



FINANCIAL STATEMENTS
WITH
INDEPENDENT AUDITORS' REPORT

SANITARY AND IMPROVEMENT DISTRICT NO. 223
SARPY COUNTY, NEBRASKA

YEAR ENDED JUNE 30, 2010

CONTENTS

	PAGE
INDEPENDENT AUDITORS' REPORT	1
BASIC FINANCIAL STATEMENTS	
GOVERNMENT-WIDE FINANCIAL STATEMENTS:	
STATEMENT OF NET ASSETS	2
STATEMENT OF ACTIVITIES	3
FUND FINANCIAL STATEMENTS:	
BALANCE SHEET	4
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET ASSETS	5
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE	6
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES	7
NOTES TO FINANCIAL STATEMENTS	8
REQUIRED SUPPLEMENTARY INFORMATION	
SCHEDULES OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET TO ACTUAL	18
OTHER SUPPLEMENTARY INFORMATION	
INFORMATION REQUIRED BY SECTION 31-740, REISSUE REVISED STATUTES OF NEBRASKA, 2004	19
SUMMARY OF TAXES RECEIVABLE	19
TRUSTEES AND RELATED BONDS	19
REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <u>GOVERNMENT AUDITING STANDARDS</u>	20



INDEPENDENT AUDITORS' REPORT

To the Board of Trustees
Sanitary and Improvement District No. 223
Sarpy County, Nebraska

We have audited the accompanying financial statements of the governmental activities, and each major fund of Sanitary and Improvement District No. 223, Sarpy County, Nebraska (a political subdivision) as of and for the year ended June 30, 2010, which collectively comprise the District's basic financial statements, as listed in the table of contents. These financial statements are the responsibility of the District's management. 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 of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

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. 223 of Sarpy County, Nebraska as of June 30, 2010, and the respective changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated December 10, 2010 on our consideration of Sanitary and Improvement District No. 223 of Sarpy County'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 the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and important for assessing the results of our audit.

INDEPENDENT AUDITORS' REPORT - continued

The Schedules of Revenues, Expenditures and Changes in Fund Balances Budget to Actual - General and Debt Service Fund on page 18 are not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's basic financial statements. The other supplementary information on page 19 is presented for purposes of additional analysis and is not a required part of the basic financial statements. The schedules have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

The District has not presented Management's Discussion and Analysis, that accounting principles generally accepted in the United States of America has determined is necessary to supplement, although not required to be part of, the basic financial statements.

Toueg & Howe, P.C.

Omaha, Nebraska
December 10, 2010

Sanitary and Improvement District No. 223
Sarpy County, Nebraska

GOVERNMENT-WIDE STATEMENT OF NET ASSETS

June 30, 2010

	<u>Primary Government</u> <u>Governmental Activities</u>
ASSETS:	
Cash on deposit - County Treasurer	\$ (126)
Taxes receivable (notes G and I)	303,262
Special assessment receivable (notes B and I)	879,596
Accrued interest on special assessments	361,968
Investments (note C)	1,049,377
Accrued interest on investments (note C)	458
Bond issue costs, net of amortization	795,264
Capital assets (note D):	
Infrastructure	8,328,748
Accumulated depreciation	<u>(1,582,183)</u>
Total assets	<u>10,136,364</u>
LIABILITIES:	
Accounts payable	36,629
Warrants payable (note E)	130,173
Accrued interest	81,028
Noncurrent liabilities (notes E and F):	
Due within one year	200,000
Due in more than one year	<u>7,935,000</u>
Total liabilities	<u>8,382,830</u>
COMMITMENTS AND CONTINGENCIES (notes H and J)	-
NET ASSETS:	
Invested in capital assets, net of related debt	(593,171)
Restricted for debt service	2,430,939
Unrestricted	<u>(84,234)</u>
Total net assets	<u>\$ 1,753,534</u>

The accompanying notes are an integral part of these statements.

