$500,000 per occurrence.

Employee/Public Officials Dishonesty: Special District Risk Management Authority, coverage number EDC SDRMA 201819. This policy includes a \$1,000,000 Public Employees Dishonesty.

Uninsured/Underinsured Motorists: Special District Risk Management Authority, coverage number UMI SDRMA 201819. Limits are on file.

Auto Physical Damage/Trailer: Special District Risk Management Authority, coverage number LCA SDRMA 201819. Limits are on file.

Workers' Compensation: Special District Risk Management Authority, coverage number WCP SDRMA 201819. The policy covers \$5,000,000 per occurrence.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 8: JOINT POWERS AUTHORITY (continued)

Members are subject to dividends and/or assessments, in accordance with Second Amended Joint Powers Agreement and amendments thereto, on file with the District. No such dividends have been declared, nor have any assessments been levied.

The annual member contribution was \$25,768 for the Package Program and \$19,924 for the worker's compensation program. Members are subject to dividends and/or assessments, in accordance with Fourth Amended Joint Powers Agreement and amendments thereto, on file with the District. No such dividends have been declared, nor have any assessments been levied. Presently, there are no known refunds or credits due to the District. There has been no reduction in insurance coverage from the prior year. Insurance settlements have not exceeded insurance coverage for each of the past three fiscal years.

Condensed financial information for S.D.R.M.A. for the most recent year available is as follows:

	<u>June 30, 2018</u>
Total assets	\$ 112,001,700
Deferred outflows of pensions	823,568
Total liabilities	(57,903,143)
Deferred inflows of pensions	<u>(337,392)</u>
Total net position	<u>\$ 54,584,733</u>
Total revenues	\$ 68,937,153
Total operating expenses	(64,541,691)
Total non-operating income	<u>96,961</u>
Change in net position	<u>\$ 4,492,423</u>

Complete audited financial statements on the S.D.R.M.A. are on file with the general manager of the District.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 9: DEFINED BENEFIT PENSION PLAN

A. General Information about the Pension Plans

Plan Descriptions - All qualified regular and introductory employees of the District participate in a cost-sharing multiple employer defined benefit pension plans, administered by the California Public Employees' Retirement System (CalPERS). Benefit provisions under the Plans are established by State statute and Local Government resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Benefits Provided - CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law. New members employed after January 1, 2013 are designated as PEPRM Miscellaneous and are subject to the provisions of California Government Code 7522 et seq. and AB 197. All other members employed prior to January 1, 2013 are designated as Miscellaneous First Tier Plan or Miscellaneous Second Tier Plan.

Contributions - Section 208149(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for both Plans are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The District is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. For the measurement period ended June 30, 2018, depending on the plan, the active employee contribution rate ranges between 6.75% and 8.0% of annual pay, and the employer's contribution rate ranges between 6.985% and 11.432% of annual payroll.

B. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

As of June 30, 2019, the District reported net pension liabilities of \$944,816 for its proportionate shares of the net pension liability of the Plan.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 9: DEFINED BENEFIT PENSION PLAN (continued)

The District's net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of June 30, 2018, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2015 rolled forward to June 30, 2019 using standard update procedures. The District's proportion of the net pension liability was based on a projection of the District's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. The District's proportionate share of the net pension liability for the Plan as of June 30, 2015 through June 30, 2018 were as follows:

		<u>Amount</u>
Proportion – June 30, 2015	\$	615,781
Proportion – June 30, 2016	\$	757,076
Proportion – June 30, 2017	\$	772,630
Proportion – June 30, 2018	\$	944,816

For the year ended June 30, 2018, the District recognized pension expense of \$145,640. At June 30, 2019, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

		<u>Deferred Outflows for Resources</u>		<u>Deferred Inflows of Resources</u>
Pension contributions subsequent to measurement date	\$	0	\$	0
Differences between actual and expected experience		148,633		38,734
Change in employer's proportion and differences between the employer's contributions and employer's proportionate share of contributions		<u>0</u>		<u>0</u>
Total	\$	<u>148,633</u>	\$	<u>38,734</u>

\$148,633 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2019. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 9: DEFINED BENEFIT PENSION PLAN (continued)

