

RAFTER J IMPROVEMENT & SERVICE DISTRICT

Financial Statements with Independent Accountant's Review Report

FOR THE YEAR ENDED JUNE 30, 2025

RAFTER J IMPROVEMENT & SERVICE DISTRICT
FINANCIAL STATEMENTS

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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

October 23, 2025

Board of Directors
Rafter J Improvement & Service District
Jackson, WY 83001

We have reviewed the accompanying financial statements of the governmental activities and the fund information of Rafter J Improvement & Service District as of and for the year ended June 30, 2025, which collectively comprise the district's basic financial statements as listed in the table of contents, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company 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'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.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Rafter J Improvement & Service District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

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 accordance with accounting principles generally accepted in the United States of America.

Required Supplementary Information

Management has omitted the Management's 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 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. Our opinion on the basic financial statements is not affected by this missing information.

Accounting principles generally accepted in the United States of America require that budget to actual on page 18 be presented to supplement the basic financial statements. Such information, although not a required 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. Such information is the responsibility of management. We have not audited, reviewed, or compiled the required supplementary information and we do not express an opinion, a conclusion, nor provide any assurance on it.



Thompson, Palmer and Associates, P.C.
Certified Public Accountants

RAFTER J IMPROVEMENT AND SERVICE DISTRICT
Government-Wide Statement of Net Position
June 30, 2025

	Governmental Activities
Assets	
Current assets:	
Cash and cash equivalents	\$ 623,747
Receivables	56,447
Inventory	2,245
Prepaid expenses	9,417
Non-current assets:	
Investments	2,000,000
Capital assets (net of accumulated depreciation):	
Machinery & equipment	23,156
Drinking water	345,980
Other assets	7,223
Roads & pathways	237,328
Sewer systems	191,176
Water systems	437,294
Total assets	<u>\$ 3,934,013</u>
Liabilities	
Current liabilities:	
Accounts payable	\$ 32,192
Total liabilities	<u>32,192</u>
Net position	
Net investment in capital assets	1,242,157
Unrestricted	2,659,664
Total net position	<u>\$ 3,901,821</u>

The accompanying notes are an integral part of this statement.

RAFTER J IMPROVEMENT AND SERVICE DISTRICT
Statement of Activities
For the Year Ended June 30, 2025

	Governmental Activities
Program expenses:	
General and administrative	\$ 102,605
Road, water, and sewer system repair	138,061
Depreciation	535,202
Professional services	<u>10,779</u>
Total program expenses	<u>786,647</u>
Program revenues:	
Property tax assessments	452,255
Water fees and meter charges	<u>237,754</u>
Total program revenues	<u>690,009</u>
Net program revenues	<u>(96,638)</u>
General revenues:	
Interest income	<u>15,668</u>
Total general revenues	<u>15,668</u>
Increase in net position	(80,970)
Net position - beginning	<u>3,982,796</u>
Net position - ending	<u><u>\$ 3,901,826</u></u>

RAFTER J IMPROVEMENT AND SERVICE DISTRICT
Balance Sheet
Governmental Funds
June 30, 2025

Assets

Cash and cash equivalents	\$ 623,747
Inventory	2,245
Receivables	56,447
Prepaid expenses	9,417
Investments	2,000,000
Total assets	<u>\$ 2,691,856</u>

Liabilities and fund balance

Liabilities	
Accounts payable	<u>\$ 32,192</u>
Total liabilities	<u>32,192</u>
Fund balance	
Committed	1,771,799
Assigned	426,003
Unassigned	461,862
Total fund balance	<u>2,659,664</u>
Total liabilities and fund balance	<u>\$ 2,691,856</u>

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

Fund balance - governmental funds	\$ 2,659,664
Capital assets used in governmental activities are not financial resources and, therefore, not are reported in the funds.	<u>1,242,297</u>
Net position of governmental activities	<u>\$ 3,901,961</u>

RAFTER J IMPROVEMENT AND SERVICE DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
For the Year Ended June 30, 2025

Revenues

Property taxes	\$ 452,255
Interest income	15,664
Water fees and meter charges	237,754
Total revenues	<u>705,673</u>

Expenditures

Current	
General and administrative	102,605
Road, water, and sewer system repair	138,061
Professional services	10,779
Capital outlay	10,582
Total expenditures	<u>262,027</u>

Excess of revenues over expenditures	<u>443,646</u>
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Net change in fund balance	443,646
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Fund balance - beginning	<u>2,216,019</u>
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Fund balance - ending	<u><u>\$ 2,659,665</u></u>
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RAFTER J IMPROVEMENT AND SERVICE DISTRICT
Reconciliation of Statement of Revenues,
Expenditures and Changes in Fund Balance
of Governmental Funds to the Statement of Activities
For the Year Ended June 30, 2025

Net change in fund balance - total governmental funds	\$	443,646
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlay in the current period.

