

**FAIRBANKS RANCH COMMUNITY SERVICES DISTRICT**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED JUNE 30, 2020**



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## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Fairbanks Ranch Community Services District  
Encinitas, California

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the Fairbanks Ranch Community Services District (the District), as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the entity's financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

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

### ***Auditors' Responsibility***

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

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

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

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Fairbanks Ranch Community Services District as of June 30, 2020, and the changes in its financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

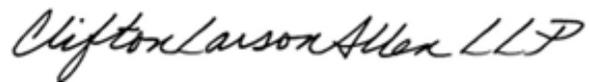
**Other Matters**

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, identified as Required Supplementary Information (RSI), be presented to supplement the financial statements. Such 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the financial statements, and other knowledge we obtained during our audit of the financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated June 20, 2022, on our consideration of the Fairbanks Ranch Community Services District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Fairbanks Ranch Community Services District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Fairbanks Ranch Community Services District's internal control over financial reporting and compliance.



**CliftonLarsonAllen LLP**

Carlsbad, California  
June 20, 2022

**FAIRBANKS RANCH COMMUNITY SERVICES DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2020**

This section of the Fairbanks Ranch Community Services District's (the District) annual financial report presents an analysis of the District's financial performance during the fiscal year ended June 30, 2020. This information is presented in conjunction with the audited financial statements, which follows this section.

**FINANCIAL HIGHLIGHTS FOR FISCAL YEAR 2019-2020**

- The assets of the District exceeded liabilities at the close of the 2019-2020 fiscal year by \$5,835,201 (net position). Of this amount, \$2,349,669 (unrestricted net position) may be used to meet ongoing obligations to citizens and creditors and \$3,485,532 is invested in capital assets.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

This discussion and analysis is intended to serve as an introduction to the District's financial statements. The District's financial statements are composed of four components: Balance Sheet, statement of revenues, expenses, and change in net position, statement of cash flows, and notes to the financial statements.

**REQUIRED FINANCIAL STATEMENTS**

The Balance Sheet presents information about all the District's assets and liabilities and provides information about the nature and amounts of investments in resources (Assets) and the obligations to District creditors (Liabilities). Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Revenues, Expenses, and Change in Net Position presents information on how net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. The state of revenues, expenses, and change in net position measures the success of the District's operations over the past year and determines whether the District has recovered its costs through sewer services charges.

The Statement of Cash Flows provides information regarding the District's cash receipts and cash disbursements during the year. This statement may report cash activity in four categories: operations, capital and related financing, noncapital financing, and investing. This statement differs from the statement of revenues, expenses, and change in net position because this statement only accounts for transactions that result in cash receipts of cash disbursements.

The financial statements mentioned above are reported on the books of the District as proprietary funds and are used to account for the District's sewer service. Sewer service charges are used to fund the ongoing operations of the District, including administrative, operations, treatment, collections, and acquisitions of capital assets.

The notes to the financial statements provide a description of the accounting policies used to prepare the financial statements and present material disclosures required by accounting principles generally accepted in the United States of America that are not otherwise present in the financial statements. The notes to the financial statements can be found immediately following the financial statements.

**FAIRBANKS RANCH COMMUNITY SERVICES DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2020**

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

A summary of the District's balance sheet is presented below.

Condensed Balance Sheet  
Fiscal Year  
Ended June 30, 2020

	2019	2020	Changes from 2019 to 2020	
			Amount	Percentage
<b>Assets:</b>				
Current Assets	\$ 2,862,644	\$ 2,484,449	\$ (378,195)	-13.2%
Capital Assets	3,408,801	3,485,532	76,731	2.3%
<b>Total Assets</b>	<b>6,271,445</b>	<b>5,969,981</b>	<b>(301,464)</b>	<b>-4.8%</b>
<b>Liabilities:</b>				
Current	138,282	134,780	(3,502)	-2.5%
<b>Total Liabilities</b>	<b>138,282</b>	<b>134,780</b>	<b>(3,502)</b>	<b>-2.5%</b>
<b>Net Position:</b>				
Invested in capital assets	3,408,801	3,485,532	76,731	2.3%
Unrestricted	2,724,362	2,349,669	(374,693)	-13.8%
<b>Total Net Position</b>	<b>\$ 6,133,163</b>	<b>\$ 5,835,201</b>	<b>\$ (297,962)</b>	<b>-4.9%</b>

