

**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
OF SARPY COUNTY, NEBRASKA**

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

**YEAR ENDED JUNE 30, 2012**

**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
OF SARPY COUNTY, NEBRASKA**

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**TABLE OF CONTENTS**

|   | <u>PAGE</u> |
|---|-------------|
| <b>INDEPENDENT AUDITORS' REPORT</b>   | 1-2         |
| <b>BASIC FINANCIAL STATEMENTS</b>   |             |
| <b>Government–Wide Financial Statements</b>   |             |
| Statement of Net Assets   | 3           |
| Statement of Activities   | 4           |
| <b>Fund Financial Statements</b>  |             |
| Balance Sheet   | 5           |
| Reconciliation of the Governmental Funds Balance<br>Sheet to the Statement of Net Assets  | 6           |
| Statement of Revenues, Expenditures and Changes<br>in Fund Balances   | 7           |
| Reconciliation of the Statement of Revenues, Expenditures and<br>Changes in Fund Balances of Governmental Funds to the<br>Statement of Activities   | 8           |
| <b>Notes To Basic Financial Statements</b>  | 9-15        |
| <b>REQUIRED SUPPLEMENTARY INFORMATION</b>   |             |
| <b>Budgetary Comparison Schedules</b>   |             |
| Schedule of Revenues, Expenditures and Changes in Fund Balances<br>Budget and Actual – General Fund   | 16          |
| Schedule of Revenues, Expenditures and Changes in Fund Balances<br>Budget and Actual – Debt Service Fund  | 17          |
| Notes to Schedules of Revenues, Expenditures and Changes in<br>Fund Balances – Budget and Actual  | 18-19       |
| <b>OTHER SUPPLEMENTARY INFORMATION</b>  |             |
| Information Required by Section 31-740  |             |
| Reissued Revised Statutes of Nebraska, 2008   | 20          |
| Trustees and Related Bonds  | 21          |
| <b>INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL<br/>OVER FINANCIAL REPORTING AND ON COMPLIANCE AND<br/>OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL<br/>STATEMENTS PERFORMED IN ACCORDANCE WITH<br/>GOVERNMENT AUDITING STANDARDS</b> | 22-23       |

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## INDEPENDENT AUDITORS' REPORT

To the Board of Trustees  
Sanitary and Improvement District No. 272  
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. 272 of Sarpy County, Nebraska (a political subdivision) as of and for the year ended June 30, 2012, 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 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 of material misstatement. 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 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. 272 of Sarpy County, Nebraska as of June 30, 2012, 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 26, 2012 on our consideration of Sanitary and Improvement District No. 272 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 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 should be considered in assessing the results of our audit.

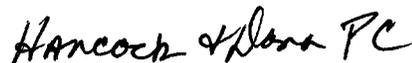
## INDEPENDENT AUDITORS' REPORT- continued

Accounting principles generally accepted in the United States of America require that the budgetary comparison information on pages 16 through 19 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.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Sanitary and Improvement District No. 272 of Sarpy County, Nebraska's basic financial statements as a whole. The other supplementary information on pages 20 and 21 are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such other 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.

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 opinion on the basic financial statements is not affected by this missing information.

HANCOCK & DANA PC



Omaha, Nebraska  
December 26, 2012

**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
OF SARPY COUNTY, NEBRASKA  
Statement of Net Assets  
June 30, 2012**

**ASSETS**

|   |                             |
|---|-----------------------------|
| Cash on deposit - County Treasurer              | \$ 1,535,414                |
| Taxes receivable                                | 72,717                      |
| Special assessments receivable                  | 2,138,932                   |
| Interest receivable on special assessments      | 805,291                     |
| Capital assets, net of accumulated depreciation | 5,907,936                   |
| <b>Total Assets</b>                             | <b>\$ <u>10,460,290</u></b> |

**LIABILITIES**

|                           |                             |
|---------------------------|-----------------------------|
| Accounts payable          | 16,378                      |
| Accrued interest          | 294,592                     |
| Noncurrent liabilities    |                             |
| Warrants payable          |                             |
| Due within one year       | 7,242,257                   |
| Due in more than one year | 2,925,888                   |
| <b>Total Liabilities</b>  | <b>\$ <u>10,479,115</u></b> |

**NET ASSETS (DEFICIT)**

|   |                                  |
|---|----------------------------------|
| Invested in capital assets, net of related debt | (4,260,209)                      |
| Restricted for debt service                     | 4,040,028                        |
| Unrestricted                                    | 201,356                          |
| <b>Total Net Assets (Deficit)</b>               | <b>\$ <u><u>(18,825)</u></u></b> |

See accompanying notes to basic financial statements.

