

**MCKINNEY WATER DISTRICT**  
**AUDITED FINANCIAL STATEMENTS**

---

**DECEMBER 31, 2021 AND 2020**

**KERBAUGH, RODES & BUTLER, PLLC**  
**CERTIFIED PUBLIC ACCOUNTANTS**  
**DANVILLE, KENTUCKY**

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# Kerbaugh, Rodes & Butler, PLLC

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## INDEPENDENT AUDITOR'S REPORT

Chairman and Commissioners  
McKinney Water District  
McKinney, Kentucky 40448

### Opinion

We have audited the accompanying financial statements of the business-type activities of the McKinney Water District (the District) as of and for the years ended December 31, 2021 and 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the District as of December 31, 2021 and 2020, and the respective changes in financial position and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards (Government Auditing Standards)*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may

involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that management's discussion and analysis on pages 3 through 5 be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 22, 2022, on our consideration of the 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 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 District's 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 District's internal control over financial reporting and compliance.

*Kerbaugh, Rodes & Butler, PLLC*

Kerbaugh, Rodes & Butler, PLLC  
Certified Public Accountants

Danville, Kentucky  
March 22, 2022

MCKINNEY WATER DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020

The management of McKinney Water District (the District) presents this narrative to help our readers review the accompanying annual financial statements for the years ended December 31, 2021 and 2020. We have prepared this overview and analysis of the District's financial activities to add additional information to the financial schedules and the note disclosures. Our analysis will examine the financial highlights for this fiscal year and help explain the format for our readers.

**Financial Highlights**

- At December 31, 2021, the District's assets (page 7) exceeded liabilities by \$1,318,386. This amount includes \$666,611 of resources that are invested in capital assets, net of related debt. \$333,035 of these resources are restricted for debt service, customer deposit refunds, or by enabling legislation. \$318,740 of these resources are unrestricted and are available to fund the District's outstanding obligations and future programs.
- Unrestricted cash and certificate of deposit balances (page 6) as of December 31, 2021 were \$172,662 and current liabilities payable from unrestricted resources (i.e. excluding principal and interest on long term debt and customer deposits) were \$53,749.
- Net position decreased by \$100,282 (page 8) which is a decrease compared to the decrease of \$64,834 in the prior year. The current year decrease is net of depreciation expense of \$92,622, a non-cash expense. The District's net operating loss was \$71,915 in the current year compared to a net operating loss of \$35,844 in the prior year. The primary reasons for the decline this year is due to an increase in repairs and maintenance costs of \$33,243 and an increase in salaries and wages of \$29,418. This is partially offset by a decrease in water purchases of \$17,477.
- The District's total debt decreased \$75,800 for the year ended December 31, 2021 which is equal to the scheduled payments for the year.

**Overview of the Financial Statements**

This discussion and analysis is intended to introduce the District's financial statements. Basic financial statements include two major sections: 1) government-wide financial statements, and 2) notes to the financial statements.

The District is a special-purpose governmental entity. It utilizes the accrual basis of accounting applicable to all *proprietary fund types*. Revenues are recognized when earned regardless of when received and expenses are recognized when incurred regardless of when paid.

*Notes to the Financial Statements*

Notes provide additional information that is essential to a full understanding of the information included in the financial statements. Notes provide additional details about the balances and transactions in the District's financial statements and are presented on pages 13 through 18.

**Financial Analysis**

Net position may serve over time as a useful indicator of a government's financial position. 51% of the District's net position reflects its investment in capital assets (e.g. distribution system, equipment, etc.), less any related debt used to acquire those assets that is still outstanding. The District uses these capital assets to provide services to its customers; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. 25% of the District's net position is restricted for customer deposit refunds, debt service, and system maintenance. The remaining 24% of the District's net position is unrestricted.

MCKINNEY WATER DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020

The first statement in the financial statements is the Statement of Net Position. The following table summarizes the Statement of Net Position (pages 6-7).

