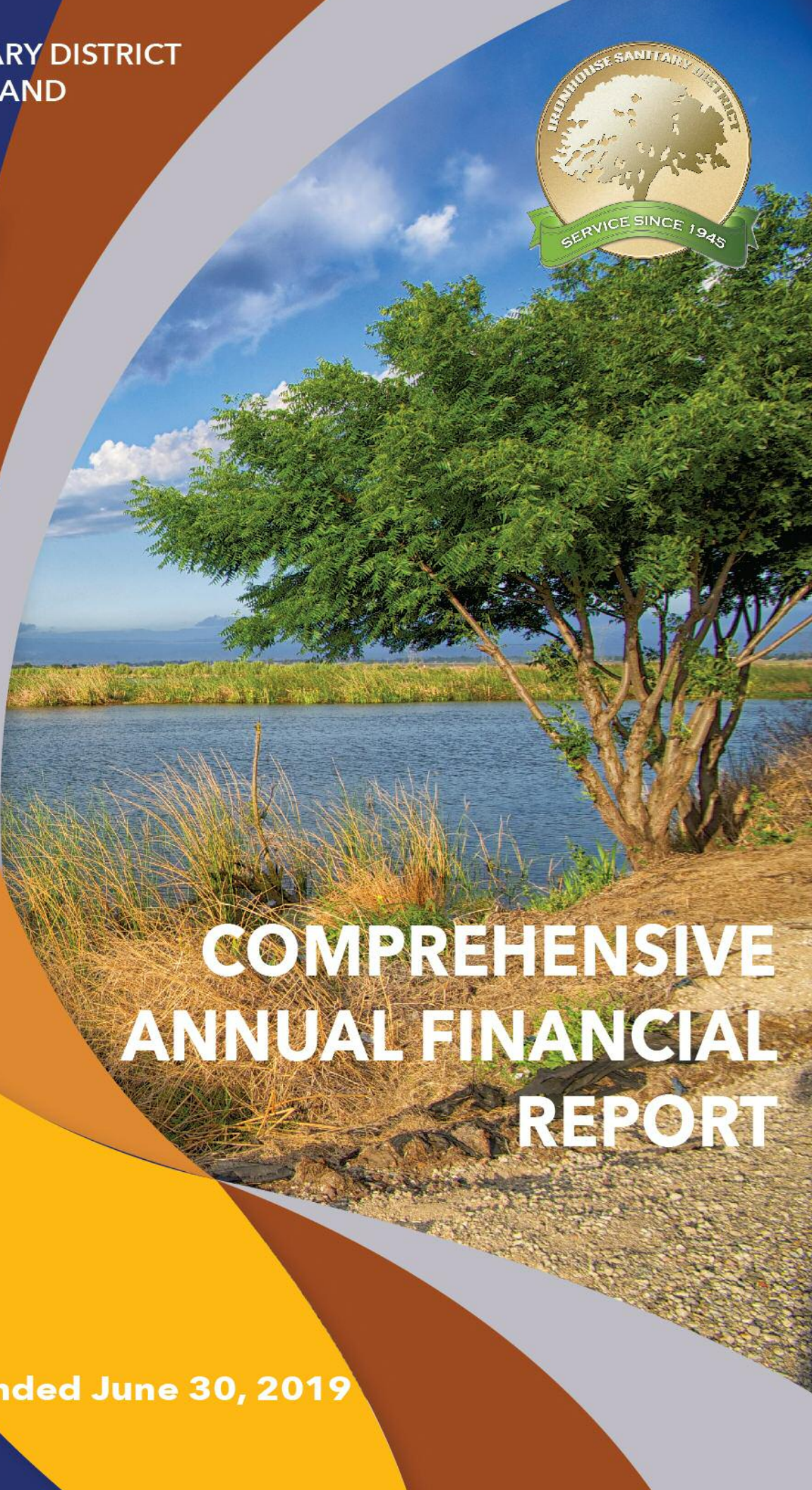


**IRONHOUSE SANITARY DISTRICT
OAKLEY/BETHEL ISLAND
CALIFORNIA**



COMPREHENSIVE ANNUAL FINANCIAL REPORT

For Fiscal Year Ended June 30, 2019



Comprehensive Annual Financial Report

Fiscal year ending June 30, 2019

Ironhouse Sanitary District
Serving Oakley & Bethel Island communities since 1945

Prepared by Ironhouse Sanitary District
Administrative Department

Ironhouse Sanitary District
450 Walnut Meadows Drive
Oakley, CA 94561
(925) 625-2279



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Mission Statement

"We protect public health, safety and the environment through responsible wastewater collection, treatment and water reuse."



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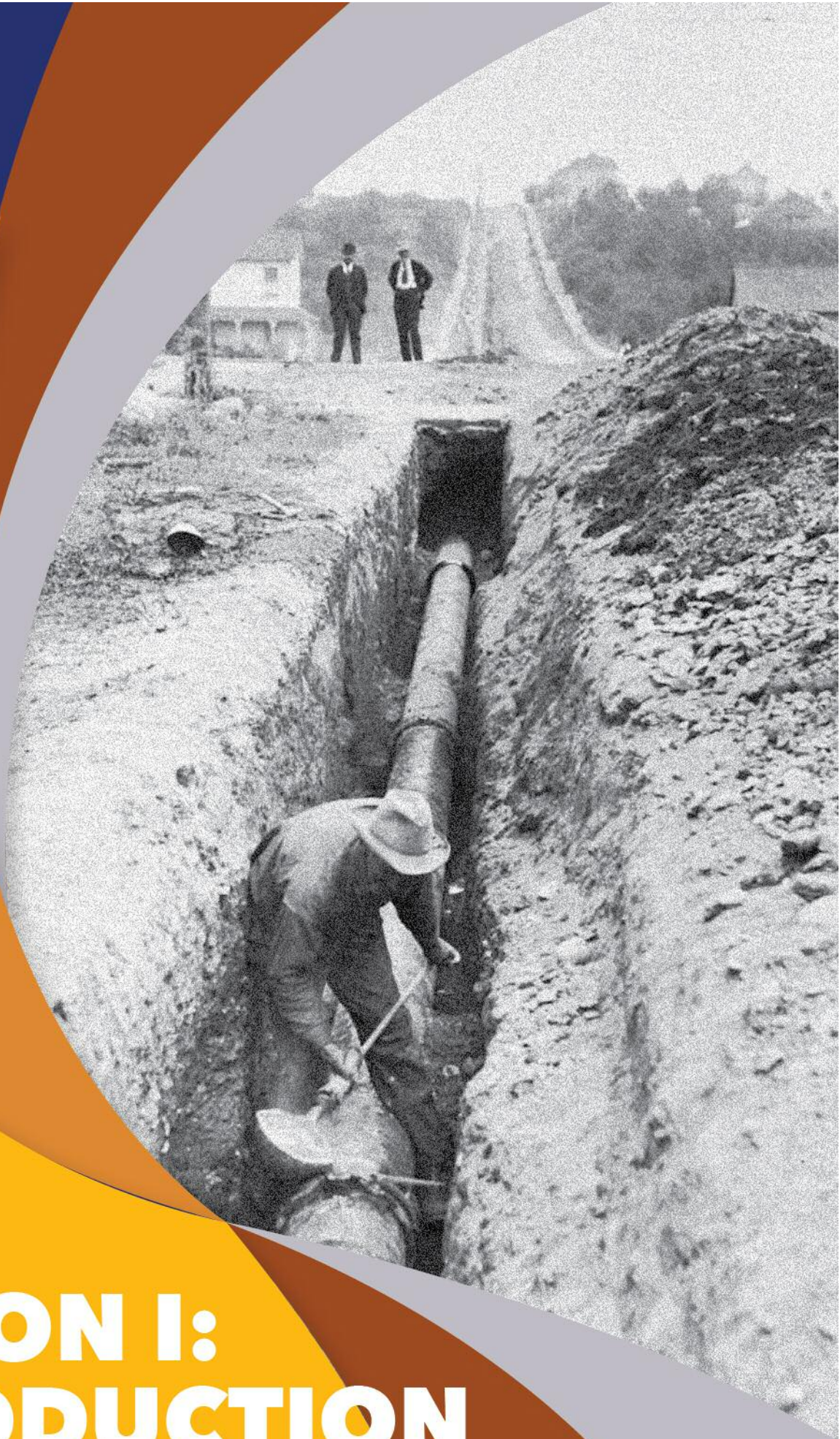
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SECTION I: INTRODUCTION



December 18, 2019

Members of the Board of Directors
Ironhouse Sanitary District
450 Walnut Meadows Drive
Oakley, CA 94561

Staff is pleased to submit the Comprehensive Annual Financial Report (CAFR) for the Ironhouse Sanitary District (District) for the fiscal year ended June 30, 2019. The purpose of the report is to provide citizens, potential investors, and other interested parties with reliable financial information about the District.

This CAFR was prepared by District staff in accordance with Generally Accepted Accounting Principles (GAAP). Responsibility for both the accuracy and completeness of the data as well as the transparency of the presentation, including all disclosures, rests with District management. We are confident the data, as presented, is accurate in all material respects and that it is presented in a manner designed to fairly set forth the District's financial position. All disclosures necessary to enable readers to gain the maximum understanding of the District's financial activities have been included.

The District's financial statements have been audited by Mann, Urrutia, Nelson, CPAs & Associates, LLP, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the District for the fiscal year ended June 30, 2019, are free of material misstatements. 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, as well as evaluating overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the District's financial statements for the fiscal year ended June 30, 2019, are fairly presented in conformity with GAAP. The independent auditors' report is presented as a component of the Financial Section of this report.

This letter of transmittal is designed to complement the Management's Discussion & Analysis (MD&A) and should be read in conjunction with it. The District's MD&A can be found immediately following the report of the independent auditors.

The District is a governmental agency governed by a publicly elected five-member Board of Directors. The District was incorporated in 1945. The District provides wastewater collection and treatment services to the communities of Oakley and Bethel Island. Detailed discussion of the array of District services is provided within the CAFR. This discussion is intended to familiarize interested parties with a clear understanding of the District's business activities and the services we provide. In keeping its books and records, the District has established various cost centers to effectively track revenues and expenses associated with the District's services and business activities. These cost centers include Collections and Maintenance, Jersey Island, Recycled Water Distribution, Water Recycling Facility, Debt Service, Capital Expenditures and Capital Expenditure Reserve.

Long term financial planning is critical to the prudent financial management efforts of the District. To this end, staff has completed a reliability study of the Water Recycling Facility (WRF) which identifies the rehabilitation and replacement requirements necessary to ensure reliable and compliant operation. In addition to the WRF reliability study, staff has also completed a risk model for the wastewater collection system which identifies both the risk and consequence of failure within the sewer collection and conveyance infrastructure. These efforts provide the basis for the capital expenditures which will be required over the next several years. A sewer rates study is currently underway, which will identify the resources required to fund capital improvements over the next 5 years.

At the close of Fiscal Year 2018/19, the District had outstanding debt in the amount of \$38,190,107. This debt is in the form of a low-interest State Revolving Fund Loan. Specific discussion of the terms and structure of this debt is described herein the CAFR. More detailed information on the District's accounting policies can be found in the discussion of the Basic Financial Statements.

The District maintains an internal control system conducive to securing the assets of the District which minimizes the risk of unauthorized use of its assets and resources. The District's internal control system incorporates a control environment of integrity and ethical values, risk assessment, control of operating activities, information and communication, and monitoring. However, some limitations are inherent in any internal control system regardless of the overall effectiveness of the system such as human error or poor decision making.

Local Economic Condition and Outlook

Located in East of San Francisco, at the junction of the Sacramento-San Joaquin Delta, Ironhouse Sanitary District boundaries include the City of Oakley and the unincorporated area of Bethel Island.

The City of Oakley was incorporated in 1999 and is known as a place for families on the Delta. With a population just under 44,000 the City of Oakley has one of the highest rates of young families in the county. The median income in the city is just over 97,000, the City has a high percentage of white-collar workers, residents the ability to support local retail and service businesses.

The City is currently working to build on more than 800 acres of affordable commercially-zoned land available for future development. The current city council is pro-development and eager to

embrace local goods and services. They currently offer a streamlined permit approval process and reduced development impact fees - Oakley reduced commercial impact fees by 40 percent.

During California's housing crisis, Oakley continued to offer new homes at affordable rates by Bay Area standards with over 5,000 approved residential lots still to be built.

The unincorporated area of Bethel Island is known for its proximity to the Sacramento-San Joaquin Delta, with several local marinas and yacht clubs. The Island's population of just over 2,200 residents include a high percentage of retirees living on waterfront homes. In 2018, the Delta Coves development began building new waterfront homes with a future buildout of 500 homes ranging in price from \$700,000 to \$1.6 million.

Acknowledgements

The preparation of this report could not have been accomplished without support and input from all departments and our independent auditor firm. We would also like to thank the Board of Directors for their continued dedication supporting the highest level of prudent fiscal management.

Respectfully submitted,



Chad Davisson
General Manager



Michael Welty
Chief Financial Officer



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**Ironhouse Sanitary District
California**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2018

Christopher P. Morill

Executive Director/CEO

Profile of the District



The San Joaquin River sports beautiful sunsets from the shorelines of both Oakley and Bethel Island.

The Ironhouse Sanitary District provides wastewater collection, treatment and recycled water services for the communities of Oakley, Bethel Island and some unincorporated areas of Contra Costa County. The Ironhouse Sanitary District was incorporated as the Oakley Sanitary District in 1945.

In the mid 1960's a Joint Powers Agreement (JPA) was established between the Oakley Sanitary District and County Sanitation District No. 15 to address septic system issues in the Hotchkiss Tract.

In 1977, an additional JPA was established between the Oakley Sanitary District and the community of Bethel Island to establish the Oakley-Bethel Island Wastewater Management Authority.

In January 1992, the Oakley Sanitary District annexed Bethel Island, the JPA originated in 1977 was dissolved, and the District merged with Oakley-Bethel Island Wastewater Management Authority and County Sanitation District No. 15.

At this time the new collaboration was renamed the Ironhouse Sanitary District after an historical one-room school house in Oakley.

Today the District serves an estimated population of 44,000 residents in a service area of approximately 37 square miles. The District's sphere of influence (SOI) encompasses an additional 2.4 square miles and includes areas adjacent to the District's southern boundary.

The largest area in the SOI is the Veale Tract adjacent to the southeast corner of the District. The maximum build-out per the General Plan for the City of Oakley is over 65,000 people. Today the City has just under 43,000 in residents.

The Board of Directors of Ironhouse Sanitary District consists of five members serving four-year, staggered terms. It is the primary responsibility of the Board of Directors to formulate and evaluate policy for the District.

District at a Glance



Ironhouse Sanitary District's main office located in Oakley California.

WATER RECYCLING FACILITY (WRF)

Function: Wastewater collection, treatment and recycling services

Service area: City of Oakley and unincorporated Contra Costa County including Bethel Island

Population: Approximately 44,000

Facility Design Capacity: 4.3 million gallons per day (MGD) average daily flow; 8.6 MGD maximum wet weather flow

Current Average Daily Flow: 2.52 MGD

Plant Type: Advanced treatment Membrane Bioreactor process

Process: Preliminary treatment through mechanical screens and vortex grit removal; secondary process through biological treatment; tertiary treatment through ultraviolet (UV) disinfection

Regulatory Permits: The District operates the WRF in compliance with the Waste Discharge Requirements (WDR R5-2018-0050) issued by the Regional Water Quality Control Board, Central Valley Region. In addition, the District has obtained a National Pollutant Discharge

Elimination System permit (Order R5-2018-0090, NPDES CA0085260) to regulate discharges of tertiary disinfected effluent to the San Joaquin River.

Recycled Water Disposal: Land application on Jersey Island for agriculture and discharge to the San Joaquin River

Energy Efficiency: A significant amount of electricity is required to operate the Water Recycling Facility. The District leases a 1.1 megawatt (MW) solar power system to offset the load purchased from the electrical grid.

COLLECTION SYSTEM

Areas of Responsibility: Sanitary sewer collection system and associated lift stations

Size of Collection System: 125 miles gravity sewers; 15.9 miles force mains

Number of Lift Stations: 32

Number of service connections: 15,800 (EDU)

Age of collection system:

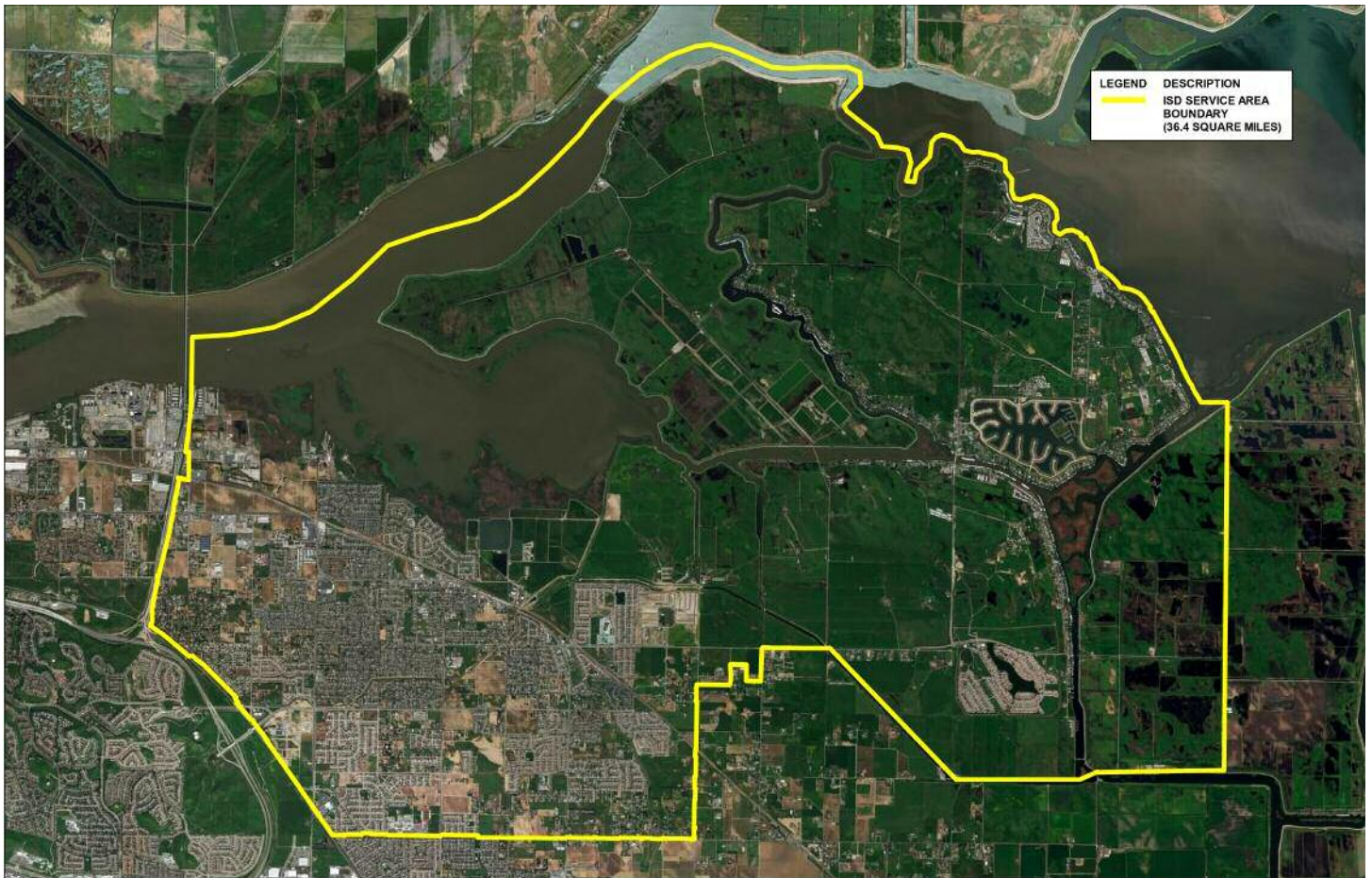
- 0-10 years: 15%
- 10-50 years: 65%
- 50-100 years: 20%
- Over 100 years: 0%

District Service Area

ISD is bounded by the San Joaquin River to the north, the Delta Diablo Sanitation District to the west, the City of Brentwood to the south and

unincorporated area in the Holland Tract to the east.