**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
OF SARPY COUNTY, NEBRASKA  
Statement of Activities  
For the year ended June 30, 2012**

**GOVERNMENTAL ACTIVITIES:**

**EXPENSES - GENERAL GOVERNMENT**

|  |                |
|--|----------------|
| Professional and administrative expenses | \$ 30,457      |
| Maintenance and street lighting          | 39,931         |
| Depreciation                             | 211,468        |
| Interest                                 | 684,478        |
|  | <u>966,334</u> |

**GENERAL REVENUES**

|  |                |
|--|----------------|
| Property taxes, net of uncollectible taxes | 155,403        |
| Interest                                   | 182,799        |
| Miscellaneous                              | 424            |
|  | <u>338,626</u> |

**Change in net assets** **(627,708)**

|   |                                  |
|---|----------------------------------|
| <b>Net assets - beginning of year</b>     | <u><b>608,883</b></u>            |
| <b>Net assets (deficit) - end of year</b> | <u><u><b>\$ (18,825)</b></u></u> |

See accompanying notes to basic financial statements.

**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
OF SARPY COUNTY, NEBRASKA  
Balance Sheet  
Governmental Funds  
June 30, 2012**

|  | <u>General<br/>Fund</u>  | <u>Debt<br/>Service<br/>Fund</u> | <u>Total<br/>Governmental<br/>Funds</u> |
|--|--------------------------|----------------------------------|---|
| <b>ASSETS</b>                              |                          |                                  |   |
| Cash on deposit - County Treasurer         | \$ 183,346               | \$ 1,352,068                     | \$ 1,535,414                            |
| Taxes receivable                           | 34,388                   | 38,329                           | 72,717                                  |
| Special assessments receivable             | -                        | 2,138,932                        | 2,138,932                               |
| <b>Total Assets</b>                        | <b><u>\$ 217,734</u></b> | <b><u>\$ 3,529,329</u></b>       | <b><u>\$ 3,747,063</u></b>              |
| <b>LIABILITIES</b>                         |                          |                                  |   |
| Accounts payable                           | \$ 16,378                | \$ -                             | \$ 16,378                               |
| Special assessments deferred revenue       | -                        | 2,138,932                        | 2,138,932                               |
| <b>Total Liabilities</b>                   | <b><u>16,378</u></b>     | <b><u>2,138,932</u></b>          | <b><u>2,155,310</u></b>                 |
| <b>FUND BALANCES</b>                       |                          |                                  |   |
| Restricted for debt service                | -                        | 1,390,397                        | 1,390,397                               |
| Unassigned                                 | 201,356                  | -                                | 201,356                                 |
| <b>Total Fund Balances</b>                 | <b><u>201,356</u></b>    | <b><u>1,390,397</u></b>          | <b><u>1,591,753</u></b>                 |
| <b>Total Liabilities and Fund Balances</b> | <b><u>\$ 217,734</u></b> | <b><u>\$ 3,529,329</u></b>       | <b><u>\$ 3,747,063</u></b>              |

See accompanying notes to basic financial statements.

