



**OFFICE OF AUDITOR OF STATE
STATE OF IOWA**

Rob Sand
Auditor of State

State Capitol Building
Des Moines, Iowa 50319-0004

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NEWS RELEASE

FOR RELEASE

October 15, 2020

Contact: Marlys Gaston
515/281-5834

Auditor of State Rob Sand today released an audit report on the Lake Panorama Rural Improvement Zone.

FINANCIAL HIGHLIGHTS:

The Rural Improvement Zone's receipts totaled \$14,811,187 for the year ended June 30, 2020, a 9.2% increase over the prior year. Disbursements for the year ended June 30, 2020 totaled \$17,850,289, an 873% increase over the prior year. The significant increase in receipts and disbursements is due primarily to refunding debt proceeds, an increase in tax increment financing receipts and refunded improvement zone certificates.

AUDIT FINDINGS:

Consistent with the prior year, Sand reported no findings related to the receipt and expenditures of taxpayer funds.

A copy of the audit report is available for review on the Auditor of State's web site at <https://auditor.iowa.gov/reports/audit-reports>.

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LAKE PANORAMA RURAL IMPROVEMENT ZONE

**INDEPENDENT AUDITOR'S REPORTS
BASIC FINANCIAL STATEMENTS
OTHER INFORMATION
SCHEDULE OF FINDINGS**

JUNE 30, 2020

Lake Panorama Rural Improvement Zone



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Rob Sand
Auditor of State

October 8, 2020

Officials of Lake Panorama Rural Improvement Zone
Panora, Iowa

Dear Trustees:

I am pleased to submit to you the financial and compliance audit report for Lake Panorama Rural Improvement Zone for the year ended June 30, 2020. The audit was performed pursuant to Chapter 11.6 of the Code of Iowa and in accordance with U.S. auditing standards and the standards applicable to financial audits contained in Government Auditing Standards.

I appreciate the cooperation and courtesy extended by the officials and employees of Lake Panorama Rural Improvement Zone throughout the audit. If I or this office can be of any further assistance, please contact me or my staff at 515-281-5834.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Sand", written in a cursive style.

Rob Sand
Auditor of State

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Lake Panorama Rural Improvement Zone

Board of Trustees

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Doug Hemphill	President	January 2021
Corey Welberg	Clerk	January 2023
JoAnn Johnson	Treasurer	January 2021
Larry Peterson	Trustee	January 2022
Bill Dahl	Trustee	January 2023



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Independent Auditor's Report

To the Trustees of the Lake Panorama Rural Improvement Zone:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the major fund of the Lake Panorama Rural Improvement Zone, as of and for the year ended June 30, 2020, and the related Notes to Financial Statements, which collectively comprise the Rural Improvement Zone's basic financial statements listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the cash basis of accounting described in Note 1. This includes determining the cash basis of accounting is an acceptable basis for the preparation of the financial statement in the circumstances. 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 opinions on the financial statements based on our audit. We conducted our audit in accordance with U.S. generally accepted auditing standards 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 Rural Improvement Zone'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 Rural Improvement Zone'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 the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the cash basis financial position of the governmental activities and the major fund of the Lake Panorama Rural Improvement Zone as of June 30, 2020, and the changes in its cash basis financial position for the year then ended in accordance with the basis of accounting described in Note 1.

Basis of Accounting

As described in Note 1 to the financial statements, the financial statements were prepared on the basis of cash receipts and disbursements, which is a basis of accounting other than U.S. generally accepted accounting principles. Our opinions are not modified with respect to this matter.

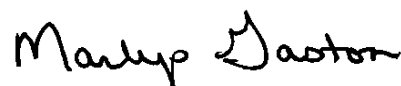
Other Matters

Other Information

The Other Information and the Budgetary Comparison Information on pages 16 and 17 has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated October 8, 2020 on our consideration of the Lake Panorama Rural Improvement Zone's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Lake Panorama Rural Improvement Zone's internal control over financial reporting and compliance.



