



**Pine Creek Canyon Domestic Water Improvement District**  
**Pine, Arizona**  
**Financial Statements and**  
**Independent Accountant's Review Report**  
Year Ended June 30, 2022

**PINE CREEK CANYON DOMESTIC WATER IMPROVEMENT DISTRICT  
PINE, ARIZONA**

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## INDEPENDENT ACCOUNTANT'S REVIEW REPORT

Board of Directors and Management  
Pine Creek Canyon Domestic Water Improvement District

### **Report on Financial Statements**

We have reviewed the accompanying financial statements of Pine Creek Canyon Domestic Water Improvement District (District), which comprise the statement of net position as of June 30, 2022, and the related statements of revenues, expenses, and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of District 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.

### ***Change in Accounting Principle***

As described in Note 1, the District implemented the provisions of the Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*, for the year ended June 30, 2022, which represents a change in accounting principle. Our opinion is not modified with respect to this matter.

### ***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 by the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

### ***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 conformity with accounting principles generally accepted in the United States of America.

***Report on Comparative Information***

We have previously reviewed Pine Creek Canyon Domestic Water Improvement District's fiscal year 2020-21 financial statements, and our report dated October 18, 2021 concluded that we are not aware of any material modifications that should be made to the financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.

***Other Matters***

***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 financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. Our conclusion on the financial statements is not affected by this missing information.

*Heinfeld Meech & Co. PC*

Heinfeld, Meech & Co., P.C.

Scottsdale, Arizona

November 2, 2022

**PINE CREEK CANYON DOMESTIC WATER IMPROVEMENT DISTRICT**  
**STATEMENT OF NET POSITION**  
**AS OF JUNE 30, 2022**  
**(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)**

	<b>Jun 30, 22</b>	<b>Jun 30, 21</b>
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
National Bank of AZ Deposit	\$ 101,024.12	\$ 33,540.59
Gila County Operating Acct 922	8,036.67	24,612.10
Gila Cty Cont/Reserve Acct 926	267,050.83	285,046.62
<b>Total Checking/Savings</b>	376,111.62	343,199.31
<b>Accounts Receivable</b>		
Accounts Receivable	10,053.06	6,937.69
Due From WIFA-Meter/Pump Sta Ln	27,257.44	
<b>Total Accounts Receivable</b>	37,310.50	6,937.69
<b>Other Current Assets</b>		
Water System Parts Inventory	12,359.16	5,657.63
Prepaid Insurance	6,703.51	6,667.59
<b>Total Other Current Assets</b>	19,062.67	12,325.22
<b>Total Current Assets</b>	432,484.79	362,462.22
<b>Noncurrent Assets</b>		
<b>Capital Assets Not Being Depreciated</b>		
<b>Construction in Progress</b>		
HP Computer-admin 2022	782.60	
Pump StationControl Upgrade2022	37,647.65	
Water Meter Upgrade 2021-22	47,233.09	
WWTP Flow Meter 6/30/21		3,443.13
<b>Total Construction in Progress</b>	85,663.34	3,443.13
<b>Total Capital Assets Not Being Depreciated</b>	85,663.34	3,443.13
<b>Capital Assets Being Depreciated</b>		
<b>Office Furniture &amp; Equipment</b>		
Brothers Lazer Printer 2022	1,223.56	
Dell Computer 2009		1,461.54
Dell Computer all in one 2019	656.89	656.89
Accum Deprec-Office F&E	-487.75	-1,735.29
<b>Total Office Furniture &amp; Equipment</b>	1,392.70	383.14
<b>Sewer System</b>		
Blower/Piping Improved 2015-16	7,445.28	7,445.28
Blower/piping/odor 2016-17	9,452.58	9,452.58
Check Valve Added Blowers 20-21	950.64	
Contributed Sewer System 1996	110,000.00	110,000.00
Elk Rim WW Additions 2018	48,276.28	48,276.28
WWTP-Additions pre 2009	60,693.97	60,693.97
WWTP Flow Meter 2021-2022	3,823.13	
WWTP Upgrade 2019	29,978.39	29,978.39
WIFA Pond Drainage Control 2009	93,383.81	93,383.81
Accum Deprec-Waste Water System	-205,914.00	-189,136.00
<b>Total Sewer System</b>	158,090.08	170,094.31

