



**RUDD & COMPANY** PLLC  
*certified public accountants* | *business consultants*

## **RAFTER J IMPROVEMENT AND SERVICE DISTRICT**

**Basic Financial Statements  
with  
Independent Accountants' Review Report**

**Year Ended June 30, 2014**

*giving direction to your future*

**RAFTER J IMPROVEMENT AND SERVICE DISTRICT**  
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**Year Ended June 30, 2014**

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## INDEPENDENT ACCOUNTANTS' REVIEW REPORT

To the Directors  
Rafter J Improvement and Service District  
Jackson, Wyoming

We have reviewed the accompanying financial statements of the governmental activities and the major fund of Rafter J Improvement and Service District, as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Organization management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

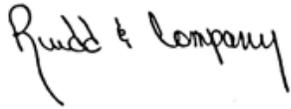
Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. We believe that the results of our procedures provide a reasonable basis for our report.

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.

Accounting principles generally accepted in the United States of America require that the budgetary comparison information on page 16 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 not compiled, reviewed or audited the required supplementary information, and do not express an opinion or provide any form of assurance on it.

Management of Rafter J Improvement and Service District has omitted the management discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by 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. Our opinion on the basic financial statements is not affected by this missing information.

A handwritten signature in cursive script that reads "Rudd & Company".

Rexburg, Idaho  
October 15, 2014

## **Basic Financial Statements**

**RAFTER J IMPROVEMENT AND SERVICE DISTRICT**  
**Statement of Net Assets**  
**Year Ended June 30, 2014**

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**Assets**

Current Assets

Cash and investments	\$ 847,740
Inventory	7,397
Receivables:	
Trade receivable	<u>27,058</u>

Total Current Assets 882,195

Noncurrent Assets

Capital Assets:

Depreciable capital assets	6,782,681
Accumulated depreciation and amortization	<u>(1,079,288)</u>

Total Noncurrent Assets 5,703,393

Total Assets 6,585,588

**Liabilities**

Current Liabilities

Accounts payable	<u>3,425</u>
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Total Current Liabilities 3,425

Total Liabilities 3,425

**Net Assets**

Invested in capital assets	5,703,393
Unrestricted	<u>878,770</u>

Total Net Assets \$ 6,582,163

See Accompanying Notes to Financial Statements  
and Independent Accountants Review Report.

**RAFTER J IMPROVEMENT AND SERVICE DISTRICT**  
**Statement of Activities and Changes in Net Assets**  
**Year Ended June 30, 2014**

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Program Expenses

Maintenance and Operations of District:

General and administrative	\$ 103,189
Interest	1,736
Road, water, and sewer system repairs	111,434
Depreciation and amortization	450,026
Professional services	44,806
Miscellaneous	1,725
Total Program Expenses	<u>712,916</u>

Program Revenues

Charges for Services:

Property tax assessments	454,339
Water fees	120,278
Total Program Revenues	<u>574,617</u>

Net Program Revenues (Loss) (138,299)

General Revenues

Interest income	<u>1,402</u>
Total General Revenues	<u>1,402</u>

Decrease in Net Assets (136,897)

Total Net Assets - Beginning of Year 6,719,060

Total Net Assets - End of Year \$ 6,582,163

See Accompanying Notes to Financial Statements  
and Independent Accountants Review Report.

**RAFTER J IMPROVEMENT AND SERVICE DISTRICT**  
**Balance Sheet – Governmental Fund**  
**June 30, 2014**

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**Assets**

Cash and investments	\$ 847,740
Inventory	7,397
Receivables:	
Trade receivable	<u>27,058</u>
Total Assets	<u>\$ 882,195</u>

**Liabilities and Fund Equity**

Accounts payable	<u>\$ 3,425</u>
Fund balances:	
Nonspendable	7,397
Committed	281,669
Assigned	138,493
Unassigned	<u>451,211</u>
Total fund balance	<u>878,770</u>
Total Liabilities and Fund Balance	<u>\$ 882,195</u>

See Accompanying Notes to Financial Statements  
and Independent Accountants Review Report.