	<u>2021</u>	<u>2020</u>	<u>2019</u>
Current and other assets	\$ 795,646	\$ 909,302	\$ 930,475
Capital assets	<u>1,390,611</u>	<u>1,466,214</u>	<u>1,537,456</u>
Total assets	<u>2,186,257</u>	<u>2,375,516</u>	<u>2,467,931</u>
Long-term debt outstanding	724,000	799,800	835,000
Other liabilities	<u>143,871</u>	<u>157,048</u>	<u>149,429</u>
Total liabilities	<u>867,871</u>	<u>956,848</u>	<u>984,429</u>
Net Position:			
Net investment in capital assets	666,611	666,414	702,456
Restricted	333,035	363,425	354,893
Unrestricted	<u>318,740</u>	<u>388,829</u>	<u>426,153</u>
Total net position	<u>\$ 1,318,386</u>	<u>\$ 1,418,668</u>	<u>\$ 1,483,502</u>

The second statement in the financial statements is the Statement of Revenues, Expenses, and Changes in Net Position. The following table outlines the major components of this statement.

	<u>2021</u>	<u>2020</u>	<u>2019</u>
Revenues:			
Charges for Services	\$ 939,325	\$ 944,317	\$ 924,822
Rental Income	1,800	1,800	1,800
Interest Earnings	1,131	3,327	2,412
Miscellaneous	<u>35,968</u>	<u>11,669</u>	<u>29,090</u>
Total Revenues	<u>978,224</u>	<u>961,113</u>	<u>958,124</u>
Expenses:			
Operating Expenses Excluding Depreciation	956,386	901,060	858,290
Depreciation	92,622	92,570	92,879
Interest and Amortization	<u>29,498</u>	<u>32,317</u>	<u>34,449</u>
Total Expenses	<u>1,078,506</u>	<u>1,025,947</u>	<u>985,618</u>
Increase (Decrease) in Net Position	<u>\$ (100,282)</u>	<u>\$ (64,834)</u>	<u>\$ (27,494)</u>

During the year ended December 31, 2021, the water loss percentage decreased slightly from approximately 32% in 2020 to approximately 31% in 2021. During the year ended December 31, 2020, the water loss percentage increased significantly from 21% in 2019 to approximately 32% in 2020.

MCKINNEY WATER DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020

**Capital Asset and Debt Administration**

The District invests substantial resources in capital assets that support the services provided to its customers. All of the District's outstanding debt has been used to acquire or construct capital assets.

*Capital Assets*

The District's capital assets, net of accumulated depreciation are summarized below:

	2021	2020	2019
Land and right of ways	\$ 23,044	\$ 23,044	\$ 18,044
Distribution system	1,146,338	1,216,778	1,278,737
Office furniture and fixtures	14,651	14,336	16,489
Buildings and improvements	3,681	4,241	4,801
Capitalized design and interest cost	191,599	204,106	216,612
Construction in progress	11,298	3,709	2,773
Total capital assets, net of depreciation	<u>\$ 1,390,611</u>	<u>\$ 1,466,214</u>	<u>\$ 1,537,456</u>

*Long Term Debt*

The principal outstanding on the District's long-term debt is summarized in the following table.

	2021	2020	2019
RDA 1992 Series D Bond	\$ 245,000	\$ 282,000	\$ 299,000
RDA 1999 Series A Bond	80,900	87,600	90,700
RDA 1999 Series B Bond	56,100	60,700	62,800
RDA 2000 Series A Bond	342,000	369,500	382,500
Total debt outstanding	<u>\$ 724,000</u>	<u>\$ 799,800</u>	<u>\$ 835,000</u>

The District's outstanding debt decreased \$75,800 and \$35,200 during the years ended December 31, 2021 and 2020, respectively, equal to the amount of the scheduled payments.

**Economic Factors for Next Year**

Historically, the District has struggled with the impact of water losses on its operations. Going forward, keeping water losses at an acceptable level will be the primary factor in whether the District's operating results are positive or negative. The District will continue to monitor its water losses and take the necessary action to keep them at an acceptable level.

**CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

This financial report is designed to provide customers and creditors with a general overview of the District's finances and to show the District's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the District's office, McKinney, KY 40448, telephone number (606) 346-2220.

