

**RAVENRIDGE
COMMUNITY FACILITIES DISTRICT
ANNUAL FINANCIAL REPORT
FISCAL YEAR ENDED JUNE 30, 2005**

RAVENRIDGE COMMUNITY FACILITIES DISTRICT
FISCAL YEAR ENDED JUNE 30, 2005

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CPAs & BUSINESS ADVISORS

INDEPENDENT AUDITOR'S REPORT

Governing Board
Ravenridge Community Facilities District
Prescott Valley, Arizona

We have audited the accompanying financial statements of the governmental activities of the *Ravenridge Community Facilities District (District)*, a component unit of the Town of Prescott Valley, Arizona, as of and for the year ended June 30, 2005, as listed in the table of contents. These financial statements are the responsibility of the *District's* management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial reports 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 opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities of the *Ravenridge Community Facilities District*, at June 30, 2005, and the results of its operations for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

The *Ravenridge Community Facilities District* has not presented the Management's Discussion and Analysis that the Governmental Accounting Standards Board has determined is necessary to supplement, although not required to be part of, the basic financial statements.

Phoenix, Arizona
October 7, 2005

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Basic Financial Statements

RavenRidge Community Facilities District
Statement of Net Assets
 June 30, 2005

	<u>Governmental Activities</u>
ASSETS	
<hr/>	
Restricted Cash, Cash Equivalents, and Investments Assets:	
Cash and investments	\$ 383,936
Total assets	<u>383,936</u>
LIABILITIES	
<hr/>	
Liabilities Payable from Restricted Assets:	
Bonds, loans, capital leases, and other payables-due within one year	46,272
Total liabilities payable from restricted assets	<u>46,272</u>
Noncurrent Liabilities:	
Loan payable	832,902
Total noncurrent liabilities	<u>832,902</u>
Total liabilities	<u>879,174</u>
NET ASSETS	
<hr/>	
Restricted:	
Debt service	(495,238)
Total net assets	<u>\$ (495,238)</u>

The accompanying notes to the financial statements are an integral part of this statement.

RavenRidge Community Facilities District

Statement of Activities

For the Year Ended June 30, 2005

Function/Programs	Expenses	Program Revenues			Governmental Activities
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Community Facility District					
Development	\$ 551,803	\$ -	\$ -	\$ -	\$ (551,803)
Interest and fiscal charges	36,827	-	-	-	(36,827)
Total district activities	<u>588,630</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(588,630)</u>
Total primary government	<u>\$ 588,630</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(588,630)</u>
General Revenues:					
Interest and investment income					31,764
Other Revenue					367,688
Total general revenues					<u>399,452</u>
Change in net assets					(189,178)
Net assets - beginning					<u>(306,060)</u>
Net assets - ending					<u>\$ (495,238)</u>

The accompanying notes to the financial statements are an integral part of this statement.

RAVENRIDGE COMMUNITY FACILITIES DISTRICT
BALANCE SHEET
JUNE 30, 2005

Assets

Restricted assets - cash and investments	\$ 383,936
Total Assets	<u>\$ 383,936</u>

Liabilities and Fund Equity

Liabilities	
Account payable	\$ -
Total Liabilities	<u>-</u>

Fund Balance	
Unreserved	<u>383,936</u>
Total Fund Balance	<u>383,936</u>
Total Liabilities and Fund Balance	<u>\$ 383,936</u>

The accompanying notes to the financial statements are an integral part of this statement.

Ravenridge Community Facilities District
Reconciliation of the Governmental Fund Balance Sheet
to the Statement of Net Assets

June 30, 2005

Fund Balance - Governmental Fund Type \$ 383,936

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

Long-term liabilities, including loans payable, are not due and payable
in the current period and therefore are not reported in the funds. (879,174)

Net assets of governmental activities \$ (495,238)

The accompanying notes to the financial statements are an integral part of this statement.

RAVENRIDGE COMMUNITY FACILITIES DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
YEAR ENDED JUNE 30, 2005

Revenues:	
Interest	\$ 31,764
Owner payments	367,689
Total revenues	<u>399,453</u>
Expenditures:	
Capital outlay	551,803
Debt Service:	
Principal	46,272
Interest and fiscal charges	36,828
Total expenditures	<u>634,903</u>
Excess of revenues over (under) expenditures	(235,450)
Other financing sources:	
Loan proceeds	360,567
Total other financing sources	<u>360,567</u>
Excess of revenues and other sources over expenditures	125,117
Fund balance, beginning of year	258,819
Fund balance, end of year	<u>\$ 383,936</u>

The accompanying notes to the financial statements are an integral part of this statement.

Ravenridge Community Facilities District
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, 2005

Net change in fund balances - Governmental Fund Type \$ 125,117

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

Issuance and repayment of long-term debt is a revenue and expenditure
in the governmental funds, but the issuance and repayment reduces long-term
liabilities in the statement of net assets. In the current period, these amounts are:

Loan proceeds	(360,567)
Principal payments on debt	46,272

Changes in net assets of governmental activities \$ (189,178)

The accompanying notes to the financial statements are an integral part of this statement.

RAVENRIDGE COMMUNITY FACILITIES DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2005

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. REPORTING ENTITY

The RavenRidge Community Facilities District (District) was created by the Town of Prescott Valley as a special purpose community facilities district pursuant to state law on January 21, 2003. The purpose of the District is to assist in financing public improvements needed to allow the residents of the District to connect to the Town of Prescott Valley's wastewater collection and treatment system.

