

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**

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**BASIC FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION  
(WITH INDEPENDENT AUDITORS' REPORT THEREON)**

**YEAR ENDED JUNE 30, 2013**

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**

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## INDEPENDENT AUDITORS' REPORT

To the Board of Trustees  
Sanitary and Improvement District No. 184  
of Sarpy County, Nebraska

We have audited the accompanying financial statements of the governmental activities and each major fund of Sanitary and Improvement District No. 184 of Sarpy County, Nebraska (a political subdivision) as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

### *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 opinions 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 opinions.

## INDEPENDENT AUDITORS' REPORT- continued

### *Opinions*

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Sanitary and Improvement District No. 184 of Sarpy County, Nebraska, as of June 30, 2013, and the respective changes in financial position thereof 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 budgetary comparison information on pages 18 through 21 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic 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.

Management has not presented Management's Discussion and Analysis, that governmental accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by 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 opinions on the basic financial statements are not affected by this missing information.

#### Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Sanitary and Improvement District No. 184 of Sarpy County, Nebraska's basic financial statements. The supplementary information on pages 22 through 25 are presented for purposes of additional analysis and are not a required part of the basic financial statements.

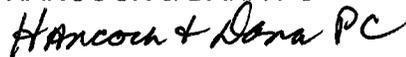
## INDEPENDENT AUDITORS' REPORT- continued

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

### Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 16, 2013, on our consideration of Sanitary and Improvement District No. 184 of Sarpy County, Nebraska'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 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 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 Sanitary and Improvement District No. 184 of Sarpy County, Nebraska's internal control over financial reporting and compliance.

HANCOCK & DANA PC



Omaha, Nebraska  
December 16, 2013

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA  
Statement of Net Position  
June 30, 2013**

**ASSETS**

Cash on deposit - County Treasurer	\$ 1,563,134
Taxes receivable	304,203
Special assessments receivable	11,161
Accrued interest on special assessments	14,568
Capital assets, net of accumulated depreciation	4,240,747
Bond issue costs, net of accumulated amortization	678,990
<b>Total Assets</b>	<b><u>\$ 6,812,803</u></b>

**LIABILITIES**

Accounts payable	17,721
Accrued interest	41,306
Noncurrent liabilities	
Bonds payable	
Due within one year	470,000
Due in more than one year	6,025,000
<b>Total Liabilities</b>	<b><u>\$ 6,554,027</u></b>

**NET POSITION**

Net investment in capital assets	(1,575,263)
Restricted for debt service	1,593,328
Unrestricted	240,711
<b>Total Net Position</b>	<b><u>\$ 258,776</u></b>

See accompanying notes to basic financial statements.

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA  
Statement of Activities  
For the year ended June 30, 2013**

**GOVERNMENTAL ACTIVITIES:**

**EXPENSES - GENERAL GOVERNMENT**

Professional and administrative expenses	\$ 41,707
Maintenance and street lighting	72,948
Depreciation	261,707
Amortization	64,154
Interest	225,717
	<u>666,233</u>

**GENERAL REVENUES**

Property taxes, net of uncollectible taxes	699,341
Interest	8,731
Miscellaneous	1,299
	<u>709,371</u>

**Change in net position 43,138**

<b>Net position - beginning of year</b>	<u><b>215,638</b></u>
<b>Net position - end of year</b>	<u><u><b>\$ 258,776</b></u></u>

See accompanying notes to basic financial statements.

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**

**Balance Sheet  
Governmental Funds  
June 30, 2013**

	General Fund	Debt Service Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash on deposit - County Treasurer	\$ 199,682	\$ 1,363,452	\$ 1,563,134
Taxes receivable	58,500	245,703	304,203
Special assessments receivable	-	11,161	11,161
<b>Total Assets</b>	<b><u>\$ 258,182</u></b>	<b><u>\$ 1,620,316</u></b>	<b><u>\$ 1,878,498</u></b>
<b>LIABILITIES</b>			
Accounts payable	\$ 17,471	\$ 250	\$ 17,721
Special assessments deferred revenue	-	11,161	11,161
<b>Total Liabilities</b>	<b><u>17,471</u></b>	<b><u>11,411</u></b>	<b><u>28,882</u></b>
<b>FUND BALANCES</b>			
Restricted for debt service	-	1,608,905	1,608,905
Unassigned	240,711	-	240,711
<b>Total Fund Balances</b>	<b><u>240,711</u></b>	<b><u>1,608,905</u></b>	<b><u>1,849,616</u></b>
<b>Total Liabilities and Fund Balances</b>	<b><u>\$ 258,182</u></b>	<b><u>\$ 1,620,316</u></b>	<b><u>\$ 1,878,498</u></b>

See accompanying notes to basic financial statements.

