



Rancho Murieta Community Services District
Comprehensive Annual Financial Report
For the Fiscal Year Ended
June 30, 2006



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Prepared by the Accounting and Management Information Services Department

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INTRODUCTORY SECTION

Letter of Transmittal

March 8, 2007

To the Honorable President and Members of the Board of Directors and Customers of the Rancho Murieta Community Services District:

State law requires that all general-purpose local governments publish each fiscal year a complete set of financial statements presented in conformity with accounting principles generally accepted in the United States of America (US GAAP) and audited in accordance with auditing standards generally accepted in the United States of America by a firm of licensed certified public accountants. The Comprehensive Annual Financial Report (CAFR) of the Rancho Murieta Community Services District (District) for fiscal year ended June 30, 2006 is hereby submitted as required. Moss, Levy and Hartzheim, a firm of licensed certified public accountants has audited the Rancho Murieta Community Services District's financial statements.

The goal of the independent audit was to provide reasonable assurance that the financial statements of the Rancho Murieta Community Services District for the fiscal year ended June 30, 2006 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the Rancho Murieta Community Services District's financial statements for the fiscal year ended June 30, 2006 are fairly presented in conformity with US GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The CAFR is presented in three sections: introductory, financial, and statistical. The introductory section includes this transmittal letter, the District's organizational chart, and a list of elected officials and principal administrative staff. The financial section includes the independent auditor's report on the basic financial statements, the Management's Discussion and Analysis (MD&A), the audited basic financial statements, note disclosures, and supplemental fund financial statements to provide readers with a comprehensive understanding of the fiscal year activity. The statistical section includes rate information and various graphs. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The Rancho Murieta Community Services District's MD&A can be found immediately following the report by the independent auditor.

Profile of the District

Rancho Murieta Community Services District was formed in 1982 under State Government Code 61000 to provide essential services in Rancho Murieta. The District is an independent special district which provides the following services:

- Water supply collection, treatment, and distribution
- Wastewater collection, treatment, and reuse
- Storm drainage collection, disposal, and flood control
- Security
- Solid Waste Collection

The District encompasses 3,500 acres, five and a half square miles. Land uses included in the approved master plan call for residential development on 1,981 acres of single-family residences, townhouses, apartments, and mobile homes.

Governance

The affairs of the District are directed by a five member Board of Directors elected at large by the registered voters residing in the District. The people who are elected are residents and have the same concerns as residents. The board members serve four-year staggered terms. The District board is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring the District's manager. The District's manager is responsible for carrying out the policies and ordinances of the District board, for overseeing the day-to-day operations of the District, and for appointing the heads for the various departments.

Mission Statement

The mission of Rancho Murieta Community Services District is to take a leadership role in responding to the needs of the residents. The District will deliver superior community services efficiently and professionally at a reasonable cost while responding to and sustaining the enhanced quality of life the community desires.

Population

Highlights from the Census 2000 demographic profiles show total population in Rancho Murieta at 4,193, with the median age being 49.4 years. The average household size is 2.35. Current estimates indicate Rancho Murieta has 2,490 households with a population of over 5,800.

Latent Powers

In June of 1982, after local registered voters petitioned the County and public hearings were held, the voters approved the formation of the Rancho Murieta Community Services

District (CSD or District), and elected five directors. The election resulted in voter approval for CSD to provide:

Police protection/security services, road construction and maintenance, landscape maintenance, drainage construction and maintenance, public recreation and street lighting.

Subsequently, the voters authorized the CSD to provide all municipal services authorized in the California Government Code, as well as some special services authorized by the legislature. Those services approved by the voters of Rancho Murieta include:

Fire protection, ambulance, libraries, mosquito abatement, airports, garbage or refuse, transportation services, water and sewer, conversion of existing overhead electric and communication facilities to underground locations, construction improvements of bridges, culverts, curbs, gutters, drains and works incidental to road construction and maintenance.

Later special legislation expanded the District's latent powers to include:

Television and television related services, burglar, and fire alarm facilities, issuance of revenue bonds, enforcement of CC&R's (Covenants, Conditions, and Restrictions), hydroelectric power generating facilities and transmission lines.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the Rancho Murieta Community Services District operates.