C. Actuarial Methods and Assumptions Used to Determine Total Pension Liability

For the measurement period ending June 30, 2018 (the measurement date), the total pension liability was determined by rolling forward the June 30, 2017 total pension liability. Both the June 30, 2017 total pension liability and the June 30, 2018 total pension liability were based on the following actuarial assumptions:

Actuarial Cost Method:	Entry Age Normal in accordance with the requirements of GASB Statement #68
Actuarial Assumptions:	
Discount Rate	7.0%
Inflation	2.65%
Salary Increases	Varies by Entry Age and Service
Investment Rate of Return	7.0% Net of Pension Plan Investment and Administration Expenses; Includes Inflation
Mortality Rate Table	Derived using CalPERS' Membership Data for all Funds
Post Retirement Benefit Increase	Contract COLA up to 2.65% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.65% thereafter

All other actuarial assumptions used in the June 30, 2017 valuation were based on the results of an actuarial experience study for the fiscal years, including updates to salary increase, mortality and retirement rates.

D. Discount Rate

The discount rate used to measure the total pension liability was 7.0% for the 2018/2019 fiscal year actuarial computations.

For subsequent fiscal years, starting in the 2018/2019 fiscal year, it was determined that the discount rate should be phased down to 7.0% for all actuarial assumptions as part of its regular Asset Liability Management (ALM) review cycle. This determination was made during a scheduled CalPERS review completed February 2018.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 9: DEFINED BENEFIT PENSION PLAN (continued)

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations, as well as the expected pension fund cash flows. Using historical returns of all the funds' asset classes, expected compound returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects the actual CalPERS asset class allocation at June 30, 2018.

Asset Class	Strategic Allocation
Global Equity	48.8%
Global Fixed Income	22.5%
Inflation Sensitive	5.9%
Private Equity	7.7%
Real Estate	10.8%
Liquidity	3.3%
Other	1.0%
Total	100%

E. Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability/(asset) of the Plan as of the measurement date, calculated using the discount rate of 7.0%, as well as what the net pension liability/(asset) would be if it were calculated using a discount rate that is 1 percentage-point lower (6.0% or 1% point higher (8.0%) than the current rate

	Discount Rate 1% (6.0%)	Current Discount Rate (7.0%)	Discount Rate 1% (8.0%)
Plans' Net Pension Liability/(Asset)	\$ 1,151,659	\$ 944,816	\$ 778,022

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 9: DEFINED BENEFIT PENSION PLAN (continued)

F. Post-employment Benefits

In addition to pension benefits, the District provides post-retirement health care benefits through the California Public Employees' Retirement System. Employees who retire on or after attaining age 50 and are vested, are eligible for District paid health insurance.

For employees hired prior to February 1, 2006, the District's financial obligation is to pay 100% of the cost of coverage for the eligible retiree and any eligible dependents. For employees hired on or after February 1, 2006, the District's contribution percentage is based on the employee's years of CalPERS eligible service at retirement starting at 50% for employees with 10 years increasing by 5% per year of service up to 100%.

The District's maximum contribution is based on the applicable contribution percentage applied to the average weighted premium rates established annually by CalPERS. As of July 1, 2018 the maximum contribution is 90% of the lowest cost plan available in San Luis Obispo. The District also pays administrative fees equal to 0.33% of total premiums.

On July 1, 2018, the District conducted an actuarial valuation based on the Alternative Measurement Method to determine the required funding for this health care benefits program.

The actuarial accrued liability for the District's retiree health benefits program on this measurement date was determined to be \$1,456,130. This value is based on a discount rate of 6.5% and an inflation rate of 3.0%. The District's funding policy is to fund 100% of the annual required contribution determined through the California Employers' Retiree Benefit Trust (CERBT). Based on this valuation, the District contributed \$83,327 to an irrevocable trust to meet the current obligations of this program. Currently, five retired employees and their dependents are receiving 100% paid health care benefits totaling \$6,944 per month.