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA  
Reconciliation of the Governmental Funds Balance Sheet  
to the Statement of Net Position  
June 30, 2013**

**Total Fund Balances - Governmental Funds** **\$ 1,849,616**

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

Capital assets used in governmental activities are not financial resources and, therefore, not reported in the governmental funds:

Capital assets	\$ 8,036,755	
Accumulated depreciation	<u>(3,796,008)</u>	4,240,747

Other assets are not financial resources and, therefore, not reported in the governmental funds:

Bond issue costs	854,461	
Accumulated amortization	<u>(175,471)</u>	678,990

Deferred revenue on special assessments in the governmental funds has been recorded as revenue in the government-wide statements.		11,161
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Interest is accrued as revenue on unpaid special assessments in the government-wide statements whereas interest on special assessments is recorded as revenue in the governmental funds when collected.		14,568
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Long-term liabilities are not due and payable in the current period and, therefore, not reported in the governmental funds:

Bonds payable	(6,495,000)	
Accrued interest	<u>(41,306)</u>	<u>(6,536,306)</u>

**Net Position of Governmental Activities** **\$ 258,776**

See accompanying notes to basic financial statements.

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Governmental Funds**  
**For the year ended June 30, 2013**

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Total Governmental Funds</u>
<b>REVENUES</b>			
Taxes assessed	\$ 134,548	\$ 565,101	\$ 699,649
Interest on taxes	145	610	755
Special assessments	-	120,524	120,524
Interest on special assessments	-	136,533	136,533
State motor vehicle tax allocation	250	1,050	1,300
Total Revenues	<u>134,943</u>	<u>823,818</u>	<u>958,761</u>
<b>EXPENDITURES</b>			
Current:			
Collection fees - County Treasurer	2,628	16,179	18,807
Engineering fees	3,293	-	3,293
Insurance	1,797	-	1,797
Paying agent fees	-	500	500
Professional fees	20,605	-	20,605
Repairs and maintenance	8,605	-	8,605
Street lighting	60,984	-	60,984
Water	65	-	65
Uncollectible taxes	65	243	308
Debt service:			
Bond principal payments	-	455,000	455,000
Bond interest payments	-	228,516	228,516
Total Expenditures	<u>98,042</u>	<u>700,438</u>	<u>798,480</u>
<b>Excess of revenues over expenditures</b>	<u><b>36,901</b></u>	<u><b>123,380</b></u>	<u><b>160,281</b></u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Interfund transfers	<u>(325,000)</u>	<u>325,000</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(325,000)</u>	<u>325,000</u>	<u>-</u>
<b>Net change in fund balances</b>	<b>(288,099)</b>	<b>448,380</b>	<b>160,281</b>
<b>Fund balances - beginning of year</b>	<b>528,810</b>	<b>1,160,525</b>	<b>1,689,335</b>
<b>Fund balances - end of year</b>	<b>\$ <u>240,711</u></b>	<b>\$ <u>1,608,905</u></b>	<b>\$ <u>1,849,616</u></b>

See accompanying notes to basic financial statements.

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA  
Reconciliation of the Statement of Revenues,  
Expenditures and Changes in Fund Balances of Governmental  
Funds to the Statement of Activities  
For the year ended June 30, 2013**

**Net Change in Fund Balances - Total Governmental Funds** **\$ 160,281**

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

Governmental funds report capital outlays, net of refunds, 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 outlays, net of refunds, in the current year. (261,707)

Repayment of principal on noncurrent liabilities is reported as an expenditure in the governmental funds. In the statement of net position, the repayment reduces noncurrent liabilities.

Bond principal payments 455,000

Certain expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds. These expenses consist of:

Amortization of bond issue costs (64,154)  
Change in accrued interest 2,799

Collections on special assessments and interest thereon have been reported as revenues in the governmental funds but are reported as decreases in receivables on the statement of net position. This is the amount of collections on special assessments and the change in accrued interest thereon. (249,081)

**Change in Net Position of Governmental Activities** **\$ 43,138**

See accompanying notes to basic financial statements.