Reprinted from Contra Costa LAFCO



Board of Directors



Peter Zirkle, President
Term ending: 2020



Dawn Morrow, Vice President
Term ending: 2020



Chris Lauritzen, Director
Term ending: 2022



Doug Scheer, Director
Term ending: 2020



Susan Morgan, Director
Term ending: 2022

Management Staff



Chad Davisson
General Manager



Tyson Zimmerman
Assistant General Manager

75 years of dedication to a healthy environment

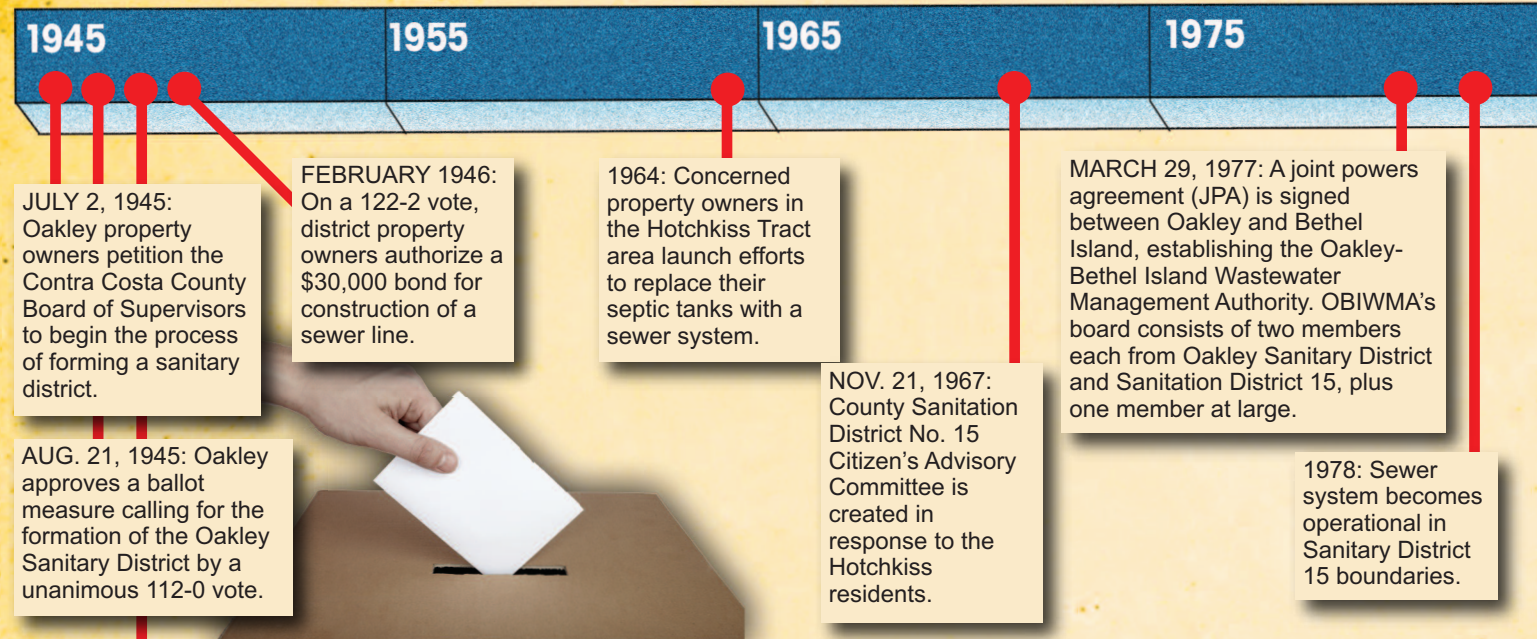
In August 2020 Ironhouse Sanitary District will be celebrating 75 years of providing water recycling services to our community. We've come a long way since July 2, 1945 when our district's founding fathers approached the county supervisors with a vision for better sanitation services for Oakley, which was then a rural township.

Registered voters of Oakley unanimously supported the creation of the sanitary district; a testament to the value placed on the health and welfare of their community.

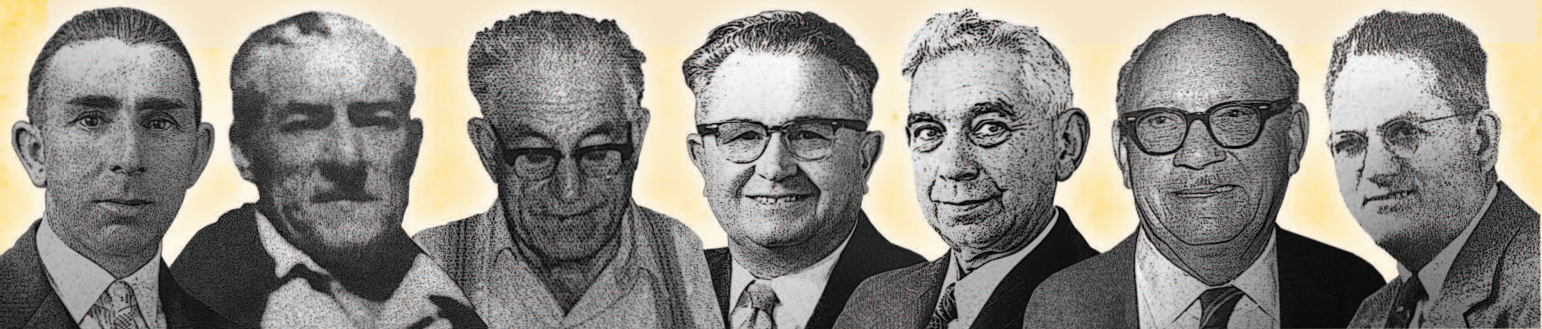
Three decades later, Bethel Island residents joined the District to take advantage of the improved services that were available.

Today, Ironhouse Sanitary District continues to evolve with its modern Water Recycling Facility and finding new uses for recycled water.

See the timeline below to see how far our District has grown since it all began in 1945.



Board of Directors 1945



AUGUST 1945: Seven men form the leadership of the new Oakley Sanitary District's first board of directors. Pictured from left to right are Sanitary Assessor Frank J. Silva, Director Hasten "Shorty" England, Director Tony Vengley, Director Jesse Mello, President Joseph Augusta, Director Anthony Dal Porto, and Secretary Frank Dal Porto.

1983: Ironhouse Sanitary District hosts ground breaking and builds stabilization pond. A stabilization pond is a natural method for wastewater treatment.



1994: Ironhouse Sanitary District build aeration ponds as a means of cleaning wastewater brought to the district from Oakley and Bethel Island.

1985

1995

2005

JAN. 31, 1992: Oakley Sanitary District annexes Bethel Island, the JPA is dissolved, and the district merges with OBIWMA and Sanitary District 15.

1994: ISD buys 3,600 acres on Jersey Island for its disposal needs. New administration offices are built on Walnut Meadows Drive in Oakley.

1996-97: Provided additional aeration as part of interim expansion of the existing treatment facility to accommodate residential growth.

FEB. 1, 1992: The new entity is renamed the Ironhouse Sanitary District (ISD), borrowing its name from a rural schoolhouse that once served the area of Oakley and Hotchkiss Tract. Two board members from the Bethel Island area are added.

JUNE 20, 2015: Residential Recycled Water Fill Station debuts.



JULY 1, 2015: Commercial Recycled Water Fill Station debuts.



OCT. 15, 2011: ISD opens its new state-of-the-art Water Recycling Facility. The plant receives the California Association of Sanitation Agencies award for technological achievement.

2015

APRIL 2017: ISD receives the California Water Environment Associations "Plant of the Year" Award for the State of California.

2019

Collections & Maintenance



Ironhouse Collections crews working on a confined space project on Bridgehead Road in Oakley. (Insert photo) Oakley Sanitary District collection crews working a pipe project in Oakley during the 1980s.

Ironhouse Sanitary District's collection system is comprised of 125 miles of gravity lines, 16 miles of force mains and 32 lift stations. Together this network conveys wastewater from the communities of Oakley and Bethel Island to the state-of-the-art Water Recycling Facility.

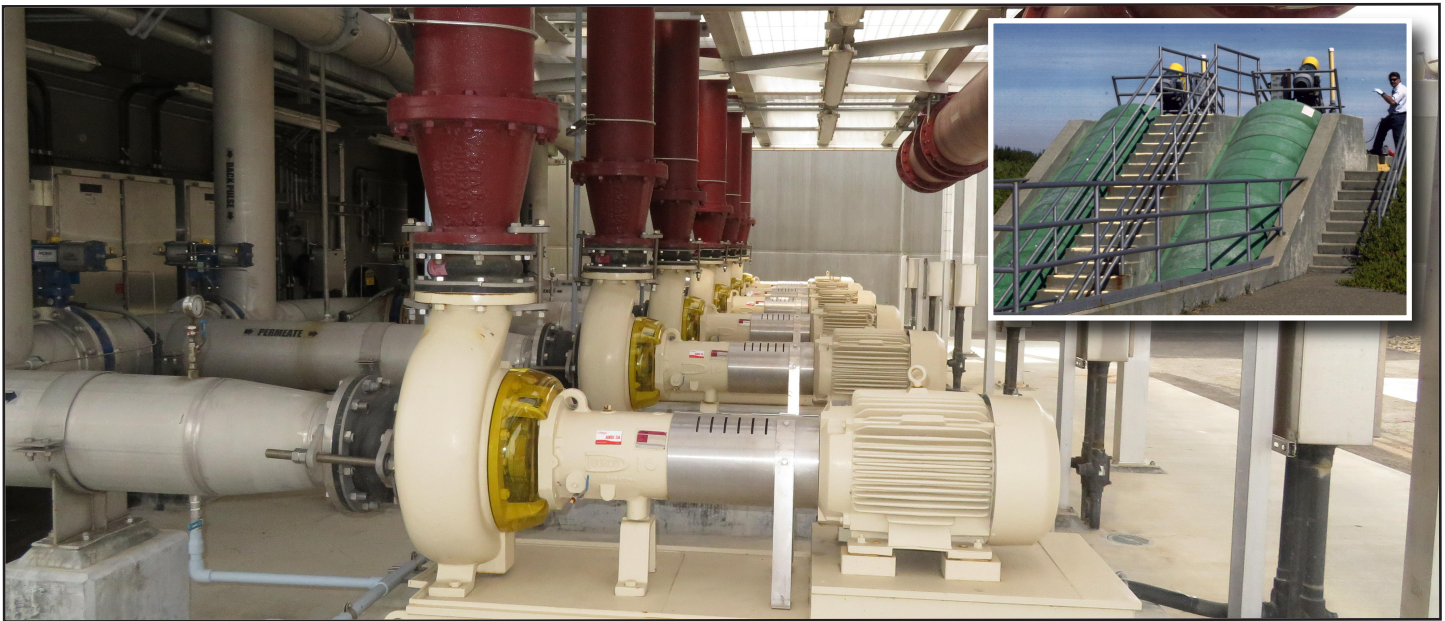
A staff of seven is responsible for maintaining the collection system, responding to emergencies and ensuring the system meets regulatory compliance. This includes rebuilding pumps, rehabilitating lift stations, and sewer line cleaning and inspection.

The collection staff also works closely with developers to ensure that new collection facilities and lines meet District standards.

Every staff member has received certification in Collection System Maintenance through the California Water Environment Association (CWEA).

The fiscal year 2018-19 operations and maintenance budget, excluding both depreciation expense and the allocation of administrative overhead, for Collections and Maintenance was \$1.5 million.

Water Recycling Facility



Opened in 2011 the Water Recycling Facility uses advanced membrane bioreactor technology to clean wastewater. (Insert photo) From 1994 to mid-2011, the District used aeration ponds as a means of cleaning recycled water.

In 2011 Ironhouse Sanitary District commissioned the new Water Recycling Facility to provide advanced wastewater treatment and disposal capacity to meet state standards and to accommodate planned growth within the District's service area.

The plant uses advanced membrane bioreactor technology, as well as ultra-violet light disinfection and is the first facility of its kind in Contra Costa County, providing arguably the highest quality recycled water in Northern California.

The project was recognized with the California Association of Sanitation Agencies (CASA) 2011 Technological Innovation and Achievement Award for using advanced membrane filtration technology and ultraviolet light for disinfection to help protect the sensitive Delta environment.

The District's Water Recycling Facility produces effluent that meets the highest California Department of Public Health Title 22 standards as an unrestricted and non-potable, reclaimed water source.

Rather than using a chemical based treatment process, membrane bioreactor technology

uses an aeration system that uses a biological-bacteria and a membrane filtration method during the cleaning process. The final process employs ultraviolet light for disinfection.

The District is permitted to dispose of effluent in two capacities. An NPDES permit allows the District to dispose of effluent into the San Joaquin river on a year round basis. The District is also permitted to land apply effluent on farm fields located on the mainland and Jersey Island.

The Water Recycling Facility is run by six staff members. Most of the staff are licensed plant operators by the state of California. The facility operates 24/7 and is controlled by programmable logic controllers. Staff monitor operational processes and test samples to ensure regulatory compliance.

The fiscal year 2018-19 operations and maintenance budget, excluding depreciation expense and an allocation of administrative overhead, for the Water Recycling Facility was \$2.6 million.

Jersey Island



The District currently grows hay and raises cattle on Jersey Island. (Inserted photo) Historically many types of crops have been planted in Jersey Island's peat soil since the early 1900s.

Ironhouse Sanitary District owns and operates Jersey Island. The District purchased the island in 1993 as a means to dispose of the District's effluent. Since then, the Water Recycling Facility treats the effluent to a level that is permitted to be discharged into the San Joaquin River.

Now parts of Jersey Island are used for agricultural operations. Currently, the Water Recycling Facility distributes recycled water to Jersey Island outside of the rainy season. It is used for the irrigation of 450 acres of fields that grows approximately 2,000 tons of hay per year.

In addition to growing hay and other fodder crops, the District manages other revenue generating operations. The District owns and operates a 2,500 head cattle ranch. Hay grown on the island is fed to the cattle to offset feed costs.

The District works in cooperation with Reclama-

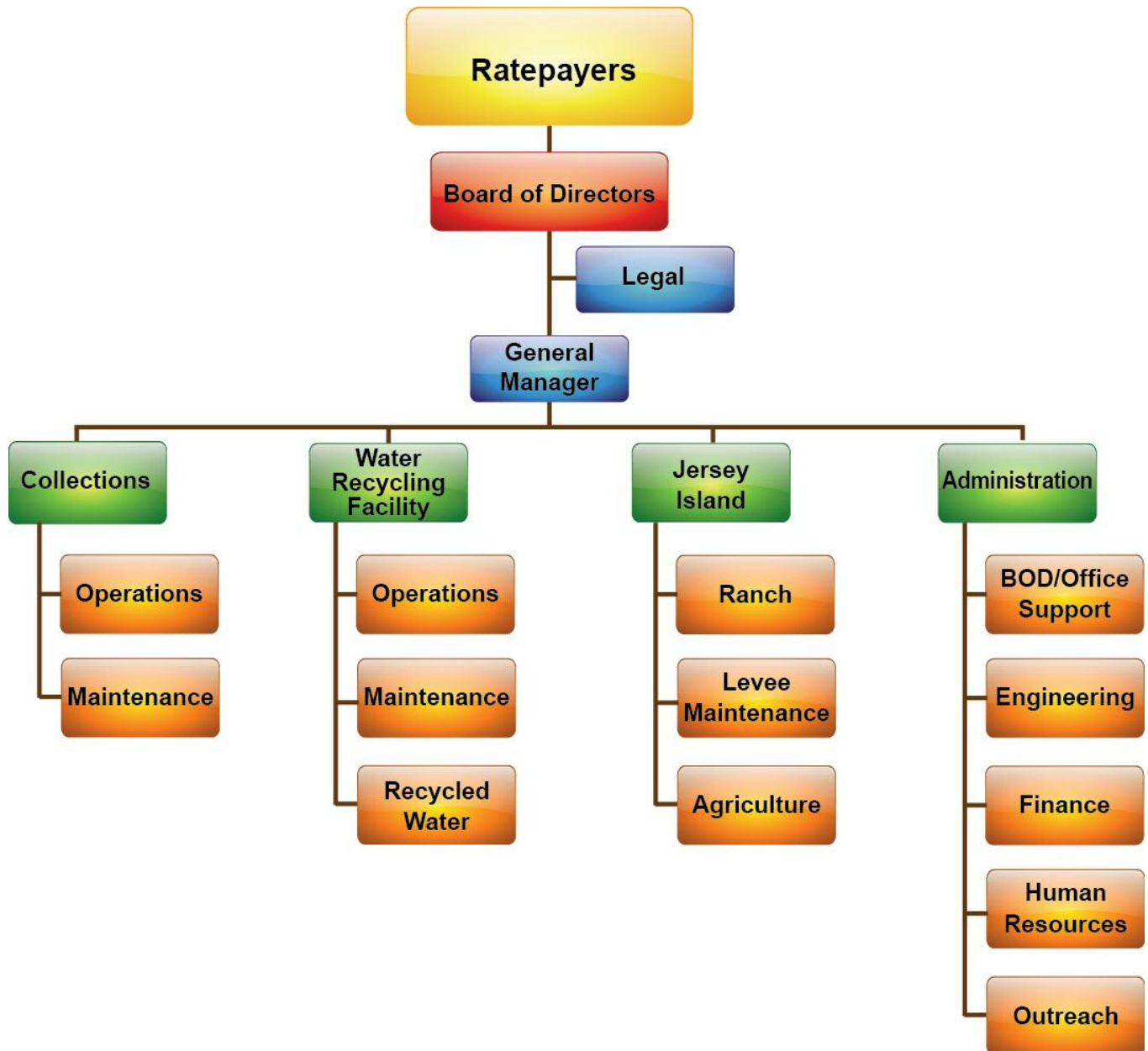
tion District 830 (RD 830) on the island. RD 830 is responsible for levee maintenance and restoration and the District maintains vegetation control and cleans drainage ditches. RD 830 receives subvention funding from the Department of Water Resources to help fund the levee maintenance.

Assessments received by the District from various entities offset operating expenses of the island.

Jersey Island is located in Contra Costa County in the Sacramento-San Joaquin Delta region. The 3,520-acre island is bound to the west by the San Joaquin River, on the north by False River, on the northeast by Piper Slough, on the east by Taylor Slough and on the south by Dutch Slough.

The fiscal year 2018-19 operations and maintenance budget, excluding depreciation expense and an allocation of administrative overhead, for Jersey Island was \$1.9 million.