The following is a brief explanation for the balance changes of the condensed balance sheet for the year ended June 30, 2020:

- Current assets decreased largely due to reduced sewer service charges from a prior year's reduction from \$900 to \$800 per EDU.
- The decrease in capital assets is owed largely to depreciation of \$221,294.
- Total liabilities remained relatively the same over the prior year.
- The total net position of the District decreased mainly due to depreciation and the reduced annual sewer service charges.

**FAIRBANKS RANCH COMMUNITY SERVICES DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2020**

A summary of the District's statement of revenues, expenses, and change in net position is presented below.

Condensed Statement of Revenues, Expenses, and Change in Net Position  
Fiscal Year  
Ended June 30, 2020

	2019	2020	Changes from 2019 to 2020	
			Amount	Percentage
<b>Program Revenues:</b>				
Charges for Services	\$ 548,954	\$ 549,133	\$ 179	0.0%
Total Program Revenues	<u>548,954</u>	<u>549,133</u>	<u>179</u>	<u>0.0%</u>
<b>General Revenues:</b>				
Investment earnings	63,769	51,478	(12,291)	-19.3%
Total General Revenues	<u>63,769</u>	<u>51,478</u>	<u>(12,291)</u>	<u>-19.3%</u>
Total Revenue	<u>612,723</u>	<u>600,611</u>	<u>(12,112)</u>	<u>-2.0%</u>
<b>Expenses:</b>				
Sewer	782,467	898,573	116,106	14.8%
Total Expenses	<u>782,467</u>	<u>898,573</u>	<u>116,106</u>	<u>14.8%</u>
Changes in Net Position	(169,744)	(297,962)	(128,218)	-75.5%
Beginning Net Position	6,302,907	6,133,163	(169,744)	2.7%
Ending Net Position	<u>\$ 6,133,163</u>	<u>\$ 5,835,201</u>	<u>\$ (297,962)</u>	<u>-4.9%</u>

The following is a brief explanation for the balance changes of the Condensed Statement of Activities for the year ended June 30, 2020:

- Charges for services remained basically the same over the prior year.
- Investment earnings decreased by \$12,291 due to a decreased interest rate of return.
- Expenses increased mainly due to more repair costs from the prior year.

**CAPITAL ASSETS**

The District's capital assets are composed of sewer lines, pump stations, force mains, and the treatment plant. The District currently operates and maintains two sewer pump stations and approximately 16 miles of pipeline. Annual depreciation is calculated using the straight-line method over the estimated useful lives of the capital assets. Actual repairs, upgrades, or replacements to capital assets are based upon a review of an asset's physical conditions, as well as its expected useful life.

**FAIRBANKS RANCH COMMUNITY SERVICES DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2020**

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGET**

The current economy does not have a significant effect on the District's finances due to the relative affluence of the area.

**ADDITIONAL FINANCIAL INFORMATION**

This financial report is designed to provide the District's customers, investors and other interested parties with an overview of the District's financial operations and financial condition. Should the reader have questions regarding the information included in this report or wish to request additional financial information, please contact Chuck Duffy at the Fairbanks Ranch Community Services District at 605 Third Street, Encinitas, CA 92024. He can be reached at 760-479-4125.

**FAIRBANKS RANCH COMMUNITY SERVICES DISTRICT  
BALANCE SHEET  
JUNE 30, 2020**

**ASSETS**

**CURRENT ASSETS**

Cash and Cash Equivalents	\$ 2,441,215
Accounts Receivable	18,310
Interest Receivable	8,852
Prepaid Insurance	16,072
Total Current Assets	<u>2,484,449</u>

**NONCURRENT ASSETS**

Capital Assets, Not Being Depreciated	1,215,640
Capital Assets, Net of Accumulated Depreciation	2,269,892
Total Noncurrent Assets	<u>3,485,532</u>

Total Assets	<u><u>\$ 5,969,981</u></u>
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**LIABILITIES AND NET POSITION**

**LIABILITIES**

Accounts Payable and Accrued Liabilities	\$ 134,780
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**NET POSITION**

Investment in Capital Assets	3,485,532
Unrestricted	2,349,669
Total Net Position	<u>5,835,201</u>

Total Liabilities and Net Position	<u><u>\$ 5,969,981</u></u>
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See accompanying Notes to Financial Statements.