**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
OF SARPY COUNTY, NEBRASKA  
Reconciliation of the Governmental Funds Balance Sheet  
to the Statement of Net Assets  
June 30, 2012**

|   |                  |                                  |
|---|------------------|----------------------------------|
| <b>Total Fund Balances - Governmental Funds</b>   |                  | <b>\$ 1,591,753</b>              |
| Amounts reported for governmental activities in the statement of net assets are different because:  |                  |                                  |
| Capital assets used in governmental activities are not financial resources and, therefore, not reported in the governmental funds.  |                  |                                  |
| Capital assets  | \$ 6,871,114     |                                  |
| Accumulated depreciation  | <u>(963,178)</u> | 5,907,936                        |
| Deferred revenue on special assessments in the governmental funds has been recorded as revenue in the government-wide statements.   |                  |                                  |
|   |                  | 2,138,932                        |
| 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. |                  |                                  |
|   |                  | 805,291                          |
| Long-term liabilities are not due and payable in the current period and, therefore, not reported in the governmental funds:   |                  |                                  |
| Warrants payable  | (10,168,145)     |                                  |
| Accrued interest  | <u>(294,592)</u> | <u>(10,462,737)</u>              |
| <b>Net Assets (Deficit) of Governmental Activities</b>  |                  | <b>\$ <u><u>(18,825)</u></u></b> |

See accompanying notes to basic financial statements.

**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
OF SARPY COUNTY, NEBRASKA  
Statement of Revenues, Expenditures and Changes in Fund Balances  
Governmental Funds  
For the year ended June 30, 2012**

|   | <u>General<br/>Fund</u>  | <u>Debt<br/>Service<br/>Fund</u> | <u>Total<br/>Governmental<br/>Funds</u> |
|---|--------------------------|----------------------------------|---|
| <b>REVENUES</b>                                     |                          |                                  |   |
| Taxes assessed                                      | \$ 73,222                | \$ 82,374                        | \$ 155,596                              |
| Interest on taxes                                   | 19                       | -                                | 19                                      |
| Special assessments                                 | -                        | 91,997                           | 91,997                                  |
| Interest on special assessments                     | -                        | 32,015                           | 32,015                                  |
| Interest on investments                             | -                        | 210                              | 210                                     |
| State motor vehicle tax allocation                  | 259                      | 165                              | 424                                     |
| Total Revenues                                      | <u>73,500</u>            | <u>206,761</u>                   | <u>280,261</u>                          |
| <b>EXPENDITURES</b>                                 |                          |                                  |   |
| Current:  |                          |                                  |   |
| Collection fees - County Treasurer                  | 1,983                    | 3,316                            | 5,299                                   |
| Engineering fees                                    | 8,869                    | -                                | 8,869                                   |
| Insurance   | 1,059                    | -                                | 1,059                                   |
| Professional fees                                   | 24,099                   | -                                | 24,099                                  |
| Repairs and maintenance                             | 23,302                   | -                                | 23,302                                  |
| Street lighting                                     | 2,665                    | -                                | 2,665                                   |
| Uncollectible taxes                                 | 193                      | -                                | 193                                     |
| Water   | 5,095                    | -                                | 5,095                                   |
| Debt service:                                       |                          |                                  |   |
| Warrant interest payments                           | -                        | 665,206                          | 665,206                                 |
| Total Expenditures                                  | <u>67,265</u>            | <u>668,522</u>                   | <u>735,787</u>                          |
| <b>Excess of revenues over (under) expenditures</b> | <u><b>6,235</b></u>      | <u><b>(461,761)</b></u>          | <u><b>(455,526)</b></u>                 |
| <b>OTHER FINANCING SOURCES</b>                      |                          |                                  |   |
| Proceeds from issuance of warrants                  | -                        | 665,206                          | 665,206                                 |
| Total Other Financing Sources                       | <u>-</u>                 | <u>665,206</u>                   | <u>665,206</u>                          |
| <b>Net change in fund balances</b>                  | <b>6,235</b>             | <b>203,445</b>                   | <b>209,680</b>                          |
| <b>Fund balances - beginning of year</b>            | <u><b>195,121</b></u>    | <u><b>1,186,952</b></u>          | <u><b>1,382,073</b></u>                 |
| <b>Fund balances - end of year</b>                  | <u><b>\$ 201,356</b></u> | <u><b>\$ 1,390,397</b></u>       | <u><b>\$ 1,591,753</b></u>              |

See accompanying notes to basic financial statements.