Local Economy

The District is located within Sacramento County in the Central Valley of California and extends from the Delta of the Sacramento and San Joaquin Rivers to the lower range of the foothills of the Sierra Nevada Mountains. Sacramento County is unique in the State in that less than one-half of all county residents live in an urban unincorporated area and receives municipal services from the County and special districts rather than from cities as is typical in most urban areas in the State.

According to Sacramento County, local economic conditions appear to be improving. The real estate market remains very robust with high levels of both new home construction and home resales. Taxable sales are increasing. However, the State of California continues to face budget problems that could have an impact on local government revenues.

Property Tax Revenue

In the early 1990s, there was a deep recession – the State passed much of its budget problem off to local governments in the form of property tax shifts from counties, cities and special districts to schools, enabling the State to reduce its school funding commitments.

The total secured assessed valuation of the properties within the District’s service area increased 14.8% in 2005-06 to \$903.5 million. The District currently allocates annual property tax revenues received between the following funds; Water 38.9%, Wastewater 29.5%, Drainage 6.5% and Security 25.1%.

Measure J & K

In June 1998, voters approved Measures J & K to comply with the constitutional amendment, Proposition 218. Measure J funds Security services and Measure K funds Drainage services. These “special taxes” are collected along with water, sewer and solid waste charges on the regular CSD monthly billing statement.

Long Term Financial Planning

The Board of Directors elected to map out the District’s future through a facilitated strategic planning process in the Fall of 2003. The purpose was to find ways of assuring that the community’s needs in all areas would continue to be met in the future, effectively and efficiently. A product of the completed strategic plan was a list of specific action items that identified work responsibilities and targeted schedules. One of those action items is a Financial Master Plan. The District has many of the components of a Financial Master Plan, but desires to combine those separate components into a single master plan document that will portray in clear form the complete financial situation of the agency.

In addition, the District currently maintains over \$38,000,000 in plant, property, and equipment assets before accumulated depreciation. As such, the District adopted Reserve Policy 2004-01, a financial policy guided by sound accounting principles of public fund management. The policy establishes several reserve funds to minimize adverse annual budgetary impacts from anticipated and unanticipated District expenses.

The following reserves are covered under the policy:

- *Capital Replacement Fee Reserve* (Water, Sewer and Security) – fees are collected for the future replacement of existing facilities and major equipment
- *Capital Improvement Fee Reserve* – provide funds for the orderly and timely expansion of the District’s facilities to meet future demand and to maintain and/or improve the District’s existing level of service
- *Water Augmentation Fee Reserve* – provides funds for the orderly and timely expansion of the District’s water supply system to meet future demands of the undeveloped lands within the District’s existing boundaries during an equivalent 1976-77 drought event

- *Capital Improvement Connection Fee Reserve* (Water and Sewer) - fees previously collected as a primary source of funds for the development of additional water and wastewater capacity and is set at a level which will defray the costs of providing additional: treatment and/or reclamation facilities, major trunk and transmission pipelines and facilities for pumping when such facilities are needed
- *Rate Stabilization Fund Reserve* (Water, Sewer and Security) – offsets revenue shortages due to economic hardships and/or unforeseen major expenses

Internal Controls

The District is responsible for establishing and maintaining an internal control structure designed to ensure that the District’s assets are protected from loss, theft, or misuse, and to ensure that adequate accounting data are compiled for the preparation of financial statements in conformity with US GAAP. The internal structure is designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

Cash Management Policies and Practices

The District’s Investment Policy 2006-02 is a conservative policy guided by three principles of public fund management. In specific order of importance the three principles are:

- 1) Safety of Principal. Investments shall be undertaken in a manner which first seeks to preserve portfolio principal.
- 2) Liquidity. Investments shall be made with maturity dates that are compatible with cash flow requirements and which will permit easy and rapid conversion into cash, at all times, without a substantial loss of value.
- 3) Return on Investment. Investments shall be undertaken to produce an acceptable rate of return after first consideration for principal and liquidity.