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**

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**NOTES TO BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2013**

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

The accounting policies of Sanitary and Improvement District No. 184 of Sarpy County, Nebraska comply with the rules and regulations of the State of Nebraska, and conform in all material respects to accounting principles generally accepted in the United States of America as applicable to governmental units. The following is a summary of the significant policies.

**DEFINITION OF DISTRICT** – The District is a governmental subdivision created with the filing of the Petition and Articles of Association with the Secretary of State, State of Nebraska. The District was formed for the purpose of installing sewers, water, and public road systems within the District and contracting for water, fire protection, and lighting for roads. The District is located in Sarpy County and is commonly known as Eagle Ridge.

**REPORTING ENTITY** – The Board of Trustees has governance responsibilities over all activities related to public improvements within the jurisdiction of the District. The accompanying financial statements present the District's primary government unit and do not include any component units because the District does not exercise financial accountability over any separate units. Financial accountability is based primarily on operational or financial relationships with the District including budget adoption, taxing authority, funding, and appointment of the respective governing board.

The Sarpy County Treasurer is the ex-officio treasurer of the District. All cash transactions and funds are required to be administered and recorded by the County Treasurer.

**BASIS OF PRESENTATION** – For the fiscal year ended June 30, 2013, the District adopted Governmental Accounting Standards Board (GASB) Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. GASB Statement No. 63 establishes accounting and financial reporting standards for deferred outflows of resources or deferred inflows of resources and net position together with related disclosures. At June 30, 2013, the District did not have any deferred outflows of resources or deferred inflows of resources, as defined by GASB Statement No. 63. However, see Note H for a description of the District's net position, as required by GASB Statement No. 63.

The basic financial statements of the District include the government-wide and the fund financial statements.

**Government-Wide Financial Statements** - The government-wide financial statements include the statement of net position and the statement of activities, which report financial information for all nonfiduciary activities of the District. Individual funds are not displayed and internal activity between or within funds are eliminated. Governmental activities include programs supported primarily by taxes and other intergovernmental revenue. The District has no business type activities that rely, to a significant extent, on fees and charges for support.

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**

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**NOTES TO BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2013**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued**

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

**Fund Financial Statements** – Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements. The following is a description of the District's two governmental funds:

General Fund - The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund - The debt service fund is used to account for the accumulation of resources for, and the payment of, general long-term principal, interest and related costs.

**MEASUREMENT FOCUS AND BASIS OF ACCOUNTING** – Measurement focus refers to what is being measured; basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported on the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

In the government-wide financial statements, the activities are accounted for using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when liabilities are incurred, regardless of the timing of related cash flows.

In the governmental fund financial statements, the funds are accounted for using the current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when they become both measurable and available. Measurable means that the amount of the transaction can be determined and available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Expenditures are generally recorded when a liability is incurred except for debt service expenditures and other long-term liabilities, which are recorded only when due. Capital asset acquisitions are reported as expenditures in governmental funds. Proceeds from long-term debt are reported as an other financing source in governmental funds.

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**

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**NOTES TO BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2013**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued**

The District reports deferred revenue on its governmental funds balance sheet. Deferred revenues arise when a potential revenue does not meet both the measurable and available criteria for recognition in the current period. In subsequent periods, when both revenue criteria are met, the liability for deferred revenue is removed from the governmental funds balance sheet and revenue is recognized.

**INVESTMENTS** – Investments are stated at amortized cost, which approximates market. Premiums or discounts on investments are amortized on the straight-line method from date of purchase to date of maturity.

**CAPITAL ASSETS** – Within the government-wide financial statements, capital assets, including primarily infrastructure, are recorded at historical cost. The District defines capital assets as assets with an individual cost of more than \$500 and an estimated useful life in excess of one year. Capital assets are depreciated using the straight-line method over their estimated useful lives in the government-wide statements.

The estimated useful lives are as follows:

Underground Power	25 years
Sanitary and Storm Sewers	25-30 years
Paving	40 years
Water	25 years
Miscellaneous Infrastructure (principally Legal and Financing Fees)	10-30 years

**RISK MANAGEMENT** – The District is exposed to various risks of loss, including those related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has purchased a commercial general liability insurance policy and bonds on its chairman and clerk to minimize the adverse effects of certain types of losses. There have been no significant reductions in insurance coverage and no significant claims or settlements for the current year or the three prior years. The District has retained the risk of loss for property damage to its public improvements.

**CREDIT RISK** – Receivables for property taxes and special assessments are due from property owners within the boundaries of the District located in Sarpy County, Nebraska.