**PINE CREEK CANYON DOMESTIC WATER IMPROVEMENT DISTRICT**  
**STATEMENT OF NET POSITION**  
**AS OF JUNE 30, 2022**  
**(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)**

	<u>Jun 30, 22</u>	<u>Jun 30, 21</u>
<b>Water System</b>		
Additions- Pump Station 2012	2,450.42	2,450.42
Contributed Water Plant 1996	220,000.00	220,000.00
Deep Well System Upgrade 2018	55,761.73	55,761.73
Elk Rim Water Additions 2018	116,412.66	116,412.66
PRV System Upgrade 2016-2017	40,752.31	40,752.31
PRV System WIFA Upgrade 2018	251,563.11	251,563.11
Pump Replace Tract H 2019-20	2,711.55	2,711.55
Pump Station New PLC 20-21	7,710.98	7,710.98
Shallow Well New Meter 21-22	2,256.86	
Shallow Well Upgrade 2018-2019	19,897.13	19,897.13
Tank Recoating Project 2012	86,146.89	86,146.89
Tank Recoating Exterior 2016	12,000.00	12,000.00
Water System Addition 1996-2009	31,417.96	31,417.96
Well Aquifer Test/Monitor 2015	6,512.00	6,512.00
Well Monitoring Transducer 2011	6,428.33	6,428.33
WIFA - Deep Well/Generator 2010	860,104.60	860,104.60
Accum Deprec-Water System	-710,471.00	-638,225.54
<b>Total Water System</b>	<u>1,011,655.53</u>	<u>1,081,644.13</u>
<b>Total Capital Assets Being Depreciated</b>	<u>1,171,138.31</u>	<u>1,252,121.58</u>
<b>Total Capital Assets</b>	1,256,801.65	1,255,564.71
<b>Other Assets</b>		
<b>Other Asset-Restricted Cash</b>		
Replacement Reserve NBAZ Pond	2,654.74	2,293.03
Replacement Res NBAZ Deep Well	31,251.88	26,991.88
Replacement Res NBAZ Well Extra	17,760.83	15,130.05
Debt Service Reserve WIFA Pond	2,003.26	1,995.70
Debt Service Reserve WIFA Well	23,713.54	23,623.05
Debt Service Reserve WIFA Extra	14,562.26	14,506.69
Debt Service Reserve WIFA PRV	13,480.58	10,324.07
<b>Total Other Assets-Restricted Cash</b>	<u>105,427.09</u>	<u>94,864.47</u>
<b>Total Other Assets</b>	105,427.09	94,864.47
<b>Total Noncurrent Assets</b>	<u>1,362,228.74</u>	<u>1,350,429.18</u>
<b>TOTAL ASSETS</b>	<u>\$ 1,794,713.53</u>	<u>\$ 1,712,891.40</u>
<b>LIABILITIES &amp; NET POSITION</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Accounts Payable</b>		
Accounts Payable	35,815.53	12,853.86
<b>Total Accounts Payable</b>	<u>35,815.53</u>	<u>12,853.86</u>
<b>Other Current Liabilities</b>		
Sales Tax Payable	57.79	94.25
<b>Current Liabilities</b>		
WIFA Pond- Drainage Control	1,458.95	1,385.14
WIFA Deep Well/Generator	17,012.96	16,351.15
WIFA Deep Well - Extra	10,863.24	10,306.43
WIFA PRV Upgrade	11,541.04	11,023.01
WIFA Meter/Pump Sta Upgrade	854.00	
<b>Total Current Liabilities</b>	<u>41,730.19</u>	<u>39,065.73</u>
<b>Total Other Current Liabilities</b>	<u>41,787.98</u>	<u>39,159.98</u>
<b>Total Current Liabilities</b>	77,603.51	52,013.84

**PINE CREEK CANYON DOMESTIC WATER IMPROVEMENT DISTRICT**  
**STATEMENT OF NET POSITION**  
**AS OF JUNE 30, 2022**  
**(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)**