Sanitary and Improvement District No. 223
Sarpy County, Nebraska

GOVERNMENT-WIDE STATEMENT OF ACTIVITIES

Year Ended June 30, 2010

<u>Program Activities</u>	<u>Expenses</u>	<u>Program Revenues</u>	<u>Net (Expenses) Revenue and Changes In Net Assets</u> <u>Governmental Activities</u>
Governmental activities			
General	\$121,488	\$ -	\$ (121,488)
Debt service	58,327	-	(58,327)
Depreciation	250,352	-	(250,352)
Interest on long-term debt	<u>403,530</u>	<u>-</u>	<u>(403,530)</u>
Total government	<u>\$833,697</u>	<u>\$ -</u>	<u>833,697</u>

General revenues:

Property taxes	619,944
Interest on taxes	2,224
State motor vehicle tax allocation	2,179
Property tax credit allocation	19,613
Connection fees	5,680
Interest on special assessments	75,866
Interest on investments	<u>1,627</u>
Total general revenues	<u>727,133</u>
Change in net assets	(106,564)
Net assets at beginning of year	<u>1,860,098</u>
Net assets at end of year	<u>\$1,753,534</u>

The accompanying notes are an integral part of these statements.

Sanitary and Improvement District No. 223
Sarpy County, Nebraska

BALANCE SHEET - GOVERNMENTAL FUNDS

June 30, 2010

ASSETS

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Total Governmental Funds</u>
ASSETS:			
Cash on deposit - County Treasurer	\$ 4,938	\$ (5,064)	\$ (126)
Taxes receivable (notes G and I)	84,239	219,023	303,262
Special assessment receivable (notes B and I)	-	879,596	879,596
Accrued interest on special assessments	-	361,968	361,968
Investments (note C)	-	1,049,377	1,049,377
Accrued interest on investments (note C)	-	458	458
Due from other fund	<u>1,500</u>	<u>-</u>	<u>1,500</u>
Total assets	<u>\$ 90,677</u>	<u>\$2,505,358</u>	<u>\$2,596,035</u>

LIABILITIES AND FUND BALANCES

LIABILITIES:			
Accounts payable	\$ 36,629	\$ -	\$ 36,629
Warrants payable (note E)	130,173	-	130,173
Accrued interest on registered warrants	8,109	-	8,109
Due to other fund	-	1,500	1,500
Deferred revenue	<u>-</u>	<u>1,241,564</u>	<u>1,241,564</u>
Total liabilities	<u>174,911</u>	<u>1,243,064</u>	<u>1,417,975</u>
COMMITMENTS AND CONTINGENCIES			
(notes H and J)	-	-	-
Fund balance (deficit):			
Reserved for debt service	-	1,262,294	1,262,294
Unreserved	<u>(84,234)</u>	<u>-</u>	<u>(84,234)</u>
Total fund balance (deficit)	<u>(84,234)</u>	<u>1,262,294</u>	<u>1,178,060</u>
Total liabilities and fund balance	<u>\$ 90,677</u>	<u>\$2,505,358</u>	<u>\$2,596,035</u>

The accompanying notes are an integral part of these statements.

Sanitary and Improvement District No. 223
Sarpy County, Nebraska

RECONCILIATION OF THE GOVERNMENTAL FUNDS
BALANCE SHEET TO THE STATEMENT OF NET ASSETS

June 30, 2010

Total fund balance - total governmental funds \$1,178,060

Amounts reported for governmental activities in the
Statement of Net Assets are different because:

- Capital assets used in governmental activities are not current financial resources and therefore are not reported in the governmental funds balance sheet. 6,746,565
- Interest payable on long-term debt does not require current financial resources. Therefore interest payable is not reported as a liability in governmental funds balance sheet. (72,919)
- Long term liabilities are not due and payable in the current period and, therefore, they are not reported in the governmental funds balance sheet.
 - Due within one year \$ 200,000
 - Due in more than one year 7,935,000 (8,135,000)
- Bond issue costs are not current financial resources and therefore are not reported in the governmental funds balance sheet. 795,264
- Deferred income related to special assessments is required under modified accrual in the governmental funds balance sheet but not under full accrual accounting in the government-wide statement of net assets. 1,241,564

Net Assets of Governmental Activities \$ 1,753,534

The accompanying notes are an integral part of these statements.