Marlys K. Gaston, CPA
Deputy Auditor of State

October 8, 2020

Lake Panorama Rural Improvement Zone

Basic Financial Statements

Exhibit A

Lake Panorama Rural Improvement Zone
Cash Basis Statement of Activities and Net Position
As of and for the year ended June 30, 2020

	Program Receipts		Net (Disbursements) Receipts and Changes in Cash Basis Net Position
	Charges for Service	Operating Grants, Contributions and Restricted Interest	
Functions/Programs:	Disbursements		Governmental Activities
Governmental activities:			
Maintenance and improvements:			
Dredging	\$ 1,678,346	-	(1,678,346)
Repairs and maintenance	8,679	-	(8,679)
Consulting and engineering fees	109,864	-	(109,864)
Insurance	3,475	-	(3,475)
Administration	1,289	-	(1,289)
Professional fees	49,570	-	(49,570)
Land acquisition	2,532,319	-	(2,532,319)
Water quality	52,450	-	(52,450)
Property and equipment	369,816	-	(369,816)
Lake Panorama Association security deposit	410,760	-	(410,760)
Debt service	1,633,721	-	(1,633,721)
Total	\$ 6,850,289	-	(6,850,289)
General Receipts:			
Tax increment financing			2,436,414
Rental income			98,889
Unrestricted interest on investments			298,900
Lake Panorama Association security deposit			417,900
Miscellaneous			29
Tax increment improvement zone certificate proceeds, including \$559,055 of premium			11,559,055
Refunded improvement zone certificates			(11,000,000)
Total general receipts			3,811,187
Change in cash basis net position			(3,039,102)
Cash basis net position beginning of year			13,158,498
Cash basis net position end of year			\$ 10,119,396
Cash Basis Net Position			
Restricted for rural improvement zone purposes			\$ 10,119,396
See notes to financial statements.			

Lake Panorama Improvement Zone

Statement of Cash Receipts, Disbursements
and Changes in Cash Balances
Governmental Fund

As of and for the year ended June 30, 2020

	<u>General Fund</u>
Receipts:	
Tax increment financing	\$ 2,436,414
Rental income	98,889
Use of money and property	298,900
Miscellaneous	29
Lake Panorama Association security deposit	<u>417,900</u>
Total receipts	<u>3,252,132</u>
Disbursements:	
Maintenance and improvement:	
Dredging	1,678,346
Repairs and maintenance	8,679
Consulting and engineering fees	109,864
Insurance	3,475
Administration	1,289
Professional fees	49,570
Land acquisition	2,532,319
Water quality	52,450
Property and equipment	369,816
Lake Panorama Association security deposit refund	410,760
Debt service:	
Principal	1,065,000
Interest, issuance costs and fiscal charges	<u>568,721</u>
Total disbursements	<u>6,850,289</u>
Deficiency of receipts under disbursements	(3,598,157)
Other financing sources (uses):	
Tax increment improvement zone certificate proceeds, net of \$559,055 premium	11,559,055
Refunded improvement zone certificates	<u>(11,000,000)</u>
Total other financing sources (uses)	<u>559,055</u>
Change in cash balances	(3,039,102)
Cash balances beginning of year	<u>13,158,498</u>
Cash balances end of year	<u>\$ 10,119,396</u>
Cash Basis Fund Balances	
Restricted for rural improvement purposes	<u>\$ 10,119,396</u>
See notes to financial statements.	

Lake Panorama Rural Improvement Zone

Notes to Financial Statements

June 30, 2020

(1) Summary of Significant Accounting Policies

The Lake Panorama Rural Improvement Zone was formed on May 19, 1997 pursuant to the provisions of Chapter 357H of the Code of Iowa. The governing body of the Rural Improvement Zone is composed of five elected Trustees. The purpose of the Rural Improvement Zone is to manage maintenance and improvement of the Lake Panorama private development in rural Guthrie County, Iowa.