	<u>Jun 30, 22</u>	<u>Jun 30, 21</u>
<b>Long Term Liabilities</b>		
<b>WIFA - Pond-Drainage Control</b>		
Pond-Drainage Control	90,000.00	90,000.00
WIFA Loan-Forgiveness of Debt	-63,000.00	-63,000.00
WIFA-Pond-Principal Reductions	-15,540.97	-14,115.85
Less Crrnt Portion LT Debt Pond	<u>-1,458.95</u>	<u>-1,385.14</u>
<b>Total WIFA - Pond-Drainage Control</b>	10,000.08	11,499.01
<b>WIFA - Deep Well/Generator</b>		
Deep Well/Generator	625,000.00	625,000.00
WIFA-DW-Forgiveness of Debt	-312,500.00	-312,500.00
WIFA - DW Principal Reductions	-176,609.51	-159,752.12
Less Crrnt Portion LT Debt DW	<u>-17,012.96</u>	<u>-16,351.15</u>
<b>Total WIFA - Deep Well/Generator</b>	118,877.53	136,396.73
<b>WIFA Deep Well Extra</b>		
Deep Well Extra	200,000.00	200,000.00
Deep Well Extra-Principal	-109,070.11	-98,486.90
Less Crrnt Portion LT Dbt DW EX	<u>-10,863.24</u>	<u>-10,306.43</u>
<b>Total WIFA Deep Well Extra</b>	80,066.65	91,206.67
<b>WIFA - PRV Upgrade</b>		
WIFA PRV Valve Upgrade 2018	249,904.50	249,904.50
PRV Upgrade Principal Reduction	-46,261.82	-35,009.13
Less Crrnt Portion LT Debt	<u>-11,541.04</u>	<u>-11,023.01</u>
<b>Total WIFA - PRV Upgrade</b>	<u>192,101.64</u>	<u>203,872.36</u>
<b>WIFA-Meter/Pump Sta Upgrade</b>		
Meter & Pump Station Upgrade 22	84,880.74	
WIFA-Loan Forgiveness of Debt	-72,148.63	
Less Crrnt Portion LT Debt Metr	<u>-854.00</u>	
<b>Total WIFA-Meter/Pump Sta Upgrade</b>	<u>11,878.11</u>	<u>0.00</u>
<b>Total Long Term Liabilities</b>	<u>412,924.01</u>	<u>442,974.77</u>
<b>Total Liabilities</b>	490,527.52	494,988.61
<b>NET POSITION</b>		
Net Investment in Capital Assets	802,147.45	773,524.21
Restricted - Replacement and Repair Reserve	51,667.45	44,414.96
Restricted - Debt Service Reserve	53,759.64	50,449.51
Unrestricted	<u>396,611.47</u>	<u>349,514.11</u>
<b>Total NET POSITION</b>	1,304,186.01	1,217,902.79
<b>TOTAL LIABILITIES &amp; NET POSITION</b>	<u><b>\$ 1,794,713.53</b></u>	<u><b>\$ 1,712,891.40</b></u>

**PINE CREEK CANYON DOMESTIC WATER IMPROVEMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**YEAR ENDED JUNE 30, 2022**  
**(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)**

	<u>Jul '21 - Jun 22</u>	<u>Jul '20 - Jun 21</u>
<b>Operating Revenues</b>		
<b>Miscellaneous Fees</b>		
Late Fees	\$ 2,104.25	\$ 1,653.04
Reimbursement	-117.72	
Miscellaneous Income	17.23	186.05
NSF Checks		64.00
<b>Total Miscellaneous Fees</b>	<u>2,003.76</u>	<u>1,903.09</u>
<b>Wastewater Fees</b>		
Account Establishment-WasteW	3,300.00	2,700.00
Base Wastewater Services	79,478.97	75,137.50
Sewer Installations	42,300.00	51,700.00
<b>Total Wastewater Fees</b>	<u>125,078.97</u>	<u>129,537.50</u>
<b>Water Fees</b>		
Account Establishment Fee-Water	3,300.00	2,700.00
Base and Excess Gallon Fees	90,690.79	88,280.91
Meter Installation	34,200.00	38,000.00
Returns & Allowances-Water	-135.87	
<b>Total Water Fees</b>	<u>128,054.92</u>	<u>128,980.91</u>
<b>Total Operating Revenues</b>	<u>255,137.65</u>	<u>260,421.50</u>
<b>Operating Expense</b>		
<b>Administration</b>		
Administrative Assistant	18,619.55	15,811.40
Advertising / Recruiting	385.07	301.24
Computers / Software	792.22	1,819.53
Depreciation	214.00	131.40
District Manager-Hrs. Exc. Ret.	40,287.00	30,569.00
District Manager - Retainer	20,280.00	17,160.00
Dues and Subscriptions	85.01	424.71
Electricity - Adm.	518.20	576.37
Equipment Repairs/Maint. Adm.	54.13	
Housekeeping-Admin.	237.50	180.00
Insurance General	4,877.22	4,345.81
Miscellaneous	30.00	4.69
Office Rent	3,618.00	3,618.00
Postage	975.50	935.00
Propane - Admin.	713.17	723.70
Small Equipment / Furniture	265.56	132.88
Supplies / Printing - Adm.	967.39	683.99
Telephone/Ans. Serv./ Internet	4,430.68	4,165.02
Travel and Meals - Adm.	581.29	494.51
Website	429.00	728.69
Administrative Contingency	5,135.00	
<b>Total Administration</b>	<u>103,495.49</u>	<u>82,805.94</u>