Sanitary and Improvement District No. 223
Sarpy County, Nebraska

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS

Year Ended June 30, 2010

	General Fund	Debt Service Fund	Total Governmental Funds
REVENUES:			
Taxes assessed (note G)	\$ 172,252	\$ 447,692	\$ 619,944
State motor vehicle tax allocation	565	1,614	2,179
Property tax credit allocation	5,448	14,165	19,613
Interest on taxes	532	1,692	2,224
Interest on investments	-	1,627	1,627
Special assessments	-	28,540	28,540
Interest on special assessments	-	14,530	14,530
Connection fees	-	5,680	5,680
	<u>178,797</u>	<u>515,540</u>	<u>694,337</u>
Total revenues			
EXPENDITURES:			
Interest on registered warrants	13,123	-	13,123
Legal and accounting fees	21,639	-	21,639
Trustee bonds and insurance	3,001	-	3,001
Collection fees - County Treasurer	3,152	10,006	13,158
Maintenance and engineering	45,556	-	45,556
Electricity	29,349	-	29,349
Fiscal agent fees	5,668	1,000	6,668
Debt service:			
Interest charges	-	404,756	404,756
	<u>121,488</u>	<u>415,762</u>	<u>537,250</u>
Total expenditures			
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	57,309	99,778	157,087
OTHER FINANCING SOURCES (USES):			
Payment of long-term debt	-	(195,000)	(195,000)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER USES	57,309	(95,222)	(37,913)
FUND BALANCE (DEFICIT), BEGINNING OF YEAR	<u>(141,543)</u>	<u>1,357,516</u>	<u>1,215,973</u>
FUND BALANCE (DEFICIT), END OF YEAR	<u>\$ (84,234)</u>	<u>\$1,262,294</u>	<u>\$1,178,060</u>

The accompanying notes are an integral part of these statements.

Sanitary and Improvement District No. 223
Sarpy County, Nebraska

RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCE OF
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

Year Ended June 30, 2010

Net change in fund balance - total governmental funds \$ (37,913)

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

- Depreciation expense on capital assets is reported in the government-wide statement of activities and changes in net assets, but they do not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditure in governmental funds. (250,352)
- The issuance of long-term debt (e.g. bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance cost, premiums, discounts, and similar items when debt is first issued, whereas the amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items. 147,679
- Accrued interest expense on long-term debt is reported in the government-wide statement of activities and changes in net assets, but does not require the use of current financial resources; therefore, accrued interest expense is not reported as expenditures in governmental funds. 1,226
- Special assessments and related interest are recorded at modified accrual for governmental funds and full accrual for government-wide statements resulting in this difference. 32,796

Change in Net Assets of Governmental Activities \$ (106,564)

The accompanying notes are an integral part of these statements.

Sanitary and Improvement District No. 223
Sarpy County, Nebraska

NOTES TO FINANCIAL STATEMENTS

June 30, 2010

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This summary of significant accounting policies of Sanitary and Improvement District No. 223 of Sarpy County, Nebraska is presented to assist in understanding the District's financial statements. The financial statements and notes are representations of the trustees of the District, who are responsible for their integrity and objectivity. These accounting policies conform in all material respects to accounting principles generally accepted in the United States of America, as promulgated by the American Institute of Certified Public Accountants' Industry Audit Guide, Audits of State and Local Government Units, and have been consistently applied in the preparation of the financial statements.

History and business activity

The District is a governmental subdivision, created pursuant to Nebraska law, to act as a vehicle for the construction of roads, utilities and similar improvements. The Board of Trustees, consisting of five members, has the power to provide financing for such improvements and has authority to: issue warrants for construction work and services, contract with financial institutions for conversion of warrants to cash, and to levy both special assessments and general taxes against property in the District to pay off warrants and bonds issued by the District.

Estimates

The process of preparing financial statements in conformity with generally accepted accounting principles requires the use of estimates and assumptions regarding certain types of assets, liabilities, revenues, and expenses. Such estimates primarily relate to unsettled transactions and events as of the date of the financial statements. Accordingly, upon settlement, actual results may differ from estimated amounts.