The Town council serves as the District's board of directors. In accordance with GASB "Statement 39 – Determining Whether Certain Organizations are Component Units," the District financial statements are reported in the Town's financial statements for the year ended June 30, 2005 using the blended method.

The financial statements of the District conform to generally accepted accounting principles as applicable to governmental units. The District applies all relevant Governmental Accounting Standards Board (GASB) pronouncements.

B. BASIS OF PRESENTATION

Fund Accounting

The accounts of the District are organized and operated on the basis of funds and account groups, each of which is considered to be a separate accounting entity. The District operates only one fund, a general fund, the operations of which are accounted for by providing a separate set of self-balancing accounts that is comprised of the fund's assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. The minimum number of funds is maintained consistent with legal and managerial requirements.

GOVERNMENTAL FUND TYPE:

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.

C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes, where applicable, are recognized as revenues in the year for which they are levied.

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All Governmental Fund types are accounted for using the "flow of current financial resources" measurement focus. This means that only current assets and liabilities are generally included on their balance sheets. Their reported fund balance (net current assets) is considered a measure of "available spendable resources." Governmental Fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

RAVENRIDGE COMMUNITY FACILITIES DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2005

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

D. IMPLEMENTATION OF NEW ACCOUNTING PRINCIPLES

Governmental Accounting Standards Board Statement No. 40

The District adopted the provisions of GASB Statement No. 40, *Deposit and Investment Risk Disclosures* for the year ended June 30, 2005. This statement establishes and modifies disclosure requirements related to investment and deposit risks; accordingly, the note disclosures on cash and investments are in conformity with the provisions of GASB Statement No. 40.

E. BUDGETS AND BUDGETARY ACCOUNTING

The District is not required to adopt an annual appropriated budget but does, however, adopt a budget for management purposes. Therefore, no budgetary comparison is required.

F. ASSETS, LIABILITIES AND FUND EQUITY

Cash and Cash Equivalents and Investments

Arizona statutes require that public deposits of more than \$100,000 meet several specific requirements. Deposits of less than \$100,000 are subject only to local ordinance or resolution. Generally, the state statutes allow investments in certain certificates of deposit, interest bearing savings accounts in qualified banks and savings and loan institutions, repurchase agreements with maximum maturity of thirty days, and pooled investment funds established by the State Treasurer.

Restricted Assets

District loan assets as well as certain resources set aside for loan repayment, are classified as restricted assets on the balance sheet because their use is limited by applicable loan covenants.

Property and Equipment and Long-Term Liabilities

The District has no capital assets. All capital assets acquired by the District are donated to the Town. The Town is responsible for maintaining the improvements.

Long-term debt and other long-term obligations are reported as liabilities in the governmental activities statement of net assets. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are reported as deferred charges and amortized over the life of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of the debt is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received are reported as debt service expenditures.

RAVENRIDGE COMMUNITY FACILITIES DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2005

Accumulated Compensated Absences

No liability for accumulated compensated absences existed at June 30, 2005.

NOTE 2 – CASH AND INVESTMENTS

Cash and Investments

The District maintains a bank checking account.

Deposits

At June 30, 2005, the carrying amount of the District's deposits was \$383,936 and the bank balance was \$398,128. The \$14,192 difference represents outstanding checks and other reconciling items.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the entity's deposits may not be returned to it. As of June 30, 2005, the District's deposits were covered by federal depository insurance or by the collateral held by the District's agent or pledging financial institution's trust department or agent in the name of the District, and thus had no deposits that were exposed to custodial credit risk.

Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from rising interest rates, the District limits its investment portfolio to maturities of less than three years, unless matched to a specific cash flow.

Credit Risk

The District invests in obligations of the U.S. Treasury, U.S. Government agencies, Certificates of Deposit, bankers' acceptances, repurchase agreements, and mutual funds consisting of the foregoing as a means of limiting its credit risk.

Investments

The District has cash in a banking institution checking account and has no investments.

Total District cash at fair value is as follows:

Carrying amount of District deposits	<u>\$ 383,936</u>
Total Cash	<u><u>\$ 383,936</u></u>

Total District cash is reported as follows:

Primary Government Restricted Cash	<u>\$ 383,936</u>
Total Cash	<u><u>\$ 383,936</u></u>

RAVENRIDGE COMMUNITY FACILITIES DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2005

NOTE 3 – DEBT

The RavenRidge Community Facilities District has the following long-term obligations:

A loan agreement was entered into on January 21, 2003 for a maximum principal amount of \$925,446, at an interest rate of 3.188%, the proceeds of which are designated for the construction of the identified project. Additions to debt during the fiscal year ended June 30m 2005 were \$360,567.

Debt service requirements to maturity are as follows:

Fiscal Year Ending	Principal	Interest
2006	\$46,272	\$27,286
2007	46,272	25,811
2008	46,272	24,336
2009	46,272	22,861
2010	46,272	21,386
2011-15	231,362	84,808
2016-20	231,362	47,935
2021-24	185,090	11,802
	\$879,174	\$263,225

NOTE 4 – CONTINGENT LIABILITIES

At this time there are no contingent liabilities.

NOTE 5 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omission; injuries to employees; and natural disasters for which it carries commercial insurance. The District also carries commercial insurance for all other risks of loss, including workers' compensation and employee health and accident insurance.