**PINE CREEK CANYON DOMESTIC WATER IMPROVEMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
YEAR ENDED JUNE 30, 2022  
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)**

	<u>Jul '21 - Jun 22</u>	<u>Jul '20 - Jun 21</u>
<b>Board of Directors</b>		
Accountant Fees	7,000.00	4,450.00
Ins. Public Officials Liability	3,941.84	2,969.74
<b>Total Board of Directors</b>	<u>10,941.84</u>	<u>7,419.74</u>
<b>Wastewater Operations</b>		
Blue Stake Services WasteW	280.00	160.00
Chemical/ Supplies WasteW	8,575.41	8,166.16
Contract Services-Non-Oper WW	10,422.38	3,375.00
Depreciation WasteW System	16,778.00	16,657.93
Electricity Wastewater	5,538.37	4,939.31
Landscape Maint./Road Rep. WW	196.84	22.50
Operator-Monthly Retainer WW	29,937.60	29,937.60
Operator Labor-Grinder Pump Isp	140.00	40.00
Operator Labor - Repairs WW	1,915.00	2,325.00
Parts For Infrastructure WasteW	3,128.96	1,303.83
Testing Lab/Regulatory Fees WW	1,290.00	4,093.26
<b>Total Wastewater Operations</b>	<u>78,202.56</u>	<u>71,020.59</u>
<b>Water Operations</b>		
Blue Stake Service Water	480.00	320.00
Building Maintenance Water		85.00
Chemicals/Supplies Water	85.69	117.62
Consulting-Hydro/Engineering	6,000.00	5,795.00
Contract Services- Non-Oper H2O	24,681.33	4,927.00
Depreciation - Water System	72,244.74	72,204.00
Diesel Fuel	430.47	247.50
Electricity Water	7,050.36	7,102.39
Landscape Maint./Road Rep. H2O	200.00	120.00
Miscellaneous	2.26	
Operator-Monthly Retainer H2O	3,326.40	3,326.40
Operator Labor-Meter Install	1,153.46	120.00
Operator Labor-Repairs Water	7,574.57	4,040.00
Parts For Infrastructure Water	10,407.55	4,855.17
Propane - Water	1,194.86	433.76
Testing Lab/Regulatory Fees H2O	4,090.00	1,147.00
<b>Total Water Operations</b>	<u>138,921.69</u>	<u>104,840.84</u>
<b>Total Operating Expense</b>	<u>331,561.58</u>	<u>266,087.11</u>
<b>Operating Income (Loss)</b>	-76,423.93	-5,665.61
<b>Nonoperating revenues</b>		
Accounting Credit	30.83	
Interest	2,695.83	3,413.80
Property Tax Levy	99,504.69	95,213.98
WIFA New Meter/Pump Sta Grant	72,148.63	
<b>Total Nonoperating Revenues</b>	<u>174,379.98</u>	<u>98,627.78</u>

**PINE CREEK CANYON DOMESTIC WATER IMPROVEMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
YEAR ENDED JUNE 30, 2022  
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)**

	<u>Jul '21 - Jun 22</u>	<u>Jul '20 - Jun 21</u>
<b>Nonoperating Expense</b>		
Interest/Fees for WIFA Projects	11,672.83	12,725.51
<b>Total Nonoperating Expense</b>	<u>11,672.83</u>	<u>12,725.51</u>
<b>Changes in Net Position</b>	<u>86,283.22</u>	<u>80,236.66</u>
<b>Total Net Position, Beginning of Year</b>	<u>1,217,902.79</u>	<u>1,137,666.13</u>
<b>Total Net Position, End of Year</b>	<u>1,304,186.01</u>	<u>1,217,902.79</u>