District Organizational Chart



Awards, Accreditations and Certifications

Awards (2019)

California Water Environment Association (CWEA)

Collection Person of the Year — Frank Casey

Safety Plant of the Year - Medium Plant of the Year (San Francisco Bay Section)

Awards (2018)

California Association of Sanitation Agencies (CASA)

Organizational Excellence-Small Agency

Outstanding Capital Project-Small Agency

California Water Environment Association (CWEA)

Plant Overall: Plant of the Year Award - Small Agency

Collection System of the Year Award - Small Agency

Community Engagement and Outreach: Project of the Year Award

Supervisor of the Year Award: Collections System Supervisor Louis Solana

Community Engagement and Outreach Person of the Year Award: Roni Gehlke

California Special Districts Association (CSDA)

Board Member of the Year: Director Chris Lauritzen

Awards (2017)

California Water Environment Association - San Francisco Bay Section (CWEA-SFBS)

Plant Overall: Plant of the Year Award - Small Agency

Collection System of the Year Award - Small Agency

Community Engagement and Outreach: Project of the Year Award

Supervisor of the Year Award

Community Engagement and Outreach: Person of the Year Award

California Special Districts Association (CSDA)

Supervisor of the Year Award

Accreditations and Certifications

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

(June 2017 and June 2018)

Special District Leadership Foundation

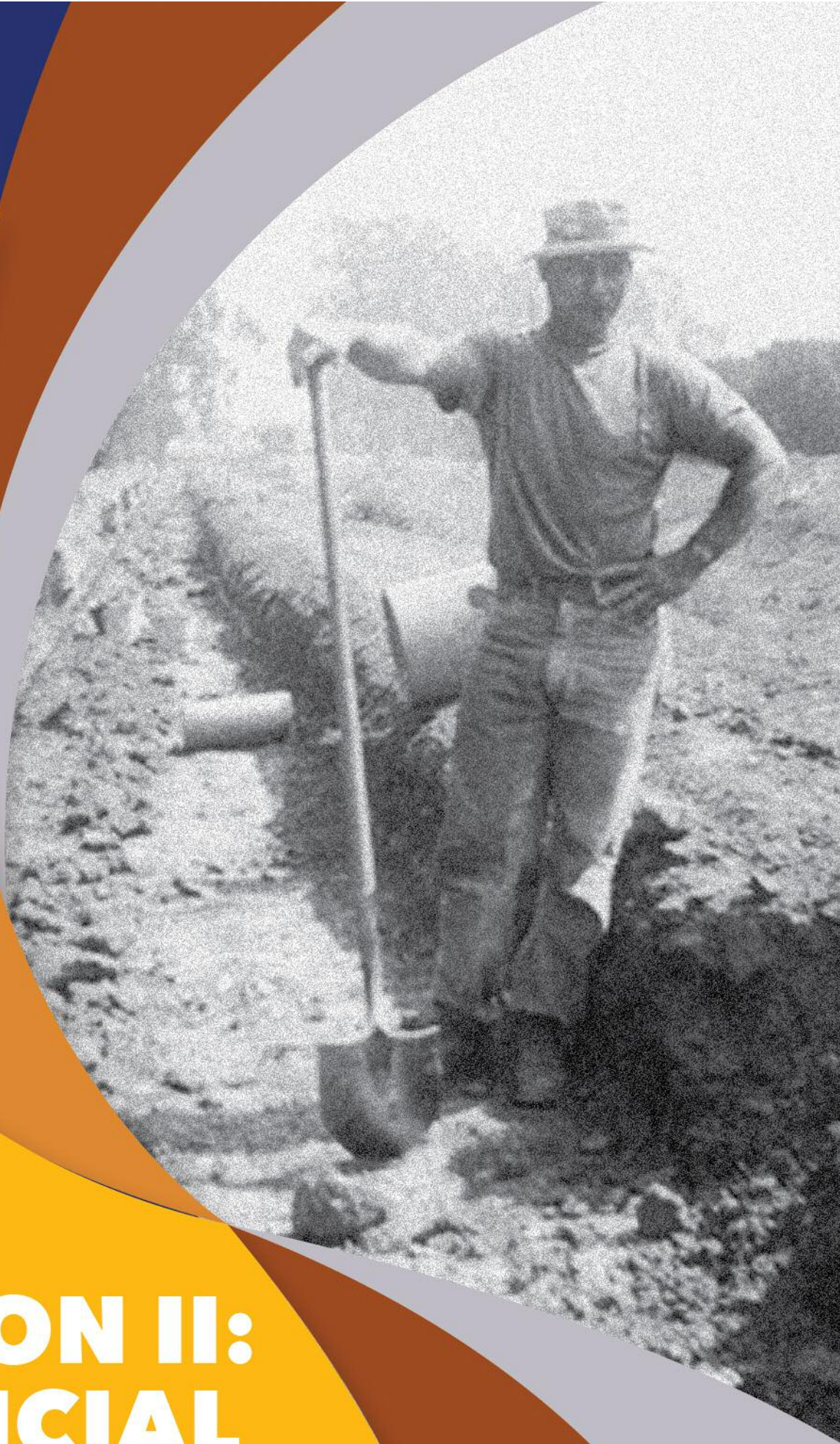
District of Distinction Accreditation

(July 2018 to June 2020)

Special District Leadership Foundation

District Transparency Certificate of Excellence

(June 2018 to March 2020)



SECTION II: FINANCIAL

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**IRONHOUSE SANITARY DISTRICT
ANNUAL FINANCIAL REPORT
WITH
INDEPENDENT AUDITOR'S REPORT
FOR THE YEAR ENDED
JUNE 30, 2019**

MANN, URRUTIA, NELSON, CPAS & ASSOCIATES, LLP
1760 Creekside Oaks Drive, Suite 160
SACRAMENTO, CA 95833

**IRONHOUSE SANITARY DISTRICT
ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2019**

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MANN • LRRUTIA • NELSON CPAs & ASSOCIATES, LLP
GLENDALÉ • ROSEVILLE • SACRAMENTO • SOUTH LAKE TAHOE • KAUAI, HAWAII

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Ironhouse Sanitary District
Oakley, California

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities of the Ironhouse Sanitary District as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Ironhouse Sanitary District, as of June 30, 2019, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

SACRAMENTO OFFICE • 1760 CREEKSIDE OAKS DRIVE, SUITE 160 • SACRAMENTO, CA 95833 • ☎ 916.929.0540 • ✉ 916.929.0541

WWW.MUNCPAS.COM

Other Matters***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3-8, schedules related to the District's net pension liability on pages 34 - 35, and the schedules related to the District's net OPEB liability on pages 36 - 37 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.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 3, 2019, on our consideration of the Ironhouse Sanitary District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Ironhouse Sanitary District's internal control over financial reporting and compliance.



Sacramento, California
October 3, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

The financial statements for the fiscal year ending June 30, 2019 are being issued in the format prescribed by the provisions of Government Accounting Standards Board Statement 34 (GASB 34), which requires the District to provide this overview of its financial statements for the fiscal year. Please read it in conjunction with the Basic Financial Statements.

The Ironhouse Sanitary District (the District) provides wastewater collection, treatment and disposal services and recycled water to individuals and businesses within the City of Oakley, Bethel Island, and from other unincorporated areas within the District's service boundary. The District's primary source of funding is from service charges, service connection fees and capacity fees from users of the services provided by the District.

The following management discussion and analysis (MD&A) will discuss the results of the District's operations. Key financial information for the current fiscal year will be compared with those of the prior year.

A. District Financial Highlights

The assets of the District exceeded its liabilities at June 30, 2019 by \$74,540,416 (net position) compared to \$71,869,347 at June 30, 2018. For the fiscal year 2019, net position increased by \$2,671,069 as compared to fiscal year 2018 increase in net position of \$1,946,733.

The District's cash, cash equivalents, and investments at June 30, 2019 were \$27,715,024 representing an increase of \$2,363,053 from the June 30, 2018 balance of \$25,351,971. The increase reflects cash inflow from operations of \$6,055,104, cash outflow for debt service of \$2,937,701, and cash outflow for the purchase of capital assets of \$754,350.

Total District liabilities decreased by \$3,558,195 during fiscal year 2019 from \$48,253,827 at June 30, 2018 to \$44,695,632 at June 30, 2019. The primary reason for the decrease represents the annual principal debt service reduction of long-term debt in the amount of \$2,937,701.

As of the close of the current fiscal year, the District's Proprietary Fund reported Unrestricted Undesignated Net Position of \$5,255,540 compared to \$5,092,624 for the prior fiscal year, and Unrestricted Designated Reserves of \$12,357,774 compared to \$9,532,605 for the prior fiscal year. Restricted Net Position at June 30, 2019 is \$7,270,815 compared to \$7,214,322 at June 30, 2018.

The increase in Unrestricted Designated Net Position primarily reflects the transfer of \$3,579,069 from Unrestricted Undesignated Net Position to the Capital Expenditure Reserve in accordance with reserve policies and offset by purchases of capital assets of \$754,350 from the Capital Expenditure Reserve.

The increase in Restricted Net Position of \$56,493 reflects capacity fees received from developers in the amount of \$1,338,234 offset by the developers' annual share of debt service in the amount of \$1,366,030. Additionally, \$84,289 of interest income was allocated to Restricted Net Position. Restricted capacity related fees are held for the purpose of developers' annual share of debt service, plant capacity expansion, and trunk-line capacity expansion.

Deferred Outflow of Resources related to pension and other post-retirement benefits decreased by \$238,786 during the fiscal year, whereas Deferred Inflow of Resources for pension and post-retirement benefits increased by \$24,031.

A. District Financial Highlights (continued)

The primary revenue resources of the District are service charges, service connection fees and capacity fees from users of the services provided by the District which totaled \$12,071,888 in the fiscal year 2019, compared to \$12,599,629 in fiscal year 2018. The 4.2% decrease was primarily the result of 74 fewer new connections into the system in fiscal year 2019 as compared to fiscal year 2018. The reduction in new connections resulted in a significant decrease in service connection and capacity related fees. There was no increase in the service fee per equivalent dwelling units (EDUs) during the year.

The District had Operating Revenues of \$12,328,245 for the fiscal year 2019 versus \$12,850,814 for fiscal 2018 (a 4.1% decrease). Operating Expenses of \$11,523,303 for fiscal year 2019 versus \$11,946,680 for fiscal year 2018 (a 3.5% decrease).

The District had Non-Operating Revenues (net of non-operating expenses) of \$2,402,267 for fiscal year 2019 versus \$1,617,035 for fiscal 2018 (a 48.6% increase). The primary reason for the increase is the result of net investment income of \$726,988 earned in fiscal year 2019 as compared to \$119,731 in fiscal year 2018.

B. Using the Annual ReportManagement Discussion and Analysis

Management's Discussion and Analysis is intended to serve as an introduction to the District's basic financial statements. The financial statements and notes to the financial statements included in this report were prepared in accordance with GAAP applicable to governmental entities in the United States of America for Proprietary Fund types.

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. They consist of Comparative Statements of Net Position and Comparative Statement of Revenues, Expenses and Changes in Net Position.

The Comparative Statements of Net Position present information on all the District's assets and liabilities with the difference between the two reported as net position. Increases or decreases in net position will serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

Comparative Statements of Revenues, Expenses and Changes in Net Position present information showing how the District's net position changed during the most recent fiscal year. All changes in net position 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 result in cash flows in future fiscal periods (e.g., depreciation and earned but unused vacation leave). In other cases, cash received in the current year will not be reflected as revenues until the event for which the revenues are earned has occurred (e.g., unearned revenue).

The government wide financial statements report on the District's activities. As previously stated, the activities are primarily supported by service charges, service connection fees and capacity fees. The District's function is to provide wastewater collection, treatment and disposal services, and recycled water to users within the District's area of operations. The financial statements can be found after this Management Discussion and Analysis.

Notes to Financial Statements

The Notes to Financial Statements provide additional information that is essential to a full understanding of the data provided in the general purpose financial statements. The Notes to Financial Statements can be found in this report after the basic financial statements.

C. Capital Assets and Debt Administration**Capital Assets:**

As of June 30, 2019, the District's investment in Capital Assets for its Proprietary Fund was \$84,361,487 (net of accumulated depreciation). This investment in Capital Assets includes land, water recycling facility, collection system, buildings, vehicles, furniture and equipment. There was \$754,350 of major capital assets purchased during the fiscal year.

Additional information on the District's Capital Assets can be found in Note 4 to the Financial Statements included in this report.

Debt Administration:

The District began construction in April 2009 on a new 4.3 MGD water recycling facility. The facility went into service in July 2011. The District entered into a project funding agreement with the California State Water Resources Control Board under their Clean Water State Revolving Fund Program. The District borrowed \$58,754,010 for construction of the water recycling facility. Repayment of the loan is paid in twenty annual installments of \$2,937,701 that commenced October 2012. As of June 30, 2019, the outstanding balance of the loan is \$38,190,107. The loan incurred no interest; however, to borrow funds, the District was required to provide 16.67% of the total loan amount. This portion of the loan is reported as prepaid interest and is amortized at an effective interest rate of 1.8%.

Additional information on the District's Debt can be found in Note 5 to the Financial Statements included in this report.

**IRONHOUSE SANITARY DISTRICT
COMPARATIVE STATEMENT OF NET POSITION
JUNE 30, 2019**

	ENTERPRISE FUND		
	2019	2018	Percent Change
Assets:			
Current Assets	\$ 28,637,108	\$ 26,128,741	9.6 %
Related party receivable - long-term	58,369	-	100.0
Prepaid Interest	3,484,908	4,021,048	(13.3)
Investment in Cattle Operations (Net)	1,205,762	1,085,599	11.1
Capital Assets (Net)	<u>84,361,487</u>	<u>87,136,555</u>	<u>(3.2)</u>
Total Assets	<u>117,747,634</u>	<u>118,371,943</u>	<u>(0.5)</u>
Deferred Outflow of Resources	1,722,978	1,961,764	(12.2)
Liabilities:			
Current Liabilities	3,650,764	3,950,757	(7.6)
Long-Term Liabilities	<u>41,044,868</u>	<u>44,303,070</u>	<u>(7.4)</u>
Total Liabilities	<u>44,695,632</u>	<u>48,253,827</u>	<u>(7.4)</u>
Deferred Inflow of Resources	234,564	210,533	11.4
Net Position:			
Net Investment in Capital Assets	49,656,287	50,029,796	(0.7)
Unrestricted Net Position			
Undesignated	5,255,540	5,092,624	3.2
Designated Reserves	<u>12,357,774</u>	<u>9,532,605</u>	<u>29.6</u>
Total Unrestricted	<u>17,613,314</u>	<u>14,625,229</u>	<u>20.4</u>
Restricted Net Position	<u>7,270,815</u>	<u>7,214,322</u>	<u>0.8</u>
Total Net Position	<u>\$ 74,540,416</u>	<u>\$ 71,869,347</u>	<u>3.7 %</u>

**IRONHOUSE SANITARY DISTRICT
COMPARATIVE STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

	ENTERPRISE FUND		
	2019	2018	Percent Change
Revenues:			
Service charges	\$ 10,409,002	\$ 10,239,268	1.7 %
Service connection and related fees	324,652	617,611	(47.4)
Capacity fees	1,338,234	1,742,750	(23.2)
Fees other	38,648	43,012	(10.1)
Miscellaneous	217,709	208,173	4.6
Total operating revenues	12,328,245	12,850,814	(4.1)
Expenses:			
Salaries, benefits and payroll taxes	4,377,658	4,746,092	(7.8)
Administrative expenses	332,458	371,556	(10.5)
Utilities	637,466	606,727	5.1
Operations and maintenance	1,385,287	1,441,890	(3.9)
Professional services	731,428	803,602	(9.0)
Insurance	130,442	128,091	1.8
Depreciation	3,928,564	3,848,722	2.1
Total operating expenses	11,523,303	11,946,680	(3.5)
Operating income	804,942	904,134	(11.0)
Non-operating revenues:			
Taxes	318,751	292,350	9.0
Cattle income, net of expenses	833,406	892,189	(6.6)
Hay sales	231,174	116,737	98.0
Mineral rights	8,530	8,530	-
Investment income	726,988	119,731	507.2
Gain on sale/disposal of assets	11,238	56,498	(80.1)
Capital contributions	272,180	131,000	107.8
Total non-operating revenues	2,402,267	1,617,035	48.6
Interest expense	536,140	574,436	(6.7)
Total non-operating expenses	536,140	574,436	(6.7)
Non-operating income	1,866,127	1,042,599	79.0
Change in net position	\$ 2,671,069	\$ 1,946,733	37.2 %

D. The Economic Outlook

The District is dependent upon user service and connection fees for the funding of operations and capital improvements. Future increases in service fees can only be implemented upon completing the State of California Proposition 218 process. Any future rate increases are expected to increase revenues to provide for investment in capital asset projects.

The District recently completed a comprehensive reliability study of its water recycling facility which includes recommendations for various operating improvements of the facility. The study was conducted by an engineering firm specializing in facility reliability studies. Additionally, the District is currently conducting a service fee and capacity fee rate study using the services of a consulting firm that specializes in such studies. The District is currently evaluating the necessity for future rate increases for funding of future capital asset projects.

E. Requests for information

This financial report is designed to provide citizens, taxpayers, and creditors with a general overview of the District's finances and to show the District's accountability for the money it receives. Questions concerning any of the information provided in this report or request for additional financial information should be addressed to the District's Financial Officer at Ironhouse Sanitary District, 450 Walnut Meadows Drive, Oakley, CA, 94561.

**IRONHOUSE SANITARY DISTRICT
STATEMENT OF NET POSITION
AS OF JUNE 30, 2019**

CURRENT ASSETS	
Cash and investments (Note 2)	\$ 20,444,209
Cash and investments - restricted (Note 2)	7,270,815
Accounts receivable	49,182
Related party receivable (Note 11)	97,807
Interest receivable	92,955
Supply inventory	480,770
Prepaid expenses	<u>201,370</u>
Total Current Assets	<u>28,637,108</u>
NON-CURRENT ASSETS	
Prepaid interest (Note 5)	3,484,908
Related party receivable - long-term (Note 11)	58,369
Investment in cattle (net of accumulated depreciation) (Note 3)	1,205,762
Capital assets (net of accumulated depreciation) (Note 4)	<u>84,361,487</u>
Total Non-Current Assets	<u>89,110,526</u>
TOTAL ASSETS	<u>117,747,634</u>
DEFERRED OUTFLOW OF RESOURCES	
Changes in the net pension liability (Note 7)	1,386,435
Changes in the net OPEB liability (Note 9)	<u>336,543</u>
Total Deferred Outflow of Resources	<u>1,722,978</u>
TOTAL ASSETS AND DEFERRED OUTFLOW OF RESOURCES	<u>\$ 119,470,612</u>
CURRENT LIABILITIES	
Accounts payable	\$ 253,382
Payroll related liabilities	116,579
Customer deposits payable	91,484
Compensated absences (current portion) (Note 5)	232,099
State revolving fund loan (current portion) (Note 5)	2,937,701
Unearned revenues (Note 6)	<u>19,519</u>
Total Current Liabilities	<u>3,650,764</u>
LONG TERM LIABILITIES	
Net pension liability (Note 7)	4,157,300
Net OPEB liability (Note 9)	1,587,624
Compensated absences (less current portion) (Note 5)	47,538
State revolving fund loan (less current portion) (Note 5)	<u>35,252,406</u>
Total Long-Term Liabilities	<u>41,044,868</u>
TOTAL LIABILITIES	<u>44,695,632</u>
DEFERRED INFLOW OF RESOURCES	
Changes in the net pension liability (Note 7)	<u>234,564</u>
NET POSITION	
Net investment in capital assets (Note 12)	49,656,287
Unrestricted (Note 12)	17,613,314
Restricted for:	
Debt Service	2,937,701
Expansion	227,653
Trunkline Capacity	<u>4,105,461</u>
Total Restricted (Note 12)	<u>7,270,815</u>
TOTAL NET POSITION	<u>74,540,416</u>
TOTAL LIABILITIES, DEFERRED OUTFLOWS OF RESOURCES, AND NET POSITION	<u>\$ 119,470,612</u>

**IRONHOUSE SANITARY DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED
JUNE 30, 2019**

OPERATING REVENUES

Service charges	\$ 10,409,002
Service connection and related fees	324,652
Capacity fees (Note 6)	1,338,234
Fees other	38,648
Miscellaneous	<u>217,709</u>

Total Operating Revenues 12,328,245

OPERATING EXPENSES

Salaries, benefits and payroll taxes	4,377,658
Administration expenses	332,458
Utilities	637,466
Operations and maintenance	1,385,287
Professional services	731,428
Insurance	130,442
Depreciation	<u>3,928,564</u>

Total Operating Expenses 11,523,303

Net Operating income 804,942

NON-OPERATING REVENUES (EXPENSES)

Taxes	318,751
Cattle income, net of expenses	833,406
Hay sales	231,174
Mineral rights	8,530
Interest income	490,930
Net unrealized gain	236,058
Interest expense	(536,140)
Gain on sale of assets	<u>11,238</u>

Total Nonoperating Revenues 1,593,947

INCOME BEFORE CONTRIBUTIONS 2,398,889

Capital contributions 272,180

INCREASE IN NET POSITION 2,671,069

NET POSITION, BEGINNING OF YEAR 71,869,347

NET POSITION, END OF YEAR \$ 74,540,416

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

**IRONHOUSE SANITARY DISTRICT
STATEMENT OF CASH FLOWS
FOR THE FISCAL YEAR ENDED
JUNE 30, 2019**

CASH FLOWS FROM OPERATING ACTIVITIES

Cash received from customers	\$ 12,221,250
Cash paid to employees and for benefits and payroll taxes	(4,419,596)
Cash paid to suppliers and vendors	<u>(3,590,552)</u>

Net Cash Provided by Operating Activities 4,211,102

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES

Hay sales	231,174
Proceeds from mineral rights	8,530
Taxes received	<u>318,751</u>

Net Cash Provided by Noncapital Financing Activities 558,455

CASH FLOWS FROM CAPITAL RELATED FINANCING ACTIVITIES

Acquisition and construction of capital assets	(754,350)
Sale of cattle	1,213,491
Acquisition of cattle	(60,150)
Cattle operations expenses	(567,064)
Principal payments on state revolving fund loan	(2,937,701)
Proceeds from the sale of assets	<u>11,239</u>

Net Cash Used for Capital and Related Financing Activities (3,094,535)

CASH FLOWS FROM INVESTING ACTIVITIES

Interest and dividends income	451,973
Purchase of investments	<u>(2,351,950)</u>

Net Cash Used for Investing Activities (1,899,977)

NET DECREASE IN CASH (224,955)

CASH AND CASH EQUIVALENTS - JULY 1, 2018 1,832,429

CASH AND CASH EQUIVALENTS - JUNE 30, 2019 \$ 1,607,474

RECONCILIATION TO CASH AND INVESTMENTS ON THE STATEMENT OF NET POSITION

Cash and investments	\$ 20,444,209
Cash and investments - restricted	7,270,815
Less: Investments (Note 2)	<u>(26,107,550)</u>

CASH AND CASH EQUIVALENTS - JUNE 30, 2019 \$ 1,607,474

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

**IRONHOUSE SANITARY DISTRICT
STATEMENT OF CASH FLOWS (CONTINUED)
FOR THE FISCAL YEAR ENDED
JUNE 30, 2019**

OPERATING INCOME	\$ 804,942
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation expense	3,928,564
Decrease in net pension liability	(221,064)
Decrease in OPEB liability	(101,042)
Increase in deferred inflows	24,031
Decrease in deferred outflows	238,786
Increase in accounts receivable	(74,310)
Increase in prepaid expenses	(68,494)
Increase in supply inventory	(21,922)
Decrease in accounts payable	(283,055)
Decrease in customer deposits	(23,997)
Increase in accrued liabilities	7,912
Increase in compensated absences	9,439
Decrease in unearned revenue	<u>(8,688)</u>
Total adjustments	<u>3,406,160</u>
NET CASH PROVIDED BY OPERATING ACTIVITIES	\$ <u>4,211,102</u>
SUPPLEMENTAL DISCLOSURE OF NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES	
Developer contributions	\$ <u>272,180</u>

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

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Ironhouse Sanitary District (The District) provides sewage collection, treatment and disposal services, and recycled water to the City of Oakley and the unincorporated area of Bethel Island, California. There are five members on the District's Board of Directors. These members are elected to four year terms.