MCKINNEY WATER DISTRICT  
STATEMENTS OF NET POSITION  
DECEMBER 31, 2021 AND 2020

	2021	2020
<u>ASSETS</u>		
Current Assets:		
Cash (Note 3)	\$ 117,192	\$ 196,560
Certificates of Deposit (Note 3)	55,470	55,249
Accounts Receivable (Net of Allowance)	71,953	84,251
Inventory (Note 2)	81,870	65,457
Prepaid Expenses (Note 2)	6,604	6,739
Total Current Assets	333,089	408,256
Non-current Assets:		
Restricted Cash (Note 3)	240,679	280,050
Restricted Certificates of Deposit (Note 3)	221,878	220,996
Total Restricted Assets	462,557	501,046
Capital Assets (Note 4):		
Land and Right of Ways	23,044	23,044
Distribution System	3,658,363	3,651,508
Other Tangible Assets	110,821	110,821
Office Furniture and Fixtures	61,436	58,861
Building and Improvements	43,178	43,178
Capitalized Design and Interest Costs	566,950	566,950
Construction in Process	11,298	3,709
Less: Accumulated Depreciation	(3,084,479)	(2,991,857)
Capital Assets, Net	1,390,611	1,466,214
Total Assets	\$ 2,186,257	\$ 2,375,516

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



MCKINNEY WATER DISTRICT  
STATEMENTS OF NET POSITION  
DECEMBER 31, 2021 AND 2020

	2021	2020
<u>LIABILITIES</u>		
Current Liabilities:		
Accounts Payable	\$ 49,443	\$ 52,407
Other Current Liabilities	4,306	4,321
Total Current Liabilities	53,749	56,728
Current Liabilities Payable From Restricted Assets:		
Customer Deposits	90,122	84,830
Accrued Interest on Debt	-	15,490
Current Portion - Debt (Note 5)	39,100	37,100
Total Current Liabilities Payable From Restricted Assets	129,222	137,420
Non-Current Liabilities:		
Long-Term Debt (Note 5)	684,900	762,700
Total Liabilities	867,871	956,848
<u>NET POSITION</u>		
Net Investment in Capital Assets	666,611	666,414
Restricted For:		
Customer Deposits	118,512	118,089
Debt Service	37,319	77,576
Construction & Maintenance	177,204	167,760
Unrestricted	318,740	388,829
Total Net Position	1,318,386	1,418,668
Total Liabilities and Net Position	\$ 2,186,257	\$ 2,375,516

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

MCKINNEY WATER DISTRICT  
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020

	2021	2020
Operating Revenue:		
Water Sales	\$ 917,275	\$ 933,817
Connection Fees	22,050	10,500
Rental Income	1,800	1,800
Other Operating Revenue	35,968	11,669
Total Operating Revenue	977,093	957,786
Operating Expenses	956,386	901,060
Net Operating Income Before Depreciation	20,707	56,726
Depreciation (Note 2)	92,622	92,570
Net Operating Income	(71,915)	(35,844)
Non-Operating Income (Expenses):		
Interest Income	1,131	3,327
Interest Expense:		
On Long-Term Debt	(29,382)	(30,932)
Paid on Customer Deposits	(116)	(1,385)
Total Non-Operating Income (Expenses)	(28,367)	(28,990)
Change in Net Position	(100,282)	(64,834)
Net Position - Beginning of Year	1,418,668	1,483,502
Net Position - End of Year	\$ 1,318,386	\$ 1,418,668

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

MCKINNEY WATER DISTRICT  
 STATEMENTS OF CHANGES IN NET POSITION  
 FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020

	<u>Tap Fees</u>	<u>Contributions In Aid Of Construction</u>	<u>Retained Deficit</u>	<u>Total</u>
Balance at January 1, 2020	\$ 211,363	\$ 2,190,707	\$ (918,568)	\$ 1,483,502
2020 Net Income (Loss)	<u>-</u>	<u>-</u>	<u>(64,834)</u>	<u>(64,834)</u>
Balance at December 31, 2020	211,363	2,190,707	(983,402)	1,418,668
2021 Net Income (Loss)	<u>-</u>	<u>-</u>	<u>(100,282)</u>	<u>(100,282)</u>
Balance at December 31, 2021	<u>\$ 211,363</u>	<u>\$ 2,190,707</u>	<u>\$ (1,083,684)</u>	<u>\$ 1,318,386</u>