**FAIRBANKS RANCH COMMUNITY SERVICES DISTRICT  
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION  
YEAR ENDED JUNE 30, 2020**

<b>OPERATING REVENUES</b>	
Sewer Service Charges	\$ 549,133
<b>OPERATING EXPENSES</b>	
Sewage Collection and Treatment	568,253
General and Administrative	109,026
Depreciation	221,294
Total Operating Expenses	<u>898,573</u>
<b>OPERATING LOSS</b>	(349,440)
<b>NONOPERATING REVENUES</b>	
Investment Earnings	<u>51,478</u>
<b>CHANGE IN NET POSITION</b>	(297,962)
Net Position - Beginning of Year	<u>6,133,163</u>
<b>NET POSITION - END OF YEAR</b>	<u><u>\$ 5,835,201</u></u>

See accompanying Notes to Financial Statements.

**FAIRBANKS RANCH COMMUNITY SERVICES DISTRICT  
STATEMENT OF CASH FLOWS  
YEAR ENDED JUNE 30, 2020**

**CASH FLOWS FROM OPERATING ACTIVITIES**

Cash Receipts from Customers	\$ 532,991
Cash Payments for Services and Supplies	<u>(681,936)</u>
Net Cash Used by Operating Activities	(148,945)

**CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES**

Acquisition and Construction of Capital Assets	<u>(298,028)</u>
Net Cash Used by Capital and Related Financing Activities	(298,028)

**CASH FLOWS FROM INVESTING ACTIVITIES**

Interest Received	<u>59,441</u>
Net Cash Provided by Investing Activities	<u>59,441</u>

**NET DECREASE IN CASH AND CASH EQUIVALENTS**

(387,532)

Cash and Cash Equivalents - Beginning of Year

2,828,747

**CASH AND CASH EQUIVALENTS - END OF YEAR**

\$ 2,441,215

**RECONCILIATION OF OPERATING LOSS TO NET CASH  
USED BY OPERATING ACTIVITIES**

Operating Loss	\$ (349,440)
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities:	
Depreciation	221,294
(Increase) Decrease in Assets:	
Accounts Receivable	(16,140)
Prepaid Insurance	(1,157)
Increase (Decrease) in Liabilities:	
Accounts Payable	<u>(3,502)</u>
Total Adjustments	<u>200,495</u>
Net Cash Used by Operating Activities	<u><u>\$ (148,945)</u></u>

*See accompanying Notes to Financial Statements.*

**FAIRBANKS RANCH COMMUNITY SERVICES DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Reporting Entity**

The Fairbanks Ranch Community Services District (the District) was formed in 1987 as the result of a reorganization involving the dissolution of the Fairbanks Ranch Sanitation District (FRSD). As a successor agency, the District encompasses the boundaries of the FRSD. The service boundary encompasses over 1,200 acres located near the intersection of San Dieguito Road and El Apajo Road and serves approximately 610 homes, along with the Fairbanks Plaza, the Solana Santa Fe Elementary School, Fairbanks Ranch Association and the Fairbanks Ranch Fire Station. Sewer services are funded by an annual sewer service charge levied on each parcel receiving sewer service.

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

Measurement focus is a term used to describe which transactions are recorded within the various financial statements. Basis of accounting refers to when transactions are recorded regardless of the measurement focus applied. The accompanying financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Under the economic measurement focus, all assets, deferred outflows of resources, liabilities, and deferred inflows of resources (whether current or noncurrent) associated with these activities are included on the Balance Sheet. The Statement of Revenues, Expenses, and Change in Net Position present increases (revenues) and decreases (expenses) in total net position. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

The accounts of the District are that of an enterprise fund. An enterprise fund is a proprietary type fund used to account for operations (a) that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

**Cash and Cash Equivalents**

For purposes of the Statement of Cash Flows, cash and cash equivalents have been defined as demand deposits and highly liquid investments with an original maturity of 90 days or less. Cash includes amounts in demand and time deposits. Investments are stated at fair value (quoted market price or best available estimate thereof, see Note 2).