Ironhouse Sanitary District, formally known as the Oakley Sanitary District, was formed on August 27, 1945 under the provisions of sections 6400-6907.5 of the California Health and Safety Code. On February 1, 1992 the District annexed the territory of the former Contra Costa County Sanitation District Number 15 and received title to all of the assets of the Contra Costa County Sanitation District Number 15 and the Oakley-Bethel Island Wastewater Management District. The District also assumed all liabilities of the two entities.

Basis of Presentation

The basic financial statements of the Ironhouse Sanitary District (District) have been prepared in conformity with generally accepted accounting principles as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

Basis of Accounting

The Ironhouse Sanitary District follows the enterprise method of accounting practices and reporting methods approved for waste disposal districts. An Enterprise type fund is a proprietary type fund 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 excluding depreciation) of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

Revenues and expenses are recognized on the accrual basis. Revenues are recognized in the accounting period in which they are earned and become measurable; expenses are recognized in the period incurred.

Operating revenues are those revenues that are generated from the primary operations of the District. All other revenues are reported as non-operating revenues. Operating expenses are those expenses that are essential to the primary operations of the fund. All other expenses are reported as non-operating expenses.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Budgetary Reporting

The District prepares an operations and maintenance budget at the beginning of each year for the following fiscal year. Capital budgets are adopted on a project basis. Formal budgetary integration is employed as a management control device.

Cash and Cash Equivalents

For the purpose of the statement of cash flows, the District defines cash and cash equivalents to include all cash and temporary investments with original maturities of three months or less from the date of acquisition.

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fair Value Inputs, Methodologies and Hierarchy

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Observable inputs are developed based on market data obtained from sources independent of the reporting entity. Unobservable inputs are developed based on the best information available about the assumptions market participants would use in pricing the assets. The classification of securities within the fair value hierarchy is based upon the activity level in the market for the security type and the inputs used to determine their fair value, as follows:

Level 1 - Unadjusted price quotations in active markets/exchanges for identical assets or liabilities that are accessible to the District.

Level 2 - Other observable inputs (including, but not limited to, quoted prices for similar assets or liabilities in markets that are active, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the assets or liabilities (such as interest rates, yield curves, volatilities, loss severities, credit risks and default rates) or other market-corroborated inputs.)

Level 3 - Unobservable inputs based on the best information available in the circumstance, to the extent observable inputs are not available (including each Fund's own assumptions used in determining the fair value of investments).

The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurements) and the lowest priority to unobservable inputs (level 3 measurements). Accordingly, the degree of judgment exercised in determining fair value is greatest for instruments categorized in Level 3. The inputs used to measure fair value may fall into different levels of the fair value hierarchy. In such cases, for disclosure purposes, the fair value hierarchy classification is determined based on the lowest level input that is significant to the fair value measurement in its entirety.

Supply Inventory

Inventory is valued at average cost which approximates market. Inventory consists of expendable supplies held for future consumption or capitalization. The cost is recorded as an expense as inventory items are consumed.

Capital Assets

Purchased or constructed assets are recorded at actual cost or estimated historical cost if actual cost is unavailable. Interest expense incurred during the development period is capitalized. Donated capital assets are recorded at acquisition value at the date of donation. The District established a threshold of \$5,000 for capitalization of depreciable assets. Depreciation has been provided using the straight-line method of accounting over the following estimated useful lives of the assets:

Plant and conveyance system - 40 years
Vehicles, furniture and equipment - 5 to 20 years

Cattle Operations

During the fiscal year ended June 30, 1997, the District acquired several herds of cattle. These cattle were purchased primarily to maintain the grass levels of the Jersey Island land owned by the District. It is the District's intent to continue raising and selling these cattle. In accordance with Accounting Standards Codification 905-10 *Accounting by Agricultural Producers and Agricultural Cooperatives*, the cost of purchasing and raising these cattle is capitalized. Mature cattle are depreciated over their useful lives which is considered to be 8 years. Immature cattle are capitalized and are charged to cattle operations expense when sold.

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the District's California Public Employees' Retirement System (CalPERS) plan (Plan) and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Other Postemployment Benefits (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the District's plan (OPEB Plan) and additions to/deductions from the OPEB Plan's fiduciary net position have been determined on the same basis. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

Generally accepted accounting principles require that the reported results must pertain to liability and assets information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date	June 30, 2017
Measurement Date	June 30, 2018
Measurement Period	July 1, 2017 - June 30, 2018

Use of Estimates

The preparation of financial statements in accordance with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from these estimates.

Deferred Outflows and Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Net Position

Net position represents the residual interest in the District's assets and deferred outflows after liabilities and deferred inflows are deducted. Net position is presented in three broad components: net investment in capital assets; restricted; and unrestricted. Net investment in capital assets includes capital assets, net of accumulated depreciation, and outstanding principal balances of debt and related deferred outflows and inflows attributable to the acquisition, construction or improvement of those assets. Net position is restricted when constraints are imposed by third parties or by law through constitutional provisions or enabling legislation. All other net position is unrestricted. Operating losses outside of depreciation are funded by operating and capital reserves.

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Subsequent Events

Subsequent events have been evaluated through October 3, 2019, which is the date the financial statements were issued.

Implementation of Government Accounting Standards Board Statements

Effective July 1, 2018, the District implemented the following accounting and financial reporting standards:

Government Accounting Standards Board Statement No. 86

In May 2017, GASB issued Statement No. 86, *Certain Debt Extinguishments Issues*. The primary objective of this Statement is to improve consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources—resources other than the proceeds of refunding debt—are placed in an irrevocable trust for the sole purpose of extinguishing debt. This Statement also improves accounting and financial reporting for prepaid insurance on debt that is extinguished and notes to financial statements for debt that is defeased in substance. As the District did not have such debt at June 30, 2019, there was no impact to the District's financial statements as a result of this standard.

Future Government Accounting Standards Board Statements

These statements are not effective until July 1, 2019 or later and may be applicable for the District. However, the District has not determined the effects, if any, on the financial statements.

Government Accounting Standards Board Statement No. 87

In June 2017, GASB issued Statement No. 87, *Leases*. The objective of this statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. Application of this statement is effective for the District's fiscal year ending June 30, 2021. The District has not determined what impact, if any, this pronouncement will have on the financial statements.

Government Accounting Standards Board Statement No. 88

In March 2018, GASB issued Statement No. 88, *Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements*. The objective of this statement is to clarify which liabilities governments should include in their note disclosures related to debt. GASB is requiring debt borrowings and direct placements to be presented separately because they may expose a government to risks that are different from, or in addition to, risks related to other types of debt. The new standard also requires the disclosure of additional essential debt-related information for all types of debt, including amounts of unused lines of credit and assets pledged as collateral for debt. Also required to be disclosed are terms specified in debt agreements related to: (1) significant events of default with finance-related consequences, (2) significant termination events with finance-related consequences, (3) significant subjective acceleration clauses. The District has not determined what impact, if any, this pronouncement will have on the financial statements. Application of this statement is effective for the District's fiscal year ending June 30, 2020.

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Government Accounting Standards Board Statement No. 89

In June 2018, GASB issued Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*. This statement requires interest costs incurred before the end of a construction period to be recorded as an expenditure in the applicable period. As a result, interest cost incurred before the end of a construction period will not be included in the historical cost of a capital asset reported in a business-type activity or enterprise fund. The District has not determined what impact, if any, this pronouncement will have on the financial statements. Application of this statement is effective for the District's fiscal year ending June 30, 2021.

Government Accounting Standards Board Statement No. 90

In August 2018, GASB issued Statement No. 90, *Majority Equity Interests*. The purpose of this statement is to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. The new standard clarifies the differences between a majority equity interests reported as an investment and majority equity interest reported as a component unit of the governmental entity. The District has not determined what impact, if any, this pronouncement will have on the financial statements. Application of this statement is effective for the District's fiscal year ending June 30, 2020.

Government Accounting Standards Board Statement No. 91

In May 2019, GASB issued Statement No. 91, *Conduit Debt Obligations*. The purpose of this statement is to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures. The District has not determined what impact, if any, this pronouncement will have on the financial statements. Application of this statement is effective for the District's fiscal year ending June 30, 2021.

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 2: CASH AND INVESTMENTS

Cash and investments are reported in the accompanying financial statements as follows:

Cash and investments	\$ 20,444,209
Restricted cash and investments	<u>7,270,815</u>
Total	\$ <u>27,715,024</u>

The restricted cash balance is restricted for the current portion of the state revolving fund loan, plant expansion and trunkline capacity. The restricted cash is also presented as restricted net position in the statement of net position.

The components of the District's cash and cash equivalents at June 30, 2019 are as follows:

Cash on hand	\$ 225
Deposits with financial institutions	<u>1,607,249</u>
Total cash	<u>1,607,474</u>
Local Agency Investment Fund	12,612,400
CalTRUST Investment Fund	5,883,397
Fixed Income Securities	7,609,626
Money Market Mutual Funds	<u>2,127</u>
Total investments	<u>26,107,550</u>
Total cash and investments	\$ <u>27,715,024</u>

Authorized Investments of the District

The table below identifies the investment types that are authorized for the District by the California Government Code (or the District's investment policy, where more restrictive) that addresses interest rate risk, credit risk and concentration of credit risk.

<u>Authorized Investment Type</u>	<u>Maximum Maturity</u>	<u>Maximum Percentage of Portfolio</u>	<u>Maximum Investment in One Issuer</u>
U.S. Treasury Obligation	5 years	None	None
Banker's Acceptances	180 days	10%	5%
Commercial Paper	270 days	25%	5%
Certificates of Deposit	5 years	30%	None
Bank Deposits	5 years	None	None
Medium-Term Corporate Notes	5 years	30%	None
Money Market Mutual Funds	N/A	20%	10%
CD Placement Services	5 years	30%	None
Local Agency Investment Fund (LAIF)	N/A	None	None
County Pooled Investment Funds	N/A	None	None
Joint Powers Authority Funds (CalTRUST)	N/A	None	None
U.S. Agency Obligations	5 years	None	None

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 2: CASH AND INVESTMENTS (continued)**Disclosures Relating to Interest Rate Risk**

Interest rate risk is the risk in the market rate changes that could adversely affect the fair values of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the District manages its exposure to interest rate risk is by purchasing a combination of shorter and longer term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for District operations.

Information about the sensitivity of the fair values of the District's investments (including investments held by bond trustee) to market rate fluctuations is provided by the following table that shows the distribution of the District's investments by maturity as of June 30, 2019:

	Remaining Maturity		
	12 months or less	1-5 years	Fair Value
Fixed Income Securities	\$ 2,023,476	\$ 5,586,150	\$ 7,609,626
Money Market Mutual Funds	-	2,127	2,127
Local Agency Investment Fund	12,612,400	-	12,612,400
CalTRUST Investment Fund	5,883,397	-	5,883,397
	<u>\$ 20,519,273</u>	<u>\$ 5,588,277</u>	<u>\$ 26,107,550</u>

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of an investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the California Government Code, the investment policy, or debt agreements, and the actual rating as of the fiscal year for each investment type.

	Total	Rating as of Fiscal Year End		
		S&P	Moody's	N/A
Local Agency Investment Fund	\$ 12,612,400			Not rated
CalTRUST Short-term Investment Fund	1,676,744	AAf		
CalTRUST Medium Term Investment Fund	4,206,653	A+f		
Fixed Income Securities	7,609,626	various		
Money Market Mutual Funds	2,127	AAAm		
	<u>\$ 26,107,550</u>			

Concentration of Credit Risk

The investment policy of the District contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. As of June 30, 2019 there were no investments in any one issuer (other than U.S. Treasury securities, mutual funds and external investment pools) that represent 5% or more of the total District investments.

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 2: CASH AND INVESTMENTS (continued)

Investment Valuation

The District categorizes the fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District does not have any investments that are measured using Level 3 inputs.

The following tables set forth by level, within the fair value hierarchy, the District's assets at fair value as of June 30, 2019.

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Fixed Income Securities	\$ -	\$ 7,609,626	\$ -	\$ 7,609,626
Money Market Mutual Funds	<u>2,127</u>	<u>-</u>	<u>-</u>	<u>2,127</u>
Total assets at fair value	<u>\$ 2,127</u>	<u>\$ 7,609,626</u>	<u>\$ -</u>	<u>\$ 7,611,753</u>

Investment in State Investment Pool

The District is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by the California Government Code under the oversight of the Treasurer of the State of California. The fair value of the District's investment in this pool is reported in the accompanying financial statements at amounts based upon the District's pro rata share of the fair value provided by LAIF for the entire portfolio (in relation to the amortized cost of that portfolio).

NOTE 3: INVESTMENT IN CATTLE

The following is a summary of the changes in investment in cattle for the year ended June 30, 2019:

Investment in cattle at July 1, 2018	\$ 1,288,329
Activities of cattle operations, for the fiscal year ended June 30, 2019:	
Purchases of cattle	60,150
Additional capital expenditures	567,064
Cost basis for cattle sold	<u>(483,214)</u>
Investment in cattle at June 30, 2019	<u>1,432,329</u>
Accumulated depreciation on investment in cattle at June 30, 2019	<u>(226,567)</u>
Net investment in cattle at June 30, 2019	<u>\$ 1,205,762</u>

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 4: CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2019 is as follows:

	<u>July 1, 2018</u>	<u>Additions</u>	<u>Deletions</u>	<u>Transfers</u>	<u>June 30, 2019</u>
Capital assets not being depreciated					
Land and improvements	\$ 8,467,524	\$ -	\$ -	\$ -	\$ 8,467,524
Work in progress	<u>483,080</u>	<u>329,434</u>	<u>-</u>	<u>(85,827)</u>	<u>726,687</u>
Total capital assets not depreciated	<u>8,950,604</u>	<u>329,434</u>	<u>-</u>	<u>(85,827)</u>	<u>9,194,211</u>
Capital assets being depreciated					
Plant and improvements	52,837,060	136,975	-	85,827	53,059,862
Collection system and pipelines	56,075,293	272,180	-	-	56,347,473
Vehicles	2,281,133	49,317	(51,541)	-	2,278,909
Equipment	<u>22,158,210</u>	<u>238,624</u>	<u>-</u>	<u>-</u>	<u>22,396,834</u>
Total capital assets being depreciated	<u>133,351,696</u>	<u>697,096</u>	<u>(51,541)</u>	<u>85,827</u>	<u>134,083,078</u>
Less: accumulated depreciation					
Plant and improvements	(11,069,132)	(1,345,495)	-	-	(12,414,627)
Collection system and pipelines	(32,367,499)	(1,251,184)	-	-	(33,618,683)
Vehicles	(1,455,616)	(1,098,433)	51,541	-	(2,502,508)
Equipment	<u>(10,273,498)</u>	<u>(106,486)</u>	<u>-</u>	<u>-</u>	<u>(10,379,984)</u>
Total accumulated depreciation	<u>(55,165,745)</u>	<u>(3,801,598)</u>	<u>51,541</u>	<u>-</u>	<u>(58,915,802)</u>
Capital Assets, net	<u>\$ 87,136,555</u>	<u>\$ (2,775,068)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 84,361,487</u>

Depreciation expense for the year ended June 30, 2019 totaled \$3,928,564, and includes \$126,966 in depreciation expense on investment in cattle.

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 5: LONG-TERM LIABILITIES

A summary of long-term liability activity for the year ended June 30, 2019 is as follows:

	<u>July 1, 2018</u>	<u>Additions</u>	<u>Reductions</u>	<u>June 30, 2019</u>	<u>Due within One Year</u>
State Revolving Fund Loan	\$ 41,127,808	\$ -	\$ (2,937,701)	\$ 38,190,107	\$ 2,937,701
Compensated Absences	<u>270,198</u>	<u>233,903</u>	<u>(224,464)</u>	<u>279,637</u>	<u>232,099</u>
Total	<u>\$ 41,398,006</u>	<u>\$ 233,903</u>	<u>\$ (3,162,165)</u>	<u>\$ 38,469,744</u>	<u>\$ 3,169,800</u>

State Revolving Fund Loan

The District entered into a project financing agreement with the California State Water Resources Control Board under their Clean Water State Revolving Fund Program. The Program provides low-interest loan funding for construction of publicly-owned wastewater treatment facilities. Ironhouse was approved for funding for its Wastewater Treatment Plant Upgrade and Expansion Project. The cost for the Project was \$58,754,020. The loan was disbursed as costs were incurred. Repayment of the loan is paid in annual installments which began October 2012. Full repayment of the loan will be made by October of 2031. The loan bears no interest, however, in order to participate in the zero interest loan program, the District was required to provide 16.667% of the total loan amount. This portion (16.667%) of the loan represents interest expense and is reported on the Statement of Net Position as prepaid interest. Interest expense is amortized over the life of the loan at an effective interest rate of 1.8%. \$536,140 of the prepaid balance was amortized in the current year, resulting in a remaining balance of \$3,484,908 as of June 30, 2019.

Debt service requirements for the State Revolving Fund Loan are as follows:

<u>For the Year Ending, June 30</u>	<u>Principal</u>	<u>Total Payments</u>	<u>Interest Expense</u>
2020	\$ 2,937,701	\$ 2,937,701	\$ 497,844
2021	2,937,701	2,937,701	459,548
2022	2,937,701	2,937,701	421,253
2023	2,937,701	2,937,701	382,957
2024	2,937,701	2,937,701	344,661
2025 - 2029	14,688,505	14,688,505	1,148,871
2030 - 2032	<u>8,813,097</u>	<u>8,813,097</u>	<u>229,774</u>
Total	<u>\$ 38,190,107</u>	<u>\$ 38,190,107</u>	<u>\$ 3,484,908</u>

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 6: CAPACITY FEES AND UNEARNED REVENUES

Capacity fees and trunkline capacity fees are charged to each individual and business as they are hooked up to the sewer lines in either the City of Oakley or the unincorporated area of Bethel Island.

The capacity fees and trunkline capacity fees are to be used exclusively for future capacity expansion of the plant or infrastructure. They are not intended to be used for the normal operating expenses of the District. As of June 30, 2019, \$4,333,114 had been earned and designated for future expansion. During the year ended June 30, 2019, \$1,338,234 of capacity and trunkline capacity fees were earned.

As of June 30, 2019, the District had accrued \$19,519 in unearned revenue as a result of cash received but not earned. This balance will be recognized in future periods once the District has met its obligations.

NOTE 7: DEFINED BENEFIT PENSION PLAN

A. General Information about the Pension Plan

Plan Description – All qualified permanent and probationary employees are eligible to participate in the District's Cost-Sharing Multiple-Employer Defined Benefit Pension Plan (Plan), administered by the California Public Employees' Retirement System (CalPERS). The Plan consists of individual rate plans (benefit tiers) within a safety risk pool (police and fire) and a miscellaneous risk pool (all others). Plan assets may be used to pay benefits for any employer rate plan of the safety and miscellaneous pools. Accordingly, rate plans within the safety and miscellaneous pools are not separate plans under GASB Statement No. 68. Individual employers may sponsor more than one rate plan in the safety or miscellaneous pools. The District sponsors two rate plans (both miscellaneous). Benefit provisions under the Plan are established by State statute and District resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Benefits Provided – CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for the Plan are applied as specified by the Public Employees' Retirement Law.