**AMORTIZATION** – Bond issue costs are amortized over the term of the bonds (12-14 years) using the straight-line method in the government-wide financial statements. The amount of bond issue costs presented in the government-wide financial statements is net of accumulated amortization of \$175,471 at June 30, 2013. Bond issue costs are recorded as expenditures in the governmental funds.

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**

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**NOTES TO BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2013**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued**

**USE OF ESTIMATES** – The preparation of 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 reported amounts in the financial statements and accompanying notes. Actual results could differ from those estimates.

**INTERFUND TRANSACTIONS** – Interfund transactions are reflected as transfers and are subject to elimination in the preparation of the government-wide financial statements. During fiscal 2013, the general fund transferred \$325,000 to the debt service fund to be used for the retirement of bonds.

**SUBSEQUENT EVENTS** – The District has evaluated subsequent events through December 16, 2013, the date which the financial statements were available to be issued.

**NOTE B – INVESTMENTS**

The District is allowed to invest funds as permitted by Nebraska Statutes and allowable investments generally include U.S. government obligations, certificates of deposit and time deposits. During the year ended June 30, 2013, the District invested only in U.S. Treasury Bills. The District does not have a formal investment policy in place. All investment activities are conducted through the County Treasurer and investments are held in the County's name.

At June 30, 2013, the District held no investments and, accordingly, was not subject to interest rate risk or custodial credit risk as of that date.

**NOTE C – SPECIAL ASSESSMENTS**

**SPECIAL ASSESSMENT LEVY OF MARCH 31, 1999** – Special assessments in the amount of \$1,572,361 were levied against certain properties within the District in connection with the construction of improvements. Special assessments are due in ten annual installments through March, 2009 and bear interest at 8% per annum until delinquent and 10% per annum thereafter until paid. The balance due on this levy at June 30, 2013 amounted to \$11,161.

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**

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**NOTES TO BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2013**

**NOTE D – CAPITAL ASSETS**

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

	<u>Balance</u> <u>June 30, 2012</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u> <u>June 30, 2013</u>
Governmental Activities:				
Depreciable Capital Assets:				
Underground Power	\$ 491,580	\$ -	\$ -	\$ 491,580
Sanitary and Storm Sewers	3,071,333	-	-	3,071,333
Paving	1,803,873	-	-	1,803,873
Water	806,910	-	-	806,910
Miscellaneous Infrastructure	<u>1,108,739</u>	<u>-</u>	<u>-</u>	<u>1,108,739</u>
	<u>7,282,435</u>	<u>-</u>	<u>-</u>	<u>7,282,435</u>
Accumulated Depreciation:				
Underground Power	276,934	19,664	-	296,598
Sanitary and Storm Sewers	1,596,336	118,822	-	1,715,158
Paving	660,381	45,097	-	705,478
Water	428,019	32,276	-	460,295
Miscellaneous Infrastructure	<u>572,631</u>	<u>45,848</u>	<u>-</u>	<u>618,479</u>
	<u>3,534,301</u>	<u>261,707</u>	<u>-</u>	<u>3,796,008</u>
Net Depreciable Capital Assets	<u>3,748,134</u>	<u>(261,707)</u>	<u>-</u>	<u>3,486,427</u>
Non-depreciable Capital Assets:				
Subdivision Agreement	549,152	-	-	549,152
Land	172,768	-	-	172,768
Interceptor Sewer Fees	<u>32,400</u>	<u>-</u>	<u>-</u>	<u>32,400</u>
	<u>754,320</u>	<u>-</u>	<u>-</u>	<u>754,320</u>
Capital Assets, net	<u>\$ 4,502,454</u>	<u>\$ (261,707)</u>	<u>\$ -</u>	<u>\$ 4,240,747</u>

**NOTE E – WARRANTS PAYABLE**

General fund warrants are due 3 years from the date of issuance. Debt service fund warrants are due 5 years from the date of issuance. Warrants registered with the County bear interest at 7% per annum. Interest accrues on the warrants from the date of registration to the date they are called for payment.

The summary of warrant activity is as follows:

	<u>General</u> <u>Fund</u>	<u>Debt</u> <u>Service Fund</u>
Balance Outstanding, June 30, 2012	\$ -	\$ 250
Warrants Issued	99,282	1125
Warrant Principal Payments	(99,282)	(1125)
Warrants Cancelled	<u>-</u>	<u>(250)</u>
Balance Outstanding, June 30, 2013	<u>\$ -</u>	<u>\$ -</u>

The District is not currently registering its warrants but is paying them on a current basis as presented to the County Treasurer. Accordingly, any outstanding warrant balance is presented as a current liability in the governmental funds balance sheet and in the statement of net position.