(524,620)

Change in net position of governmental activities

\$	(80,974)
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RAFTER J IMPROVEMENT & SERVICE DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)
JUNE 30, 2025

I. Summary of significant accounting policies

A. Reporting Entity

Rafter J Improvement and Service District was created in 1998 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 water usage fees and property tax levies on the Rafter J Subdivision residents. The District is governed by a three member board.

The criteria used to determine the reporting entity are consistent with Section 2100 “Defining the Reporting Entity” of the Codification of Governmental Accounting and Financial Reporting Standards published by Governmental Accounting Standards Board (GASB).

The accounting policies of the District conform to generally accepted accounting principles as applicable to governments.

B. Government-wide and fund financial statements

The government-wide financial statements (i.e. the statement of net position and the statement of activities) report information on all of the activities of the District.

The statement of activities demonstrates the degree, to which the direct expenses, of a given function or segment, are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. 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 meeting 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.

The fund financial statements provide information about the District’s funds.

C. 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. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

I. Summary of significant accounting policies (continued)

C. Measurement focus, basis of accounting, and financial statement presentation

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Interest income associated with the current fiscal period is considered to be susceptible to accrual and so has been recognized as revenues of the current fiscal period. Governmental grants are recognized as revenue as soon as all the eligibility requirements imposed by the provider have been met. All other revenue items are considered to be measurable and available only when cash is received by the District.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise general revenues include all taxes.

D. Assets, liabilities, and net position or equity

1. Cash and cash equivalents

The District's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

2. Investments

Surplus funds are invested as authorized by state statutes and the District's investment policy.

3. Inventory

Inventory, is defined as assets utilized as rotatable parts in repairs and maintenance and are presented at historical cost.

I. Summary of significant accounting policies (continued)

4. Receivables

All receivables are considered collectible. The District uses the direct write-off method and therefore, only recognizes bad debt expense when an account is considered uncollectible.

5. Capital assets

Capital assets, which include property and equipment, are reported in the government-wide financial statements. 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. Assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, vehicles and equipment of the primary government, as well as the component units, are depreciated using the straight line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Machinery & equipment	5-7
Infrastructure	15-20

6. Fund equity and net position

In the fund financial statements, governmental funds may report reservations of fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Designations of fund balance represent tentative management plans that are subject to change. At the current year end there were no reservations of fund balances.

Net position in government wide and proprietary fund financial statements are classified as net investment in capital assets; restricted and unrestricted. Restricted net position represent constraints on resources that are either externally imposed by creditors, grantors, contributors or laws and regulations of other governments.

I. Summary of significant accounting policies (continued)

7. Accounting estimates

The preparation of financial statements require management to make estimates that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of additions and deductions during the reporting period. Actual amounts may differ from estimates.

II. Reconciliation of government-wide and fund financial statements

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position

Another element of the reconciliation explains “capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.” The details of this \$1,242,158 difference are as follows:

Prior year general fixed assets	\$ 8,736,203
Add: Current year additions	10,582
Less: Accumulated depreciation	(7,498,102)
Less: Accumulated amortization	<u>(6,525)</u>
Net adjustment to increase net changes in fund balances - total governmental funds to arrive at changes in net position governmental activities	<u><u>\$ 1,242,158</u></u>

II. Reconciliation of government-wide and fund financial statements (continued)

B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities

The governmental fund statement of revenues, expenditures, and changes in fund balances includes reconciliation between net changes in fund balances - total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives as depreciation expense.” The details of this \$524,620 difference are as follows:

Capital outlay	\$ 10,582
Depreciation expense	<u>(535,202)</u>
Net adjustment to increase net changes in fund balances - total governmental funds to arrive at changes in net position of governmental activities	<u>\$ (524,620)</u>

III. Stewardship, compliance, and accountability

A. Budgets and budgetary accounting

The District follows these procedures in establishing the budget. The District Board prepares a proposed operating budget for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and the means of financing them. The budget is approved at the annual meeting, or a special meeting, of the District. The budget will be adopted as the budget for the District upon the affirmative vote of a majority of the Directors, unless a majority of the property owners in the District object to the adoption of the budget in writing on or before the date Directors resolve to adopt the budget. A budget is only required when there is substantial financial activity by the District.

IV. Detailed notes on all funds

A. Deposits and investments

Cash and investments are carried at fair value in accordance with GASB Statement No. 31. They consist of cash in banks and cash on hand of \$623,747.

Wyoming State Statutes allow the District to invest in U.S. and state and local government securities and accounts of financial and savings institutions approved as depositories of public funds by the Wyoming State Treasurer.