A. Reporting Entity

For financial reporting purposes, the Lake Panorama Rural Improvement Zone has included all funds, organizations, agencies, boards, commissions and authorities. The Rural Improvement Zone has also considered all potential component units for which it is financially accountable and other organizations for which the nature and significance of their relationship with the Rural Improvement Zone are such that exclusion would cause the Rural Improvement Zone's financial statement to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body and (1) the ability of the rural Improvement Zone to impose its will on that organization or (2) the potential for the organization to provide specific benefits to or impose specific financial burdens on the Rural Improvement Zone. The Rural Improvement Zone has no component units which meet the Governmental Accounting Standards Board criteria.

B. Basis of Presentation

Entity-wide Financial Statement – The Cash Basis Statement of Activities and Net Position reports information on all of the nonfiduciary activities of the Rural Improvement Zone. For the most part, the effect of interfund activity has been removed from this statement. Governmental activities are supported by tax revenues.

Net position is reported in the following category:

Restricted net position is used to manage maintenance and improvement of the Rural Improvement Zone.

The Cash Basis Statement of Activities and Net Position demonstrates the degree to which the direct disbursements of a given function are offset by program receipts. Direct disbursements are those clearly identifiable with a specific function. Program receipts include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function and 2) grants, contributions and interest on investments restricted to meeting the operational or capital requirements of a particular function. Tax increment financing receipts and other items not properly included among program receipts are reported instead as general receipts.

Fund Financial Statement – A separate financial statement is provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statement.

The Rural Improvement Zone reports the following major governmental funds:

The General Fund is the special fund in which all tax increment financing receipts and other receipts are deposited. The fund pays the maintenance and improvement costs of the Rural Improvement Zone.

C. Measurement Focus and Basis of Accounting

The Rural Improvement Zone maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the Rural Improvement Zone are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statement does not present the financial position and results of operations of the Rural Improvement Zone in accordance with U. S. generally accepted accounting principles.

D. Budgets and Budgetary Accounting

The budget comparison and related disclosures are reported as Other Information. During the year ended June 30, 2020, disbursements exceeded the amount budgeted in the maintenance and improvement program.

(2) Cash and Investments

The Rural Improvement Zone's deposits in banks at June 30, 2020 were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to ensure there will be no loss of public funds.

The Rural Improvement Zone is authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the Rural Improvement Zone; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

The Rural Improvement Zone had no investments meeting the disclosure requirements of Governmental Accounting Standards Board Statement No. 72.

(3) Tax Increment Improvement Zone Certificates

On April 11, 2017, the Guthrie County Board of Supervisors approved extension of the Lake Panorama RIZ through June 30, 2039. This extension has allowed Lake Panorama RIZ to issue new debt for the completion of projects allowable under IA Code 357H. On October 11, 2019 Lake Panorama RIZ issued tax increment improvement zone refunding certificates for \$4,000,000 and \$7,000,000. The certificates were issued to currently refund \$11,000,000 of tax increment improvement zone certificates issued December 12, 2018. The refunding resulted in an economic loss, the difference between the present value of the debt service payments on the old and new debt, of approximately \$33,919. At June 30, 2020, the total principal and interest remaining on the certificate are \$9,935,000 and \$4,095,703, respectively.

Annual debt service to maturity for the tax increment improvement zone certificates are as followed:

Year Ending June 30,	Tax Increment Improvement Zone Certificate Series 2019A Issued October 11, 2019				Tax Increment Improvement Zone Certificate Series 2019B Issued October 11, 2019			Total	
	Interest Rate	Principal	Interest	Interest Rate	Principal	Interest	Principal	Interest	
	2021	3.00%	\$ 385,000	88,050		\$ -	267,138	385,000	355,188
	2022	3.00	395,000	76,500		-	267,138	395,000	343,638
2023	3.00	405,000	64,650		-	267,138	405,000	331,788	
2024	3.00	420,000	52,500		-	267,138	420,000	319,638	
2025	3.00	430,000	39,900		-	267,138	430,000	307,038	
2026-2030	3.00	900,000	40,650	3.25-4.00%	1,470,000	1,278,488	2,370,000	1,319,138	
2031-2035		-	-	3.25-4.00	2,850,000	845,875	2,850,000	845,875	
2036-2038		-	-	4.00	2,680,000	273,400	2,680,000	273,400	
Total		\$ 2,935,000	362,250		\$ 7,000,000	3,733,453	9,935,000	4,095,703	

(4) Risk Management

The Rural Improvement Zone is exposed to various risks of loss related to torts; theft; damage to and destruction of assets; errors or omissions; and natural disasters. These risks are covered under the liability and property insurance policies of the Lake Panorama Association, as required by the dredging contract. The Rural Improvement Zone has a public officials liability policy with a coverage limit of \$2,000,000. Settled claims for these risks have not exceeded commercial insurance coverage in any of the past four fiscal years.