The Plan's provisions and benefits in effect at June 30, 2019, are summarized as follows:

	Miscellaneous Plan	
	Hired prior to January 1, 2013	Hired on or after January 1, 2013
Benefit Formula	2.7% @ 55	2% @ 62
Benefit Vesting Schedule	5 years service	5 years service
Benefit Payments	Monthly for life	Monthly for life
Retirement age	50-55	52-67
Monthly Benefits, as a % of Eligible Compensation	2.0% to 2.7%	1.0% to 2.5%
Required Employee Contribution Rate	8.0%	6.5%
Required Employer Contribution Rate	24.01%	7.98%

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 7: DEFINED BENEFIT PENSION PLAN (continued)

Contributions – Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for the Plan are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The District is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. The District's contributions to the Plan for the year ended June 30, 2019 were \$527,665.

B. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

As of June 30, 2019, the District reported a net pension liability of \$4,157,300 for its proportionate shares of the net pension liability of the Plan.

The District's net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of June 30, 2018, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2017 rolled forward to June 30, 2018 using standard update procedures. The District's proportion of the net pension liability was based on a projection of the District's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. The District's proportionate share of the net pension liability for the Plan as of June 30, 2018 and 2019 was as follows:

	Total
Proportion - June 30, 2018	0.04415 %
Proportion - June 30, 2019	0.04314 %
Change - Increase (Decrease)	(0.00101)%

For the year ended June 30, 2019, the District recognized pension expense of \$354,423. At June 30, 2019, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflow of Resources	Deferred Inflow of Resources
Pension contributions subsequent to measurement date	\$ 527,665	\$ -
Differences between projected and actual experience	159,507	54,279
Changes in assumptions	473,945	116,155
Difference between actual contributions made by employer and the employer's proportionate share of the risk pool's total contribution	82,336	-
Adjustment due to differences in proportions	122,429	64,130
Net difference between projected and actual earning on plan investments	20,553	-
Total	\$ 1,386,435	\$ 234,564

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 7: DEFINED BENEFIT PENSION PLAN (continued)

\$527,665 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the subsequent fiscal period. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Fiscal Year Ended June 30,	
2020	\$ 481,718
2021	301,585
2022	(121,704)
2023	(37,393)

C. Actuarial Assumptions – The total pension liabilities in the June 30, 2017 actuarial valuations were determined using the following actuarial assumptions:

	Miscellaneous
Valuation Date	June 30, 2017
Measurement Date	June 30, 2018
Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Discount Rate	7.15%
Inflation	2.50%
Salary Increases	Varies by Entry Age and Service
Investment Rate of Return	7.15% net of pension plan investment expenses, includes inflation
Mortality (1)	Derived Using CalPERS membership data for all funds
Post Retirement Benefit Increase	Contract COLA up to 2.50% until purchasing power protection allowance floor on purchasing power applies, 2.50% thereafter

(1) The mortality table used was developed based on CalPERS' specific data. The table includes 15 years of mortality improvements using Society of Actuaries 90 percent of scale MP 2016. For more information on this table, please refer to the 2017 experience study report (based on CalPERS demographic data from 1997 to 2015) that can be found on the CalPERS website.

The underlying mortality assumptions and all other actuarial assumptions used in the June 30, 2017 valuation were based on the results of an actuarial experience study for the fiscal years 1997 to 2015, including updates to salary increase, mortality and retirement rates. The Experience Study report can be obtained at CalPERS' website under Forms and Publications.

Change in Assumptions

In December 2017, the CalPERS Board adopted new mortality assumptions for plan participants participating in the PERF. The new mortality table was developed from the December 2017 experience study and includes 15 years of projected ongoing mortality improvement using 90 percent of scale MP 2016 published by the Society of Actuaries. The inflation assumption is reduced from 2.75 percent to 2.50 percent. The assumptions for individual salary increases and overall payroll growth are reduced from 3.00 percent to 2.75 percent.

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 7: DEFINED BENEFIT PENSION PLAN (continued)

D. Discount Rate – The discount rate used to measure the total pension liability was 7.15% for the Plan. To determine whether the municipal bond rate should be used in the calculation of a discount rate for the Plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing, none of the tested plans run out of assets. Therefore, the current 7.15% percent discount rate is adequate and the use of the municipal bond rate calculation is not necessary. The long term expected discount rate of 7.15 percent will be applied to all plans in the Public Employees' Retirement Fund (PERF). The stress test results are presented in a detailed report called "GASB Crossover Testing Report" that can be obtained from the CalPERS website under the GASB 68 section.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, staff took into account both short-term and long-term market return expectations as well as the expected pension fund (Public Employees' Retirement Fund) cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equal to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects the long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation.

<u>Asset Class</u>	<u>New Strategic Allocation</u>	<u>Real Return Years 1 - 10(a)</u>	<u>Real Return Years 11+(b)</u>
Global Equity	50.0%	4.80%	5.38%
Global Fixed Income	28.0%	1.00%	2.62%
Inflation Sensitive	0.0%	0.77%	1.81%
Private Equity	8.0%	6.30%	7.23%
Real Estate	13.0%	3.75%	4.93%
Liquidity	1.0%	0.00%	(0.92)%

(a) An expected inflation of 2.00% used for this period.

(b) An expected inflation of 2.92% used for this period.

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
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JUNE 30, 2019**

NOTE 7: DEFINED BENEFIT PENSION PLAN (continued)

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate – The following presents the District's proportionate share of the net pension liability for the Plan, calculated using the discount rate for the Plan, as well as what the District's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	<u>Miscellaneous</u>
1% Decrease	6.15%
Net Pension Liability	\$6,593,445
Current Discount Rate	7.15%
Net Pension Liability	\$4,157,300
1% Increase	8.15%
Net Pension Liability	\$2,146,302

Pension Plan Fiduciary Net Position – Detailed information about the pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

NOTE 8: DEFERRED COMPENSATION PLAN

During the fiscal year ended June 30, 1997 the District approved and established the Ironhouse Sanitary District Deferred Compensation Plan ("the deferred compensation plan") for its employees created in accordance with Internal Revenue Code 457. The deferred compensation plan, administered by Mass Mutual Financial Group and available to all permanent employees and Directors, permits them to defer a portion of their current salary until future years. The deferred compensation, which is held in trust by Mass Mutual, is not available to participants until termination, retirement, death or unforeseeable emergency. During the year ending June 30, 2019, the employees contributed \$29,760.

NOTE 9: POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS

Description of Plan

The District's defined benefit healthcare plan, Ironhouse Sanitary District Retiree Healthcare Plan (the Healthcare Plan), provides health insurance benefits to participants and beneficiaries. The Healthcare Plan is part of the California Employers' Retiree Benefit Trust (CERBT), an agent multiple-employer plan administered by the California Public Employees Retirement System (CalPERS), which acts as a common investment and administrative agent for participating entities within the state of California. Benefit provisions and all other requirements are established by state statute and the District. CalPERS issues a separate comprehensive annual financial report. Copies of CalPERS' annual financial report may be obtained from the CalPERS Executive Office at 400 "P" Street, Sacramento, California 95814.

Under the plan service or disability, retirees for all employees hired before August 1, 2006 and all employees with 20 years of District service hired after August 1, 2006 are eligible to receive post-retirement health insurance benefits. Participants do not contribute to the Healthcare Plan.

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 9: POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (continued)

Employees covered

As of the June 30, 2017 actuarial valuation, the following current and former employees were covered by the benefit terms under the plan.

Active employees	28
Inactive employees currently receiving benefits	<u>24</u>
Total	<u><u>52</u></u>

Contributions

The District's policy is to fully fund the actuarially determined contribution. The District makes the contributions on behalf of the participants. For the fiscal year ended June 30, 2019, the District contributed \$319,383.

Net OPEB Liability

The District's net OPEB liability ("NOL") was measured as of June 30, 2018 and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation dated June 30, 2017 based on the following actuarial methods and assumptions.

Discount Rate	7.00 %
Inflation	2.75 %
Salary increases per annum	2.75 %
Investment Rate of Return	7.00 %
Healthcare Trend Rate	4.00 %
Mortality rates	
Miscellaneous	Mortality Tables - 2014 CalPERS Active Mortality for Miscellaneous Employees
Retirement Rates:	
All Participants	Hired before 2013: 2009 CalPERS 2.7%@55 Rates for Miscellaneous Employees Hired before 2013: 2009 CalPERS 2%@60 Rates for Miscellaneous Employees adjusted to reflect minimum retirement age of 52
Service Requirements	
All participants	Hired before 9/1/06: 100% at 5 Years of Service Hired after 8/31/06: Government Code Section 22893

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
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JUNE 30, 2019**

NOTE 9: POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (continued)

Discount Rate

The discount rate used to measure the total OPEB liability was 7.00% based on an assumption that contributions would be sufficient to fully fund the obligation over a period not to exceed 30 years. The discount rate was derived using historic 28 year real rates of return for each asset class along with an assumption of long-term inflation offset by expected investment expenses of 25 basis points.

Asset Allocation and Assumed Rate of Return

The assumed gross return was determined using rolling periods of time for all asset class combinations to appropriately reflect correlation between asset classes. The assumed gross rate of return is based on a geometric mean not an arithmetic mean. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table.

Asset Class	Percentage of Portfolio	Assumed Gross Return
US Large Cap	43.0 %	7.7950 %
US Small Cap	23.0 %	7.7950 %
Long-term corporate bonds	12.0 %	5.2950 %
Long-term government bonds	6.0 %	4.5000 %
Treasury Inflation Protected Securities (TIPS)	5.0 %	7.7950 %
US real estate	8.0 %	7.7950 %
All commodities	3.0 %	7.7950 %
	<u>100.0 %</u>	

Changes in the OPEB liability

To determine the June 30, 2018 (measurement period) net OPEB liability, the District used a "roll-forward" technique for the total OPEB liability. The fiduciary net position is based on the actual June 30, 2018 fiduciary net position. The following table shows the results of the roll-forward.

	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (Asset) (c) = (a) - (b)
Balance at June 30, 2017	\$ 3,978,526	\$ 2,289,860	\$ 1,688,666
Service cost	89,152	-	89,152
Interest in TOL	272,570	-	272,570
Employer contributions	-	282,359	(282,359)
Expected investment income	-	160,977	(160,977)
Investment gains/losses	-	21,450	(21,450)
Administrative expense	-	(4,252)	4,252
Expected benefit payments	(258,486)	(258,486)	-
Other*	-	2,230	(2,230)
Net change during 2017-18	<u>103,236</u>	<u>204,278</u>	<u>(101,042)</u>
Balance at June 30, 2018	<u>\$ 4,081,762</u>	<u>\$ 2,494,138</u>	<u>\$ 1,587,624</u>

*06/30/2017 fiduciary net position adjustment

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 9: POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (continued)

Sensitivity of the Net OPEB Liability to Changes in the Discount Rate

The following represents the net OPEB liability of the District if it were calculated using a discount rate that is one percentage-point lower or one percentage-point higher than the current rate, for measurement period ended June 30, 2018:

	1% Decrease 6.00%	Current Discount Rate 7.00%	1% Increase 8.00%
Net OPEB Liability	\$ 2,042,387	\$ 1,587,624	\$ 1,206,415

Sensitivity of the Net OPEB Liability to Changes in the Health Care Cost Trend Rates

The following represents the net OPEB liability of the District if it were calculated using health care cost trend rates that are one percentage-point lower or one percentage-point higher than the current rate, for measurement period ended June 30, 2018:

	1% Decrease 3.00%	Current Healthcare Cost Trend Rate 4.00%	1% Increase 5.00%
Net OPEB Liability	\$ 1,156,644	\$ 1,587,624	\$ 2,095,463

Recognition of Deferred Outflows and Deferred Inflows of Resources

Gains and losses related to changes in total OPEB liability and fiduciary net position are recognized in OPEB expense systematically over time.

Amounts are first recognized in OPEB expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to OPEB and are to be recognized in future OPEB expense.

The recognition period differs depending on the source of the gain or loss:

Net difference between projected and actual earnings on OPEB plan investments 5 year straight-line recognition

All other amounts

Straight-line recognition over the expected average remaining service lifetime (EARSL) of all members that are provided with benefits, determined as of the beginning of the Measurement Period. In determining the EARSL, all active, retired and inactive (vested) members are counted, with the latter two groups having 0 remaining service year.

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 9: POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (continued)

OPEB Expenses and Deferred Outflows/Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2019, the District recognized OPEB expense/(benefit) of \$(94,329). As of fiscal year ended June 30, 2019, the District reported deferred outflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>
OPEB contributions subsequent to measurement date	\$ 319,383
Net differences between projected and actual earnings on investments	<u>17,160</u>
Total	\$ <u>336,543</u>

\$319,383 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the subsequent fiscal period. Other amounts reported as deferred outflows of resources related to OPEB will be recognized as follows:

<u>For the Fiscal Year Ending June 30,</u>	<u>Recognized Net Deferred Outflows of Resources</u>
2020	\$ (4,290)
2021	\$ (4,920)
2022	\$ (4,920)
2023	\$ (4,920)

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 10: JOINT VENTURE - CALIFORNIA SANITATION RISK MANAGEMENT DISTRICT (CSRMA)

A joint venture is a legal entity or other organization that results from a contractual agreement and that is owned, operated or governed by two or more participants as a separate and specific activity subject to joint control in which the participants retain (a) an ongoing financial interest or (b) an on-going financial responsibility.

The District participates in a joint venture under a joint powers agreement (JPA) with the California Sanitation Risk Management District (CSRMA). CSRMA was formed to provide common risk management and loss prevention programs related to public liability, auto liability, public official's errors and omissions, property loss and workers' compensation risk for member governmental agencies. CSRMA is not a component unit of the District for financial reporting purposes but the District does retain an on-going financial responsibility in CSRMA. During the year ended June 30, 2019, the District made \$229,196 in insurance premium payments to CSRMA.

Condensed audited financial information for the year ended June 30, 2018 (the most recent available) was as follows:

Total assets	\$ 25,703,119
Total liabilities	<u>17,997,369</u>
Total net position	<u>\$ 7,705,750</u>
Total revenues	\$ 10,453,268
Total expenses	<u>13,926,188</u>
Increase in net position	<u>\$ 897,498</u>

Complete financial statements for CSRMA can be obtained from the CSRMA, care of Alliant Insurance Services, Inc., 100 Pine Street, 11th floor, San Francisco, California, 94111.

NOTE 11: RELATED PARTY TRANSACTIONS

The General Manager, Assistant General Manager and Reclamation Superintendent of the District are also the President, Treasurer and Secretary of Reclamation District No. 830 (RD830). RD830 was established to maintain the integrity of the levee system on Jersey Island which is wholly owned by the District. During the year ended June 30, 2019, the District paid \$332,565 in assessments to RD830. RD830 paid the District \$60,000 for management services. In addition, RD830 reimbursed the District in the amount of \$103,752 for levee repairs performed by Ironhouse employees and for the use of its equipment. As of June 30, 2019, \$83,215 was due from RD830. Management believes these transactions were consummated on terms equivalent to those that prevail in arms length transactions.

In 2018, the District agreed to loan the District's General Manager \$72,961 for the repayment of a student loan. As long as the General Manager remains an employee of the District, one-fifth of the loan will be forgiven on July 17, 2019 and each subsequent year thereafter until July 17, 2023 at which time the loan will be completely forgiven. Upon the General Manager's termination prior to July 17, 2023, the unforgiven loan balance may be subject to repayment by the General Manager, without interest, depending upon the reason for termination as outlined in the General Manager's Employment Agreement dated July 17, 2018. As of June 30, 2019, \$14,592 is reported as current receivable, and \$58,369 is reported as long-term receivable.

**IRONHOUSE SANITARY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
JUNE 30, 2019**

NOTE 12: NET POSITION

As of June 30, 2019, net position of the District consisted of the following:

Net investment in capital assets	\$ 49,656,287
Unrestricted:	
Undesignated	5,255,540
Designated reserve for capital expenditures	11,590,981
Designated reserve for rate stabilization	732,000
Designated reserve for Jersey Island use fees	<u>34,793</u>
Total Unrestricted	<u>17,613,314</u>
Restricted:	
Debt service	2,937,701
Expansion	227,653
Trunkline capacity	<u>4,105,461</u>
Total Restricted	<u>7,270,815</u>
Total Net Position	<u>\$ 74,540,416</u>

Required Supplementary Information

**IRONHOUSE SANITARY DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION**

**SCHEDULE OF THE DISTRICT'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
AS OF JUNE 30, 2019
LAST 10 YEARS***

	Measurement Period				
	2018	2017	2016	2015	2014
Proportion of the net pension liability	0.04314 %	0.04415 %	0.04449 %	0.04578 %	0.04365 %
Proportionate share of the net pension liability	\$ 4,157,300	\$ 4,378,364	\$ 3,849,906	\$ 3,142,358	\$ 2,722,495
Covered payroll	\$ 2,416,559	\$ 2,303,744	\$ 2,531,104	\$ 2,562,268	\$ 2,566,478
Proportionate share of the net pension liability as a percentage of covered payroll	172.03 %	190.05 %	152.10 %	122.64 %	106.08 %
Plan fiduciary net position as a percentage of the total pension liability	75.39 %	73.31 %	74.06 %	78.40 %	79.82 %

Notes to Schedule:

Changes in assumptions

For the measurement period June 30, 2018, the CalPERS Board adopted new mortality assumptions for plan participants participating in the PERF. The new mortality table was developed from the December 2017 experience study and includes 15 years of projected ongoing mortality improvement using 90 percent of scale MP 2016 published by the Society of Actuaries. The inflation assumption is reduced from 2.75 percent to 2.50 percent. The assumptions for individual salary increases and overall payroll growth are reduced from 3.00 percent to 2.75 percent.

For the measurement period ended June 30, 2017, the accounting discount rate was reduced from 7.65 percent to 7.15 percent. In 2016, the discount rate remained at 7.65 percent. In 2015, amounts reported reflect an adjustment of the discount rate from 7.50 percent (net of administrative expense) to 7.65 percent (without a reduction for pension plan administrative expenses). In 2014, amounts reported were based on the 7.50 percent discount rate.

* Schedule is intended to show information for ten years. Fiscal year 2015 was the first year of implementation, therefore only five years are shown. Additional years' information will be displayed as it becomes available.

**IRONHOUSE SANITARY DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION**

**SCHEDULE OF CONTRIBUTIONS TO THE COST SHARING DEFINED BENEFIT PENSION PLAN
AS OF JUNE 30, 2019
LAST 10 YEARS***

	Fiscal Year-End				
	2019	2018	2017	2016	2015
Contractually required contribution (actuarially determined)	\$ 527,665	\$ 586,816	\$ 539,201	\$ 545,636	\$ 596,008
Contributions in relation to the actuarially determined contributions	<u>(527,665)</u>	<u>(586,816)</u>	<u>(539,201)</u>	<u>(545,636)</u>	<u>(596,008)</u>
Contribution deficiency (excess)	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
Covered payroll	<u>2,700,778</u>	<u>2,416,559</u>	<u>2,303,744</u>	<u>2,531,104</u>	<u>2,562,268</u>
Contributions as a percentage of covered payroll	19.54 %	24.28 %	23.41 %	21.56 %	23.26 %

* Schedule is intended to show information for ten years. Fiscal year 2015 was the first year of implementation, therefore only five years are shown. Additional years' information will be displayed as it becomes available.