Below are the required disclosures for this plan:

Number of active participants		13
Employer's actuarially required contributions	\$	102,560
Employer's actual contributions	\$	98,692
Accrued Liability(AL)	\$	1,456,130
Actuarial Valuation of Assets(AVA)	\$	400,357
Unfunded Accrued Liability(UAL)=(AL less AVL)	\$	1,055,773
Funded Ratio(AVA/AL)		27%
Estimated Payroll	\$	645,139
UAL as a Percentage of Covered Payroll		163.7%

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

June 30, 2019

NOTE 10: SUBSEQUENT EVENTS

The District has evaluated events subsequent to June 30, 2019, to assess the need for potential recognition or disclosures in the financial statements. Such events were evaluated through November 8, 2019, the date these financial statements were available to be issued. Based upon this evaluation, it was determined that no other subsequent events occurred that require recognition or additional disclosure in the financial statements.

**REQUIRED SUPPLEMENTARY
INFORMATION**

HERITAGE RANCH COMMUNITY SERVICES DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
As of June 30, 2019

	<u>June 30,</u> <u>2015</u>	<u>June 30,</u> <u>2016</u>	<u>June 30,</u> <u>2017</u>	<u>June 30,</u> <u>2018</u>
Proportion of the net pension liability	0.024051%	0.024900%	0.02558%	0.02507%
Proportionate share of the net pension liability	\$615,781	\$757,076	\$805,086	\$834,917
Covered-employee payroll	\$600,300	\$686,124	\$588,355	\$630,044
Proportionate Share of the net pension liability as percentage of covered-employee payroll	102.58%	110.34%	136.83%	132.52%
Proportionate Share of the Fiduciary Net Position as a Percentage of the Plan's Total Pension Liability	80.5%	78.1%	87.1%	86.97%
Proportionate Share of Aggregate Employer Contributions	\$93,706	\$99,444	\$103,627	\$115,809

Notes to Schedule:

Benefit Changes: The figures above do not include any liability impact that may have resulted from plan changes which occurred after June 30, 2013 as they have minimal cost impact.

* Fiscal year 2019 was the 4th year of implementation, therefore only four years are shown. Additional years will be presented as they become available.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF CONTRIBUTIONS

As of June 30, 2019

	<u>2014 – 2015</u>	<u>2015 – 2016</u>	<u>2016 – 2017</u>	<u>2017 – 2018</u>
Actuarially determined contributions	\$ 93,706	\$ 99,444	\$ 103,627	\$ 115,809
Contributions in relation to the actuarially determined contributions	(93,706)	(99,444)	(103,627)	(115,809)
Contribution deficiency (excess)	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>
Covered-employee payroll	<u>\$ 600,300</u>	<u>\$ 686,124</u>	<u>\$ 588,355</u>	<u>\$ 630,044</u>
Contributions as a percentage of covered-employee payroll	15.6%	14.5%	17.6%	18.4%

Notes to Schedule:

Valuation date:	6/30/2014	6/30/2015	6/30/2016	6/30/2017
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Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age
Amortization method	Level percentage of payroll
Asset valuation method	Market value
Inflation	3.0%
Salary increases	Varies by Entry Age and Service
Investment rate of return	7.0% net of pension plan investment expense, including inflation

* Fiscal year 2019 was the 4th year of implementation, therefore only four years are shown. Additional years will be presented as they become available.

HERITAGE RANCH COMMUNITY SERVICES DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN NET OPEB LIABILITY AND EXPENSE
As of June 30, 2019

	GASB 75	
	Blended Rate	
	<u>July 1, 2017*</u>	
Discount Rate	6.5%	6.5%
Present Value of Future Benefits		
Fiscal year June 30,	<u>2018</u>	<u>2019</u>
Active	\$ 789,734	
Retired	937,993	
Total	<u>\$ 1,727,727</u>	<u>\$ 1,727,727</u>
Total OPEB Liability (Actuarial Liability)		
Active	\$ 450,681	
Retired	937,993	
Total	<u>\$ 1,388,674</u>	<u>\$ 1,456,130</u>
Plan Fiduciary Net Position (Plan Assets)	<u>\$ 348,266</u>	<u>\$ 400,357</u>
Net OPEB Liability (Unfunded Actuarial Liability)	<u>\$ 1,040,408</u>	<u>\$ 1,055,773</u>
Components of Net OPEB Expense for		
Fiscal year June 30,	<u>2018</u>	<u>2019</u>
Service Cost at Year-End	\$ 34,503	\$ 35,538
Interest Cost	88,082	90,665
Expected Return on Assets	(22,637)	(23,643)
Subtotal	<u>100,983</u>	<u>102,560</u>
Current year actuarial liability adjustment	190,467	(3,868)
Total	<u>\$ 291,450</u>	<u>\$ 98,692</u>