**RAFTER J IMPROVEMENT AND SERVICE DISTRICT**  
**Reconciliation of the Balance Sheet of the Governmental Fund**  
**to the Statement of Net Assets**  
**Year Ended June 30, 2014**

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

Total Fund Balance - Governmental Fund \$ 878,770

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. The cost of assets is \$6,767,180 and the accumulated depreciation and amortization is \$629,261.

5,703,393

Total Net Assets - Governmental Activities \$ 6,582,163

See Accompanying Notes to Financial Statements  
and Independent Accountants Review Report.

**RAFTER J IMPROVEMENT AND SERVICE DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Governmental Fund**  
**Year Ended June 30, 2014**

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Revenues	
Property taxes - special assessment	454,339
Interest income	1,402
Water fees	<u>120,278</u>
Total Revenues	<u>576,019</u>
Expenditures	
Capital improvements	15,500
Loan principal payments	165,000
General and administrative	103,189
Road, water, and sewer system repairs	111,434
Interest	11,790
Professional services	44,806
Miscellaneous	<u>1,725</u>
Total Expenditures	<u>453,444</u>
Excess of Expenditures over Revenues	<u>122,575</u>
Excess of Revenues and Other Sources over Expenditures and Other Uses	122,575
Fund Balance at Beginning of Year	<u>756,195</u>
Fund Balance at End of Year	<u>\$ 878,770</u>

See Accompanying Notes to Financial Statements  
and Independent Accountants Review Report.

**RAFTER J IMPROVEMENT AND SERVICE DISTRICT**  
**Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**of the Governmental Fund to the Statement of Activities**  
**Year Ended June 30, 2014**

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

Net Changes in Fund Balances - Total Governmental Funds \$ 122,575

Governmental funds report capital outlays as expenditures. However, in the statement of activities, assets with an initial, individual cost of more than \$5,000 are capitalized and the cost is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays are reduced by depreciation in the current period.

Capital expenditures capitalized as fixed assets	15,500
Depreciation and amortization expense	(450,026)

Expenses in the Statement of Activities that do not provide current financial resources are not reported as expenses in the funds.

Principal payments on loan	165,000
Accrued interest	10,054
	175,054

Change in Net Assets of Governmental Activities \$ (136,897)

**RAFTER J IMPROVEMENT AND SERVICE DISTRICT**  
**Notes to Financial Statements**  
**June 30, 2014**

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**1. Summary of Significant Accounting Policies**

The financial statements of Rafter J Improvement and Service District (ISD) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to local government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The significant accounting policies of the Rafter J Improvement and Service District are described below.

**Reporting Entity**

Rafter J Improvement and Service District was created in 1998 as a separate legal entity to provide for improvements and services of local necessity and convenience for the Rafter J Subdivision located in Teton County, Wyoming. These improvements are funded through grants and property tax levies on the Rafter J Subdivision residents.

**Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net assets and the statement of activities and changes in net assets) report information on all of the non-fiduciary activities of the Primary Government and its component units. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segments are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meet the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and 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.

**RAFTER J IMPROVEMENT AND SERVICE DISTRICT**  
**Notes to Financial Statements**  
**June 30, 2014**

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**1. Summary of Significant Accounting Policies (continued)**

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. 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, early retirement, arbitrage rebates, and post employment healthcare benefits, are recorded only when payment is due.

Property taxes, licenses 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. Only the portion of special assessments receivable due within the current fiscal period is considered to be accrued as revenue of the current period. All other revenue items are considered to be measurable and available only when Rafter J ISD receives cash.

Rafter J ISD reports the following major governmental fund:

- The General Fund is the District’s primary operating fund and is used for all financial resources of the District.

**Property, Plant and Equipment**

Property, plant and equipment are defined as assets with an initial individual cost of more than \$5,000, and an estimated useful life in excess of two years. Depreciation is provided on property, plant and equipment using the straight-line method over the estimated useful lives of the related assets:

Infrastructure..... 20 years

**Budgetary Policy**

Rafter J ISD must prepare a budget showing in reasonable detail the various functions and matters proposed to be covered by the budget, establishing the estimated income and costs for the year. The budget shall be filed with and shall follow a format acceptable to the director of the State Audit Department. The Budgetary Comparison Schedule presents comparisons of the legally adopted budget with actual data on a budgetary basis. There were no budget amendments during the year.