Investments are accounted for in accordance with the provisions of Governmental Accounting Standard Board (GASB) Statement No. 31, which requires governmental entities to report certain investments at fair value in the balance sheet and recognize the corresponding change in fair value of investments in the year in which the change occurred. The District reports its investments at fair value based on quoted market information obtained from fiscal agents or other sources.

Debt Management

In August of 1986, the District formed *Improvement District No. 1* for the purpose of acquiring certain sewer facilities and expanding its existing water treatment plant. In order to finance this expansion, assessment bonds, totaling \$19,000,000, were issued under the “Improvement Bond Act” of 1915. Security for the \$19,000,000 is in the form of levies assessed against the properties owned by the property owners within the Rancho Murieta Community Services District. The Assessment is added as a line item to the property tax bills of owners of land within the ID and collected by the County of Sacramento. No funds of the District were utilized to acquire, repair, or construct these facilities and no funds of the District are to be used to pay bond principal and interest. The bonds for this assessment district have been paid in full.

On March 1, 1991, the District formed the *Community Facilities District No. 1* for the purpose of financing the design, construction, and acquisition of additional water and sewer treatment facilities within the boundaries of Rancho Murieta. To finance the projects, special tax bonds were issued in the amount of \$12,925,000. In August 2002, the special tax bonds were refunded in the amount of \$8,760,000. As a result of the refunding, ratepayers realized a reduction in their annual tax installments of approximately 33%. Security for the \$8,760,000 is in the form of levies assessed against the properties owned by the property owners within the Rancho Murieta Community Services District. The Special Tax is added as a line item to the property tax bills of owners of land within the CFD and collected by the County of Sacramento. No funds of the District were utilized to acquire, repair, or construct these facilities and no funds of the District are to be used to pay bond principal and interest.

Risk Management

The District is a member of the Special District Risk Management Authority (SDRMA). SDRMA is a not-for-profit public agency formed under California Government Code Section 6500 *et seq.* and provides a full-service risk management program for California's local governments. SDRMA provides comprehensive property, liability and workers' compensation protection to the District.

Pension and other postemployment benefits

The District's defined benefit pension plan with the California Public Employees' Retirement System provides retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. The California Public Employees' Retirement System is part of the Public Agency portion of the California Public Employees' Retirement System (CalPERS), an agent multiple-employer plan administered by CalPERS, which acts as a common investment and administrative agent for participating public employers within the State of California.

The District offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all employees, permits

participants to defer a portion of their salary until future years. The deferred compensation is not available to participants until termination, retirement, death, or unforeseeable emergency. All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributed to those amounts, are maintained in a trust.

The District provides post-employment benefit options for healthcare to eligible retirees and their dependents. The benefits are provided in accordance with the District's policy. The District funds the benefits on a pay-as-you-go basis. Eligible employees are required to pay a set premium for a portion of the cost with the District subsidizing the balance. There are 14 participants currently eligible.

Independent Audit

The Government Code requires an annual audit of the District's financial records by a Certified Public Accountant. The District selected, through a competitive bid process, the firm of Moss, Levy and Hartzheim to conduct the audit. The auditor's report on the financial statements and schedules are included in the financial section of this report.

Acknowledgements

The preparation of this report could not have been accomplished without the efficient and dedicated services of the entire staff of the Administration Department and the cooperation and assistance of all District departments. We would like to commend the Board of Directors for its interest, support, and leadership in planning and conducting the financial operations of the District in a responsive and progressive manner.

Respectfully submitted,

Les Tyler
Director of Administration/Finance Officer

List of Elected Officials and Principal Administrative Staff

June 30, 2006

Elected Officials

Board PresidentJohn Merchant
Board Vice-President Dick Taylor
Board DirectorWayne Kuntz
Board DirectorWilliam White
Board DirectorMary Brennan

Principal Administrative Staff

General Manager.....Edward Crouse
Director of AdministrationLes Tyler
Director of Field OperationsJoe Majarucon
Security ChiefGreg Remson

FINANCIAL SECTION

Management's Discussion and Analysis

As management of the Rancho Murieta Community Services District (District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended June 30, 2006. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 2-8 of this report. All amounts, unless otherwise indicated, are expressed in thousands of dollars.