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**

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**NOTES TO BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2013**

**NOTE F – BONDS PAYABLE**

**BOND ISSUE OF AUGUST 1, 2008** – The \$2,085,000 “General Obligation Refunding Bonds, Series 2008” bond issue is scheduled to mature in annual increments of \$160,000 - \$220,000 through August 1, 2020. At June 30, 2013, the outstanding balance was \$1,505,000. Bonds bear interest payable semi-annually each August 1 and February 1, until maturity at a rate of 4.00% graduating to 4.90% depending on maturity date.

Bonds maturing August 1, 2014 through August 1, 2020, inclusive, are subject to redemption in whole or in part, prior to maturity at the option of the District at anytime on or after August 1, 2013, at par plus interest accrued thereon to the date set for redemption, with no redemption premium.

**BOND ISSUE OF DECEMBER 1, 2011** – The \$5,290,000 “General Obligation Refunding Bonds, Series 2011” bond issue is scheduled to mature in annual increments of \$310,000 - \$515,000 through December 1, 2025. At June 30, 2013, the outstanding balance was \$4,990,000. Interest is payable semi-annually each June 1 and December 1 at a rate of 1.45% - 4.10% depending on maturity date.

Bonds maturing on or after December 1, 2017 are subject to redemption in whole or in part on or after December 1, 2016 at par plus accrued interest to the date set for redemption.

The following is a summary of bonds payable transactions of the District:

Balance Outstanding, June 30, 2012	\$ 6,950,000
Bond Principal Payments	<u>(455,000)</u>
Balance Outstanding, June 30, 2013	<u>\$ 6,495,000</u>

Aggregate maturities of the bonds payable and interest due on this debt, for the next five years and thereafter, are as follows:

	PRINCIPAL	INTEREST	TOTAL
June 30, 2014	\$ 470,000	\$ 218,210	\$ 688,210
June 30, 2015	485,000	206,699	691,699
June 30, 2016	505,000	193,573	698,573
June 30, 2017	520,000	178,541	698,541
June 30, 2018	535,000	161,718	696,718
June 30, 2019-2023	2,530,000	511,904	3,041,904
June 30, 2024-2026	<u>1,450,000</u>	<u>90,663</u>	<u>1,540,663</u>
	<u>\$ 6,495,000</u>	<u>\$ 1,561,308</u>	<u>\$ 8,056,308</u>

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**

-----  
**NOTES TO BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2013**

**NOTE G – PROPERTY TAXES**

Property taxes are levied in September and attach as an enforceable lien on the assessed property as of December 31. The first half payment becomes delinquent April 1 of the following year and the second half payment becomes delinquent August 1 of the following year. The Sarpy County Treasurer bills and collects all property taxes for the District.

The District has levied taxes for the year ended June 30, 2013 as follows:

GENERAL FUND (Cents per \$100 Valuation)	DEBT SERVICE FUND	ASSESSED VALUATION	TAXES LEVIED
10.00	42.00	\$134,547,679	\$699,649

**NOTE H – NET POSITION AND FUND BALANCES**

Net position in the government-wide financial statements is classified into three components:

Net investment in capital assets – capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgage notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted net position – represents constraints on resources that are either externally imposed by creditors, grantors, contributors or laws and regulations of other governments imposed by law through state statute.

Unrestricted net position – all other assets that do not meet the definition of “restricted” or “net investment in capital assets”.

Fund balances of the governmental funds are classified as follows:

Non-spendable - amounts that cannot be spent either because they are in non-spendable form or because they are legally or contractually required to be maintained intact.

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions, charter requirements or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**

-----  
**NOTES TO BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2013**

**NOTE H – NET POSITION AND FUND BALANCES - Continued**

Committed - amounts that can be used only for specific purposes determined by a formal action of the Board of Trustees. The Board of Trustees is the highest level of decision making authority for the District. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board of Trustees.

Assigned - amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. Only the Board of Trustees may assign amounts for specific purposes.

Unassigned - all other spendable amounts.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the Board of Trustees has provided otherwise in its commitment or assignment actions.