**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
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, 2012**

**Net Change in Fund Balances - Total Governmental Funds** **\$ 209,680**

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. (211,468)

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:  
Change in accrued interest (19,272)

Proceeds from issuance of warrants are reported as an other financing source in the governmental funds, but as an increase in noncurrent liabilities in the government-wide financial statements. This is the amount of proceeds in the current year. (665,206)

Collections on special assessments and interest thereon have been reported as revenues in the governmental funds but are reported as decreases in receivables in the statement of net assets. This is the amount of collections on special assessments and the change in accrued interest thereon. 58,558

**Change in Net Assets of Governmental Activities** **\$ (627,708)**

See accompanying notes to basic financial statements.

**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
OF SARPY COUNTY, NEBRASKA**

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**NOTES TO BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2012**

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

The accounting policies of Sanitary and Improvement District No. 272 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 western Sarpy County and is commonly known as Settlers Creek.

**REPORTING ENTITY** – The Board of Trustees has governance responsibilities over all activities related to streets, utility systems and other 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** – 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 assets 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. 272  
OF SARPY COUNTY, NEBRASKA**

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**NOTES TO BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2012**

**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. 272  
OF SARPY COUNTY, NEBRASKA**

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**NOTES TO BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2012**

**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:

|   |             |
|---|-------------|
| Sanitary and Storm Sewers and Paving  | 25-40 years |
| Underground Power, Lights and Water   | 25 years    |
| Trails  | 25 years    |
| Miscellaneous Infrastructure (principally Legal,<br>Financing and Engineering Fees) | 25 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.

**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.

**SUBSEQUENT EVENTS** – The District has evaluated subsequent events through December 26, 2012, the date which the financial statements were available to be issued.

**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
OF SARPY COUNTY, NEBRASKA**

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

**JUNE 30, 2012**

**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, 2012, 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, 2012, 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 AUGUST 8, 2007** – Special assessments in the amount of \$3,033,184 were levied against certain properties within the District in connection with the construction of improvements. Special assessments are due in ten annual installments through August, 2017 and bear interest at 7.5% per annum until delinquent and 9.5% per annum thereafter until paid.

**NOTE D – CAPITAL ASSETS**

Capital asset activity for the year ended June 30, 2012 is as follows:

|  | <u>Balance<br/>June 30, 2011</u> | <u>Increases</u>    | <u>Decreases</u> | <u>Balance<br/>June 30, 2012</u> |
|--|----------------------------------|---------------------|------------------|----------------------------------|
| Governmental Activities:                 |                                  |                     |                  |                                  |
| Depreciable Capital Assets:              |                                  |                     |                  |                                  |
| Sanitary and Storm Sewers<br>and Paving  | \$ 3,144,200                     | \$ -                | \$ -             | \$ 3,144,200                     |
| Underground Power, Lights and Water      | 747,496                          | -                   | -                | 747,496                          |
| Trails                                   | 403,108                          | -                   | -                | 403,108                          |
| Legal, Financing and Engineering<br>Fees | <u>1,504,372</u>                 | -                   | -                | <u>1,504,372</u>                 |
|  | <u>5,799,176</u>                 | -                   | -                | <u>5,799,176</u>                 |
| Accumulated Depreciation:                |                                  |                     |                  |                                  |
| Sanitary and Storm Sewers<br>and Paving  | 426,249                          | 105,269             | -                | 531,518                          |
| Underground Power, Lights and Water      | 114,102                          | 29,900              | -                | 144,002                          |
| Trails                                   | 24,186                           | 16,124              | -                | 40,310                           |
| Legal, Financing and Engineering<br>Fees | <u>187,173</u>                   | <u>60,175</u>       | -                | <u>247,348</u>                   |
|  | <u>751,710</u>                   | <u>211,468</u>      | -                | <u>963,178</u>                   |
| Net Depreciable Capital Assets           | <u>5,047,466</u>                 | <u>(211,468)</u>    | -                | <u>4,835,998</u>                 |
| Non-depreciable Capital Assets:          |                                  |                     |                  |                                  |
| Capital Facilities Charges               | 601,037                          | -                   | -                | 601,037                          |
| Park Lots                                | <u>470,901</u>                   | -                   | -                | <u>470,901</u>                   |
|  | <u>1,071,938</u>                 | -                   | -                | <u>1,071,938</u>                 |
| Capital Assets, net                      | <u>\$ 6,119,404</u>              | <u>\$ (211,468)</u> | <u>\$ -</u>      | <u>\$ 5,907,936</u>              |