**IRONHOUSE SANITARY DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION**

**SCHEDULE OF CHANGES IN THE DISTRICT'S NET OPEB LIABILITY AND RELATED RATIOS
For the Measurement Periods Ended June 30
Last 10 Years***

	<u>2018</u>	<u>2017</u>
Total OPEB liability		
Service cost	\$ 89,152	\$ 86,766
Interest	272,570	249,231
Expected benefit payments	(258,486)	-
Benefit payments	<u>-</u>	<u>(248,544)</u>
Net change in total OPEB liability	103,236	87,453
Total OPEB liability, beginning	<u>3,978,526</u>	<u>3,891,073</u>
Total OPEB liability, ending (a)	<u>\$ 4,081,762</u>	<u>\$ 3,978,526</u>
Plan fiduciary net position		
Contributions - employer	\$ 282,359	\$ 250,102
Net investment income	-	219,563
Expected investment income	160,977	-
Investment gains/losses	21,450	-
Benefit payments	(258,486)	(248,544)
Administrative expenses	(4,252)	(1,841)
Other	<u>2,230</u>	<u>-</u>
Net change in plan fiduciary net position	204,278	219,280
Plan fiduciary net position, beginning	<u>2,289,860</u>	<u>2,070,580</u>
Plan fiduciary net position, ending (b)	<u>\$ 2,494,138</u>	<u>\$ 2,289,860</u>
District's net OPEB liability, ending (a) - (b)	<u>\$ 1,587,624</u>	<u>\$ 1,688,666</u>
Plan fiduciary net position as a percentage of the total OPEB liability	61 %	58 %
Covered-employee payroll	\$ 2,650,207	\$ 2,617,893
District's net OPEB liability as a percentage of covered-employee payroll	1.54 %	1.52 %

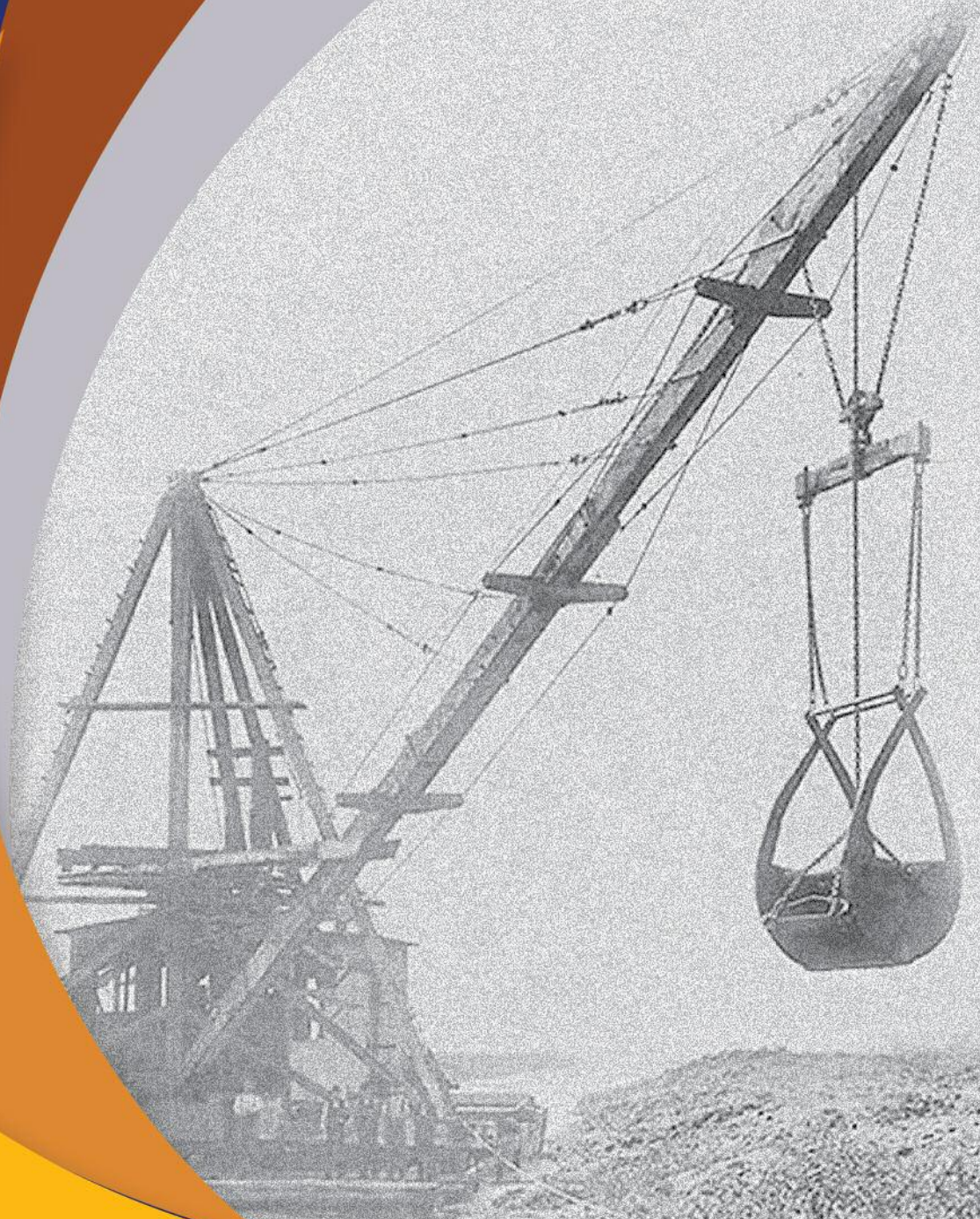
* Schedule is intended to show information for ten years. Fiscal year 2018 was the first year of implementation, therefore only two years are shown. Additional years' information will be displayed as it becomes available.

**IRONHOUSE SANITARY DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS TO THE OPEB PLAN
For the Fiscal Year Ended June 30
Last 10 Years***

	<u>2019</u>	<u>2018</u>
Actuarially Determined Contribution (ADC)	\$ 319,383	\$ 276,184
Contributions in relation to the ADC	<u>(319,383)</u>	<u>(276,184)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>
Covered-employee payroll	\$ 2,870,771	\$ 2,650,207
Contributions as a percentage of covered-employee payroll	11 %	10 %

* Schedule is intended to show information for ten years. Fiscal year 2018 was the first year of implementation, therefore only two years are shown. Additional years' information will be displayed as it becomes available.

SECTION III: STATISTICAL



Statistical Section

This section of the District's comprehensive annual financial report presents detailed information as a context for understanding what the information in the accompanying financial statements, notes disclosures, and required supplementary information says about the District's overall financial health.

Contents

Financial trends

These schedules contain trend information to help the reader understand how the District's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the factors affecting the District's ability to generate revenues.

Debt Capacity

These schedules present information to help the reader assess the affordability of the District's current levels of outstanding debt and the District's ability to issue additional debt in the future.

Demographic and Economic

These schedules offer demographic and economic indicators to help the reader understand the environment within which the District's financial activities take place and to help make comparisons over time and with other agencies.

Operating Information

These schedules contain information about the District's operations and resources to help the reader understand how the District's financial information relates to the services the District provides and the activities it performs.



FINANCIAL TRENDS & REVENUE CAPACITY

Ironhouse Sanitary District

Statement of Net Position

For the Past Five Fiscal Years (in thousands)

	FY 18/19	FY 17/18	FY 16/17	FY 15/16	FY 14/15
Assets					
Current assets	\$ 28,637	\$ 26,129	\$ 23,585	\$ 21,033	\$ 19,386
Capital assets	84,361	87,137	89,355	92,764	95,361
Other long-term assets	4,750	5,106	5,838	6,371	6,930
Total Assets	117,748	118,372	118,778	120,168	121,677
Deferred Outflow of Resources					
Changes in the net pension liability	1,386	1,938	2,128	1,370	753
Changes in the net OPEB liability	337	24	-	-	-
Total Deferred Outflow of Resources	1,723	1,962	2,128	1,370	753
Total Assets and Deferred Outflows of Resources	\$ 119,471	\$ 120,334	\$ 120,906	\$ 121,538	\$ 122,430
Liabilities					
Current liabilities	\$ 3,651	\$ 3,951	\$ 3,617	\$ 3,810	\$ 4,114
Long-term liabilities	41,045	44,303	45,018	47,476	49,779
Total Liabilities	44,696	48,254	48,635	51,286	53,893
Deferred Inflows of Resources					
Changes in the net pension liability	235	211	332	508	817
Net Position					
Net investment in capital assets	49,656	50,030	49,885	50,969	51,279
Unrestricted:					
Undesignated	5,255	5,093	4,962	3,640	3,398
Designated	12,358	9,532	10,254	8,667	6,198
Total Unrestricted	17,613	14,625	15,216	12,307	9,596
Restricted for debt service, expansion and capacity	7,271	7,214	6,838	6,468	6,845
Total Net Position	74,540	71,869	71,939	69,744	67,720
Total Liabilities, Deferred Outflows of Resources and Net Position	\$ 119,471	\$ 120,334	\$ 120,906	\$ 121,538	\$ 122,430

Source: Ironhouse Sanitary District as reflected in audited financial statements

Ironhouse Sanitary District

Statement of Revenues, Expenses and Changes in Net Position For the Past Five Fiscal Years (in thousands)

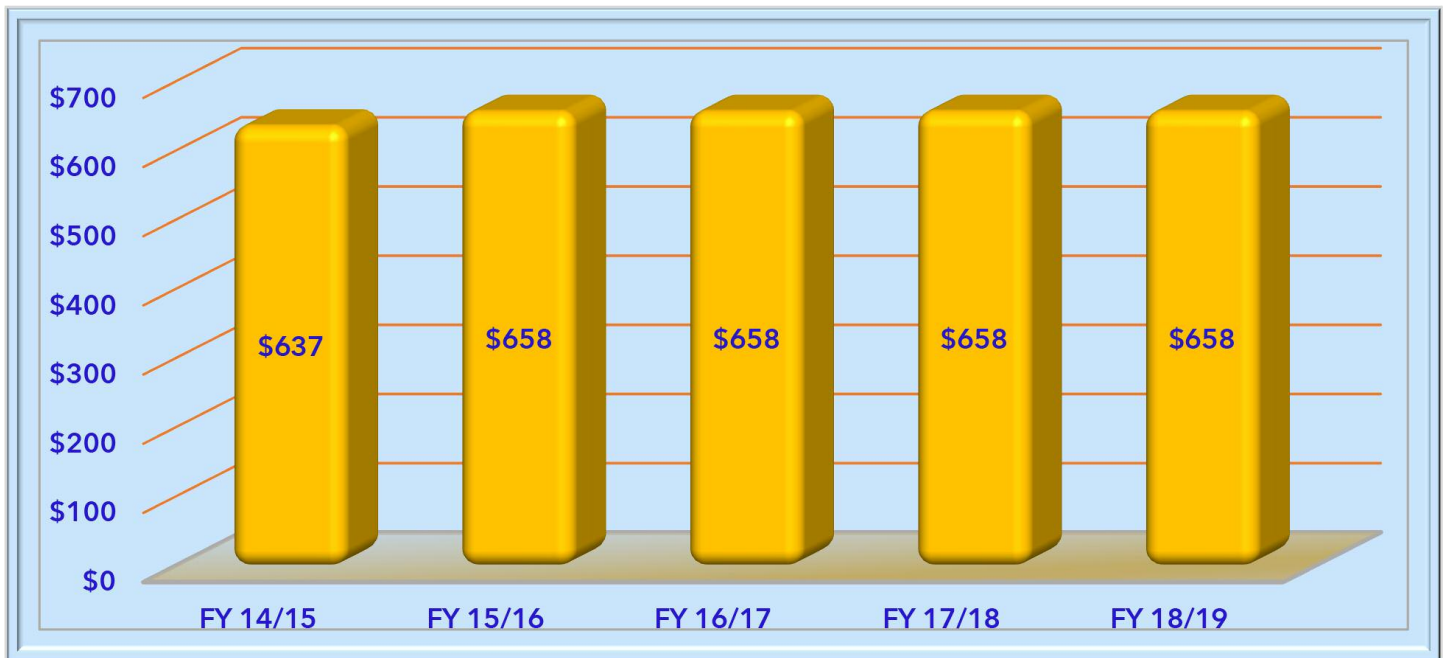
	FY 18/19	FY 17/18	FY 16/17	FY 15/16	FY 14/15
Operating Revenues					
Services charges	\$ 10,409	\$ 10,239	\$ 10,083	\$ 9,915	\$ 9,385
Service connection and related fees	325	618	435	327	476
Capacity fees	1,338	1,743	1,736	1,229	1,150
Other fees and revenue	256	251	274	619	1,123
Total Operating Revenues	12,328	12,851	12,528	12,090	12,134
Operating Expenses					
Salaries, benefits and payroll taxes	4,378	4,746	3,780	3,900	4,357
Administration expenses	332	372	427	398	337
Operations and maintenance	1,385	1,442	1,396	1,449	1,309
Professional services	731	804	752	649	698
Insurance	130	128	128	128	135
Utilities	638	607	688	666	665
Expansion related costs	-	-	-	-	375
Depreciation	3,929	3,848	3,786	3,794	3,781
Total Operating Expenses	11,523	11,947	10,957	10,984	11,657
Operating income (loss)	805	904	1,571	1,106	477
Non-Operating Revenues (Expenses)					
Cattle income, net of expenses	833	892	819	1,160	1,442
Taxes	319	292	285	244	239
Investment income	727	120	39	124	37
Other non-operating revenue	251	182	56	40	92
Interest expense	(536)	(574)	(612)	(651)	(689)
Total Net Non-Operating Revenues	1,594	912	587	917	1,121
Income before capital contributions	2,399	1,816	2,158	2,023	1,598
Capital contributions	272	131	38	-	-
Increase in net position	2,671	1,947	2,196	2,023	1,598
Net position, beginning of year (Note 1)	71,869	69,922	69,743	67,720	66,122
Net position, end of year	\$ 74,540	\$ 71,869	\$ 71,939	\$ 69,743	\$ 67,720

Notes: (1) The beginning net position for fiscal year 2018 was adjusted as a result of implementation of GASB 75.

The beginning net position for fiscal year 2015 was adjusted as a result of implementation of GASB 68.

Source: Ironhouse Sanitary District as reflected in audited financial statements.

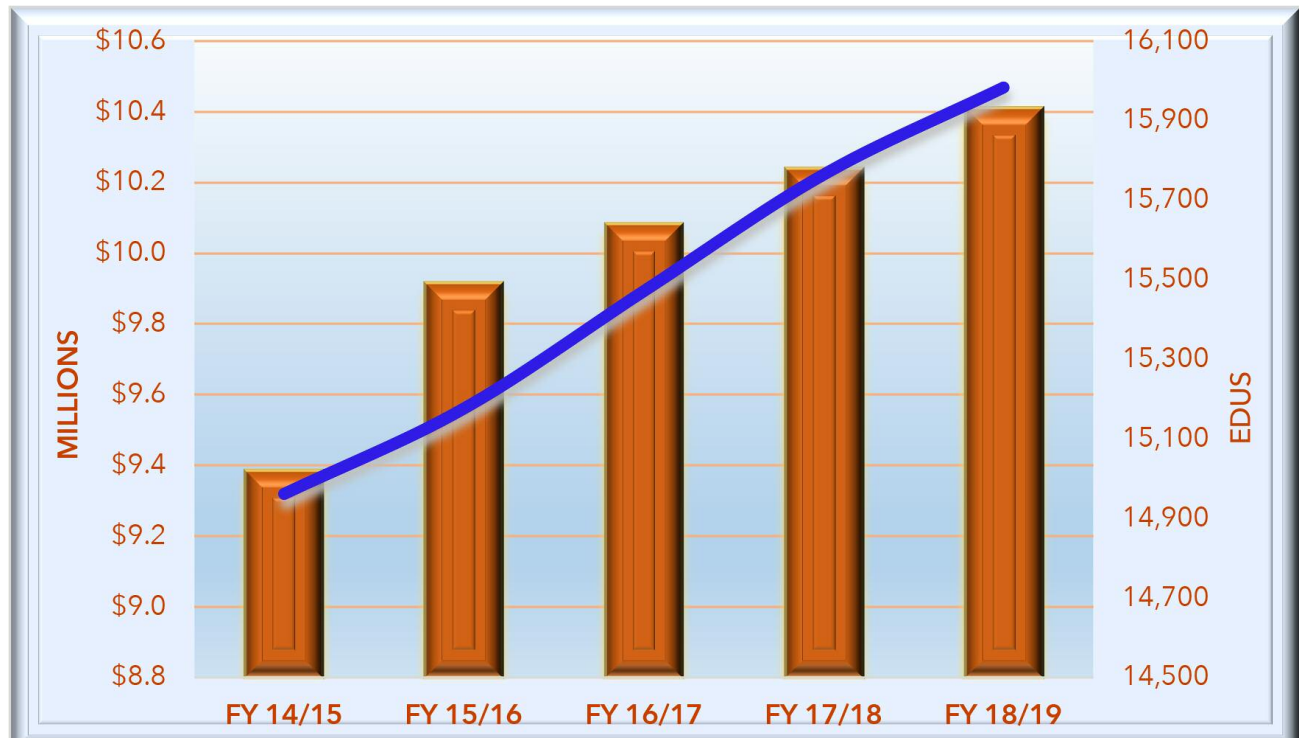
Ironhouse Sanitary District Service Charge Rates per EDU Past Five Years



Fiscal Year	Service Rate per EDU	Percent Change
FY 14/15	\$637	3.1%
FY 15/16	\$658	3.3%
FY 16/17	\$658	0.0%
FY 17/18	\$658	0.0%
FY 18/19	\$658	0.0%

Source: Ironhouse Sanitary District Finance
EDU: Equivalent Dwelling Unit

Ironhouse Sanitary District Service Charge Revenue and Total EDUs Past Five Years

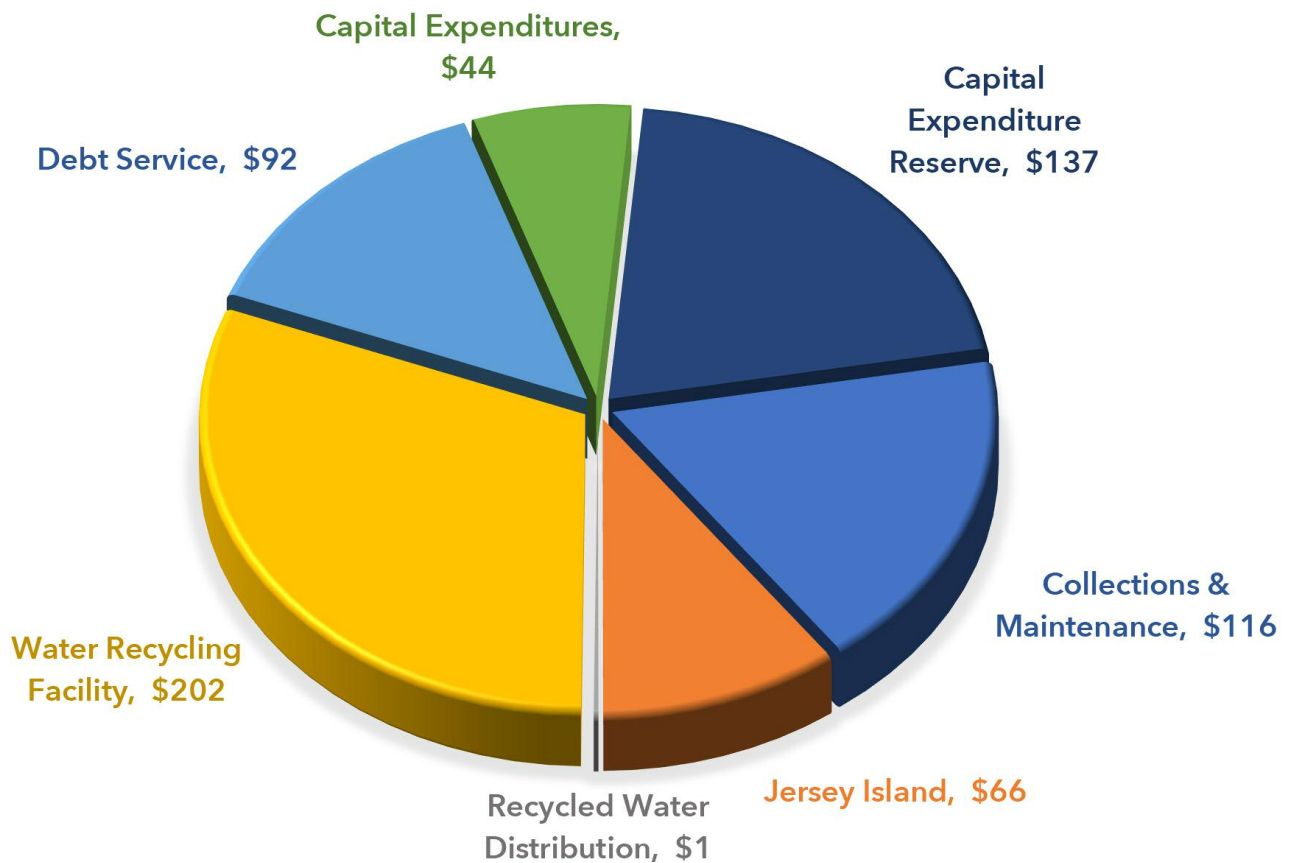


Fiscal Year	Service Charges	Percent Change		Total EDUs	Percent Change
FY 14/15	\$ 9,384,874	1.6%		14,961	1.2%
FY 15/16	\$ 9,914,974	5.6%		15,176	1.4%
FY 16/17	\$ 10,083,384	1.7%		15,471	1.9%
FY 17/18	\$ 10,239,268	1.5%		15,764	1.9%
FY 18/19	\$ 10,409,002	1.7%		15,983	1.4%

Source: Ironhouse Sanitary District as reflected in audited financial statements.