**Investments**

Investments are reported in the accompanying financial statements at fair value. Changes in fair value that occur during a fiscal year are recognized as income from property and investments reported for that fiscal year. Income from property and investments includes interest earnings, changes in fair value, and any gains or losses realized upon liquidation, maturity, or sale of investments. There are no significant differences between fair value and cost at June 30, 2020.

**FAIRBANKS RANCH COMMUNITY SERVICES DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Receivables and Payables**

Management estimates all receivables at June 30, 2020, to be collectible, as any receivables deemed uncollectible have been written off.

**Claims and Judgments**

When it is probable that a claim liability has been incurred at year-end, and the amount of the loss can be reasonably estimated, the District records the estimated loss, net of any insurance coverage. At June 30, 2020, in the opinion of the District's counsel, the District had no material unreported claims that would require a loss provision in the financial statements, including losses for claims that are incurred but not reported. Small dollar claims and judgments are recorded as expenditures when paid, if any.

**Capital Assets**

Capital assets have an estimated useful life greater than one year and have a cost greater than \$5,000. Capital assets are valued 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 cost of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized. Construction-in-progress costs are capitalized and transferred to their respective fixed asset category upon completion of the project.

Depreciation is charged to operations using the straight-line method based on the estimated useful life of an asset. Land and construction in progress are not depreciated.

Structures and improvements	15 to 50 Years
Equipment	3 to 20 Years

Depreciation for the District totaled \$221,294 at June 30, 2020.

**Deferred Outflows/Inflows of Resources**

In addition to assets, the Balance Sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense) until then. The District does not have any items that qualify for reporting in this category as of June 30, 2020.

In addition to liabilities, the Balance Sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. The District does not have any items that qualify for reporting in this category as of June 30, 2020.

**FAIRBANKS RANCH COMMUNITY SERVICES DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Net Position**

In the Balance Sheet, net position is classified in the following categories:

Investment in Capital Assets - This amount consists of capital assets net of accumulated depreciation.

Restricted Net Position - This amount is restricted by external creditors, grantors, contributors, or laws or regulations of other governments.

Unrestricted Net Position - This amount is all net position that does not meet the definition of investment in capital assets or restricted net position.

Sometimes the District will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the Balance Sheet, a flow assumption must be made about the order in which the resources are considered to be applied.

It is the District's practice to consider restricted net position to have been depleted before unrestricted net position is applied.

**Operating Revenues and Expenses**

Operating revenues, such as charges for services (sewer service charges), result from exchange transactions associated with the principal activity of the District. Nonoperating revenues, such as investment income, result from nonexchange transactions or ancillary activities in which the District receives value without directly giving equal value in exchange.

Operating expenses include the costs of providing sewer, and related services, administrative expenses, and depreciation on capital assets. All expenses not meeting this definition are reported as nonoperating expenses.

**Use of Estimates**

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and 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 and assumptions.

**FAIRBANKS RANCH COMMUNITY SERVICES DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2020**

**NOTE 2 CASH AND INVESTMENTS**

Cash and investments as of June 30, 2020, consist of the following:

Deposits with Financial Institutions	\$ 91,283
Investments in Local Agency Investment Fund	<u>2,349,932</u>
Total Cash and Investments	<u><u>\$ 2,441,215</u></u>

**Investments Authorized by the California Government Code and the District's Investment Policy**

The District is legally empowered by statute and resolution to invest in the California State Investment Pool – Local Agency Investment Fund (LAIF) and checking and money market deposits with said deposits being FDIC insured and/or collateralized.

**Disclosures Relating to Interest Rate Risk**

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. At June 30, 2020, District's investments in the Local Agency Investment Fund (LAIF) have a maturity of less than one year.

**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. At June 30, 2020, the District's investment in LAIF is not rated.

**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 other than the following provision for deposits: The California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the 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 the District's deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits. At June 30, 2020, the District's deposits of \$91,283 are all covered by the Federal Deposit Insurance Corporation.

