

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

State Capitol Building  
Des Moines, Iowa 50319-0004

Telephone (515) 281-5834 Facsimile (515) 281-6518

Rob Sand  
Auditor of State

**NEWS RELEASE**

FOR RELEASE

October 11, 2021

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 \$3,760,318 for the year ended June 30, 2021, a 74.6% decrease from the prior year. Disbursements for the year ended June 30, 2021 totaled \$5,881,676, a 67.1% decrease from the prior year. The significant decrease in receipts is due to refunding bond proceeds collected in the prior year, partially offset by proceeds in the current year from sale of land. The significant decrease to disbursements is due primarily to higher debt payments in fiscal year 2020 and land acquisition offset by an increase in dredging disbursements in fiscal year 2021.

**AUDIT FINDINGS:**

Sand reported one finding related to the receipt and disbursement of taxpayer funds. The finding is found on pages 20 and 21 of this report. The finding addresses noncompliance with Chapter 12C.2 of the Code of Iowa pertaining to depository resolutions. Sand provided the Rural Improvement Zone with a recommendation to address the finding.

The Rural Improvement Zone Trustees have a fiduciary responsibility to provide oversight of the Rural Improvement Zone's operations and financial transactions. Oversight is typically defined as the "watchful and responsible care" a governing body exercises in its fiduciary capacity.

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>.

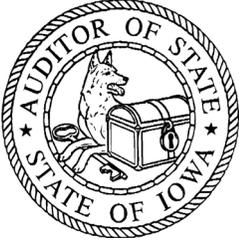
###

**LAKE PANORAMA RURAL IMPROVEMENT ZONE**

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

**JUNE 30, 2021**

**Lake Panorama Rural Improvement Zone**



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

Rob Sand  
Auditor of State

State Capitol Building  
Des Moines, Iowa 50319-0004  
Telephone (515) 281-5834 Facsimile (515) 281-6518

September 17, 2021

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, Iowa, for the year ended June 30, 2021. 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 the 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".

Rob Sand  
Auditor of State

## Table of Contents

|  | <u>Page</u>    |
|--|----------------|
| Board of Trustees  | 3              |
| Independent Auditor's Report   | 4-5            |
| Basic Financial Statements:  | <u>Exhibit</u> |
| Entity-wide Financial Statement:   |                |
| Cash Basis Statement of Activities and Net Position  | A 8            |
| Governmental Fund Financial Statement:   |                |
| Statement of Cash Receipts, Disbursements and Changes<br>in Cash Balances  | B 9            |
| Notes to Financial Statements  | 10-13          |
| Other Information:   |                |
| Budgetary Comparison Schedule of Receipts, Disbursements and<br>Changes in Balances - Budget and Actual –<br>All governmental funds  | 16             |
| Notes to Other Information – Budgetary Reporting   | 17             |
| Independent Auditor's Report on Internal Control over Financial<br>Reporting and on Compliance and Other Matters Based on an<br>Audit of Financial Statements Performed in Accordance with<br><u>Government Auditing Standards</u> | 18-19          |
| Schedule of Findings   | 20-21          |
| Staff  | 22             |

**Lake Panorama Rural Improvement Zone**

**Board of Trustees**

| <u>Name</u>    | <u>Title</u> | <u>Term Expires</u> |
|----------------|--------------|---------------------|
| Doug Hemphill  | President    | January 2024        |
| Corey Welberg  | Clerk        | January 2023        |
| JoAnn Johnson  | Treasurer    | January 2024        |
| Larry Peterson | Trustee      | January 2022        |
| Bill Dahl      | Trustee      | January 2023        |



OFFICE OF AUDITOR OF STATE  
STATE OF IOWA

Rob Sand  
Auditor of State

State Capitol Building  
Des Moines, Iowa 50319-0006

Telephone (515) 281-5834 Facsimile (515) 281-6518

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 each major fund of the Lake Panorama Rural Improvement Zone, as of and for the year ended June 30, 2021, 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 each major fund of the Lake Panorama Rural Improvement Zone as of June 30, 2021, 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.