EDU: Equivalent Dwelling Unit

**Ironhouse Sanitary District
\$658 Service Charge by Activity
FY 18/19**

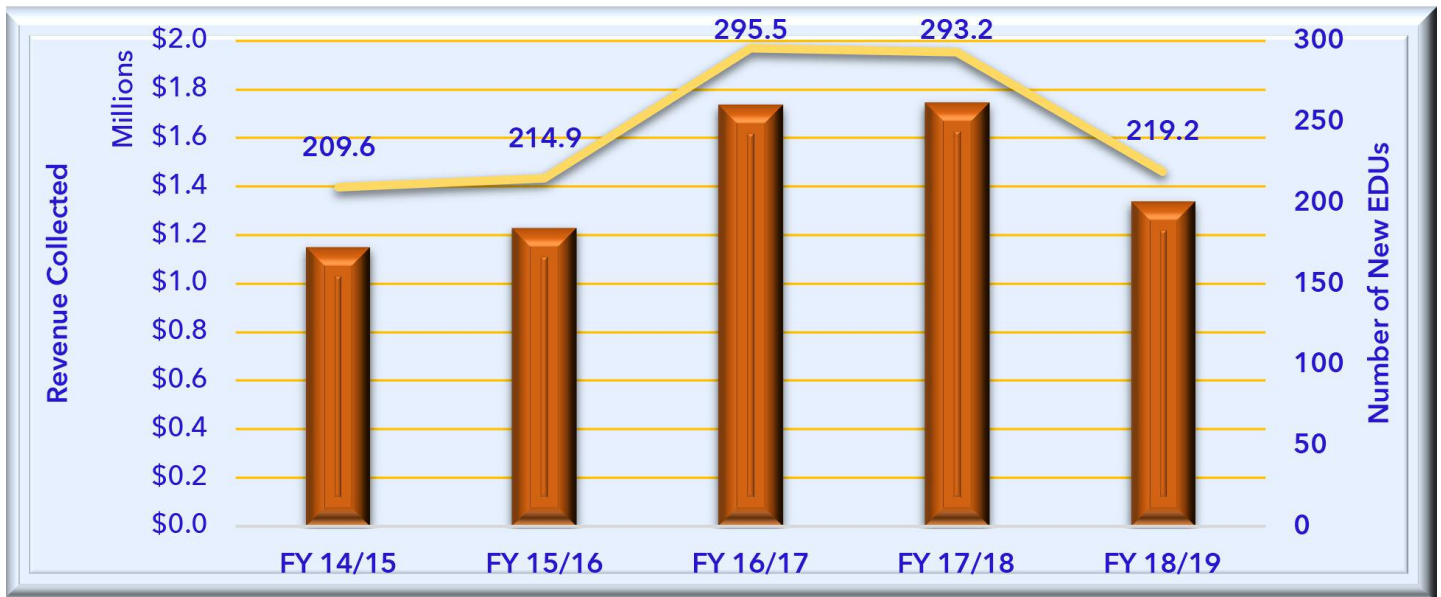


Notes:

(1) Administration costs allocated to the following activities: Collections and Maintenance, Jersey Island, Recycled Water Distribution, and Water Recycling Facility

Source: Ironhouse Sanitary District

Ironhouse Sanitary District Capacity Fees Past Five Years



Fiscal Year	Capacity Fee per EDU	Total Collected	Number of New EDUs
FY 14/15	5,566	\$ 1,149,909	209.6
FY 15/16	5,708	\$ 1,228,615	214.9
FY 16/17	5,873	\$ 1,735,595	295.5
FY 17/18	5,944	\$ 1,742,750	293.2
FY 18/19	6,104	\$ 1,338,234	219.2

Source: Ironhouse Sanitary District Finance
EDU: Equivalent Dwelling Unit

Ironhouse Sanitary District Principal Revenue Payors Current Fiscal Year

FY 18/19		
Payor	Service Charge Revenue	Percent of Total Service Charge Revenue
Freedom High School	\$ 171,080	1.7%
Sr./Family Apts (Carol Lane)	138,180	1.3%
Willows Mobile Home Park	114,295	1.1%
Santiago Village Mobile Home Park	104,885	1.0%
Eagle City Mobile Home Park	96,726	0.9%
Raley's Shopping Center	89,422	0.9%
Iron House Elementary	69,656	0.7%
Courtyards @ Cypress Grove Apts	63,826	0.6%
Oakley Senior Apts (Empire)	54,732	0.5%
Big Oak Mobile Home Park	48,429	0.5%
	<u>\$ 951,231</u>	<u>9.3%</u>

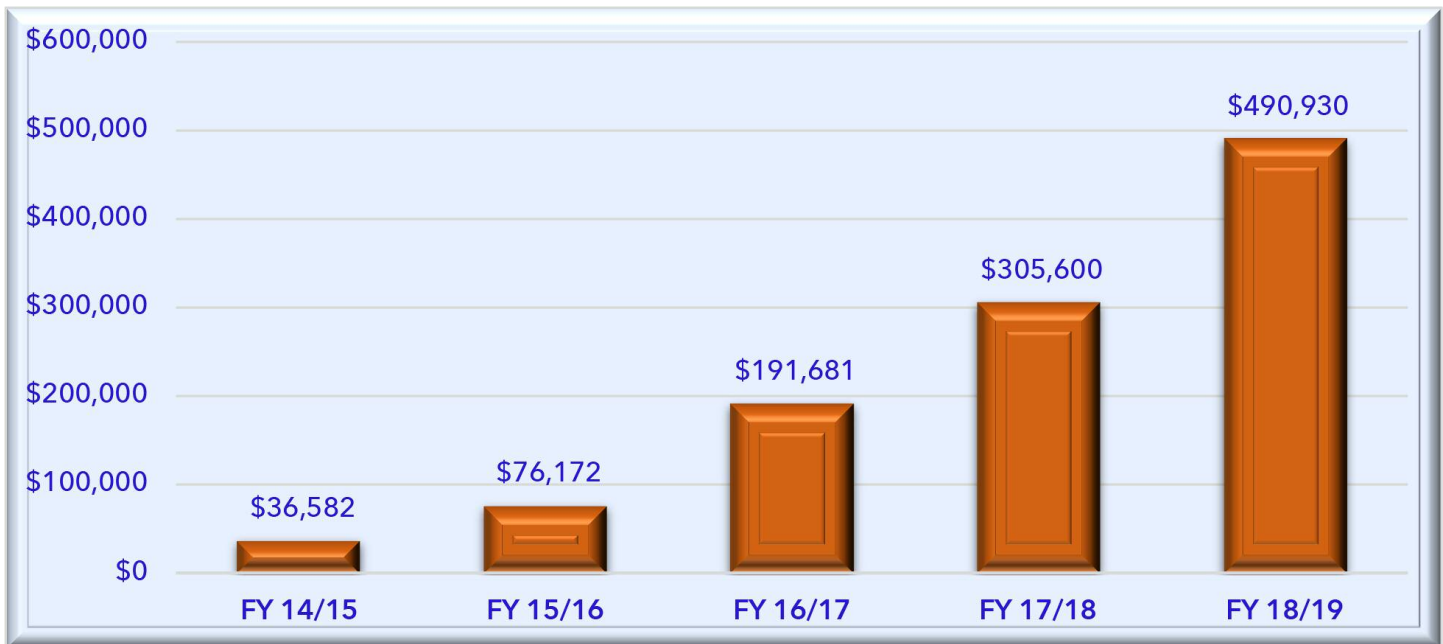
Source: Ironhouse Sanitary District

Ironhouse Sanitary District Principal Revenue Payors Five Years Ago

FY 14/15		
Payor	Service Charge Revenue	Percent of Total Service Charge Revenue
Freedom High School	\$ 163,072	1.8%
Sr./Family Apts (Carol Lane)	133,770	1.5%
Willows Mobile Home Park	112,112	1.2%
Santiago Village Mobile Home Park	101,538	1.1%
Eagle City Mobile Home Park	92,365	1.0%
Raley's Shopping Center	86,568	1.0%
Iron House Elementary	66,369	0.7%
Courtyards @ Cypress Grove Apts	61,789	0.7%
Oakley Senior Apts (Empire)	52,986	0.6%
Big Oak Mobile Home Park	46,883	0.5%
	<u>\$ 917,452</u>	<u>10.2%</u>

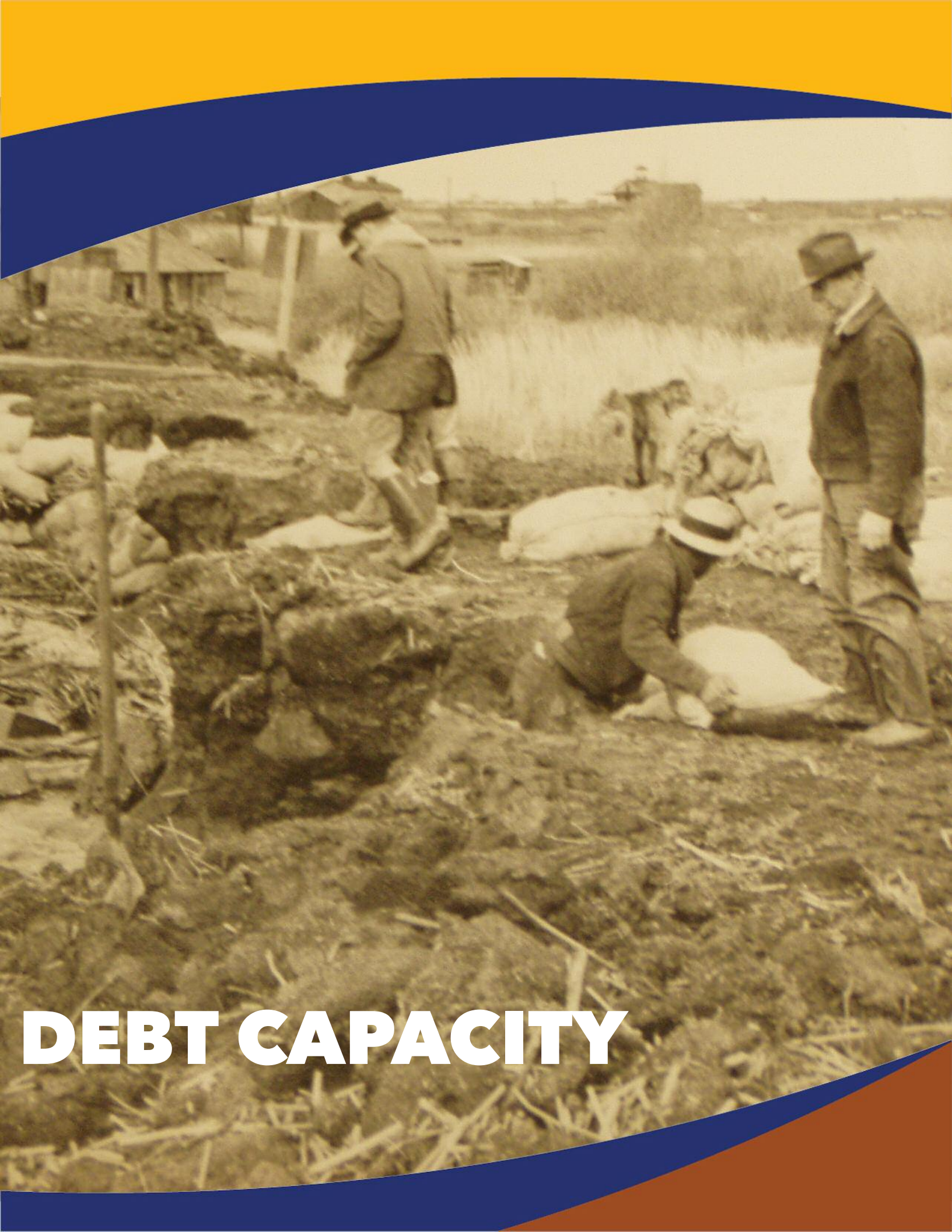
Source: Ironhouse Sanitary District

**Ironhouse Sanitary District
Investment Income
(Excludes Unrealized Gains and Losses)
Past Five Years**



Fiscal Year	Investment Income	Percent Change
FY 14/15	\$ 36,582	11.0%
FY 15/16	\$ 76,172	108.2%
FY 16/17	\$ 191,681	151.6%
FY 17/18	\$ 305,600	59.4%
FY 18/19	\$ 490,930	60.6%

Source: Ironhouse Sanitary District



DEBT CAPACITY

Ironhouse Sanitary District Debt Service Coverage For the Past Five Years



Fiscal Year	Gross Revenues (Note 1)	Operating Expense (Note 2)	Net Revenues	Debt Service	Debt Service Coverage Ratio
FY 14/15	\$ 14,120,901	\$ 8,052,618	\$ 6,068,283	\$ 2,937,700	2.07
FY 15/16	\$ 13,785,567	\$ 7,316,952	\$ 6,468,615	\$ 2,937,700	2.20
FY 16/17	\$ 13,857,826	\$ 7,263,927	\$ 6,593,899	\$ 2,937,700	2.24
FY 17/18	\$ 14,600,634	\$ 8,230,741	\$ 6,369,893	\$ 2,937,700	2.17
FY 18/19	\$ 14,829,087	\$ 7,693,315	\$ 7,135,772	\$ 2,937,700	2.43

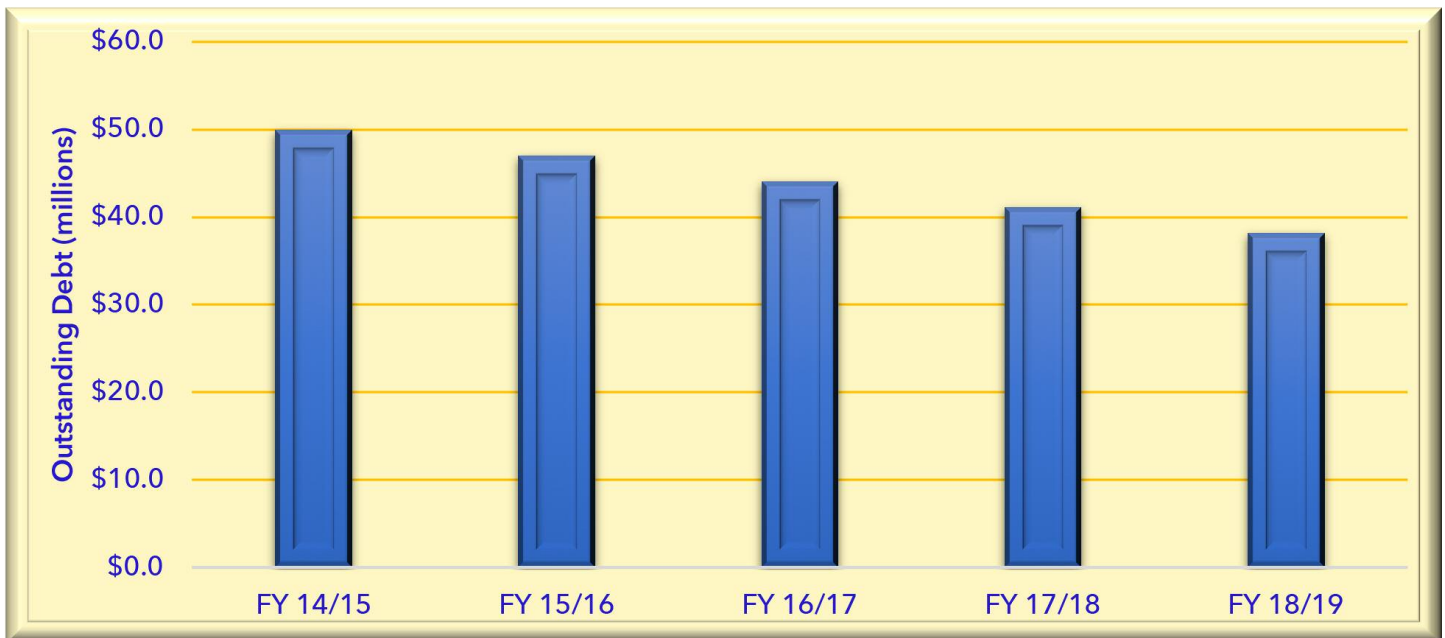
Notes:

1. Includes operating and non-operating revenues.

2. Excludes depreciation and interest expense. Includes cattle operation expenses classified as non-operating in audited financial states.

Sources: Ironhouse Sanitary District.

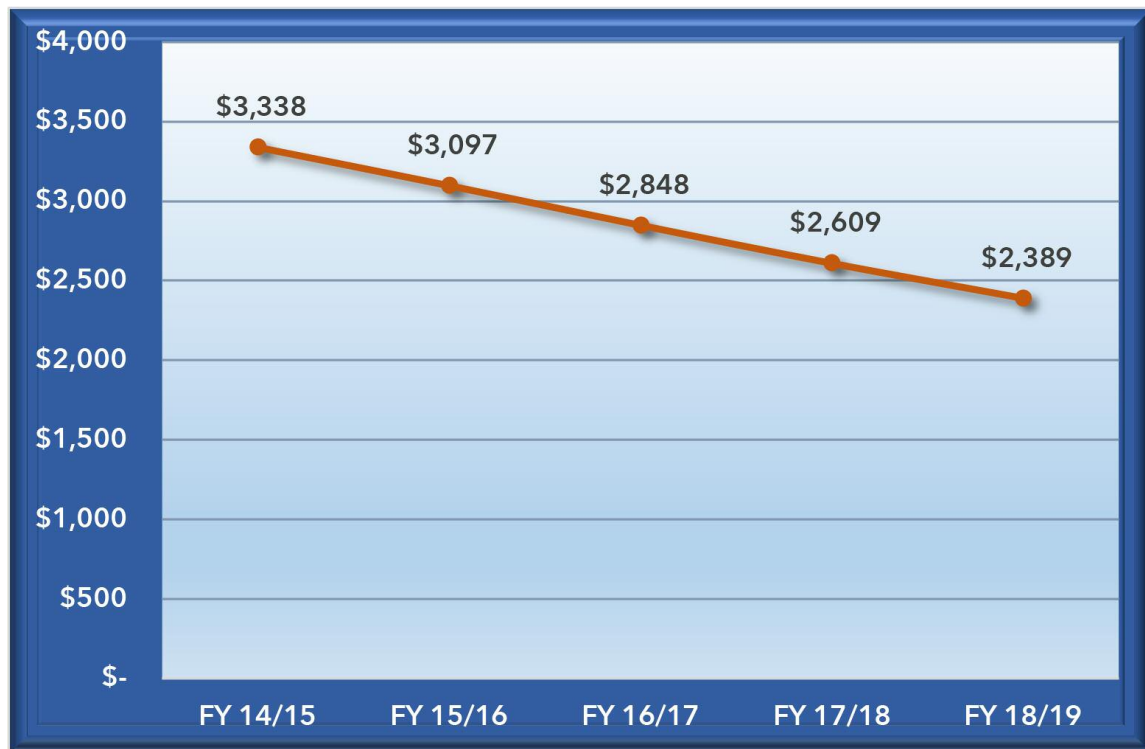
Ironhouse Sanitary District Outstanding Debt For the Past Five Years



Fiscal Year	SWRCB SRF	Total Outstanding Debt
FY 14/15	\$ 49,940,909	\$ 49,940,909
FY 15/16	\$ 47,003,208	\$ 47,003,208
FY 16/17	\$ 44,065,508	\$ 44,065,508
FY 17/18	\$ 41,127,807	\$ 41,127,807
FY 18/19	\$ 38,190,107	\$ 38,190,107