Financial Highlights

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year by \$33,111,764 (net assets). Of this amount, \$64,783 (unrestricted net assets) may be used to meet the District's ongoing obligation to customers and creditors.
- The District's total net assets decreased by \$669,580. This decrease is a result of several factors; increased expenses, major repairs and maintenance for water and sewer plant, Cease and Desist Order expenses during the fiscal year, and reduced developer contributions through system hookups.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction of the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net assets presents information on all of the District's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

The government-wide financial statements can be found on pages 21-23 of this report.

Fund financial statements. The accounts of the District are organized on the basis of funds, each of which is considered a separate entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenses. Government resources are allocated to, and accounted for, in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The various funds are grouped in these basic financial statements into two broad categories which in aggregate include two fund types as follows:

PROPRIETARY FUND TYPE

Enterprise Funds

Enterprise Funds are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges and special taxes; and (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes. Revenues are fully accrued to include unbilled services at fiscal year end.

FIDUCIARY FUND TYPE

Agency Funds

Agency Funds are used to account for assets held by the District in a trustee capacity or as an agent for individuals, private organizations, and other governmental, and/or other funds.

The fund financial statements can be found on pages 24-32 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 33-44 of this report.

Government-wide Financial Analysis

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities by \$33,111,764 (net assets) at the close of the most recent fiscal year.

Condensed Financial Information

Rancho Murieta Community Services District Net Assets

	June 30, 2006	June 30, 2005	Dollar Change	% Change
ASSETS				
Cash & Investments	\$ -	\$ 299,368	\$ (299,368)	(100.00%)
Accounts Receivable	506,131	365,243	140,888	38.57%
Interest Receivable	141	1,444	(1,303)	(90.24%)
Prepaid Expenses	57,144	78,442	(21,298)	(27.15%)
Capital Assets, Net Accum Depreciation	23,938,609	24,151,565	(212,956)	(0.88%)
Cash & Investments, Restricted	9,033,736	9,015,951	17,785	0.20%
Interest Receivable, Restricted	74,636	71,567	3,069	4.29%
Total Assets	<u>\$ 33,610,397</u>	<u>\$ 33,983,580</u>	<u>\$ (373,183)</u>	<u>(1.10%)</u>
LIABILITIES				
Accounts Payable	\$ 391,661	\$ 74,226	\$ 317,435	427.66%
Accrued Payroll	24,154	19,368	4,786	24.71%
Deposits	24,731	59,715	(34,984)	(58.58%)
Deferred Revenue	7,793	-	7,793	n/a
Compensated Absences	50,294	48,927	1,367	2.79%
Total Liabilities	<u>498,633</u>	<u>202,236</u>	<u>296,397</u>	<u>146.56%</u>
NET ASSETS				
Investment in Capital Assets	23,938,609	24,151,565	(212,956)	(0.88%)
Restricted Net Assets	9,108,372	9,087,518	20,854	0.23%
Unrestricted Net Assets	64,783	542,261	(477,478)	(88.05%)
Total Net Assets	<u>\$ 33,111,764</u>	<u>\$ 33,781,344</u>	<u>\$ (669,580)</u>	<u>(1.98%)</u>

- The District's total net assets decreased by \$669,580. This decrease is a result of several factors; increased expenses, major repairs and maintenance for water and sewer plant, Cease and Desist Order (CDO) expenses during the year, and reduced developer contributions through system hookups.
- Accounts receivable increased due primarily to an insurance reimbursement of \$46,945 for California Sportfishing Protection Alliance litigation costs and FEMA grant money received of \$32,751 for flood related damages.
- Accounts payable increased by \$317,435 for large expenses for major repairs and CDO expenses paid in July and August 2006, for services rendered in June 2006.

The operating loss increased over the prior year by \$12,817 or 0.87%.

By far the largest portion of the District's net assets (72 percent) reflects its investment in capital assets (e.g., land, buildings, machinery, and equipment). No debt was used to

acquire those assets; however, some assets are from contributed capital. The District uses these capital assets to provide services to customers; consequently, these assets are not available for future spending.