Reporting entity

The accompanying financial statements present the District's primary governmental 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.

Basis of Presentation

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

Sanitary and Improvement District No. 223
Sarpy County, Nebraska

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2010

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Basis of Presentation - Continued

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

Fund Financial Statements

The District segregates transactions related to certain functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Separate statements are presented for governmental and proprietary activities. These statements present each major fund as a separate column on the fund financial statements.

Governmental funds are those funds through which most governmental functions typically are financed. The measurement focus of governmental funds is on the sources, uses and balance of current financial resources. The District has presented the following major governmental funds:

General Fund

General Fund is the main operating fund of the District. This fund is used to account for all financial resources not accounted for in other funds. All general tax revenues and other receipts that are not restricted by law or contractual agreement to some other fund are accounted for in this fund. General operating expenditures, fixed charges and capital improvement costs that are not paid through other funds are paid from the General Fund.

Debt Service Fund

Debt Service Fund is used to account for the accumulation of financial resources for the payment of principal, interest, and related costs on general long-term debt paid primarily from taxes levied by the District. The fund balance of the Debt Service Fund is reserved to signify the amounts that are restricted exclusively for debt service expenditures.

Sanitary and Improvement District No. 223
Sarpy County, Nebraska

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2010

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Measurement Focus/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 in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting. The economic resources measurement focus means all assets and liabilities (whether current or non-current) are included on the statement of net assets and the operating statements present increases (revenues) and decreases (expenses) in net total assets. Under the accrual basis of accounting, revenues are recognized when earned. Expenses are recognized at the time the liability is incurred.

Governmental fund financial statements are reported using the current financial resources measurement focus and are accounted for using the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual; i.e., when they become both measurable and available. "Measurable" means 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. The District considers property taxes as available if they are collected within 60 days after year end. A one-year availability period is used for recognition of all other Governmental Fund revenues. Expenditures are recorded when the related fund liability is incurred. However, debt service expenditures are recorded only when payment is due.

The revenues susceptible to accrual are property taxes and interest income. All other governmental fund revenues are recognized when received.

Investments

Investments are carried at cost, which approximates market, and any premium or discount on investments are amortized on the straight-line method from date of purchase to date of maturity. These deposits were covered with sufficient assets pledged to the Sarpy County by the financial institutions at June 30, 2010.

Infrastructure

Infrastructure is carried at cost plus interest on warrants while construction is in progress. Depreciation is provided using the straight-line method over estimated lives ranging from 20 to 40 years.

Sanitary and Improvement District No. 223
Sarpy County, Nebraska

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2010

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Bond Issue Costs

Effective July 1, 2003, bond issue costs are being amortized on the straight-line method over the life of the bond issue.

Budget and Budgetary Accounting

The District is required to adopt an annual operating budget for all the funds over which the District controls. The budget is adopted using a cash basis of accounting which differs significantly from generally accepted accounting principles. 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.

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

- (a) In September of each year the District submits a proposed operating budget for all funds to the real estate owners of the District.
- (b) Notice of place and time of public hearings must be published prior to the public hearings.
- (c) Public hearings are conducted to obtain taxpayer comment.
- (d) 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.
- (e) The budget is adopted on a per-fund basis and budgetary control is exercised at the fund level.
- (f) The Board of Trustees may authorize supplemental appropriations during the year. No such appropriations were made during the fiscal year ended June 30, 2010.
- (g) The accompanying combined statements of revenues, expenditures, and changes in fund balances - Budget and Actual - General and Debt Service Fund presents comparisons of the legally adopted budget with actual data on a budgetary basis. Because accounting principles applied for purposes of developing data on a budgetary basis differ significantly from those used to present financial statements in conformity with generally accepted accounting principles (GAAP), a reconciliation of resultant basis, timing, perspective, and entity differences in the excess (deficiency) of revenues and other sources of financial resources over expenditures and other uses of financial resources for the year ended June 30, 2010 is presented as follows:

Sanitary and Improvement District No. 223
Sarpy County, Nebraska

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2010

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Budget and Budgetary Accounting - Continued