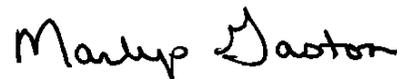
## Other Matters

### *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 basic 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 September 17, 2021 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

September 17, 2021

**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, 2021

|  | Program Receipts          |  |               | Net (Disbursements)<br>Receipts and Changes<br>in Cash Basis<br>Net Position |
|--|---------------------------|--|---------------|--|
|  | Charges<br>for<br>Service | Operating Grants,<br>Contributions<br>and Restricted<br>Interest | Disbursements |  |
| <b>Functions/Programs:</b>                     |                           |  |               |  |
| Governmental activities:                       |                           |  |               |  |
| Maintenance and improvements:                  |                           |  |               |  |
| Dredging                                       | \$ 4,098,959              | -  | -             | (4,098,959)  |
| Erosion control                                | 6,667                     | -  | -             | (6,667)  |
| Land acquisition                               | 241,810                   | -  | -             | (241,810)  |
| Administration                                 | 438,868                   | -  | -             | (438,868)  |
| Professional fees                              | 354,285                   | -  | -             | (354,285)  |
| Debt service                                   |                           |  |               |  |
| Certification principal repayments             | 385,000                   | -  | -             | (385,000)  |
| Interest and fees                              | 356,087                   | -  | -             | (356,087)  |
| Total  | \$ 5,881,676              | -  | -             | (5,881,676)  |
| <b>General Receipts:</b>                       |                           |  |               |  |
| Tax increment financing                        |                           |  |               | 2,504,331  |
| Rental income                                  |                           |  |               | 139,217  |
| Proceeds from sale of land                     |                           |  |               | 641,122  |
| Unrestricted interest on investments           |                           |  |               | 60,778   |
| Lake Panorama Association security deposit     |                           |  |               | 414,870  |
| Total general receipts                         |                           |  |               | 3,760,318  |
| Change in cash basis net position              |                           |  |               | (2,121,358)  |
| Cash basis net position beginning of year      |                           |  |               | 10,119,396   |
| Cash basis net position end of year            |                           |  |               | \$ 7,998,038   |
| <b>Cash Basis Net Position</b>                 |                           |  |               |  |
| Restricted for rural improvement zone purposes |                           |  |               | \$ 7,998,038   |
| See notes to financial statements.             |                           |  |               |  |

Lake Panorama Rural Improvement Zone

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

As of and for the year ended June 30, 2021

|  | <u>General<br/>Fund</u> |
|--|-------------------------|
| Receipts:                                  |                         |
| Tax increment financing                    | \$ 2,504,331            |
| Rental income                              | 139,217                 |
| Use of money and property                  | 60,778                  |
| Lake Panorama Association security deposit | <u>414,870</u>          |
| Total receipts                             | <u>3,119,196</u>        |
| Disbursements:                             |                         |
| Maintenance and improvement:               |                         |
| Dredging                                   | 4,098,959               |
| Erosion control                            | 6,667                   |
| Land acquisition                           | 241,810                 |
| Administration                             | 438,868                 |
| Professional fees                          | 354,285                 |
| Debt service:                              |                         |
| Loan principal repayments                  | 385,000                 |
| Interest and fees on loan                  | <u>356,087</u>          |
| Total disbursements                        | <u>5,881,676</u>        |
| Deficiency of disbursements over receipts  | (2,762,480)             |
| Other financing sources:                   |                         |
| Proceeds from sale of land                 | <u>641,122</u>          |
| Change in cash balance                     | (2,121,358)             |
| Cash balances beginning of year            | <u>10,119,396</u>       |
| Cash balances end of year                  | <u>\$ 7,998,038</u>     |
| <b>Cash Basis Fund Balances</b>            |                         |
| Restricted for rural improvement purposes  | <u>\$ 7,998,038</u>     |
| See notes to financial statements.         |                         |

Lake Panorama Rural Improvement Zone

Notes to Financial Statements

June 30, 2021

**(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. Property and Governmental Cash Basis Fund Balances

The following accounting policies are followed in preparing the financial statements:

Tax increment financing receipts recognized in these funds become due and collectible in September and March of the current fiscal year with a 1½% per month penalty for delinquent payments; is based on January 1, 2019 assessed property valuations; is for the tax accrual period July 1, 2020 through June 30, 2021 and reflects tax asking contained in the budget certified to the Rural Improvement Zone in March 2020.