Enterprise-type activities – Water, Sewer, Security, Drainage, and Solid Waste

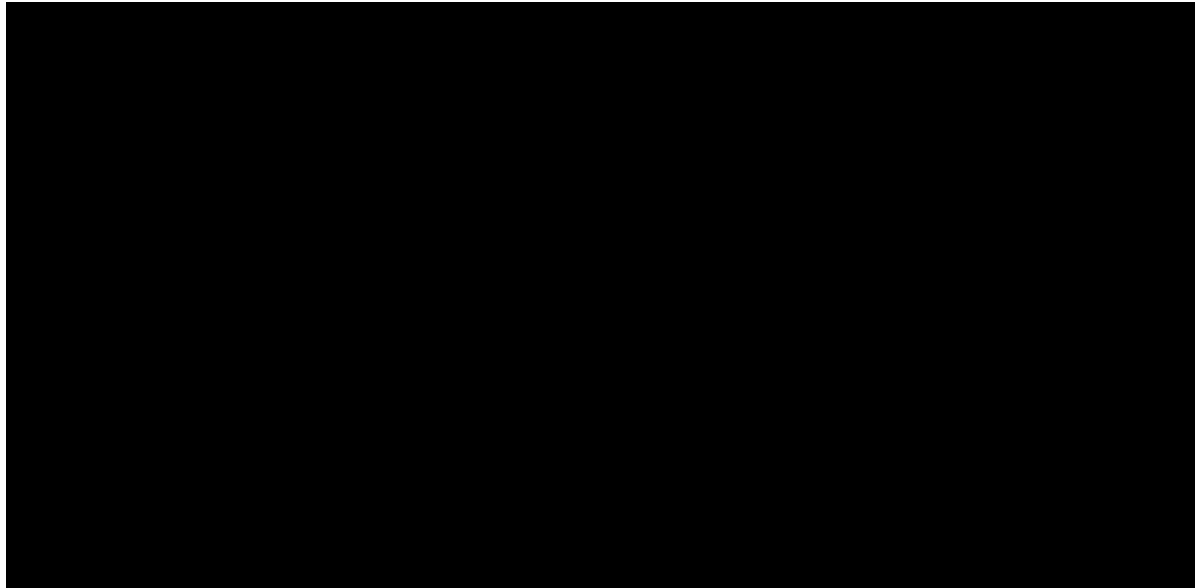
Rancho Murieta Community Services District's Changes in Net Assets

	June 30, 2006	June 30, 2005	Dollar Change	% Change
Operating Revenue				
Service Charges	\$ 2,265,297	\$ 1,814,878	\$ 450,419	24.82%
Special Taxes	1,062,353	1,002,415	59,938	5.98%
Other Charges	103,459	158,768	(55,309)	(34.84%)
Total Operating Revenues	<u>\$ 3,431,109</u>	<u>\$ 2,976,061</u>	<u>\$ 455,048</u>	<u>15.29%</u>
Operating Expenses				
Source of Supply	107,003	87,036	19,967	22.94%
Treatment	273,589	253,386	20,203	7.97%
Transmission & Distribution	234,619	326,639	(92,020)	(28.17%)
Sewer Collection	160,716	174,215	(13,499)	(7.75%)
Sewer Treatment & Disposal	415,236	371,022	44,214	11.92%
Storm Drainage	110,041	188,254	(78,213)	(41.55%)
Gate Services	370,755	374,697	(3,942)	(1.05%)
Patrol Services	334,080	329,659	4,421	1.34%
Solid Waste	314,224	-	314,224	n/a
General & Administrative	1,611,992	1,353,341	258,651	19.11%
Depreciation	980,869	987,010	(6,141)	(0.62%)
Total Operating Expenses	<u>\$ 4,913,124</u>	<u>\$ 4,445,259</u>	<u>\$ 467,865</u>	<u>10.53%</u>
Operating Loss	<u>(1,482,015)</u>	<u>(1,469,198)</u>	<u>(12,817)</u>	<u>0.87%</u>
Non Operating Income (Expenses)				
Taxes	248,439	183,295	65,144	35.54%
Capital Reserve Fees	28,320	92,630	(64,310)	(69.43%)
Interest Revenue	370,163	206,084	164,079	79.62%
Rent	-	500	(500)	(100.00%)
Water Augmentation	49,166	217,886	(168,720)	(77.43%)
Gain on sale of disposal assets	(4,213)	-	(4,213)	n/a
Refunds and reimbursements	33,022	-	33,022	n/a
Miscellaneous	87,538	50,391	37,147	73.72%
Net Non-Operating Revenue (Expenses)	<u>812,435</u>	<u>750,786</u>	<u>61,649</u>	<u>8.21%</u>
Income (Loss) before Capital Contributions	<u>(669,580)</u>	<u>(718,412)</u>	<u>48,832</u>	<u>(6.80%)</u>
Capital Contributions	<u>-</u>	<u>505,364</u>	<u>(505,364)</u>	<u>(100.00%)</u>
Change in Net Assets	<u>(669,580)</u>	<u>(213,048)</u>	<u>(456,532)</u>	<u>214.29%</u>
Net Assets, Beginning of Fiscal Year	<u>33,781,344</u>	<u>33,994,392</u>	<u>(213,048)</u>	<u>(0.63%)</u>
Net Assets, Ending of Fiscal Year	<u>\$ 33,111,764</u>	<u>\$ 33,781,344</u>	<u>\$ (669,580)</u>	<u>(1.98%)</u>