Notes to the Financial Statements
Rafter J Improvement and Service District
June 30, 2025

IV. Detailed notes on all funds (continued)

A. Deposits and investments (continued)

At year end the carrying amount and bank balances of the District's depository balances and their collateralized status were as follows:

	Bank Balance	Carrying Amount
Insured or collateralized by securities held by the organization or its agent in the District's name	\$ 250,000	\$ 250,000
Collateralized with securities held by the pledging institution's trust department or agent in entity's name	2,383,161	2,373,747
Uninsured or uncollateralized	-	-
Total	<u>\$ 2,633,161</u>	<u>\$ 2,623,747</u>

A reconciliation of the carrying value of cash and investments to the balance sheet is as follows:

	Total	Cash	Investments
Depository carrying amount	\$ 623,747	\$ 623,747	\$ -
Certificate of deposit	2,000,000	-	2,000,000
Totals	<u>\$ 2,623,747</u>	<u>\$ 623,747</u>	<u>\$ 2,000,000</u>

B. Receivables

Receivables as of June 30, 2025 consist of mill levy assessments collected by Teton County and receivables due from District users.

Property taxes receivable	\$ 4,545
User receivables	51,902
Total receivables	<u>\$ 56,447</u>

C. Capital assets

The District has implemented GASB 34, which requires all capital assets of the District, including infrastructure, to be reported on the government wide financial statements and depreciated.

Notes to the Financial Statements
Rafter J Improvement and Service District
June 30, 2025

IV. Detailed notes on all funds (continued)

C. Capital assets (continued)

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

	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending balance</u>
Capital assets				
Machinery & equipment	\$ 226,119	\$ 10,582	\$ -	\$ 236,701
Drinking water	3,053,221	-	-	3,053,221
Other assets	56,522	-	-	56,522
Roads & pathways	1,863,166	-	-	1,863,166
Sewer systems	1,546,458	-	-	1,546,458
Water systems	1,990,717	-	-	1,990,717
Total capital assets	8,736,203	10,582	-	8,746,785
Less accumulated depreciation for:				
Machinery & equipment	180,845	32,700	-	213,545
Drinking water	2,512,112	195,129	-	2,707,241
Other assets	45,531	3,768	-	49,299
Roads & pathways	1,552,321	73,517	-	1,625,838
Sewer systems	1,257,904	97,378	-	1,355,282
Water systems	1,420,709	132,714	-	1,553,423
Total accumulated depreciation	6,969,422	535,206	-	7,504,628
Capital assets, net	<u>\$ 1,766,781</u>	<u>\$ (524,624)</u>	<u>\$ -</u>	<u>\$ 1,242,157</u>

Depreciation expense of \$535,202 was charged the District.

D. Accounts payable

Accounts payable as of June 30, 2025 consist of the following:

Accounts payable	<u>\$ 32,192</u>
Total accounts payable	<u>\$ 32,192</u>

IV. Detailed notes on all funds (continued)

E. 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:

Non-spendable 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.

F. Subsequent events

Management has evaluated subsequent events through October 23, 2025, the date on which the financial statements were available to be issued.

V. Other information

A. Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance.

B. 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.

C. Rounding convention

A rounding convention to the nearest whole dollar has been applied throughout this report, therefore the precision displayed in any monetary amount is plus or minus \$2. Without the overhead costs of manually balancing each column, the sum of displayed amounts in a column may not equal the total displayed.

RAFTER J IMPROVEMENT AND SERVICE DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual General Fund (unaudited)
For the Year Ended June 30, 2025

	Budgeted Amounts		Actual	Positive / (Negative) Variance
	Original	Final		
Revenues				
Property taxes	\$ 452,423	\$ 452,423	\$ 452,255	\$ (168)
Interest income	12,000	12,000	15,664	3,664
Water fees and meter charges	186,228	186,228	237,754	51,526
Total revenues	650,651	650,651	705,673	55,022
Expenditures				
Current:				
General and administrative	26,850	26,850	102,605	(75,755)
Road, water, and sewer system repair	276,001	276,001	138,061	137,940
Professional services	24,000	24,000	10,779	13,221
Capital outlay	14,000	14,000	10,582	3,418
Total expenditures	340,851	340,851	262,027	78,824
Excess of revenues over expenditures	309,800	309,800	443,646	(23,802)
Net change in fund balance	309,800	309,800	443,646	
Fund balance - beginning	2,216,019	2,216,019	2,216,019	
Fund balance - ending	<u>\$ 2,525,819</u>	<u>\$ 2,525,819</u>	<u>\$ 2,659,665</u>	

The accompanying notes are an integral part of this statement.