(5) Lake Panorama Association Contracts

The Rural Improvement Zone has entered into a dredging contract with the Lake Panorama Association (LPA) which expires on December 31, 2020. Under the contract, the LPA will remove no less than 187,500 cubic yards of sediment during the dredging season. The price of sediment removal will be charged at \$1.42 per cubic yard for a total of \$266,250. As of June 30, 2020, 50,389 cubic yards of sediment had been removed under this agreement and \$71,552 has been paid to LPA.

The Rural Improvement Zone has entered into a general lake maintenance and administration services contract with the Lake Panorama Association (LPA) which expires on December 31, 2020 for general lake maintenance and March 31, 2021 for administrative services. The total contract price of \$151,650 will be paid to the LPA in payments beginning on April 1, 2020 and ending on March 31, 2021. As of June 30, 2020, \$33,200 has been paid to LPA.

LPA made a cash performance security deposit of \$417,900 at June 30, 2020, held by Panora State Bank in the Rural Improvement Zone's name, which serves as security in the event of default by the LPA under the 2020 dredging and general lake maintenance and administrative services contracts.

(6) Construction Commitments

The Rural Improvement Zone has entered into a dredging contract totaling \$4,117,500. As of June 30, 2020, costs of \$1,138,129 has been paid on the contract. The remaining \$2,979,371 will be paid as work on this project progresses.

(7) COVID-19

In March 2020, the COVID-19 outbreak was declared a global pandemic. The disruption to businesses across a range of industries in the United States continues to evolve. The full impact to local, regional and national economies, including that of the Lake Panorama Rural Improvement Zone, remains uncertain.

To date, the outbreak has not created a material disruption to the operations of the Rural Improvement Zone. However, the extent of the financial impact of COVID-19 will depend on future developments, including the spread of the virus, duration and timing of the economic recovery. Due to these uncertainties, management cannot reasonably estimate the potential impact to the Lake Panorama Rural Improvement Zone's operations and finances.

Lake Panorama Rural Improvement Zone

Other Information

Lake Panorama Rural Improvement Zone

Budgetary Comparison Schedule
of Receipts, Disbursements and Changes in Balances -
Budget and Actual – All Governmental Funds

Other Information

Year ended June 30, 2020

	Actual	Budgeted Amounts		Final to
		Original	Final	Actual Variance
Receipts:				
Tax increment financing	\$ 2,436,414	2,150,000	2,150,000	286,414
Use of money and property	298,900	349,338	349,338	(50,438)
Miscellaneous-Other	516,818	410,760	410,760	106,058
Total receipts	3,252,132	2,910,098	2,910,098	342,034
Disbursements:				
Maintenance and improvement	5,216,568	8,018,000	19,018,000	13,801,432
Debt service	1,633,721	-	-	(1,633,721)
Total disbursements	6,850,289	8,018,000	19,018,000	12,167,711
Excess of receipts over disbursements	(3,598,157)	(5,107,902)	(16,107,902)	12,509,745
Other financing sources (uses)	559,055	-	-	559,055
Excess of receipts over disbursements and other financing uses	(3,039,102)	(5,107,902)	(16,107,902)	13,068,800
Cash balance beginning of year	13,158,498	13,037,243	13,037,243	121,255
Cash balance end of year	\$ 10,119,396	7,929,341	(3,070,659)	13,190,055

See accompanying independent auditor's report.

Lake Panorama Rural Improvement Zone

Notes to Other Information – Budgetary Reporting

June 30, 2020

In accordance with the Code of Iowa, the Board of Trustees annually adopts a budget on the cash basis following required public notice and hearing for all funds. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures.