**NOTE I – PENDING GOVERNMENTAL ACCOUNTING STANDARDS BOARD  
STATEMENT**

GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, was issued in April 2012 and will be effective for the financial statements of the District for the year ending June 30, 2014. This statement provides further guidance on the accounting and reporting of deferred outflows of resources, deferred inflows of resources and certain items previously reported as assets and liabilities. More specifically, the adoption of this statement by the District in fiscal 2014 will result in (1) the write-off of bond issue costs of \$678,990 at June 30, 2013 on the government-wide statement of net position with a corresponding decrease in net position and (2) the reclassification of special assessments deferred revenue of \$11,161 at June 30, 2013 on the governmental funds balance sheet from a liability to a deferred inflow of resources.

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**REQUIRED SUPPLEMENTARY INFORMATION  
(OTHER THAN MD&A)**

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**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA  
Required Supplementary Information - Unaudited  
Schedule of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual - General Fund  
For the year ended June 30, 2013**

	Budget - Original/ Final	(Budgetary Basis) Actual	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Taxes assessed	\$ 134,547	\$ 131,251	\$ (3,296)
Interest on taxes	100	145	45
Interest on investments	150	-	(150)
State motor vehicle tax allocation	350	250	(100)
Homestead exemption allocation	-	685	685
Property tax credit	-	4,015	4,015
Total Revenues	<u>135,147</u>	<u>136,346</u>	<u>1,199</u>
<b>EXPENDITURES</b>			
Current:			
Collection fees - County Treasurer	2,638	2,628	10
Engineering fees	20,000	1,885	18,115
Insurance	2,000	340	1,660
Professional fees	25,000	20,893	4,107
Repairs and maintenance	115,000	9,807	105,193
Street lighting	70,000	66,356	3,644
	<u>234,638</u>	<u>101,909</u>	<u>132,729</u>
Debt service - warrant principal payments	<u>232,000</u>	<u>99,282</u>	<u>132,718</u>
Total Expenditures	<u>466,638</u>	<u>201,191</u>	<u>265,447</u>
<b>Excess of revenues under expenditures</b>	<u><b>(331,491)</b></u>	<u><b>(64,845)</b></u>	<u><b>266,646</b></u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer to Debt Service Fund	(275,000)	(325,000)	(50,000)
Issuance of warrants	232,000	99,282	(132,718)
Total Other Financing Sources (Uses)	<u>(43,000)</u>	<u>(225,718)</u>	<u>(182,718)</u>
<b>Net change in fund balances</b>	<u><b>(374,491)</b></u>	<u><b>(290,563)</b></u>	<u><b>83,928</b></u>
<b>Fund balances - beginning of year</b>	<u><b>490,245</b></u>	<u><b>490,245</b></u>	<u><b>-</b></u>
<b>Fund balances - end of year</b>	<u><u><b>\$ 115,754</b></u></u>	<u><u><b>\$ 199,682</b></u></u>	<u><u><b>\$ 83,928</b></u></u>

See accompanying notes to schedules of revenues, expenditures and changes in fund balances - budget and actual.

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA  
Required Supplementary Information - Unaudited  
Schedule of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual - Debt Service Fund  
For the year ended June 30, 2013**

	Budget - Original/ Final	(Budgetary Basis) Actual	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Taxes assessed	\$ 565,101	551,258	\$ (13,843)
Interest on taxes	400	610	210
Special assessments	20,000	120,524	100,524
Interest on special assessments	10,000	136,533	126,533
Interest on investments	250	-	(250)
State motor vehicle tax allocation	1,500	1,050	(450)
Homestead exemption allocation	-	2,879	2,879
Property tax credit	-	16,863	16,863
Total Revenues	<u>597,251</u>	<u>829,717</u>	<u>232,466</u>
<b>EXPENDITURES</b>			
Current:			
Collection fees - County Treasurer	16,081	16,179	(98)
Paying agent fees	5,000	1,125	3,875
	<u>21,081</u>	<u>17,304</u>	<u>3,777</u>
Debt service:			
Bond principal payments	455,000	455,000	-
Bond interest payments	228,516	228,516	-
Warrant principal payments	5,000	1,125	3,875
	<u>688,516</u>	<u>684,641</u>	<u>3,875</u>
Total Expenditures	<u>709,597</u>	<u>701,945</u>	<u>7,652</u>
<b>Excess of revenues over (under) expenditures</b>	<u>(112,346)</u>	<u>127,772</u>	<u>240,118</u>
<b>OTHER FINANCING SOURCES</b>			
Transfer from General Fund	275,000	325,000	50,000
Issuance of warrants	5,000	1,125	(3,875)
Total Other Financing Sources	<u>280,000</u>	<u>326,125</u>	<u>46,125</u>
<b>Net change in fund balances</b>	<b>167,654</b>	<b>453,897</b>	<b>286,243</b>
<b>Fund balances - beginning of year</b>	<b>909,555</b>	<b>909,555</b>	<b>-</b>
<b>Fund balances - end of year</b>	<b>\$ <u>1,077,209</u></b>	<b>\$ <u>1,363,452</u></b>	<b>\$ <u>286,243</u></b>

See accompanying notes to schedules of revenues, expenditures and changes in fund balances - budget and actual.