In the governmental fund financial statements, cash basis fund balances are classified as follows:

Restricted – Amounts restricted to specific purposes when constraints placed on the use of the resources are either externally imposed by creditors, grantors or state or federal laws or are imposed by law through constitutional provisions or enabling legislation.

E. Budgets and Budgetary Accounting

The budget comparison and related disclosures are reported as Other Information. During the year ended June 30, 2021, disbursements did not exceed the amount budgeted.

**(2) Cash and Investments**

The Rural Improvement Zone's deposits in banks at June 30, 2021 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) Long-Term Liabilities

A summary of changes in long-term liabilities for the year ended June 30, 2021 is as follows:

|   | Balance<br>Beginning<br>of Year | Increases | Decreases | Balance<br>End<br>of Year |
|---|---------------------------------|-----------|-----------|---------------------------|
| Tax Increment Improvement<br>Zone Certificate | \$ 9,935,000                    | -         | 385,000   | 9,550,000                 |

On April 11, 2017, the Guthrie County Board of Supervisors approved extension of the Lake Panorama Rural Improvement Zone through June 30, 2039. This extension has allowed Lake Panorama Rural Improvement Zone to issue new debt for the completion of projects allowable under IA Code 357H. On October 11, 2019 Lake Panorama Rural Improvement Zone issued tax increment improvement zone refunding certificates for \$4,000,000 and \$7,000,000. During the year ended June 30, 2021, the Rural Improvement Zone paid \$385,000 of principal and \$355,187 of interest on these certificates.

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

| Year<br>Ending<br>June 30, | Tax Increment<br>Improvement Zone Certificate<br>Series 2019A |                     |                | Tax Increment<br>Improvement Zone Certificate<br>Series 2019B |                     |                  | Total               |                  |
|----------------------------|---|---------------------|----------------|---|---------------------|------------------|---------------------|------------------|
|                            | Issued October 11, 2019                                       |                     |                | Issued October 11, 2019                                       |                     |                  |                     |                  |
|                            | Interest<br>Rate  | Principal           | Interest       | Interest<br>Rate  | Principal           | Interest         | Principal           | Interest         |
| 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                       | 3.00  | 445,000             | 27,000         |   | -                   | 267,138          | 445,000             | 294,138          |
| 2027-2031                  | 3.00  | 455,000             | 13,650         | 3.25-4.00%  | 1,995,000           | 1,223,512        | 2,450,000           | 1,237,162        |
| 2032-2036                  |   | -                   | -              | 3.25-4.00   | 2,955,000           | 740,911          | 2,955,000           | 740,911          |
| 2037-2039                  |   | -                   | -              | 4.00  | 2,050,000           | 166,200          | 2,050,000           | 166,200          |
| Total                      |   | <u>\$ 2,550,000</u> | <u>274,200</u> |   | <u>\$ 7,000,000</u> | <u>3,466,313</u> | <u>\$ 9,550,000</u> | <u>3,740,513</u> |

**(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, 2021. Under the contract, the LPA will remove no less than 170,000 cubic yards of sediment during the dredging season. The price of sediment removal will be charged at \$1.53 per cubic yard for a total of \$260,100. As of June 30, 2021, 40,652 cubic yards of sediment had been removed under this agreement and \$62,198 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, 2021 for general lake maintenance and March 31, 2022 for administrative services. The total contract price of \$154,770 will be paid to the LPA in payments beginning on April 1, 2021 and ending on March 31, 2022. As of June 30, 2021, \$33,810 has been paid to LPA.

LPA made a cash performance security deposit of \$414,870 at June 30, 2021, 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 2021 dredging and general lake maintenance and administrative services contracts.