**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
OF SARPY COUNTY, NEBRASKA**

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

**JUNE 30, 2012**

**NOTE E – WARRANTS PAYABLE**

General fund warrants are due 3 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 general fund warrant activity is as follows:

|                                    |                       |
|------------------------------------|-----------------------|
| Balance Outstanding, June 30, 2011 | \$ -                  |
| Warrants Issued                    | 58,986                |
| Warrants Paid                      | <u>(58,986)</u>       |
| Balance Outstanding, June 30, 2012 | \$ <u>          -</u> |

The District is not currently registering its general fund 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 general fund in the governmental funds balance sheet and in the statement of net assets.

**NOTE F – NONCURRENT LIABILITIES – WARRANTS PAYABLE**

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. Registered warrant interest is paid annually on February 1<sup>st</sup> through the issuance of debt service fund warrants.

The summary of debt service fund warrant activity is as follows:

|                                    |                      |
|------------------------------------|----------------------|
| Balance Outstanding, June 30, 2011 | \$ 9,502,939         |
| Warrants Issued                    | 665,206              |
| Warrant Principal Payments         | <u>-</u>             |
| Balance Outstanding, June 30, 2012 | \$ <u>10,168,145</u> |

Debt service fund warrants are scheduled to mature as follows:

|                                  |                      |
|----------------------------------|----------------------|
| Fiscal year ending June 30, 2013 | \$ 7,242,257         |
| 2014                             | 958,619              |
| 2015                             | 679,730              |
| 2016                             | 622,334              |
| 2017                             | <u>665,205</u>       |
|                                  | \$ <u>10,168,145</u> |

At June 30, 2012, all outstanding warrants were registered with the County.

It is the District's intention to request a two year extension of the warrants due in fiscal 2013.

**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
OF SARPY COUNTY, NEBRASKA**

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**NOTES TO BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2012**

**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, 2012 as follows:

| GENERAL FUND<br>(Cents per \$100 Valuation) | DEBT SERVICE<br>FUND | ASSESSED<br>VALUATION | TAXES<br>LEVIED |
|---|----------------------|-----------------------|-----------------|
| 40.00                                       | 45.00                | \$ 18,305,314         | \$ 155,596      |

**NOTE H – FUND BALANCES - GOVERNMENTAL FUNDS**

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.

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.

**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
OF SARPY COUNTY, NEBRASKA**

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**NOTES TO BASIC FINANCIAL STATEMENTS**

**JUNE 30, 2012**

**NOTE H – FUND BALANCES - GOVERNMENTAL FUNDS - Continued**

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.

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

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**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
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, 2012**