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**

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**REQUIRED SUPPLEMENTARY INFORMATION - UNAUDITED  
NOTES TO SCHEDULES OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL**

**FOR THE YEAR ENDED JUNE 30, 2013**

**BUDGETS AND BUDGETARY ACCOUNTING**

The District is required to adopt an annual operating budget for all the funds over which the District controls. Budgets are adopted by the District for the general and debt service funds. The budget is adopted using a cash basis of accounting which differs significantly from generally accepted accounting principles (GAAP). Under the cash basis of accounting, revenues and expenditures are recorded when cash is received or paid. Payment is deemed to have been made when warrants are issued. Accordingly, adjustments are necessary to convert the revenues and expenditures as reported on the governmental fund statements to the budgetary basis for comparison with budgetary data in the accompanying schedules of revenues, expenditures and changes in fund balances - budget and actual. Fund balance on the budgetary basis consists of cash on deposit with the County Treasurer and the original purchase cost of investments. Encumbrance accounting is not used by the District.

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- 1) In September of each year the District submits a proposed operating budget for all funds to the real estate owners of the District.
- 2) Notice of place and time of public hearings must be published prior to the public hearings.
- 3) Public hearings are conducted to obtain taxpayer comment.
- 4) After publication and hearing, the budget is legally adopted by majority vote of the Board. The District is required to file a copy of the adopted budget with the County Clerk and the Nebraska Auditor of Public Accounts in accordance with the Nebraska Budget Act.
- 5) The budget is adopted on a per-fund basis and budgetary control is exercised at the fund level.
- 6) Appropriations lapse at year-end, however, the Board of Trustees may authorize supplemental appropriations during the year. No such appropriations were made during the fiscal year ended June 30, 2013.

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**

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**REQUIRED SUPPLEMENTARY INFORMATION - UNAUDITED  
NOTES TO SCHEDULES OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL**

**FOR THE YEAR ENDED JUNE 30, 2013**

**RECONCILIATION OF BUDGET BASIS TO GAAP**

A reconciliation for the year ended June 30, 2013, which discloses the nature and amount of adjustments necessary to convert the budgetary basis to a GAAP basis, is presented below:

	<b>General Fund</b>	<b>Debt Service Fund</b>
Net change in fund balances:		
Balance on a budgetary basis	\$ (290,563)	\$ 453,897
Adjustments:		
Revenue for receivables	(1,468)	(6,142)
Expenditures for payables	<u>3,932</u>	<u>625</u>
Balance on a GAAP basis	<u>\$ (288,099)</u>	<u>\$ 448,380</u>

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## SUPPLEMENTARY INFORMATION

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**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**

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**SCHEDULE OF BONDS PAYABLE**

**JUNE 30, 2013**

**Issue date: August 1, 2008**  
**Optional call date: August 1, 2013**

<u>BOND NUMBERS</u>	<u>INTEREST RATES</u>	<u>MATURITY DATES</u>	<u>AMOUNT</u>
117 – 148	4.00%	August 1, 2013	\$ 160,000
149 – 181	4.15%	August 1, 2014	165,000
182 – 216	4.30%	August 1, 2015	175,000
217 – 253	4.45%	August 1, 2016	185,000
254 – 291	4.60%	August 1, 2017	190,000
292 – 331	4.70%	August 1, 2018	200,000
332 – 373	4.80%	August 1, 2019	210,000
374 – 417	4.90%	August 1, 2020	<u>220,000</u>
			1,505,000
		From Page 23	<u>4,990,000</u>
			<u>\$ 6,495,000</u>

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**

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**SCHEDULE OF BONDS PAYABLE**