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

MCKINNEY WATER DISTRICT  
STATEMENTS OF OPERATING EXPENSES  
FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
Source of Supply Expense:		
Water Purchases	\$ 464,375	\$ 481,852
Operation Supplies and Expense	<u>5,069</u>	<u>5,803</u>
Total	469,444	487,655
Transmission and Distribution Expense:		
Maintenance of Mains	<u>43,290</u>	<u>10,047</u>
Total	43,290	10,047
Customer Accounts Expense:		
Credit Card Processing Fees	8,381	6,829
Supplies and Postage	<u>33,505</u>	<u>26,071</u>
Total	41,886	32,900
Administrative and General:		
Salaries	246,205	216,787
Contract Labor	53,462	59,218
Insurance	11,229	10,003
Miscellaneous Expense:		
Utilities	16,684	18,838
Advertising	-	34
Bad Debts	7,046	12,214
Miscellaneous	-	1,626
Vehicle Gas	16,238	7,047
Payroll Taxes	21,010	17,016
Legal and Professional	6,590	6,025
Commissioners' Board and Director Fees	20,800	18,930
Other Licenses and Taxes	<u>2,502</u>	<u>2,720</u>
Total	<u>401,766</u>	<u>370,458</u>
Total Operating Expenses	<u><u>\$ 956,386</u></u>	<u><u>\$ 901,060</u></u>

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

MCKINNEY WATER DISTRICT  
STATEMENTS OF CASH FLOWS  
FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020

	<u>2021</u>	<u>2020</u>
Cash Flows From Operating Activities:		
Receipts From Customers	\$ 994,683	\$ 955,350
Payments to Suppliers	(708,428)	(684,084)
Payments to Employees	(246,205)	(216,787)
Payments of Payroll and Other Taxes	<u>(21,010)</u>	<u>(17,016)</u>
Net Cash Provided by (Used in) Operating Activities	<u>19,040</u>	<u>37,463</u>
Cash Flows From Non-Capital Financing Activities:		
Interest Paid on Customer Deposits	<u>(116)</u>	<u>(1,385)</u>
Net Cash Provided by (Used in) Non-Capital Financing Activities	<u>(116)</u>	<u>(1,385)</u>
Cash Flows From Capital and Related Financing Activities:		
Purchase of Fixed Assets/Construction in Progress	(17,019)	(21,328)
Retirement of Bonds	(75,800)	(35,200)
Interest Paid on Bonds	<u>(44,872)</u>	<u>(31,649)</u>
Net Cash Used in Financing Activities	<u>(137,691)</u>	<u>(88,177)</u>
Cash Flows From Investing Activities:		
Purchase of Certificates of Deposit	(1,103)	(3,270)
Interest Received	<u>1,131</u>	<u>3,327</u>
Net Cash Provided by (Used in) Investing Activities	<u>28</u>	<u>57</u>
Net Increase (Decrease) in Cash	(118,739)	(52,042)
Cash at Beginning of Year	<u>476,610</u>	<u>528,652</u>
Cash at End of Year	<u>\$ 357,871</u>	<u>\$ 476,610</u>

Continued

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

MCKINNEY WATER DISTRICT  
 STATEMENTS OF CASH FLOWS  
 FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020  
 Continued

	<u>2021</u>	<u>2020</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities:		
Operating Income (Loss)	\$ (71,915)	\$ (35,844)
Depreciation	92,622	92,570
Decrease (Increase) in Accounts Receivable, Net	12,298	(6,596)
Decrease (Increase) in Inventory	(16,413)	(21,288)
Decrease (Increase) in Prepaid Expenses	135	285
Increase (Decrease) in Accounts Payable	(2,964)	3,841
Increase (Decrease) in Customer Deposits	5,292	4,160
Increase (Decrease) in Other Current Liabilities	<u>(15)</u>	<u>335</u>
Net Cash Provided by (Used in) Operating Activities	<u>\$ 19,040</u>	<u>\$ 37,463</u>
 Schedule of cash and cash equivalents:		
Beginning of period:		
Unrestricted cash and cash equivalents	\$ 196,560	\$ 259,963
Restricted cash and cash equivalents	<u>280,050</u>	<u>268,689</u>

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

MCKINNEY WATER DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020

**1. GENERAL**

McKinney Water District, (the "District") is a governmental entity operated under the control of the Lincoln County Fiscal Court. The District provides water services to the rural sections of Lincoln and Casey counties.