|  | Budget -<br>Original/<br>Final | (Budgetary<br>Basis)<br>Actual | Variance with<br>Final Budget<br>Positive<br>(Negative) |
|--|--------------------------------|--------------------------------|---|
| <b>REVENUES</b>                              |                                |                                |   |
| Taxes assessed                               | \$ 73,222                      | \$ 99,106                      | \$ 25,884   |
| Interest on taxes                            | 20                             | 19                             | (1)   |
| Property tax credit                          | -                              | 1,980                          | 1,980   |
| State motor vehicle tax allocation           | 300                            | 259                            | (41)  |
| Total Revenues                               | <u>73,542</u>                  | <u>101,364</u>                 | <u>27,822</u>   |
| <b>EXPENDITURES</b>                          |                                |                                |   |
| Current:                                     |                                |                                |   |
| Collection fees - County Treasurer           | 1,436                          | 1,982                          | (546)   |
| Engineering fees                             | 10,000                         | 8,956                          | 1,044   |
| Insurance                                    | 1,500                          | 1,059                          | 441   |
| Professional fees                            | 30,000                         | 22,207                         | 7,793   |
| Repairs and maintenance                      | 35,000                         | 20,532                         | 14,468  |
| Street lighting                              | 2,000                          | 2,398                          | (398)   |
| Water  | 8,000                          | 3,834                          | 4,166   |
|  | <u>87,936</u>                  | <u>60,968</u>                  | <u>26,968</u>   |
| Debt service:                                |                                |                                |   |
| Warrant principal payments                   | 86,500                         | 58,986                         | 27,514  |
|  | <u>86,500</u>                  | <u>58,986</u>                  | <u>27,514</u>   |
| Total Expenditures                           | <u>174,436</u>                 | <u>119,954</u>                 | <u>54,482</u>   |
| <b>Excess of revenues under expenditures</b> | <b><u>(100,894)</u></b>        | <b><u>(18,590)</u></b>         | <b><u>82,304</u></b>                                    |
| <b>OTHER FINANCING SOURCES (USES)</b>        |                                |                                |   |
| Transfer to debt service fund                | (100,000)                      | -                              | 100,000   |
| Issuance of warrants                         | 86,500                         | 58,986                         | (27,514)  |
| Total other financing sources (uses)         | <u>(13,500)</u>                | <u>58,986</u>                  | <u>72,486</u>   |
| <b>Net change in fund balances</b>           | <b><u>(114,394)</u></b>        | <b><u>40,396</u></b>           | <b><u>154,790</u></b>                                   |
| Fund balances - beginning of year            | 142,950                        | 142,950                        | -   |
| Fund balances - end of year                  | <u>\$ 28,556</u>               | <u>\$ 183,346</u>              | <u>\$ 154,790</u>                                       |

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

**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
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, 2012**

|  | <u>Budget -<br/>Original/<br/>Final</u> | <u>(Budgetary<br/>Basis)<br/>Actual</u> | <u>Variance with<br/>Final Budget<br/>Positive<br/>(Negative)</u> |
|--|---|---|---|
| <b>REVENUES</b>                              |   |   |   |
| Taxes assessed                               | \$ 82,374                               | \$ 41,817                               | \$ (40,557)   |
| Special assessments                          | 75,000                                  | 91,997                                  | 16,997  |
| Interest on special assessments              | 20,000                                  | 32,015                                  | 12,015  |
| Interest on investments                      | 1,200                                   | 238                                     | (962)   |
| Property tax credit                          | -                                       | 2,228                                   | 2,228   |
| State motor vehicle tax allocation           | -                                       | 165                                     | 165   |
| Total Revenues                               | <u>178,574</u>                          | <u>168,460</u>                          | <u>(10,114)</u>   |
| <b>EXPENDITURES</b>                          |   |   |   |
| Current:                                     |   |   |   |
| Collection fees - County Treasurer           | 6,615                                   | 3,316                                   | 3,299   |
| Financing fees                               | 5,000                                   | -                                       | 5,000   |
|  | <u>11,615</u>                           | <u>3,316</u>                            | <u>8,299</u>  |
| Debt service:                                |   |   |   |
| Warrant principal payments                   | 1,000,000                               | -                                       | 1,000,000   |
| Warrant interest payments                    | 670,000                                 | 665,206                                 | 4,794   |
|  | <u>1,670,000</u>                        | <u>665,206</u>                          | <u>1,004,794</u>  |
| Total Expenditures                           | <u>1,681,615</u>                        | <u>668,522</u>                          | <u>1,013,093</u>  |
| <b>Excess of revenues under expenditures</b> | <u><b>(1,503,041)</b></u>               | <u><b>(500,062)</b></u>                 | <u><b>1,002,979</b></u>   |
| <b>OTHER FINANCING SOURCES</b>               |   |   |   |
| Transfer from general fund                   | 100,000                                 | -                                       | (100,000)   |
| Issuance of warrants                         | 675,000                                 | 665,206                                 | (9,794)   |
| Total other financing sources                | <u>775,000</u>                          | <u>665,206</u>                          | <u>(109,794)</u>  |
| <b>Net change in fund balances</b>           | <u><b>(728,041)</b></u>                 | <u><b>165,144</b></u>                   | <u><b>893,185</b></u>   |
| Fund balances - beginning of year            | 1,186,924                               | 1,186,924                               | -   |
| Fund balances - end of year                  | <u><u><b>\$ 458,883</b></u></u>         | <u><u><b>\$ 1,352,068</b></u></u>       | <u><u><b>\$ 893,185</b></u></u>                                   |