HERITAGE RANCH COMMUNITY SERVICES DISTRICT

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF OPEB FUNDING PROGRESS

As of June 30, 2019

OTHER POST EMPLOYMENT BENEFITS (OPEB) PLAN

The schedule of funding progress below shows the recent history of the actuarial value of assets, actuarial accrued liability, their relationship, and the relationship of the unfunded actuarial accrued liability (UAAL)

FUNDED PROGRESS OF THE OPEB PLAN

<u>Actuarial Valuation Date</u>	<u>Actuarial Liability (AAL) Entry Age</u>	<u>Actuarial Value of Assets</u>	<u>Unfunded Liability (Excess Assets) (UAAL)</u>	<u>Funded Status</u>	<u>Annual Estimated Covered Payroll</u>	<u>UAAL as a Percentage of Payroll</u>
7/1/2019	\$ 1,456,130	\$ 400,357	\$ 1,055,773	28%	\$ 645,139	163.7%
7/1/2017	\$ 1,388,674	\$ 348,266	\$ 1,040,408	25%	\$ 588,355	176.8%
7/1/2015	\$ 1,112,465	\$ 279,760	\$ 832,705	25%	\$ 600,300	138.7%
7/1/2013	\$ 1,321,029	\$ 224,197	\$ 1,096,832	17%	\$ 575,000	190.8%
7/1/2011	\$ 1,013,658	\$ 133,768	\$ 879,890	13%	\$ 598,600	147.0%
2/24/2010	\$ 657,360	\$ -	\$ 657,360	0%	\$ 564,000	116.6%

The schedule of employer contributions below shows the recent history of the OPEB annual required actuarial contributions and the percentage actually contributed to the District's OPEB plan.

EMPLOYER CONTRIBUTIONS TO THE OPEB PLAN

<u>Year Ended June 30,</u>	<u>Annual Required Contribution</u>	<u>Percentage Contributed</u>
2019	\$ 98,692	100.0%
2018	\$ 100,983	100.0%
2017	\$ 84,736	59.4%
2016	\$ 84,366	73.0%
2015	\$ 89,669	100.0%
2014	\$ 89,422	100.0%
2013	\$ 85,140	100.0%

SUPPLEMENTARY INFORMATION

HERITAGE RANCH COMMUNITY SERVICES DISTRICT SCHEDULE 1

COMBINING STATEMENT OF NET POSITION

PROPRIETARY FUNDS

As of June 30, 2019

	Business Type Activities - Enterprise Funds				
	Water Fund	Sewer Fund	Solid Waste Fund	General Fund	Total
ASSETS					
Current assets:					
Cash and cash equivalents	\$ 1,578,069	\$ 1,790,732	\$ 126,735	\$ -	\$ 3,495,536
Taxes receivable	8,224	1,684			9,908
Accounts receivable	163,979	56,101			220,080
Interest receivable	16,402	5,180			21,582
Inventory	32,912				32,912
Total current assets	1,799,586	1,853,697	126,735	-	3,780,018
Noncurrent assets:					
Investments:					
Restricted cash	112,948				112,948
Capital assets:					
Land and construction in progress	105,786	10,306			116,092
Property plant and equipment, net accumulated depreciation	4,818,837	1,226,348		100,403	6,145,588
Total noncurrent assets	5,037,571	1,236,654	-	100,403	6,374,628
Total assets	\$ 6,837,157	\$ 3,090,351	\$ 126,735	\$ 100,403	\$ 10,154,646
Deferred Outflows of Resources:					
Deferred pensions	\$ 59,453	\$ 32,699	\$ -	\$ 56,481	\$ 148,633
LIABILITIES					
Current liabilities:					
Accounts payable	\$ 23,443	\$ 15,659	\$ -	\$ 3,178	\$ 42,280
Accrued payroll expenses					-
Interest payable	7,281				7,281
Compensated absences	52,397	34,932		23,181	110,510
Deposits	100				100
Notes payable - current portion	120,142				120,142
Total current liabilities	203,363	50,591	-	26,359	280,313
Long-term liabilities					
Net OPEB liability	422,309	232,270		401,194	1,055,773
Net pension liability	377,926	207,860		359,030	944,816
Notes payable, less current portion	1,597,795				1,597,795
Total noncurrent liabilities	2,398,030	440,130	-	760,224	3,598,384
Total liabilities	\$ 2,601,393	\$ 490,721	\$ -	\$ 786,583	\$ 3,878,697
Deferred Inflows of Resources:					
Deferred pensions	\$ 15,494	\$ 8,521	\$ -	\$ 14,719	\$ 38,734
NET POSITION					
Net investment in capital assets	3,206,686	1,236,654	-	100,403	4,543,743
Restricted for debt service	112,948				112,948
Restricted by resolution	960,089	1,387,154	126,735	(744,821)	1,729,157
Total net position	\$ 4,279,723	\$ 2,623,808	\$ 126,735	\$ (644,418)	\$ 6,385,848