**FAIRBANKS RANCH COMMUNITY SERVICES DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020**

**NOTE 2 CASH AND INVESTMENTS (CONTINUED)**

**California Local Agency Investment Fund**

The District is a voluntary participant in LAIF that is regulated by the California Government Code 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 District'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 basis.

**Fair Value Measurements**

The District categorizes its fair value measurement within the fair value hierarchy established by accounting principles generally accepted in the United States of America. The hierarchy is based on the relative inputs used to measure the fair value of the investments. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements).

The District's investments in LAIF are not subject to the fair value hierarchy.

**NOTE 3 CAPITAL ASSETS**

Capital asset activity for the year ended June 30, 2020, was as follows:

	Balance at June 30, 2019	Additions	Deletions and Completed Construction	Balance at June 30, 2020
Capital Assets, Not Being Depreciated:				
Land	\$ 1,121,000	\$ -	\$ -	\$ 1,121,000
Construction in Progress	118,051	63,776	(87,187)	94,640
Subtotal	1,239,051	63,776	(87,187)	1,215,640
Capital Assets, Being Depreciated:				
Structures and Improvements	5,458,308	-	-	5,458,308
Equipment	2,230,268	289,524	-	2,519,792
Service Vehicle	18,423	31,912	-	50,335
Subtotal	7,706,999	321,436	-	8,028,435
Less: Accumulated Depreciation:	(5,537,249)	(221,294)	-	(5,758,543)
Net Capital Assets, Being Depreciated	2,169,750	100,142	-	2,269,892
Net Capital Assets	<u>\$ 3,408,801</u>	<u>\$ 163,918</u>	<u>\$ (87,187)</u>	<u>\$ 3,485,532</u>

**FAIRBANKS RANCH COMMUNITY SERVICES DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2020**

**NOTE 3 CAPITAL ASSETS (CONTINUED)**

Depreciation expense was charged to function/programs of the District as follows:

Business-Type Activities:

Sewer	\$ (221,294)
Total Depreciation Expense	<u>\$ (221,294)</u>

**NOTE 4 COMMERCIAL INSURANCE POLICY**

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. The District purchases commercial insurance for its exposure to risk. The District is insured against claims and judgments for general, automobile liability, and public officials and management liability (up to \$1,000,000 per occurrence). Property insurance was purchased with coverage of up to \$4,130,000, subject to a \$1,000 deductible. The District has also purchased excess liability insurance (up to \$10,000,000 per occurrence). Settled claims have not exceeded any of the District's coverage amounts in any of the last three fiscal years, and there were no significant reductions in the District's insurance coverage during the year ended June 30, 2020. The District's insurance coverage also includes inland marine, unscheduled equipment, scheduled equipment, and excess liability. There is no deductible on the general liability insurance. There are varying deductibles between \$500 and \$1,000 for automobile and miscellaneous coverage.

**NOTE 5 CONTINGENCIES**

**Litigation**

In the ordinary course of operations, the District is subject to claims and litigation from outside parties. After consultation with legal counsel, the District believes the ultimate outcome of such matters, if any, will not materially affect its financial condition.

**NOTE 6 RISKS AND UNCERTAINTIES**

On January 30, 2020 the World Health Organization (WHO) announced a global health emergency based on an outbreak of a new strain of coronavirus (the COVID-19 outbreak) and the risks that are posed to the international community as the virus spread globally beyond its point of origin. In March 2020, the WHO classified the COVID-19 outbreak as a pandemic based on the rapid increase in exposure globally.

**FAIRBANKS RANCH COMMUNITY SERVICES DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2020**

**NOTE 6 RISKS AND UNCERTAINTIES (CONTINUED)**

The full impact of the COVID-19 outbreak continues to evolve as of the date of this report. As such, it is uncertain as to the full magnitude that the pandemic will have on the District's financial condition, liquidity, and future results of operations. Management is actively monitoring the impact of the global situation on the District's financial condition, liquidity, operations, and workforce. The District cannot estimate the length or gravity of the impact of the COVID-19 outbreak at this time; however, if the pandemic continues, it may have a material effect on the District's results of future operations and financial position in fiscal year 2021.