	<u>General Fund</u>	<u>Debt Service Fund</u>
Excess (deficiency) of revenues and other sources of financial resources over expenditures and other uses of financial resources (budgetary basis)	\$(7,865)	\$(87,945)
Adjustments:		
To adjust revenues for receivables	15,183	(8,318)
To adjust expenditures for payables and accruals	(26,327)	1,041
To adjust for variance in recognition of items for other financing sources (uses)	<u>76,318</u>	<u>-</u>
Excess (deficiency) of revenues and other sources of financial resources over expenditures and other uses of financial resources (GAAP basis)	<u>\$57,309</u>	<u>\$(95,222)</u>

Net Assets

Net assets represent the difference between assets and liabilities. Net assets invested in capital assets, net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets, and adding back unspent proceeds. Net assets are reported as restricted when there are limitations imposed on their use either through the enabling legislations adopted by the District or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

NOTE B - SPECIAL ASSESSMENTS

Special assessments were levied in the amount of \$3,086,474 on August 18, 2003 against certain properties within the District in connection with the construction of improvements. Special assessments are due in ten annual installments and bear interest at 8% per annum until delinquent and 10% per annum thereafter until paid.

Special assessments were levied in the amount of \$505,564 on December 12, 2007 against certain properties within the District in connection with the construction of improvements. Special assessments are due in ten annual installments and bear interest at 7.5% per annum until delinquent and 9.5% per annum thereafter until paid.

Sanitary and Improvement District No. 223
Sarpy County, Nebraska

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2010

NOTE C - INVESTMENTS

The District is allowed to invest funds as permitted by Nebraska Statute 77-2341, R.R.S., 2003, and generally include U.S. government obligations, certificates of deposit and time deposits. During the year ended June 30, 2010, the District invested in U.S. treasury bills and Federal National Mortgage Association notes.

Investments consist of the following at June 30, 2010:

	<u>Face Value</u>	<u>Cost</u>	<u>Accrued Interest</u>
U.S. Treasury bill, held by U.S. Bank, matures July 15, 2010.	\$ 750,000	\$ 749,633	\$335
U.S. Treasury bill, held by U.S. Bank, matures September 9, 2010.	120,000	119,903	59
U.S. Treasury bill, held by U.S. Bank, matures October 14, 2010.	<u>180,000</u>	<u>179,841</u>	<u>64</u>
	<u>\$1,050,000</u>	<u>\$1,049,377</u>	<u>\$458</u>

All investments activities are conducted through the District's fiscal agent, the County Treasurer. Treasury bills and Federal National Mortgage Association notes are bought and held in safekeeping through the County Treasurer in the County's name. These securities are classified as Level 1 in the fair value hierarchy as indicated in ASC 820-10.

The market value of the above investments is \$1,049,853 of June 30, 2010.

Investment risks that the District may be subject to consist of:

Interest Rate Risk - Since the District's investments are short-term, this risk is minimized at June 30, 2010.

Custodial Credit Risk - Since investments are held in the County's name, the District is exposed to this risk at June 30, 2010.

SANITARY AND IMPROVEMENT DISTRICT NO. 223
OF SARPY COUNTY, NEBRASKA

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2010

NOTE D - CAPITAL ASSETS

At June 30, 2010, capital assets consist of the following:

	<u>July 1, 2009</u>	<u>Additions</u>	<u>June 30, 2010</u>
Infrastructure:			
Paving, sanitary and storm sewer	\$ 5,797,791	\$ -	\$5,797,791
Water system	864,966	-	864,966
Power system	410,330	-	410,330
Park land and improvements	471,056	-	471,056
Neighborhood center	773,303	11,302	784,605
Construction in progress	<u>11,302</u>	<u>(11,302)</u>	<u>-</u>
	8,328,748	-	8,328,748
Accumulated depreciation	<u>(1,331,831)</u>	<u>(250,352)</u>	<u>(1,582,183)</u>
	<u>\$ 6,996,917</u>	<u>\$ (250,352)</u>	<u>\$6,746,565</u>

Depreciation expense totaled \$250,352 for the year ended June 30, 2010. Park land totaling \$188,850 is not being depreciated.