**(6) 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 Lake Panorama Rural Improvement Zone, remains uncertain.

To date, the outbreak has not created a material disruption to the operations of Lake Panorama 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 Lake Panorama Rural Improvement Zone.

**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, 2021

|   | Actual       | Budgeted<br>Amounts<br>Original/<br>Final | Final to<br>Actual<br>Variance |
|---|--------------|---|--------------------------------|
| Receipts:   |              |   |                                |
| Tax increment financing   | \$ 2,504,331 | 2,526,113                                 | (21,782)                       |
| Use of money and property   | 60,778       | 200,000                                   | (139,222)                      |
| Farm income   | 139,217      | 49,338                                    | 89,879                         |
| Miscellaneous - other   | 414,870      | 410,760                                   | 4,110                          |
| Total receipts  | 3,119,196    | 3,186,211                                 | (67,015)                       |
| Disbursements:  |              |   |                                |
| Maintenance and improvement                                       | 5,140,589    | 9,060,186                                 | 3,919,597                      |
| Debt service  | 741,087      | -   | (741,087)                      |
| Total disbursements   | 5,881,676    | 9,060,186                                 | 3,178,510                      |
| Excess of receipts over disbursements<br>and other financing uses | (2,762,480)  | (5,873,975)                               | 3,111,495                      |
| Other financing sources:  |              |   |                                |
| Sale of land  | 641,122      | -   | 641,122                        |
| Change in balances  | (2,121,358)  | (5,873,975)                               | 3,752,617                      |
| Cash balance beginning of year                                    | 10,119,396   | 10,088,049                                | 31,347                         |
| Cash balance end of year  | \$ 7,998,038 | 4,214,074                                 | 3,783,964                      |

See accompanying independent auditor's report.

Lake Panorama Rural Improvement Zone

Notes to Other Information – Budgetary Reporting

June 30, 2021

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, 2021, disbursements did not exceed the amount budgeted.



OFFICE OF AUDITOR OF STATE  
STATE OF IOWA

Rob Sand  
Auditor of State

State Capitol Building  
Des Moines, Iowa 50319-0006

Telephone (515) 281-5834 Facsimile (515) 281-6518

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, 2021, and the related Notes to Financial Statements, and have issued our report thereon dated September 17, 2021. 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 statement, 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. However, we noted an immaterial instance of non-compliance or other matters which is described in the accompanying Schedule of Findings.

Comments involving statutory and other legal matters about the Rural Improvement Zone's operations for the year ended June 30, 2021 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.

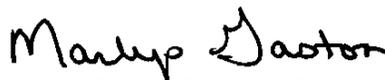
### Lake Panorama Rural Improvement Zone's Response to the Finding

Lake Panorama Rural Improvement Zone's response to the finding identified in our audit is described in the accompanying Schedule of Findings. Lake Panorama Rural Improvement Zone's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

### 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

September 17, 2021

Lake Panorama Rural Improvement Zone

Schedule of Findings

Year ended June 30, 2021

**Findings Related to the Financial Statement:**

**INTERNAL CONTROL DEFICIENCIES:**

No material weakness 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, 2021

**Other Findings Related to Required Statutory Reporting:**

- (1) Certified Budget – Disbursements during the year ended June 30, 2021 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, Rural Improvement Zone employees 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) Rural Improvement Zone Minutes – No transactions were found that we believe should have been approved in the Rural Improvement Zone minutes but were not.
- (7) Deposits and Investments – A resolution naming official depositories has been approved by the Rural Improvement Zone. However, maximum deposit amounts for each bank were not included in the depository resolution.

Recommendation – The Rural Improvement Zone, by resolution, should approve amounts sufficient to cover anticipated balances at all approved depositories as requires by Chapter 12C.2 of the Code of Iowa.

Response – The Rural Improvement Zone will adopt updated deposit and banking resolutions to ensure compliance.

Conclusion – Response accepted.

- (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, Senior Auditor  
Enoch D.N. Duval, Assistant Auditor