**PINE CREEK CANYON DOMESTIC WATER IMPROVEMENT DISTRICT**  
**STATEMENT OF CASH FLOWS**  
**YEAR ENDED JUNE 30, 2022**  
**(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)**

	<b>Jul '21 - Jun 22</b>	<b>Jul '20 - Jun 21</b>
<b>Cash flows from Operating Activities:</b>		
Receipts from customers and users	\$ 250,018.52	\$ 259,319.70
Miscellaneous receipts	2,003.76	1,903.09
Payments to vendors and contractors	-226,137.08	-174,246.13
<b>Net cash provided by Operating Activities</b>	<b>25,885.20</b>	<b>86,976.66</b>
<b>Cash flows from Noncapital Financing Activities:</b>		
Property tax receipts	99,504.69	95,213.98
<b>Net cash provided by Noncapital Finance Activities</b>	<b>99,504.69</b>	<b>95,213.98</b>
<b>Cash flows from Investing Activities:</b>		
Purchases of capital assets	-90,474.09	-11,154.11
Interest paid on obligations	-11,672.83	-12,725.51
Principal paid on loans	-40,118.00	-39,065.73
<b>Net cash used by Investing Activities</b>	<b>-142,264.92</b>	<b>-62,945.35</b>
<b>Cash flows from Financing Activities:</b>		
Interest income	2,726.66	3,413.80
Proceeds from WIFA loan	57,623.30	
<b>Net cash provided by Financing Activities</b>	<b>60,349.96</b>	<b>3,413.80</b>
<b>Net cash increase for period</b>	<b>43,474.93</b>	<b>122,659.09</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>438,063.78</b>	<b>315,404.69</b>
<b>Cash and cash equivalents at end of period</b>	<b>\$ 481,538.71</b>	<b>\$ 438,063.78</b>
<b>Reconciliation of operating loss to net cash provided by operating activities</b>		
Operating loss	\$ (76,423.93)	\$ (5,665.61)
<b>Adjustments to reconcile operating loss to net cash provided by operating activities:</b>		
Depreciation expense	89,236.74	88,993.33
(Increase) decrease		
Accounts receivable	-3,115.37	801.29
Inventory	-6,701.53	2,942.43
Prepaid insurance	-35.92	-1,135.45
Increase (decrease)		
Accounts payable	22,961.67	1,065.20
Sales tax payable	-36.46	-24.53
<b>Net cash provided by operating activities</b>	<b>\$ 25,885.20</b>	<b>\$ 86,976.66</b>
<b>Cash and cash equivalents reconciliation</b>		
Cash	\$ 376,111.62	\$ 343,199.31
Other Assets - Restricted Cash	105,427.09	94,864.47
<b>Total cash and cash equivalents</b>	<b>\$ 481,538.71</b>	<b>\$ 438,063.78</b>

**PINE CREEK CANYON  
DOMESTIC WATER IMPROVEMENT DISTRICT  
PINE, ARIZONA  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2022**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the Pine Creek Canyon Domestic Water Improvement District (the District) have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

During the year ended June 30, 2022, the District implemented the provisions of GASB Statement No. 87, *Leases*. This Statement increases the usefulness of the financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases. The statement establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. The District's analysis of contracts and agreements in effect at the beginning of the year resulted in no changes to beginning balances reported in the financial statements due to the implementation of this standard.

The more significant of the District's accounting policies are described below.

**A. Reporting Entity**

Pine Creek Canyon Domestic Water Improvement District (PCCDWID), (the District) is a rural community water and wastewater district in Pine, Arizona, providing water for the Portal IV subdivision located in Pine, AZ. The District was established in 1996 under the authority of the Gila County Board of Supervisors. The District operates under the authority of Title 48 Chapter 6 of the Arizona Revised Statutes (A.R.S.).

The financial reporting entity consists of a primary government and its component units. A component unit is a legally separate entity that must be included in the reporting entity in conformity with generally accepted accounting principles. The District is a primary government that has a separately elected governing body, is legally separate, and is fiscally independent of other state or local governments. The District's financial statements are comprised of a single enterprise fund. There are no component units combined with the District for financial statement presentation purposes, and the District is not included in any other governmental reporting entity.