Key elements of the enterprise activities are as follows:

- Overall operating revenues increased by \$455,048 or 15.5 percent. Water service charges increased by \$79,204 or 8 percent resulting from increases in customers, water usage and suspending contributions to the replacement reserve program. Sewer service charges increased by \$52,323 or 7 percent for new customers and suspending contributions to the replacement reserve program. Security and Drainage special taxes increased by \$59,938 or 6 percent. Solid Waste services started at the District in November 2005, total service revenues were \$318,892. Other charges also decreased by \$55,309 or 35 percent.
- The Water, Sewer and Drainage departments share employees and their wages and employer costs (including benefits) are allocated based on actual time worked in specific functions. Operating expenses for Water, Sewer and Drainage increased overall by \$17,005 or 1 percent due to the following:
Water department; Transmission and Distribution decreased by \$92,020 due to reduction in major pipe repairs in 2005-06 fiscal year. Consulting also increased due to unfilled plant operator positions.
Sewer department; permit fees increased, power charges increased, various maintenance and repairs including wastewater reservoir repairs partially offset by reserve transfers of \$16,176. Legal and consulting also increased due to increased legal costs and consulting services related to unfilled plant operator positions.
Drainage department; total expenses decreased in 2005-06 fiscal year, there was additional time spent on ditch cleaning and improvements and chemical applications used to control pests in Laguna Joaquin. However the prior fiscal year 2004-05 included the BNY settlement costs totaling \$60,672.
- The Solid Waste Department was created in the 2005-06 fiscal year in November 2005, total revenues exceeded expenses by \$39,668 for the year. There was no prior year comparison.
- The Security department provides gate and patrol services. Gate services decreased by \$3,942 or 1 percent. Patrol services increased by \$4,421 or 1 percent.
- The Administration department covers the remaining staff located in the District's administration building excluding the Director of Field Operations and the Security Chief. However, all general administration type costs relating to the Water, Sewer, Drainage, Solid Waste and Security departments are combined with the administration department on the Statement of Revenues, Expenses, and Changes in Net Assets and shown as General and administrative costs.
- Taxes (Property taxes) increased by \$65,144 or 36 percent.
- Capital Reserve and Water Augmentation connection fees collected were reduced by \$233,030 or 75 percent due to a sharp reduction in new hookups.
- Interest revenue increased by \$164,079 because of an overall increase in interest rates. This includes \$360,359 of interest earned on reserve funds which are credited to the proper reserve accounts.

Capital Asset and Debt Administration



Capital Assets. The District's investment in capital assets as of June 30, 2006, amounts to \$23,938,609 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, vehicles, and equipment. The total decrease in the District's investment in capital assets for the current fiscal year was .8 percent.

Major capital asset events during the current fiscal year included the following:

- Cease and Desist Order Costs - Construction in Progress
- Wastewater Reservoir repairs - completed.
- The purchase of a Security Vehicle and General Manager Vehicle
- Continue evaluating solutions for the Rio Oso Tank Rehabilitation.