Source: Ironhouse Sanitary District

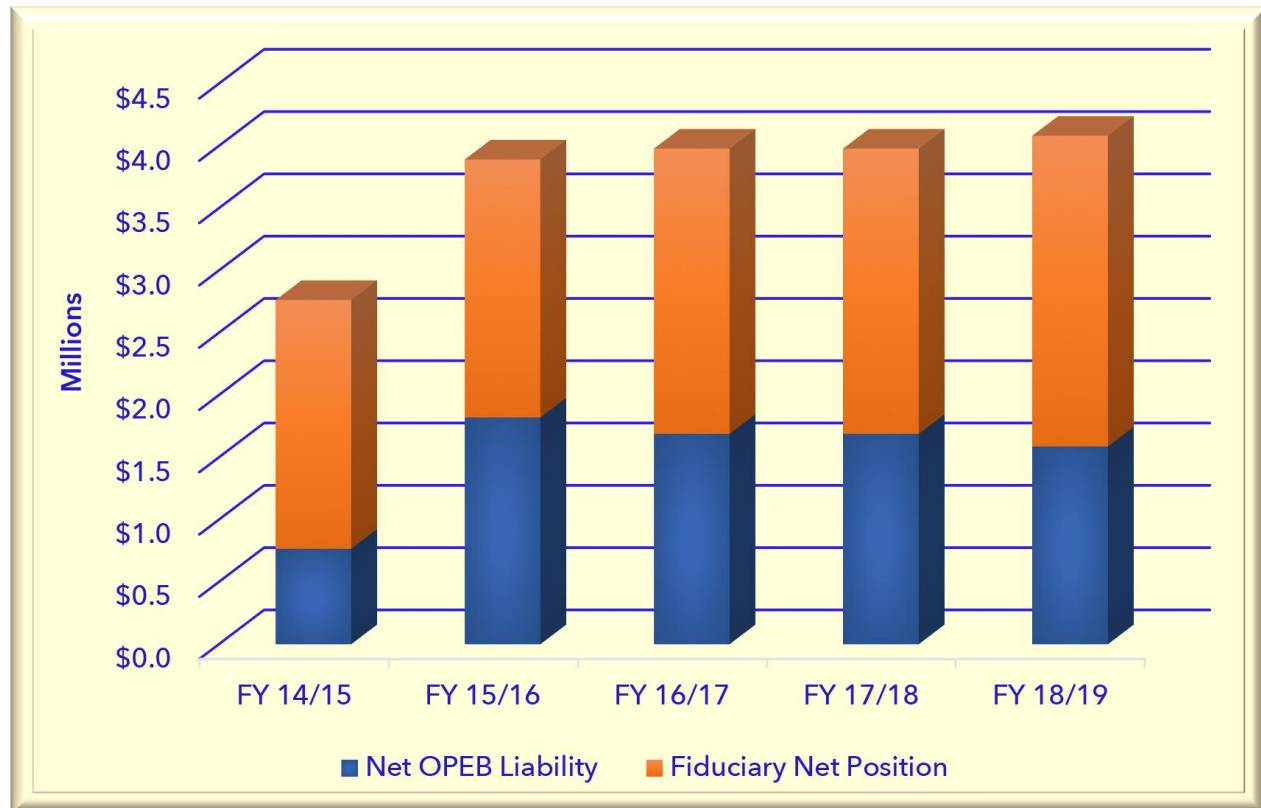
Ironhouse Sanitary District Debt Per Connection For the Past Five Years



Fiscal Year	Total EDUs	Debt per Connection
FY 14/15	14,961	\$ 3,338
FY 15/16	15,176	\$ 3,097
FY 16/17	15,471	\$ 2,848
FY 17/18	15,764	\$ 2,609
FY 18/19	15,983	\$ 2,389

Source: Ironhouse Sanitary District

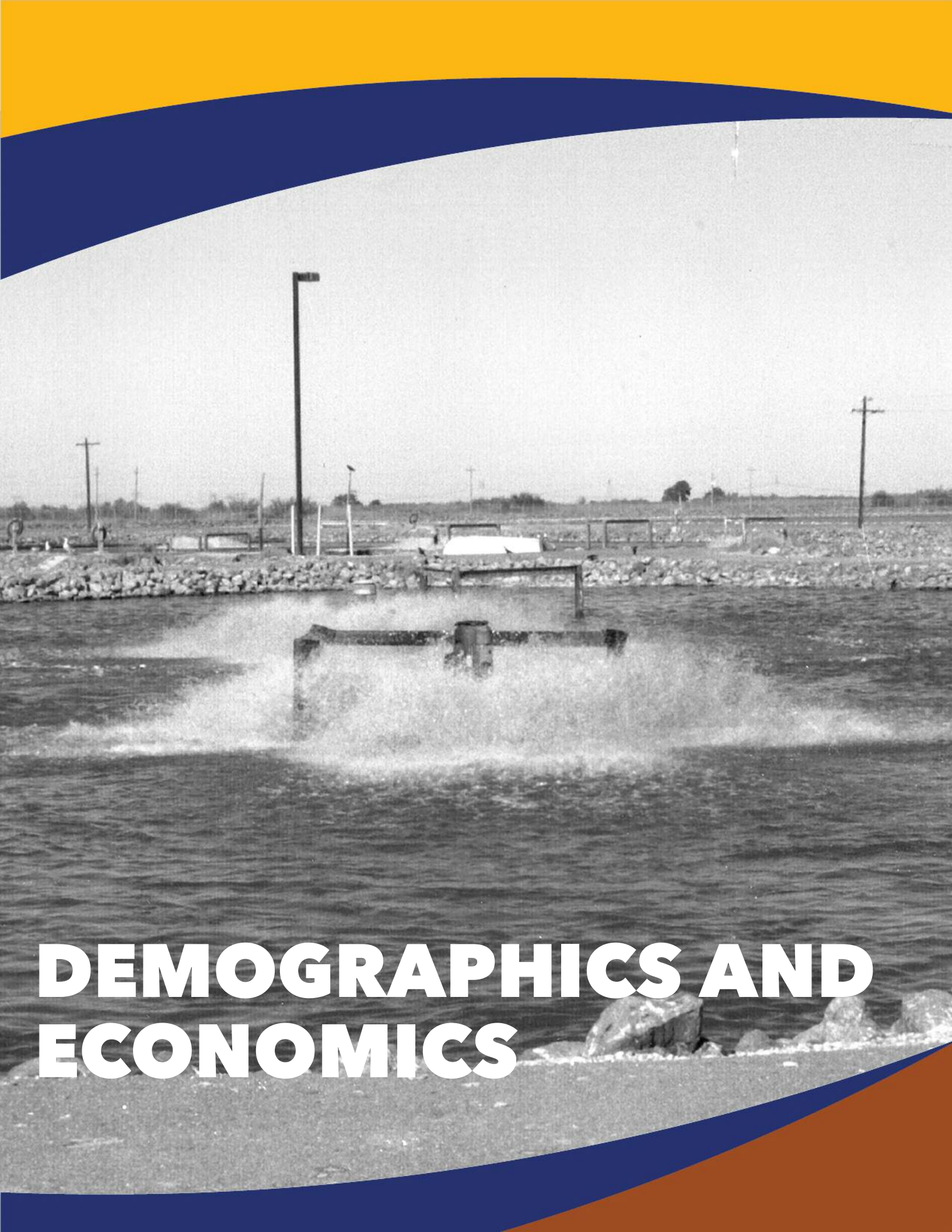
Ironhouse Sanitary District OPEB Liability Past Five Years



Fiscal Year	Total OPEB Liability	Fiduciary Net Position	Net OPEB Liability
FY 14/15	\$ 2,763,311	\$ 1,996,635	\$ 766,676
FY 15/16	\$ 3,891,073	\$ 2,070,580	\$ 1,820,493
FY 16/17	\$ 3,978,526	\$ 2,289,860	\$ 1,688,666
FY 17/18	\$ 3,978,526	\$ 2,289,860	\$ 1,688,666
FY 18/19	\$ 4,081,762	\$ 2,494,138	\$ 1,587,624

Source: Ironhouse Sanitary District as reflected in audited financial statements.

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DEMOGRAPHICS AND ECONOMICS

Ironhouse Sanitary District Demographic and Economic Statistics Last Five Years (unaudited)

Oakley

Calendar Year	Population*	Personal income (thousands of dollars)	Per Capita Personal Income*	Average Unemployment Rate*
2014	38,075	\$ 968,323	\$ 25,432	4.4%
2015	38,124	\$ 1,002,509	\$ 26,296	7.7%
2016	40,141	\$ 1,046,677	\$ 26,075	6.2%
2017	41,199	\$ 1,074,676	\$ 26,085	5.5%
2018	41,742	\$ 1,102,323	\$ 26,408	4.2%

Source: City of Oakley, FY 17-18 Comprehensive Annual Finance Report

Bethel Island

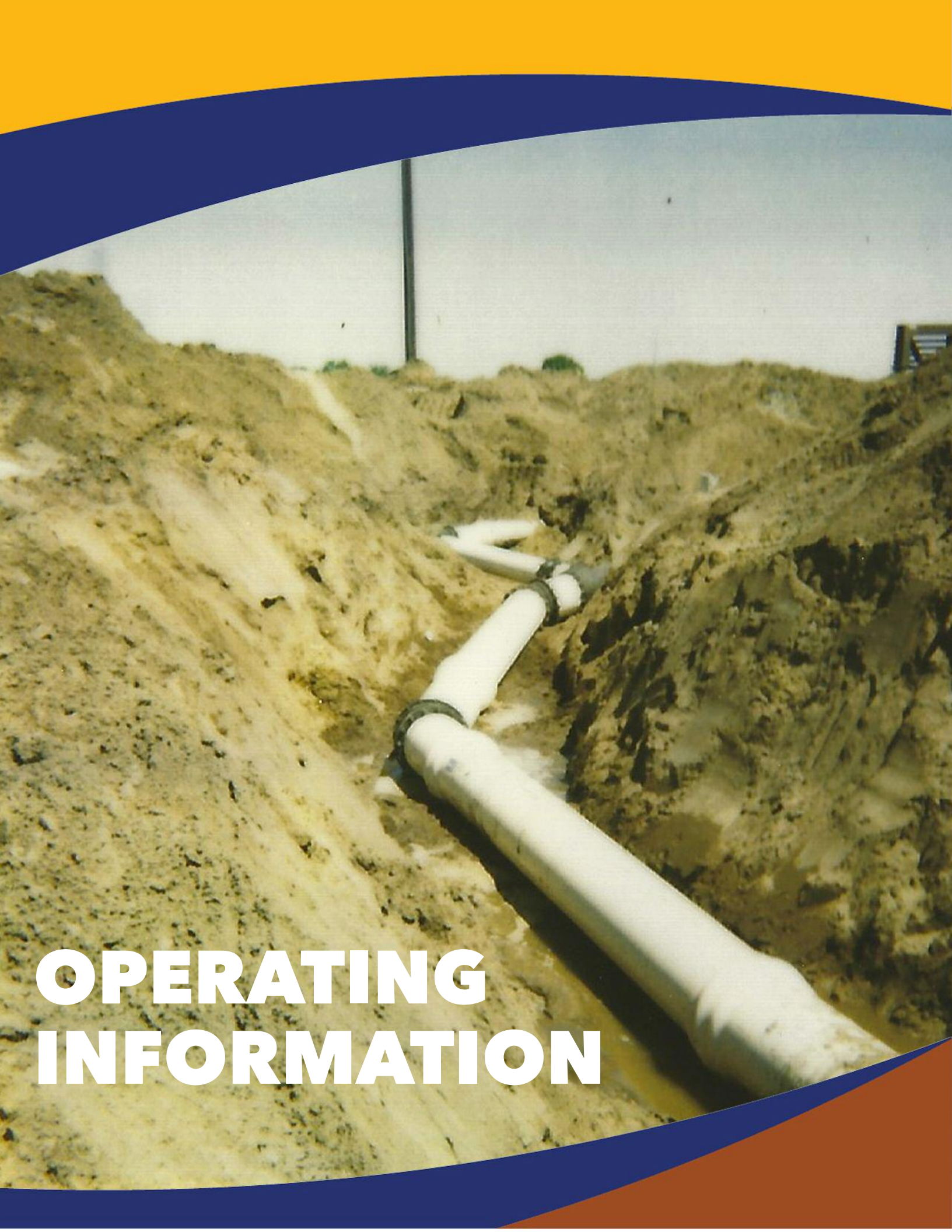
Calendar Year	Population*	Personal income (thousands of dollars)	Per Capita Personal Income*	Average Unemployment Rate*
2014	2,158	\$ 65,577	\$ 30,388	12.2%
2015	2,172	\$ 64,715	\$ 29,795	6.0%
2016	2,199	\$ 64,319	\$ 29,249	3.7%
2017	2,219	\$ 66,844	\$ 30,126	1.8%
2018	2,219	\$ 68,856	\$ 31,030	1.3%

Source: U.S. Census Bureau, Population Division, Annual Estimates of the Resident Population:
April 1, 2010 to July 1, 2018

State of California Department of Finance State of California Department of Finance

State of California Employment Development Department

U.S. Bureau of Economic Analysis



OPERATING INFORMATION

Ironhouse Sanitary District Authorized Full Time Equivalent Staff By Department Past Five Years



Count of Department	Column Labels				
Row Labels	Administration	Collections/ Maintenance	Jersey Island	Water Recycling Facility	Grand Total
2015	4	8	12	5	29
2016	3	7	10	6	26
2017	5	7	10	6	28
2018	5	8	8	6	27
2019	5	7	7	6	25

Source: Ironhouse Sanitary District



FINANCIAL POLICIES & CAPITAL IMPROVEMENT PROGRAM

Ironhouse Sanitary District Operating Budget Policy Summary

It is the policy of the District to prepare and adhere to an annual budget to adequately support the District's operating and capital expenditures, and to maintain a financially viable District that can maintain a level of services identified in the strategic plan.

See Ironhouse's website at <http://ironhousesanitarydistrict.com/184/District-Transparency> to view the full policy.

Ironhouse Sanitary District Investment Policy Summary

It is the policy of the District to invest public funds in a manner which ensures the safety and preservation of capital while meeting reasonably anticipated operating expenditure needs, achieving a reasonable rate of return and conforming to all state and local statutes governing the investment of public funds.

The purpose of this policy is to provide guidelines for the prudent investment of funds of the District and to outline the policies for maximizing the efficiency of the District's cash management. The District's goal is to enhance the economic status of the District consistent with the prudent protection of the District's investments. This investment policy has been prepared in conformance with all pertinent existing laws of the State of California.

See Ironhouse's website at <http://ironhousesanitarydistrict.com/184/District-Transparency> to view the full policy.

Ironhouse Sanitary District Unrestricted Designated Financial Reserve Policy Summary

It is the Policy of the Board of Directors of the District to designate unrestricted financial reserves in order to protect the District's investment in its various assets, satisfy its commitments under its numerous financial, regulatory and contractual obligations and to stabilize long-term rates for its customers.

Designated unrestricted reserves are earmarked by the Board of Directors for purposes such as funding new capital facilities, construction, repair, replacement or refurbishment of existing facilities, rate stabilization, emergencies, and operating reserves. These funds can be utilized at the discretion of the District. The Board can change reserve designations at any time. Designated unrestricted reserves are different than restricted reserves, which are used strictly to meet requirements established by creditors, grant agencies, ordinances or law.

If the District is contractually obligated to hold additional reserves, the more stringent requirement takes precedence.

Operating Reserves Summary

The purpose of the Operating Reserve is to ensure adequate cash is available when needed to pay the District's normal and recurring operating costs. It also serves as the District's line-of-credit for service fees in which the first County installment of 55% is not paid until December of the fiscal year.

Capital Expenditure Reserve Summary

The purpose of Capital Expenditure Reserve is to ensure that adequate funds are available to purchase new capital assets that benefit current ratepayers, as well as replacements, improvements and major refurbishments to existing capital assets.

Rate Stabilization Reserve Summary

The purpose of Rate Stabilization Reserve is to support the Board's strategic goal to manage public funds to assure financial stability, including stability of revenues and the rates and charges related to the District.

Over the course of time, the District will have years where there is a financial surplus above the Operating Reserve target established by the District and years when unexpected events may cause reserves to decrease below the target. The Rate Stabilization Reserve allows the District to manage these different sets of circumstances.

See Ironhouse's website at <http://ironhousesanitarydistrict.com/184/District-Transparency> to view the full policy.

Ironhouse Sanitary District Restricted Financial Reserves Policy Summary

To provide guidance for the prudent accumulation and management of restricted financial reserves. It is the Policy of the Board of Directors of the District to ensure restricted financial reserves are used to satisfy its commitments under its numerous financial, regulatory and contractual obligations.

The District has limited discretion as to the use of these funds.

Capacity Reserves Summary

The purpose of capacity reserves is to ensure adequate cash is available when needed to pay costs associated with the District's expansion of its plant and trunk-line capacity, and related developer share of debt service. The District maintains two capacity reserves, Expansion Reserve and Trunk-Line Capacity Reserve. These reserves are funded by developers in the form of capacity fees.

Debt Service Reserves Summary

The purpose of the Debt Service Reserve is to maintain one year of debt service as required by the terms of the State Water Resources Control Board (SWRCB) loan.

See Ironhouse's website at <http://ironhousesanitarydistrict.com/184/District-Transparency> to view the full policy.

Ironhouse Sanitary District Capital Improvement Program (CIP)

The District has developed a robust Capital Improvement Program (CIP) that addresses growth, rehabilitation and replacement. Increased operational efficiencies throughout the District have allowed the District to transfer additional funds to the unrestricted Capital Expenditure Reserve. Due to the strong housing market the District has also seen increased connections, which has led to an increase in annual revenues.

See Ironhouse's website at <http://ironhousesanitarydistrict.com/184/District-Transparency> to view the full policy.

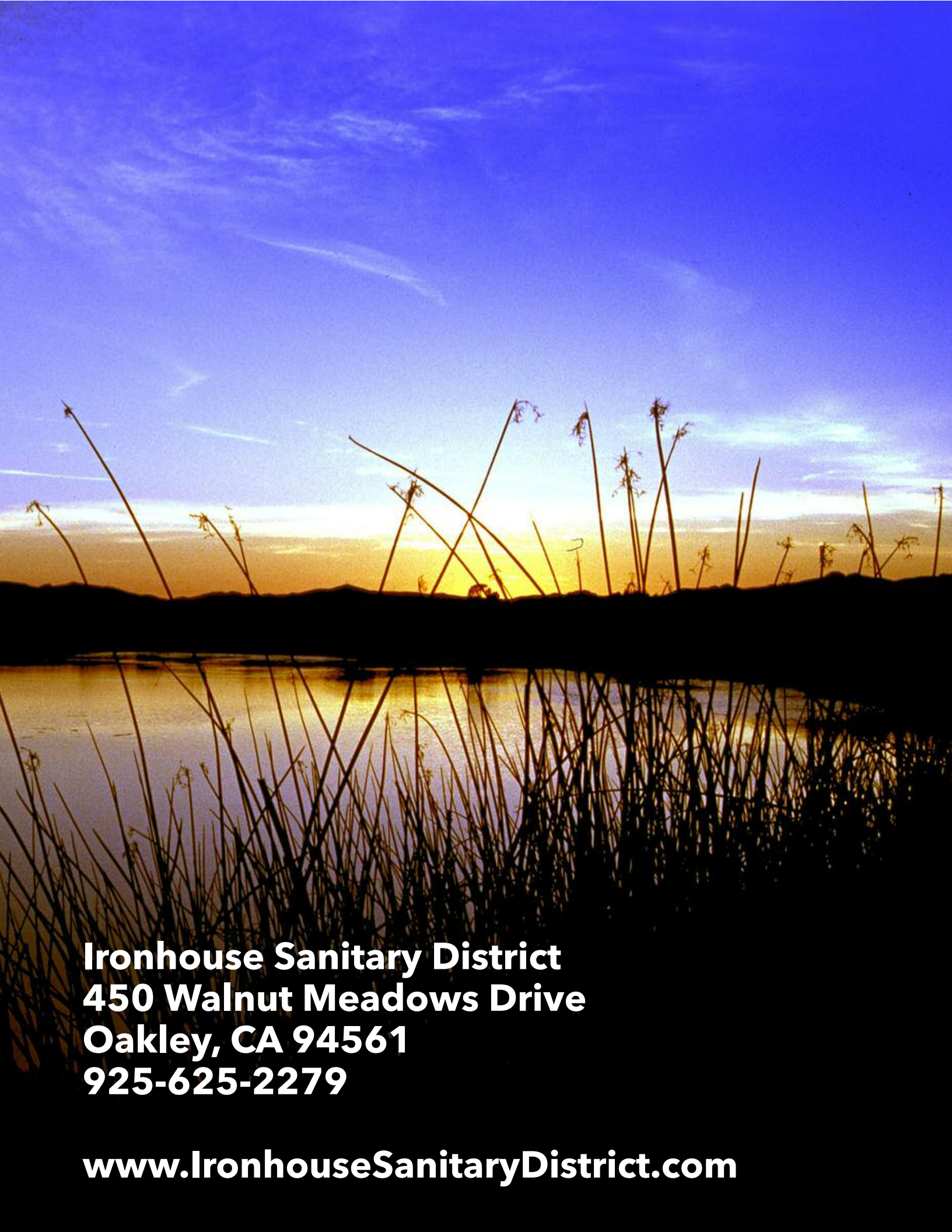
Historical photos courtesy of:

The Halsey Family

East Contra Costa Historical Society

Oakley Sanitary District

Ironhouse Sanitary District



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