**PINE CREEK CANYON  
DOMESTIC WATER IMPROVEMENT DISTRICT  
PINE, ARIZONA  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2022**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**B. Principles of Reporting**

The District accounts for its operations using the Governmental Enterprise Fund Concept. The Enterprise Fund is used to account for operations that are financed and operated in a manner similar to private business enterprises where the costs (expenses, including depreciation) of providing water and wastewater services to the users are financed through use charges.

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

Basis of accounting relates to the timing of the measurements made and determines when revenues and expenses are recognized in the accounts and reported in the financial statements. The financial statements of the District are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned, and expenses are recognized 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.

The District distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the District's principal ongoing operations. The principal operating revenues of the District are water and wastewater fees, installation and establishment fees, and miscellaneous fees. Operating expenses for the District include administration expenses, Board of Director expenses, depreciation on capital assets, expenses related to wastewater operations, and expenses related to water operations. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

**D. Cash and Investments**

For purposes of the Statement of Cash Flows, the District considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents. Cash and cash equivalents at year end were cash in bank and cash and investments held by the County Treasurer. In addition, the District had cash held by a trustee for the debt service reserve. The related notes payable to the Water Infrastructure Finance Authority (WIFA) is described in Note 4.

A.R.S. allows the District to deposit certain cash with the County Treasurer. That cash is pooled for investment purposes. All investments are stated at fair value.

**PINE CREEK CANYON  
DOMESTIC WATER IMPROVEMENT DISTRICT  
PINE, ARIZONA  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2022**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**E. Investment Income**

Investment income is composed of interest. Investment income is included in nonoperating revenues.

**F. Property Tax Calendar**

Property tax levies are calculated by applying tax rates against either the primary assessed valuation or the secondary assessed valuation. Primary and secondary valuation categories are composed of the exact same properties. However, the primary category limits the increase in property values to 10 percent from the previous year, while there is no limit to the increase in property values for secondary valuation. Override and debt service tax rates are applied to the secondary assessed valuation and all other tax rates are applied to the primary assessed valuation. The County levies real property taxes on or before the third Monday in August, which become due and payable in two equal installments. The first installment is due on the first day of October and becomes delinquent after the first business day of November. The second installment is due on the first day of March of the next year and becomes delinquent after the first business day of May. The billings are considered past due after these dates, at which time the applicable property is subject to penalties and interest.

The County also levies various personal property taxes during the year, which are due the second Monday of the month following receipt of the tax notice and become delinquent 30 days thereafter.

Pursuant to A.R.S., a lien against assessed real and personal property attaches on the first day of January preceding assessment and levy; however according to case law, an enforceable legal claim to the asset does not arise.

**G. Inventory**

All inventories are valued at cost using the first-in-first out (FIFO) method. Inventories consist of expendable supplies held for consumption. Inventories are recorded as expenses when consumed on the financial statements.

**H. Prepaid Items**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in the financial statements. Prepaid items are recorded as expenses when consumed.

**PINE CREEK CANYON  
DOMESTIC WATER IMPROVEMENT DISTRICT  
PINE, ARIZONA  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2022**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**I. Capital Assets**

Capital assets are defined by the District as assets with an initial, individual cost in excess of \$500 and an estimated useful life of more than one year. Such assets are recorded at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are recorded at acquisition 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 the life of the asset are not capitalized.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Equipment	5 years
Water System	5 – 30 years
Sewer System	10 – 30 years

**J. Long-term Obligations**

In the financial statements, long-term debt and other long-term obligations are reported as liabilities on the statement of net position.

**K. Estimates**

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

**L. Net Position Flow Assumption**

In the financial statements the District applies restricted resources first when outlays are incurred for purposes for which either restricted or unrestricted amounts are available.

**PINE CREEK CANYON**  
**DOMESTIC WATER IMPROVEMENT DISTRICT**  
**PINE, ARIZONA**  
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**JUNE 30, 2022**

**NOTE 2 – CASH AND INVESTMENTS**

A.R.S. authorized the District to invest public monies in the State Treasurer's local government investment pools, the County Treasurer's investment pool, obligations of the U.S. Government and its agencies, obligations of the State and certain local government subdivisions, interest-bearing savings accounts, and certificates of deposit, collateralized repurchase agreements, certain obligations of U.S. corporations, and certain other securities. The statutes do not include any requirements for credit risk, custodial credit risk, concentration of credit risk, interest rate risk, or foreign currency risk for the District's investments.