Requests for Information

This financial report is designed to provide a general overview of the Rancho Murieta Community Services District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Rancho Murieta Community Services District, Director of Administration, PO Box 1050, Rancho Murieta, CA, 95683.

BASIC FINANCIAL STATEMENTS

SUPPLEMENTAL SECTION

STATISTICAL SECTION

Rates and Special Taxes

Rancho Murieta Community Services District

WATER	
Adopted Monthly Fiscal Year 2005-06	
Base Charge	18.00
Usage Charge per cubic feet	0.0080

SEWER	
Adopted Monthly Fiscal Year 2005-06	
Regular Residential Unit	26.50
Murieta Village Residential Unit	20.06
Airport	37.52
Burger King/Car Wash	140.00
Business Park	58.08
Catholic Church	26.50
Community Church	26.50
1 Country Store/Gas Station	573.84
2 Equine Complex	884.31
Mini-Storage	26.50
2 Murieta Plaza	1,558.48
Murieta Village Homeowners Assoc	93.97
Post Office	26.50
Pac Bell Substation	26.50
RMA Homeowners Association	235.73
RMA Maintenance Area	N/A
2 RMCC	795.55
2 RMTTC Training Center	1,101.47
RV Lot	26.50
Sac Metro Fire Dept	26.50
The Villas Homeowners Assoc	58.08

1 shows adopted rate increase for 2 yrs in a row to get rate up to new rate required by rate study

2 shows adopted rate increase for 3 yrs in a row to get rate up to new rate required by rate study

SECURITY

		Adopted Monthly Special Tax Rates FY 2005-06	Adopted Monthly Special Tax Rates Maximum rates FY 2005-06
LAND USE			
DEVELOPED PROPERTY			
Residential			
Inside Gates			
- Metered	Per Lot	\$21.00	\$22.53
- Unmetered	Per Lot	\$14.70	\$18.03
Outside Gates (Murieta Village)	Per Lot	\$4.64	\$5.43
Non-Residential			
1 - Highway Retail	Per Bldg Sq.Ft.	\$0.163	\$0.202
2 - Other Retail/Commercial	"	\$0.020	\$0.021
3 - Industrial/Warehouse/Lt Industrial	"	\$0.038	\$0.048
4 - Office	"	\$0.010	\$0.011
5 - Institutional	"	\$0.010	\$0.011
6 - Public Utility	"	\$0.028	\$0.036
7 - Equine Complex	"	\$0.003	\$0.003
8 - RMCC	"	\$0.046	\$0.057
9 - Airport	"	\$0.013	\$0.015
UNDEVELOPED PROPERTY			
Inside Gates	Per Acre	\$15.511	\$19.060
Outside Gates	Per Acre	\$2.316	\$2.840

DRAINAGE

		Adopted Monthly Special Tax Rates	Adopted Monthly Special Tax Rates Maximum rates
LAND USE		FY 2005-06	FY 2005-06
DEVELOPED PROPERTY			
Residential			
<i>Metered Developed</i>	Per Lot	\$3.88	\$3.96
<i>Unmetered Developed</i>	Per Lot	\$3.88	\$3.96
<i>The Villas</i>	Per Lot	\$2.58	\$2.65
<i>Murieta Village</i>	Per Lot	\$2.58	\$2.65
Non Residential			
1 <i>Retail</i>	Per Acre	\$19.398	\$19.851
2 <i>Industrial/Warehouse</i>	"	\$20.610	\$21.090
3 <i>Light Industrial</i>	"	\$15.760	\$16.127
4 <i>Office</i>	"	\$18.185	\$18.609
5 <i>Landscaped Areas (golf course & park site)</i>	"	\$3.637	\$3.722
6 <i>Equine Complex</i>	"	\$1.403	\$1.437
7 <i>RMCC (Club house and parking)</i>	"	\$0.000	\$0.000
8 <i>Airport</i>	"	\$1.616	\$1.654
9 <i>Geyer Property</i>	"	\$12.123	\$12.405
UNDEVELOPED PROPERTY			
- Uses Drainage System			
Residential & Non-Residential	Per Acre	\$2.43	\$2.34