Prior to December of 1992, the District operated as two separate legal entities: the McKinney Water Association, Inc. and the McKinney Water District. In December of 1992, pursuant to an order of the Public Service Commission of the Commonwealth of Kentucky, the District was merged with the Association, and the District annexed the territory of the Association. The District also assumed all rights and obligations of the Association.

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

- A. Measurement focus is a term used to describe *which* transactions are recorded within the various financial statements. Basis of accounting refers to *when* transactions are recorded regardless of the measurement focus applied.

The District utilizes an "economic resources" measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net position.

The District uses the accrual method of accounting which focuses on the measurement of net income similar to the approach used by commercial enterprises, and revenues are recorded when earned and expenses are recorded when incurred. The District distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's ongoing operations. The principal operating revenues of the utility are charges to customers for water service. Also, the District recognizes as operating revenue, the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

- B. Cash includes amounts in demand deposits only.
- C. Investments consist of certificates of deposit only and are stated at cost which approximates fair value.
- D. Receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. All receivables in excess of 90 days old comprise the accounts receivable allowance for uncollectibles.
- E. Property and equipment are stated at cost and are depreciated over the estimated useful life of the asset using the straight-line method of depreciation. Transmission lines are being depreciated over a 50 year life; office furniture and equipment over a 10 year life; pumping equipment over a 20 year life; structures and improvements over a 35 year life; meters and installations over a 35 year life; hydrants over a 40 year life; water tanks over a 30 year life; transportation equipment over a 7 year life; tools, shop and garage equipment over a 15 year life; and communications equipment over a 10 year life. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. In 2021, the District adopted GASBS Statement No. 89, *Accounting for Interest Cost Incurred Before the End of the Construction Period*, which requires interest costs incurred during the construction phase of capital assets to be expensed as incurred.
- F. Material inventory is stated at cost using the first-in, first-out (FIFO) method.
- G. Prepaid items include payments made to vendors that will benefit periods beyond the end of the fiscal year.
- H. Restricted assets represent cash for which use is limited by certain applicable bond covenants.
- I. Net position represents the differences between assets and liabilities in the statement of net position and is displayed in three components.

MCKINNEY WATER DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020

1. Net investment in capital assets consists of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets.
  2. Net position is reported as restricted when there are legal limitations imposed on their use by District legislation or external restrictions by creditors, grantors, laws or regulations of other governmental entities.
  3. Unrestricted net position consists of all other net position that does not meet the definition of “restricted” or “net investment in capital assets.”
- J. 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.
- K. The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make use of estimates that affect reported amounts in the financial statements. Actual results could differ from estimates.
- L. The District has evaluated and considered the need to recognize or disclose subsequent events through March 22, 2022, which represents the date that these financial statements were available to be issued. Subsequent events past this date, as they pertain to the year ended December 31, 2021, have not been evaluated by the District.

**3. CASH & INVESTMENTS**

Cash is composed of the following as of December 31, 2021 and 2020, with restriction for use noted:

		2021		2020
Cash on Hand		\$ 120	\$	120
Cash on Deposit - Operating Account	A	451		68,255
Cash on Deposit - Revenue Account	B	116,621		128,185
Cash on Deposit - Customer Deposits	C	97,695		92,422
Cash on Deposit - Construction Account	F	300		200
Savings - Debt Service Account	D	76,419		130,166
Savings - Depreciation Reserve Account	E	66,265		57,262
TOTAL		\$ 357,871	\$	476,610

The District’s investments at December 31, 2021 are as follows:

Type of Investment		Fair Value	Cost	Interest Rate	Maturity Date
PBK Bank Certificates of Deposit:					
CD - Revenue	B	\$ 55,470	\$ 55,470	0.12%	03/12/22
CD - Customer Deposits	C	110,939	110,939	0.12%	03/12/22
CD - Depreciation Reserve	E	110,939	110,939	0.12%	03/12/22
Total Certificates of Deposit		\$ 277,348	\$ 277,348		

The District’s investments at December 31, 2020 are as follows:

Type of Investment		Fair Value	Cost	Interest Rate	Maturity Date
PBK Bank Certificates of Deposit:					
CD - Revenue	B	\$ 55,249	\$ 55,249	1.25%	03/12/21
CD - Customer Deposits	C	110,498	110,498	1.25%	03/12/21
CD - Depreciation Reserve	E	110,498	110,498	1.25%	03/12/21
Total Certificates of Deposit		\$ 276,245	\$ 276,245		



MCKINNEY WATER DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020

At December 31, 2021, the bank balance of the District's deposits and investments was \$655,626. Of the bank balance, \$250,000 is insured by the FDIC, \$255,429 is collateralized by pledged securities held in the District's name, and \$150,197 is uninsured and uncollateralized. At December 31, 2020, the bank balance of the District's deposits and investments was \$773,441. Of the bank balance, \$250,000 was insured by the FDIC, \$365,270 was collateralized by pledged securities held in the District's name, and \$158,171 was uninsured and uncollateralized.

- (A) The operating and maintenance account, required by the Rural Development (RD) bond resolutions, is used to meet the current expenses of operating and maintaining the system.
- (B) The revenue account, required by the RD bond resolutions, is used for the deposit of all funds collected and for the disbursement of funds to the proper bank accounts.
- (C) The customer deposit account is used to account for deposits received from customers.
- (D) The district is required to transfer monthly to the debt service account that amount which is necessary to meet the semi-annual installments for principal and interest on the RD bonds outstanding.
- (E) The district is required to transfer \$600 monthly to the reserve account until \$62,880 is accumulated in the fund. The use of such fund is restricted to paying the cost of repairing or replacing, making extension or improvements or when necessary for payment of principal and interest. Whenever payments are made from the fund, the monthly payment shall be resumed until the balance again reaches \$62,880. Once the balance in this account is fully funded, monthly transfers are then at the option of the District. The account is fully funded as of December 31, 2021.
- (F) The construction account is used to account for various grant and loan receipts, and related capital expenditures for various projects funded by the grants and loans.

**4. CAPITAL ASSETS**

Capital asset activity for the year ended December 31, 2021 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Land and Land Rights	\$ 23,044	\$ -	\$ -	\$ 23,044
Transmission Lines	2,624,575	-	-	2,624,575
Services	116,142	-	-	116,142
Meters	192,496	-	-	192,496
Hydrants	13,925	-	-	13,925
Pumps	261,616	-	-	261,616
Water Tank	442,754	-	-	442,754
Other Tangible Plant	110,821	6,855	-	117,676
Office Furniture and Fixtures	58,861	2,575	-	61,436
Buildings and Improvements	43,178	-	-	43,178
Capitalized Design and Interest Costs	566,950	-	-	566,950
Construction in Process	3,709	7,589	-	11,298
<b>Total</b>	<b>4,458,071</b>	<b>17,019</b>	<b>-</b>	<b>4,475,090</b>
Less Accumulated Depreciation For:				
Transmission Lines	(1,849,917)	(36,912)	-	(1,886,829)
Services	(96,178)	(2,700)	-	(98,878)
Meters	(101,563)	(3,710)	-	(105,273)
Hydrants	(12,577)	(169)	-	(12,746)
Pumps	(135,127)	(12,350)	-	(147,477)
Water Tank	(286,049)	(13,164)	-	(299,213)
Other Tangible Plant	(64,140)	(8,290)	-	(72,430)
Office Furniture and Fixtures	(44,525)	(2,260)	-	(46,785)
Buildings and Improvements	(38,937)	(560)	-	(39,497)
Capitalized Design and Interest Costs	(362,844)	(12,507)	-	(375,351)
<b>Total Accumulated Depreciation</b>	<b>(2,991,857)</b>	<b>(92,622)</b>	<b>-</b>	<b>(3,084,479)</b>
<b>Capital Assets, Net</b>	<b>\$ 1,466,214</b>	<b>\$ (75,603)</b>	<b>\$ -</b>	<b>\$ 1,390,611</b>