*Custodial Credit Risk – Deposits.* Custodial credit risk is the risk that in the event of bank failure the District's deposits may not be returned to the District. The District does not have a deposit policy for custodial credit risk. At year end, the carrying amount of the District's deposits was \$152,692 and the bank balance was \$152,692. Additionally, cash held in trust with the Water Infrastructure Finance Authority of Arizona at year end was \$53,760.

*Fair Value Measurements.* The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

- Level 1 inputs are quoted prices in active markets for identical assets
- Level 2 inputs are significant other observable inputs
- Level 3 inputs are significant unobservable inputs

The County Treasurer's pool is an external investment pool with no regulatory oversight. The pool is not required to register (and is not registered) with the Securities and Exchange Commission. The fair value of each participant's position in the County Treasurer investment pool approximates the value of the participant's shares in the pool and the participants' shares are not identified with specific investments.

At year end, the District's investments consisted of the following.

	<u>Average Maturities</u>	<u>Fair Value</u>
County Treasurer's investment pool	1.61 years	\$275,088

*Interest Rate Risk.* The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.



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DOMESTIC WATER IMPROVEMENT DISTRICT  
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**NOTE 2 – CASH AND INVESTMENTS**

*Credit Risk.* The District has no investment policy that would further limit its investment choices. As of year end, the District’s investment in the County Treasurer’s investment pool did not receive a credit quality rating from a national rating agency.

*Custodial Credit Risk - Investments.* The District’s investment in the County Treasurer’s investment pool represents a proportionate interest in the pool’s portfolio; however, the District’s portion is not identified with specific investments and is not subject to custodial credit risk.

**NOTE 3 – CAPITAL ASSETS**

A summary of capital asset activity for the current fiscal year follows:

Capital Assets	Beginning Balance	Increase	Decrease	Ending Balance
Capital assets, not being depreciated:				
Construction in progress	\$ 3,443	\$ 86,043	\$ 3,823	\$ 85,663
Total capital assets, not being depreciated	3,443	86,043	3,823	85,663
Capital assets, being depreciated:				
Office furniture and equipment	2,118	1,224	1,462	1,880
Sewer system	359,230	4,774		364,004
Water system	1,719,870	2,257		1,722,127
Total capital assets being depreciated	2,081,218	8,255	1,462	2,088,011
Less accumulated depreciation for:				
Office furniture and equipment	(1,735)	(214)	(1,462)	(487)
Sewer system	(189,136)	(16,778)		(205,914)
Water system	(638,225)	(72,246)		(710,471)
Total accumulated depreciation	(829,096)	(89,238)	(1,462)	(916,872)
Total capital assets, being depreciated, net	1,252,122	(80,983)		1,171,139
Capital assets, net	<u>\$ 1,255,565</u>	<u>\$ 5,060</u>	<u>\$ 3,823</u>	<u>\$ 1,256,802</u>

**Construction Commitments** – At year end, the District had contractual commitments related to various capital projects primarily for the construction of the Pump Station Control Upgrade 2022 and Water Meter Upgrade 2021-22. The District had spent \$85,663 and had estimated remaining contractual commitments of \$24,971. The \$24,971 of additional expected project expenses are being funded with \$14,337 of remaining unused proceeds from the WIFA-Meter/Pump Sta Upgrade loan, plus an estimated \$10,634 of District funds.

**PINE CREEK CANYON  
DOMESTIC WATER IMPROVEMENT DISTRICT  
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NOTES TO FINANCIAL STATEMENTS  
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**NOTE 4 – RESTRICTED CASH**

The District is required to fund monthly a debt service reserve to the Water Infrastructure Finance Authority (WIFA) as follows:

WIFA Pond	\$ 30
WIFA Well	355
WIFA Extra	219
WIFA PRV	260
Meter/Pump Sta Upgrade	20
<b>Monthly Funding</b>	<b><u>\$ 884</u></b>

The debt service reserve fund requirements were met or will be met respectively, February 1, 2015 (\$1,806); February 1, 2015 (\$21,286); September 1, 2015 (\$13,148), March 1, 2023 (\$15,584), and September 1, 2027 (\$1,171). These funds will be used in the event the District is unable to make future required payments. The District's debt service reserve deposits held by WIFA totaled \$53,760 for the year ended June 30, 2022.