See Auditor's report

HERITAGE RANCH COMMUNITY SERVICES DISTRICT SCHEDULE 2
 COMBINING STATEMENT OF REVENUES, EXPENSES AND PAGE 1 OF 2
 CHANGES IN FUND NET POSITION
 PROPRIETARY FUNDS
 As of June 30, 2019

Business Type Activities - Enterprise Funds					
	Water Fund	Sewer Fund	Solid Waste Fund	General Fund	Totals
Operating revenues:					
Utility sales	\$ 949,246	\$ 595,437	\$ -	\$ -	\$ 1,544,683
Turn-on fees	2,180	1,470			3,650
Hook-up fees	3,700	600			4,300
Late charges and miscellaneous				3,057	3,057
Total operating revenues	955,126	597,507	-	3,057	1,555,690
Operating expenses:					
Salaries and wages	236,946	157,964		235,134	630,044
Employee benefits and taxes	144,475	71,039		112,010	327,524
Publicity				1,784	1,784
Chemicals and gases	51,394	21,008			72,402
Engineering	27,320	4,252			31,572
Fuel and oil	8,700	5,800			14,500
Lab testing	12,636	23,804			36,440
Licenses and fees	11,464	8,881		9,458	29,803
Repairs and maintenance	49,466	37,723		3,862	91,051
Small tools and supplies	11,441	7,022		15,625	34,088
Uniforms and laundry	1,462	974			2,436
Alarm	868	868		1,736	3,472
Dues and publications	909	82		7,072	8,063
Insurance	10,823	8,246		6,699	25,768
Office expense				19,082	19,082
Professional services	9,552	6,678		21,674	37,904
Telephone and utilities	183,178	81,064		10,050	274,292
Training	194	783		1,613	2,590
Travel				3,000	3,000
Tax collections				5,286	5,286
Depreciation	285,591	136,102		17,525	439,218
Total operating expenses	1,046,419	572,290	-	471,610	2,090,319
Operating income (loss)	(91,293)	25,217	-	(468,553)	(534,629)

HERITAGE RANCH COMMUNITY SERVICES DISTRICT SCHEDULE 2
COMBINING STATEMENT OF REVENUES, EXPENSES AND PAGE 2 OF 2
CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
As of June 30, 2019

Business Type Activities - Enterprise Funds					
	Water Fund	Sewer Fund	Solid Waste Fund	General Fund	Totals
Non operating revenues (expenses):					
Taxes and assessments	195,166	106,454		53,227	354,847
Standby assessments	201,345	41,240			242,585
Franchise fees			70,209		70,209
Investment income	58,091	18,231			76,322
Interest expense	(44,736)				(44,736)
Annual required contributions for post employment benefits	(6,146)	(3,380)		(89,166)	(98,692)
Operating transfers in (out)	(261,248)	(201,087)	(40,382)	502,717	-
Total non operating revenues (expenses)	142,472	(38,542)	29,827	466,778	600,535
Income (loss) before contributions	51,179	(13,325)	29,827	(1,775)	65,906
Capital contributions - connection fees	53,206	35,403			88,609
Net income (loss)	104,385	22,078	29,827	(1,775)	154,515
Fund equity-beginning balance (as restated)	4,175,338	2,601,730	96,908	(642,643)	6,231,333
Fund equity-ending balance	\$ 4,279,723	\$ 2,623,808	\$ 126,735	\$ (644,418)	\$ 6,385,848