NOTE E - REGISTERED WARRANTS

At June 30, 2010, the District has registered warrants outstanding for operating expenses and construction costs. The warrants bear interest at 7%. There was no interest capitalized on warrants for construction costs for the year ended June 30, 2010.

Aggregate maturities of registered warrants are as follows:

	<u>General Fund</u>	<u>Long-Term Debt</u>	<u>Total</u>
2011	\$ -	\$ -	\$ -
2012	53,146	-	53,146
2013	77,027	-	77,027
2014	-	-	-
2015	<u>-</u>	<u>-</u>	<u>-</u>
	<u>\$130,173</u>	<u>\$ -</u>	<u>\$130,173</u>

NOTE F - GENERAL OBLIGATION BONDS PAYABLE

Bonds totaling \$2,000,000 were issued December 15, 2003 and are due serially beginning December 15, 2004. Interest is payable semi-annually on June 15 and December 15 at rates ranging from 2.00% to 5.50%.

SANITARY AND IMPROVEMENT DISTRICT NO. 223
OF SARPY COUNTY, NEBRASKA

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2010

NOTE F - GENERAL OBLIGATION BONDS PAYABLE - CONTINUED

Bonds totaling \$3,000,000 were issued March 15, 2005 and are due serially beginning March 15, 2006. Interest is payable semi-annually on March 15 and September 15 at rates ranging from 2.80% to 5.20%.

Bonds totaling \$2,000,000 were issued May 15, 2007 and are due serially beginning May 15, 2008. Interest is payable semi-annually on May 15 and November 15 at rates ranging from 4.15% to 4.90%.

On October 15, 2008, bonds totaling \$2,000,000 were issued to retire outstanding warrants. The bonds are due serially beginning October 15, 2009. Interest is payable semi-annually on April 15 and October 15 at rates ranging from 2.75% to 5.50%.

A summary of changes in bonds payable is as follows:

Balance July 1, 2008	\$8,330,000
Bond issue	-
Bond payments	<u>(195,000)</u>
 Balance, June 30, 2010	 <u>\$8,135,000</u>

Aggregate maturities of bonds payable and interest is as follows for the years ending June 30:

<u>December 15, 2003 issue</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2011	\$ 80,000	\$ 74,770	\$ 154,770
2012	85,000	71,385	156,385
2013	90,000	67,620	157,620
2014	95,000	63,503	158,503
2015	95,000	59,180	154,180
2016 - 2020	550,000	221,025	771,025
2021 - 2024	<u>560,000</u>	<u>62,562</u>	<u>622,562</u>
	<u>1,555,000</u>	<u>620,045</u>	<u>2,175,045</u>
 <u>March 15, 2005 issue</u>			
2011	\$ 100,000	\$ 122,905	\$ 222,905
2012	105,000	119,155	224,155
2013	110,000	114,955	224,955
2014	115,000	110,445	225,445
2015	125,000	105,615	230,615
2016 - 2020	750,000	436,588	1,186,588
2021 - 2025	<u>1,305,000</u>	<u>230,040</u>	<u>1,535,040</u>
	<u>2,610,000</u>	<u>1,239,703</u>	<u>3,849,703</u>