**RAFTER J IMPROVEMENT AND SERVICE DISTRICT**  
**Notes to Financial Statements**  
**June 30, 2014**

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**1. Summary of Significant Accounting Policies (continued)**

**Cash Equivalents**

Cash and investments are combined on the statement of net assets. Cash deposits consist of demand and time deposits with financial institutions and are carried at cost. For purposes of the statements of cash flows, cash and cash equivalents are all cash deposits and highly liquid investments with an original maturity of three months or less.

**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles require management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**2. Cash and Short-Term Investments**

The District adopted the provisions of GASB Statement No. 40, *Deposit and Investment Risk Disclosures* for the year ended June 30, 2014. This statement establishes and modifies disclosure requirements related to investment and deposit risk; accordingly, the note disclosures on cash and investments are in conformity with the provisions of GASB Statement No. 40.

1. Deposits – At June 30, 2013, the carrying amount of the District’s deposits was \$847,740 and the respective bank balances totaled \$865,652. Of the bank balances \$250,000 were insured. The remaining balances were secured by pledged securities at Bank of Jackson Hole.
2. Custodial Credit Risk, Deposits – Custodial credit risk is the risk that in the event of a bank failure, the District’s deposits may not be returned. As of June 30, 2014, \$615,652 of the District’s total deposits of \$865,652 was not covered by federal depository insurance. Bank of Jackson Hole has securities pledged to cover the remaining balances in the event that a failure occurs.

**RAFTER J IMPROVEMENT AND SERVICE DISTRICT**  
**Notes to Financial Statements**  
**June 30, 2014**

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**2. Cash and Short-Term Investments (continued)**

3. Custodial Credit Risk, Investments – For an investment, custodial credit risk is the risk that, in the event of the failure of the counter party, the District will not be able to recover the value of the investments. The District has most of its funds in cash or cash equivalents which are secured by either federal depositor insurance or securities pledged by the bank.
4. Interest Rate Risk – As a means of limiting its exposure to fair value losses arising from changes in interest rates, the District structures its portfolio so that securities mature to meet cash requirements for ongoing operations.
5. Credit Risk – Credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. It is the District’s policy to limit investments to the safest types of securities and to diversify the District’s investment portfolio so that potential losses on securities will be minimized. The District follows Wyoming statute that outlines qualifying investment options.

The following is a reconciliation of the District’s deposit and investment balance as of June 30, 2014:

Cash and Investments reported on the statement of net assets	<u>\$ 847,740</u>
Deposits	<u>\$ 847,740</u>
Total cash and investments	<u>\$ 847,740</u>

**3. Property Taxes**

Property taxes of Rafter J ISD are based on the assessments against property owners. Tax levies on such assessed values are certified to the County prior to the commencement of the fiscal year. Taxes are collected by Teton County and remitted to the ISD throughout the year. Accordingly, the tax revenues for the fiscal year ended June 30, 2014, are based on a flat rate assessment. Such amounts will be recognized as revenues in the fiscal year they become available.

**RAFTER J IMPROVEMENT AND SERVICE DISTRICT**  
**Notes to Financial Statements**  
**June 30, 2014**

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**4. Capital Assets**

Capital asset activity for the year ended June 30, 2013, was as follows:

	Balance June 30, 2013	Additions	Dispositions	Balance June 30, 2014
Sewer System	\$ 1,518,654	\$ -	\$ -	\$ 1,518,654
Drinking Water	3,053,221	-	-	3,053,221
Water System / Tanks / Wells	1,423,406	15,500	-	1,438,906
Roads	713,098	-	-	713,098
Other Improvements	56,522	-	-	56,522
Office Equipment	2,279	-	-	2,279
	<u>\$ 6,767,180</u>	<u>\$ 15,500</u>	<u>\$ -</u>	<u>\$ 6,782,680</u>
Accumulated Depreciation	<u>\$ 629,261</u>	<u>\$ 450,026</u>	<u>\$ -</u>	<u>\$ 1,079,287</u>

There are no completed capital assets not being depreciated.

**5. Long-Term Obligations**

Rafter J Improvement and Service District's long-term debt consists of one note to the Wyoming Water Development Commission. The specifics on each loan are as follows:

Wyoming Water Development Commission Loan Fund. A maximum of \$165,000 with annual principal and interest at four (4) percent to begin on the first anniversary of the date the Commission determines benefits accrue. As of June 30, 2014 the District has borrowed the maximum loan available. The balance outstanding at June 30, 2014 was \$-0-.