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

**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
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**

**JUNE 30, 2012**

**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, 2012.

**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
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**

**JUNE 30, 2012**

**RECONCILIATION OF BUDGET BASIS TO GAAP**

A reconciliation for the year ended June 30, 2012, which discloses the nature and amount of adjustments necessary to convert the budgetary basis to a GAAP basis, is presented below:

|                              | <u><b>General<br/>Fund</b></u> | <u><b>Debt Service<br/>Fund</b></u> |
|------------------------------|--------------------------------|-------------------------------------|
| Net change in fund balances: |                                |                                     |
| Balance on a budgetary basis | \$ 40,396                      | \$ 165,144                          |
| Adjustments:                 |                                |                                     |
| Revenue for receivables      | (28,057)                       | 38,301                              |
| Expenditures for payables    | <u>(6,104)</u>                 | <u>-</u>                            |
| Balance on a GAAP basis      | <u>\$ 6,235</u>                | <u>\$ 203,445</u>                   |

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**OTHER SUPPLEMENTARY INFORMATION**

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**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
OF SARPY COUNTY, NEBRASKA**

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

**JUNE 30, 2012**

|  |            |
|--|------------|
| Gross income from all sources  | \$ 338,626 |
| 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  | \$ 23,302  |
| 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   | \$ 155,596 |

**SANITARY AND IMPROVEMENT DISTRICT NO. 272  
OF SARPY COUNTY, NEBRASKA**

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**TRUSTEES AND RELATED BONDS**

**JUNE 30, 2012**

| <u>TRUSTEES</u>   |               | <u>BONDS</u>           |               |
|-------------------|---------------|------------------------|---------------|
| <u>NAME</u>       | <u>OFFICE</u> | <u>INSURER</u>         | <u>AMOUNT</u> |
| Michael F. Rogers | Chairman      | Western Surety Company | \$ 5,000      |
| Joseph P. Rogers  | Clerk         | Western Surety Company | \$ 20,000     |
| John C. Rogers    | Trustee       | None                   |               |
| Mark Hjelle       | Trustee       | None                   |               |
| Rodney Bosserdet  | 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. 272  
of Sarpy County, Nebraska

We have audited the financial statements of the governmental activities and each major fund of Sanitary and Improvement District No. 272 of Sarpy County, Nebraska, as of and for the year ended June 30, 2012, which collectively comprise Sanitary and Improvement District No. 272 of Sarpy County's basic financial statements and have issued our report thereon dated December 26, 2012. 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**

Management of Sanitary and Improvement District No. 272 of Sarpy County, Nebraska is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered Sanitary and Improvement District No. 272 of Sarpy County's internal control over financial reporting as a basis for designing our auditing procedures 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. 272 of Sarpy County's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of Sanitary and Improvement District No. 272 of Sarpy County's internal control over financial reporting.

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.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above. However, as discussed below, we identified a certain deficiency in internal control over financial reporting that we consider to be a significant deficiency in internal control over financial reporting. A significant deficiency is a deficiency, or 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.

**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 being audited. As auditors, we were requested to draft the financial statements and accompanying notes to the financial statements.

Sanitary and Improvement District No. 272 of Sarpy County'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. 272 of Sarpy County's financial statements are free of 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 are required to be reported under *Government Auditing Standards*.

Sanitary and Improvement District No. 272 of Sarpy County's response to the finding identified in our audit is described above. We did not audit Sanitary and Improvement District No. 272 of Sarpy County's response and, accordingly, we express no opinion on it.

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

HANCOCK & DANA PC  
*Hancock & Dana PC*

Omaha, Nebraska  
December 26, 2012