SANITARY AND IMPROVEMENT DISTRICT NO. 223
OF SARPY COUNTY, NEBRASKA

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2010

NOTE F - GENERAL OBLIGATION BONDS PAYABLE - CONTINUED

<u>May 15, 2007 issue</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2011	\$ 5,000	\$ 93,942	\$ 98,942
2012	5,000	93,735	98,735
2013	15,000	93,528	108,528
2014	15,000	92,898	107,898
2015	15,000	92,267	107,267
2016 - 2020	120,000	450,518	570,518
2021 - 2025	310,000	406,205	716,205
2026 - 2030	<u>1,500,000</u>	<u>217,500</u>	<u>1,717,500</u>
	<u>1,985,000</u>	<u>1,540,593</u>	<u>3,525,593</u>
 <u>October 15, 2008 issue</u>			
2011	\$ 15,000	\$ 106,080	\$ 121,080
2012	15,000	105,615	120,615
2013	15,000	105,120	120,120
2014	-	104,865	104,865
2015	-	104,865	104,865
2016 - 2020	-	524,325	524,325
2021 - 2025	-	524,325	524,325
2026 - 2030	625,000	464,344	1,089,344
2031 - 2034	<u>1,315,000</u>	<u>127,229</u>	<u>1,442,229</u>
	<u>1,985,000</u>	<u>2,166,768</u>	<u>4,151,768</u>
	<u>\$8,135,000</u>	<u>\$5,567,109</u>	<u>\$13,702,109</u>

Bonds maturing on or after December 15, 2009, March 15, 2011, May 15, 2013 and October 15, 2014, respectively, are subject to redemption in whole or in part, at any time on or after December 15, 2008, March 15, 2010, May 15, 2012 and October 15, 2013, respectively, at par and accrued interest, to the date set for redemption, with no redemption premium.

NOTE G - TAX LEVY

The District levied taxes for 2009-2010 at the rate of \$.90 per \$100 on an estimated 100% property valuation of \$71,095,400.

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.

SANITARY AND IMPROVEMENT DISTRICT NO. 223
OF SARPY COUNTY, NEBRASKA

NOTES TO FINANCIAL STATEMENTS - CONTINUED

June 30, 2010

NOTE H - COMMITMENTS

The District has entered into an agreement with Omaha Public Power District (OPPD) under which OPPD is to furnish street lighting to the District. The cost to the District for this service for fiscal 2011 is estimated to be approximately \$30,000.

NOTE I - 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.

NOTE J - 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; injuries to employees; and natural disasters. Significant losses are covered by commercial insurance for all programs. There have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

NOTE K - SUBSEQUENT EVENTS

Management evaluated transactions and events occurring subsequent to June 30, 2010 and through the date of the report (the date the financial statements were available to be issued) to determine whether any events should be recognized or disclosed in these statements. There were no material transactions or events in the subsequent period requiring disclosure or recognition in the statements.

REQUIRED SUPPLEMENTARY INFORMATION
(OTHER THAN MD & A)

SCHEDULES OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - GENERAL AND DEBT SERVICE FUND

Sanitary and Improvement District No. 223
Sarpy County, Nebraska

SCHEDULES OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - GENERAL AND DEBT SERVICE FUND

For The Year Ended June 30, 2010

	GENERAL FUND (NON GAAP)		
	Original And Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES:			
Taxes collected	\$177,738	\$157,069	\$ (20,669)
State motor vehicle tax allocation	400	565	165
Property tax credit allocation	-	5,448	5,448
Interest on taxes	-	532	532
Interest on investments	-	-	-
Special assessments and interest	-	-	-
Connection fees	-	-	-
	<hr/>	<hr/>	<hr/>
Total revenues	<u>178,138</u>	<u>163,614</u>	<u>(14,524)</u>
EXPENDITURES:			
Interest on registered warrants	10,000	14,982	(4,982)
Interest on bonds	-	-	-
Legal and accounting fees	20,000	20,260	(260)
Trustee fees	1,500	-	1,500
Fiscal agent fees	10,000	3,668	6,332
Maintenance and engineering	115,000	30,170	84,830
Water expense	3,000	-	3,000
Electricity	25,000	22,929	2,071
Trustee bonds and insurance	4,200	-	4,200
Collection fees - County Treasurer	3,485	3,152	333
	<hr/>	<hr/>	<hr/>
Total expenditures	<u>192,185</u>	<u>95,161</u>	<u>97,024</u>
Excess (deficiency) of revenues over expenditures	(14,047)	68,453	82,500
OTHER FINANCING SOURCES (USES):			
Proceeds from warrants issued	178,700	77,027	(101,673)
Payment of registered warrants	(165,000)	(153,345)	11,655
Payment of bond principal	-	-	-
	<hr/>	<hr/>	<hr/>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER USES	<u>\$ (347)</u>	<u>(7,865)</u>	<u>\$ (7,518)</u>
FUND BALANCE, BEGINNING OF YEAR		<u>12,803</u>	
FUND BALANCE, END OF YEAR		<u>\$ 4,938</u>	