Formal and legal budgetary control is based upon total disbursements by fund. Disbursements required to be budgeted include disbursements for the General Fund.

During the year ended June 30, 2020, disbursements did not exceed the amount budgeted.



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Independent Auditor's Report on Internal Control
over Financial Reporting and on Compliance and Other Matters
Based on an Audit of Financial Statements Performed in Accordance with
Government Auditing Standards

To the Trustees of the Lake Panorama Rural Improvement Zone:

We have audited in accordance with U.S. generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, the financial statements of the Lake Panorama Rural Improvement Zone as of and for the year ended June 30, 2020, and the related Notes to Financial Statements, and have issued our report thereon dated October 8, 2020. Our report expressed unmodified opinions on the financial statements which were prepared on the basis of cash receipts and disbursements, a basis of accounting other than U.S. generally accepted accounting principles.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Lake Panorama Rural Improvement Zone's internal control over financial reporting to determine the audit procedures appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the lake Panorama Rural Improvement Zone's internal control. Accordingly, we do not express an opinion on the effectiveness of the Lake Panorama Rural Improvement Zone's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility a material misstatement of the Lake Panorama Rural Improvement Zone's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control which is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal controls we consider to be material weakness. However, material weaknesses may exist which have not been identified.

Compliance and Other Matters

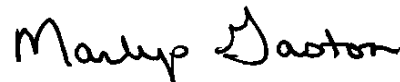
As part of obtaining reasonable assurance about whether the Lake Panorama Rural Improvement Zone's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under Government Auditing Standards.

Comments involving statutory and other legal matters about the Rural Improvement Zone's operations for the year ended June 30, 2020 are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the Rural Improvement Zone. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing and not to provide an opinion on the effectiveness of the Rural Improvement Zone's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Rural Improvement Zone's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

We would like to acknowledge the many courtesies and assistance extended to us by personnel of the Lake Panorama Rural Improvement Zone during the course of our audit. Should you have any questions concerning any of the above matters, we shall be pleased to discuss them with you at your convenience.



Marlys K. Gaston, CPA
Deputy Auditor of State

October 8, 2020

Lake Panorama Rural Improvement Zone

Schedule of Findings

Year ended June 30, 2020

Findings Related to the Financial Statement:

INTERNAL CONTROL DEFICIENCIES:

No material weaknesses in internal control over financial reporting were noted.

INSTANCES OF NON-COMPLIANCE:

No matters were noted.

Lake Panorama Rural Improvement Zone

Schedule of Findings

Year ended June 30, 2020

Other Findings Related to Required Statutory Reporting:

- (1) Certified Budget – Disbursements during the year ended June 30, 2020 did not exceed the amount budgeted.
- (2) Questionable Disbursements – No disbursements we believe may not meet the requirements of public purpose as defined in an Attorney General’s opinion dated April 25, 1979 were noted.
- (3) Travel Expense – No disbursements of Rural Improvement Zone money for travel expenses of spouses of Rural Improvement Zone officials or employees were noted.
- (4) Restricted Donor Activity – No transactions were noted between the Board of Trustees, Rural Improvement Zone officials and restricted donors in compliance with Chapter 68B of the Code of Iowa.
- (5) Bond Coverage – Surety bond coverage for Board members is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure the coverage is adequate for current operations.
- (6) Board Minutes – No transactions were found that we believe should have been approved in the Board minutes but were not.
- (7) Deposits and Investments – No instances of non-compliance with the deposit and investment provisions of Chapter 12B and Chapter 12C of the Code of Iowa.
- (8) Annual Urban Renewal Report – The Annual Urban Renewal report was properly approved and certified to the Iowa Department of Management on or before December 1.

Lake Panorama Rural Improvement Zone

Staff

This audit was performed by:

Marlys K. Gaston, CPA, Deputy
Katherine L. Rupp, CPA, Manager
Noelle M. Johnson, Staff Auditor
Michael S. Team, Assistant Auditor