The District is required to build and maintain a repair and replacement fund as follows:

WIFA Pond	\$ 361
WIFA Well	4,257
WIFA Extra	2,630
WIFA PRV	3,117
Meter/Pump Sta Upgrade	234
<b>Annual Funding</b>	<b><u>\$ 10,599</u></b>

The WIFA repair and replacement reserve funds will be funded throughout the life of the loan. These funds will be used to pay for any major repairs or replacements of infrastructure funded by the WIFA loans during the life of the loans.

Any unused amounts remaining in the replacement reserves at the end of each loan can be utilized for any purpose, with the loans maturing by September 2029, August 2029, March 2030, September 2037, and March 2037. Repair and replacement funds being held by the District as Cash in Bank totaled \$51,667 for the fiscal year ended June 30, 2022.

**NOTE 5 – REVOLVING LINE OF CREDIT**

The District has a revolving line of credit to provide cash flow during the year to mitigate the impact of timing differences of expenditures and the receipt of property tax revenues. At year end, the District had \$100,000 in unused line of credit.

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**NOTE 6 – DEBT OBLIGATIONS**

The District's debt consists of the following:

	2022
Note payable WIFA Deep Well/Generator	\$ 625,000
Forgiveness of debt	(312,500)
Principal reduction	(176,610)
<b>Total</b>	<b>\$ 135,890</b>

The \$625,000 note is unsecured with final payment due August 1, 2029. The term of the note is 20 years at 3.053 percent. This loan is stimulus funding under the American Recovery & Reinvestment Act of 2009. Certain debt was forgiven at completion of project.

	2022
Note payable WIFA Pond Drainage Control	\$ 90,000
Forgiveness of debt	(63,000)
Principal reduction	(15,541)
<b>Total</b>	<b>\$ 11,459</b>

The \$90,000 note is unsecured with final payment due August 1, 2029. The term of the note is 20 years at 2.849 percent. This loan is stimulus funding under the American Recovery & Reinvestment Act of 2009. Certain debt was forgiven at completion of project.

	2022
Note payable WIFA Deep Well Extra	\$ 200,000
Principal reduction	(109,070)
<b>Total</b>	<b>\$ 90,930</b>

The \$200,000 note is unsecured with final payment due March 1, 2030. The term of the note is 20 years at 2.653 percent.

	2022
Note payable WIFA PRV	\$ 249,905
Principal reduction	(46,262)
<b>Total</b>	<b>\$ 203,643</b>

The \$249,905 note is unsecured with final payment due September 1, 2037. The term of the note is 20 years at 2.064 percent.

**PINE CREEK CANYON  
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**NOTE 6 – DEBT OBLIGATIONS**

	2022
Note payable WIFA-Meter/Pump Sta Upgrade	\$ 84,881
Forgiveness of debt	(72,149)
<b>Total</b>	<b>\$ 12,732</b>

The \$100,000 note is unsecured with final payment due March 1, 2037. The term of the note is 15 years at 1.740 percent. The District did not draw down the full loan by June 30, 2022.

Annual debt service requirements to maturity on notes payable at year end are summarized as follows.

Year ending June 30:	Principal	Interest and Fees
2023	\$ 41,730	\$ 10,706
2024	43,929	9,574
2025	45,108	8,411
2026	46,319	7,216
2027	47,564	5,987
2028-32	149,913	14,735
2033-37	79,642	4,586
2038	449	15
Total	\$ 454,654	\$ 61,230

**NOTE 7 – CHANGES IN LONG-TERM LIABILITIES**

Long-term liability activity for the current fiscal year was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Notes payable	\$ 482,041	\$ 84,881	\$ 112,268	\$ 454,654	\$ 41,730

**PINE CREEK CANYON  
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**NOTE 8 – CONTRIBUTIONS**

The District's net position includes contributions by Elk Rim 2018 and contributions by Portal IV 1996 in the amounts of \$137,000 and \$421,139, respectively. These represent developer contributions of water and sewer assets that are reflected in the depreciable assets of the District. They do not represent restricted amounts.

**NOTE 9 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; error and omissions; and natural disasters. The District carries commercial insurance for all risks of loss, including property and liability. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three years.