DEBT SERVICE FUND
(NON GAAP)

Original And Final Budget	Actual	Variance Favorable (Unfavorable)
\$ 462,120	\$ 455,567	\$ (6,553)
1,200	1,614	414
-	14,165	14,165
-	1,692	1,692
25,000	2,070	(22,930)
200,000	43,070	(156,930)
14,000	5,680	(8,320)
<u>702,320</u>	<u>523,858</u>	<u>(178,462)</u>
-	-	-
404,756	404,756	-
-	-	-
-	-	-
-	-	-
-	2,040	(2,040)
-	-	-
-	-	-
-	-	-
<u>13,061</u>	<u>10,007</u>	<u>3,054</u>
<u>417,817</u>	<u>416,803</u>	<u>1,014</u>
284,503	107,055	177,448
-	-	-
-	-	-
<u>(195,000)</u>	<u>(195,000)</u>	<u>-</u>
<u>\$ 89,503</u>	(87,945)	<u>\$ 177,448</u>
	<u>1,132,258</u>	
	<u>\$1,044,313</u>	

OTHER SUPPLEMENTARY INFORMATION

SANITARY AND IMPROVEMENT DISTRICT NO. 223
OF SARPY COUNTY, NEBRASKA

INFORMATION REQUIRED BY SECTION 31-740
REISSUE REVISED STATUTES OF NEBRASKA, 2004

Year Ended June 30, 2010

Gross income from all sources	\$694,337
Gross income from all sources from previous year	\$804,591
Amount expended for sewage disposal	\$ None
Amount expended for water mains	\$ None
Gross amount of sewage processed	\$ None
Cost per thousand gallons of processing sewage	\$ None
Amount expended for:	
a. Maintenance and repair	\$ 40,002
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 the property within the District	\$619,944

SUMMARY OF TAXES RECEIVABLE

Receivable at June 30, <u>2009</u>	Tax Levied	Collected	Receivable at June 30, <u>2010</u>
<u>\$295,954</u>	<u>\$619,944</u>	<u>\$612,636</u>	<u>\$303,262</u>

TRUSTEE AND RELATED BONDS

Trustees		Bonds	
Name	Office	Insurer	Amount
Darrel Swenson	Chairman	Universal Surety	\$5,000
Scott McConnell	Clerk	Universal Surety	\$20,000
Craig Wilson	Trustee	-	None
Jeremy Falke	Trustee	-	None
Kurt Krugerad	Trustee	-	None



**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. 223
of Sarpy County, Nebraska

We have audited the financial statements of Sanitary and Improvement District No. 223 of Sarpy County, Nebraska as of and for the year ended June 30, 2010, and have issued our report thereon dated December 10, 2010. 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.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Sanitary and Improvement District No. 223's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Sanitary and Improvement District No. 223's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Sanitary and Improvement District No. 223's internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses. However, as discussed below, we identified the following deficiency in internal control over financial reporting that we consider to be a significant deficiency.

The district does not have the ability to prepare financial statements in accordance with accounting principles generally accepted in the United States of America. Sanitary and Improvement District No. 223 of Sarpy County's response to this finding is that the aforementioned circumstances 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 indicated they are willing to accept the degree of risk associated with this condition.

A control deficiency 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 misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Sanitary and Improvement District No. 223's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Sanitary and Improvement District No. 223's financial statements that is more than consequential will not be prevented or detected by the Sanitary and Improvement District No. 223's internal control. We consider the deficiency described above to be significant deficiency in internal control over financial reporting.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Sanitary and Improvement District No. 223's internal control.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, we believe that the significant deficiency described above is not a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Sanitary and Improvement District No. 223 financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, 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 instance of noncompliance that is required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of the Board of Trustees and the Nebraska Auditor of Public Accounts, and is not intended to be and should not be used by anyone other than these specified parties.

Omaha, Nebraska
December 10, 2010

Toney & Howe, P.C.