**JUNE 30, 2013**

**Issue date: December 1, 2011**  
**Optional call date: December 1, 2016**

<u>BOND NUMBERS</u>	<u>INTEREST RATES</u>	<u>MATURITY DATES</u>	<u>AMOUNT</u>
61 – 122	1.45%	December 1, 2013	\$ 310,000
123 – 186	1.65%	December 1, 2014	320,000
187 – 252	2.00%	December 1, 2015	330,000
253 – 319	2.30%	December 1, 2016	335,000
320 – 388	2.60%	December 1, 2017	345,000
389 – 459	2.90%	December 1, 2018	355,000
460 – 532	3.20%	December 1, 2019	365,000
533 – 606	3.45%	December 1, 2020	370,000
607 – 683	3.60%	December 1, 2021	385,000
684 – 768	3.75%	December 1, 2022	425,000
769 – 858	3.90%	December 1, 2023	450,000
859 – 955	4.00%	December 1, 2024	485,000
956 – 1058	4.10%	December 1, 2025	<u>515,000</u>
		To Page 22	\$ <u>4,990,000</u>

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**

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**INFORMATION REQUIRED BY SECTION 31-740  
REISSUED REVISED STATUTES OF NEBRASKA, 2008**

**JUNE 30, 2013**

Gross income from all sources	\$ 709,371
Amount spent for access to facilities and use of services of library system of neighboring cities and villages	None
Amount spent for sewage disposal	None
Amount expended on water mains	None
Gross amount of sewage processed	None
Cost per thousand gallons of processing sewage	None
Amount expended for:	
a. Maintenance and repair	\$ 8,605
b. New equipment	None
c. New construction work	None
d. Property purchased	None
Number of employees	None
Salaries and fees paid employees	None
Total amount of taxes levied upon property within the District	\$ 699,649

**SANITARY AND IMPROVEMENT DISTRICT NO. 184  
OF SARPY COUNTY, NEBRASKA**

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**TRUSTEES AND RELATED BONDS**

**JUNE 30, 2013**

<u>TRUSTEES</u>		<u>BONDS</u>	
<u>NAME</u>	<u>OFFICE</u>	<u>INSURER</u>	<u>AMOUNT</u>
Karla Privateer	Chairman	Western Surety Company	\$ 5,000
Jayne Cromer	Clerk	Western Surety Company	\$ 20,000
Sam Person	Trustee	None	
Doug Donaldson	Trustee	None	
John Jansen Jr.	Trustee	None	

# HANCOCK & DANA PC

ACCOUNTANTS & CONSULTANTS

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## INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Trustees  
Sanitary and Improvement District No. 184  
of Sarpy County, Nebraska

We have audited, in accordance with the 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, the financial statements of the governmental activities and each major fund of Sanitary and Improvement District No. 184 of Sarpy County, Nebraska, as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise Sanitary and Improvement District No. 184 of Sarpy County, Nebraska's basic financial statements and have issued our report thereon dated December 16, 2013.

### Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Sanitary and Improvement District No. 184 of Sarpy County, Nebraska's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Sanitary and Improvement District No. 184 of Sarpy County, Nebraska's internal control. Accordingly, we do not express an opinion on the effectiveness of Sanitary and Improvement District No. 184 of Sarpy County, Nebraska's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified. As described below, we did identify a certain deficiency in internal control that we consider to be a significant deficiency.

**INDEPENDENT AUDITORS' REPORT ON INTERNAL  
CONTROL OVER FINANCIAL REPORTING AND ON  
COMPLIANCE AND OTHER MATTERS BASED  
ON AN AUDIT OF FINANCIAL STATEMENTS  
PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS - Continued**

**Preparation of Financial Statements**

The District does not have an internal control system designed to provide for the preparation of the financial statements and notes being audited. As auditors, we were requested to draft the financial statements and accompanying notes to the financial statements.

Sanitary and Improvement District No. 184 of Sarpy County, Nebraska's response to this finding is that the aforementioned circumstance is not unusual in a governmental entity of their size and that the costs of correcting this deficiency would exceed the benefits to be derived therefrom. The District's management has also informed us that they are willing to accept the degree of risk associated with this condition.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Sanitary and Improvement District No. 184 of Sarpy County, Nebraska's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that is required to be reported under *Government Auditing Standards*.

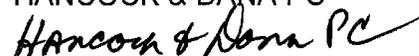
**Sanitary and Improvement District No. 184 of Sarpy County, Nebraska's Response to Finding**

Sanitary and Improvement District No. 184 of Sarpy County, Nebraska's response to the finding is described previously. Sanitary and Improvement District No. 184 of Sarpy County, Nebraska's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

HANCOCK & DANA PC



Omaha, Nebraska  
December 16, 2013