HERITAGE RANCH COMMUNITY SERVICES DISTRICT SCHEDULE 3
COMBINING STATEMENT OF CASH FLOWS PAGE 1 OF 2
PROPRIETARY FUNDS
As of June 30, 2019

Business Type Activities - Enterprise Funds					
	Water Fund	Sewer Fund	Solid Waste Fund	General Fund	Total
Cash flows from operating activities:					
Receipts from customers and users	\$ 989,100	\$ 595,884	\$ -	\$ 3,057	\$ 1,588,041
Payments to suppliers	(545,646)	(285,874)	-	(218,005)	(1,049,525)
Payments to employees	(244,398)	(162,931)		(245,896)	(653,225)
Net cash provided (used) by operating activities	199,056	147,079	-	(460,844)	(114,709)
Cash flows from non-capital and related financing activities:					
Taxes and assessments	195,166	106,454		53,227	354,847
Standby assessments	201,345	41,240			242,585
Franchise fees			70,209		70,209
Net transfer (to) from other funds	(261,248)	(201,087)	(40,382)	502,717	-
Net cash provided (used) by non-capital and related financing activities	135,263	(53,393)	29,827	555,944	667,641
Cash flows from capital and related financing activities:					
Change in net OPEB liability	6,146	3,380		5,839	15,365
Change in net pension liability	11,932	6,564		11,335	29,831
Principal paid on capital debt	(117,056)				(117,056)
Interest paid on capital debt	(44,736)				(44,736)
Acquisition of capital assets	(46,165)	(24,395)		(23,108)	(93,668)
Capital contributions	53,206	35,403			88,609
Other nonoperating capital activities				(98,692)	(98,692)
Net cash provided (used) by capital and related financing activities	(136,673)	20,952	-	(104,626)	(220,347)
Cash flows from investing activities:					
Investment income	58,091	18,231			76,322
Net cash provided by investing activities	58,091	18,231	-	-	76,322
Net increase (decrease) in cash and cash equivalents	255,737	132,869	29,827	(9,526)	408,907
Cash and cash equivalents - beginning	1,441,426	1,661,243	96,908	-	3,199,577
Cash and cash equivalents - ending	\$ 1,697,163	\$ 1,794,112	\$ 126,735	\$ (9,526)	\$ 3,608,484
Reconciliation to statement of net position:					
Total cash and cash equivalents	\$ 1,697,163	\$ 1,794,112	\$ 126,735	\$ (9,526)	\$ 3,608,484
Restricted cash and cash equivalents	(112,948)				(112,948)
Unrestricted cash and cash equivalents	\$ 1,584,215	\$ 1,794,112	\$ 126,735	\$ (9,526)	\$ 3,495,536

See Auditor's report

HERITAGE RANCH COMMUNITY SERVICES DISTRICT SCHEDULE 3
COMBINING STATEMENT OF CASH FLOWS PAGE 2 OF 2
PROPRIETARY FUNDS
As of June 30, 2019

Business Type Activities - Enterprise Funds					
	Water Fund	Sewer Fund	Solid Waste Fund	General Fund	Total
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:					
Operating income (loss)	\$ (91,293)	\$ 25,217	\$ -	\$ (468,553)	\$ (534,629)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities					
Depreciation	285,591	136,102	-	17,525	439,218
Change in operating assets and liabilities:					
(Increase) decrease in taxes receivable	(1,132)	2,184		1,934	2,986
(Increase) decrease in accounts receivable	33,974	(1,623)			32,351
Increase in interest receivable	(5,750)	(1,816)			(7,566)
Increase in inventory	(6,466)				(6,466)
Increase (decrease) in accounts payable	4,821	(8,018)		(988)	(4,185)
Decrease in accrued payroll	(9,149)	(6,099)		(21,539)	(36,787)
Decrease in interest payable	(576)				(576)
Increase in compensated absences	1,697	1,132		10,777	13,606
Decrease in deposits	(12,661)				(12,661)
 Net cash provided (used) by operating activities	 \$ 199,056	 \$ 147,079	 \$ -	 \$ (460,844)	 \$ (114,709)

See Auditor's report