**RAFTER J IMPROVEMENT AND SERVICE DISTRICT**  
**Notes to Financial Statements**  
**June 30, 2014**

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**5. Long-Term Obligations (continued)**

Long-term obligations activity for the year ended June 30, 2014, was as follows:

	Balance June 30, 2013	Additions	Dispositions	Balance June 30, 2014	Current Portion
WWDC	\$ 165,000	\$ -	\$ (165,000)	\$ -	\$ -

**6. Subsequent Events**

In preparing the financial statements, the District has evaluated events and transaction for potential recognition or disclosure through October 15, 2104, the date the financial statements were issued.

**7. Budget**

The District expenditures did not exceed the budgeted amounts in the general fund during the year ended June 30, 2014.

**8. Management Discussion and Analysis**

The omission of the Management Discussion and Analysis is a common practice among entities that are similar in size and operations to that of the District. Management does not feel that the omission has a material effect on the presentation of the financial statements as a whole.

**RAFTER J IMPROVEMENT AND SERVICE DISTRICT**  
**Notes to Financial Statements**  
**June 30, 2014**

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**9. Fund Balances**

Fund balance is classified depending on the relative strength of the spending constraints placed on the purposes for which resources can be used as follows:

**Nonspendable fund balance** – amounts that cannot be spent because they are either (1) not in spendable form or (2) legally or contractually required to be maintained intact.

**Restricted fund balance** – amounts constrained to specific purposes externally imposed by creditors (such as through debt covenants), grantor and contributors, or laws, or regulations of other governments, or through constitutional provisions, or by enabling legislation.

**Committed fund balance** – amounts that can only be used for specific purposes, pursuant to constraints imposed by formal action of the government’s highest level of decision making authority.

**Assigned fund balance** – amounts that are constrained by the government’s intent to be used for specific purposes, but are neither restricted nor committed.

**Unassigned fund balance** – amounts that represent fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund. In other governmental funds, it may be necessary to report a negative residual balance as unassigned.

Detail of constraints on fund balances of governmental funds:

Fund Balances:

**Nonspendable:**

Inventory	\$ 7,397
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**Committed:**

Infrastructure improvement project	281,669
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**Assigned:**

Money market and checking	138,493
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**Unassigned:**

Total fund balance	<u>\$ 878,770</u>
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## **Required Supplementary Information**

**RAFTER J IMPROVEMENT AND SERVICE DISTRICT**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Budget and Actual**  
**June 30, 2014**

	<b>Original Budgeted Amount</b>	<b>Actual Amounts Budgetary Basis</b>	<b>Variance with Final Budget - Positive (Negative)</b>
Revenues			
Assessments	\$ 447,766	\$ 454,339	\$ 6,573
Water fees	124,900	120,278	(4,622)
Interest income	5,000	1,402	(3,598)
Total Revenues	<u>577,666</u>	<u>576,019</u>	<u>(1,647)</u>
Expenditures			
Capital improvements	-	15,500	(15,500)
Loan principal payments	165,000	165,000	-
General and administrative	106,945	103,190	3,755
Road, water, and sewer system repairs	116,625	111,433	5,192
Interest	2,785	11,790	(9,005)
Professional services	54,000	44,806	9,194
Miscellaneous	17,000	1,725	15,275
Total Expenditures	<u>462,355</u>	<u>453,444</u>	<u>8,911</u>
Operating Income	<u>115,311</u>	<u>122,575</u>	<u>7,264</u>
Other Financing Sources			
Realized loss on investments	-		-
Bond valuation change	-	-	-
Total Other Financing Sources	-	-	-
<b>TOTAL NON-OPERATING REVENUES (EXPENSES)</b>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of Revenues and Other Sources OVER EXPENDITURES AND OTHER USES			
over Expenditures and Other Uses	115,311	122,575	7,264
Fund Balance at Beginning of Year	<u>756,195</u>	<u>756,195</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ 871,506</u>	<u>\$ 878,770</u>	<u>\$ 7,264</u>

See Independent Accountants' Review Report.