MCKINNEY WATER DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020

Capital asset activity for the year ended December 31, 2020 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Land and Land Rights	\$ 18,044	\$ 5,000	\$ -	\$ 23,044
Transmission Lines	2,624,575	-	-	2,624,575
Services	116,142	-	-	116,142
Meters	177,104	15,392	-	192,496
Hydrants	13,925	-	-	13,925
Pumps	261,616	-	-	261,616
Water Tank	442,754	-	-	442,754
Other Tangible Plant	110,821	-	-	110,821
Office Furniture and Fixtures	58,861	-	-	58,861
Buildings and Improvements	43,178	-	-	43,178
Capitalized Design and Interest Costs	566,950	-	-	566,950
Construction in Process	2,773	936	-	3,709
Total	4,436,743	21,328	-	4,458,071
Less Accumulated Depreciation For:				
Transmission Lines	(1,813,004)	(36,913)	-	(1,849,917)
Services	(93,478)	(2,700)	-	(96,178)
Meters	(98,257)	(3,306)	-	(101,563)
Hydrants	(12,408)	(169)	-	(12,577)
Pumps	(122,669)	(12,458)	-	(135,127)
Water Tank	(272,884)	(13,165)	-	(286,049)
Other Tangible Plant	(55,500)	(8,640)	-	(64,140)
Office Furniture and Fixtures	(42,372)	(2,153)	-	(44,525)
Buildings and Improvements	(38,377)	(560)	-	(38,937)
Capitalized Design and Interest Costs	(350,338)	(12,506)	-	(362,844)
Total Accumulated Depreciation	(2,899,287)	(92,570)	-	(2,991,857)
Capital Assets, Net	\$ 1,537,456	\$ (71,242)	\$ -	\$ 1,466,214

**5. LONG-TERM DEBT**

The District issues bonds and pledges income derived from the acquired or constructed assets to pay debt service. The District's debt at December 31, 2021 and 2020, consists of the following:

	2021	2020
USDA (Rural Development) - \$537,000 Principal amount Series D bonds dated 1992 due in annual installments of \$5,700 to \$29,000 through 2032. Interest is due semi-annually at a rate of 5% on the unpaid balance as of January 1, and July 1 of each year.	\$ 245,000	\$ 282,000
USDA (Rural Development) - \$130,000 Principal amount Series A bonds dated 1999 due in annual installments of \$1,400 to \$6,900 through 2038. Interest is due semi-annually at a rate of 3.25% on the unpaid balance as of January 1, and July 1 of each year.	80,900	87,600
USDA (Rural Development) - \$90,000 Principal amount Series B bonds dated 1999 due in annual installments of \$900 to \$4,700 through 2038. Interest is due semi-annually at a rate of 3.25% on the unpaid balance as of January 1, and July 1 of each year.	56,100	60,700
USDA (Rural Development) - \$550,000 Principal amount Series 2000 bonds dated 2000 due in annual installments of \$7,500 to \$24,500 through 2040. Interest is due semi-annually at a rate of 3.25% on the unpaid balance as of January 1, and July 1 of each year.	342,000	369,500
Total Outstanding Bonds	724,000	799,800
LESS: Current Portion	(39,100)	(37,100)
Long-Term Debt	\$ 684,900	\$ 762,700

MCKINNEY WATER DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
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The annual requirements to amortize all bonds outstanding as of December 31, 2021, are as follows:

Year Ending December 31,	Principal	Interest	Total
2022	\$ 39,100	\$ 27,818	\$ 66,918
2023	42,300	26,214	68,514
2024	42,600	24,472	67,072
2025	45,900	22,720	68,620
2026	47,100	20,826	67,926
2027-31	267,700	73,022	340,722
2032-36	156,200	29,114	185,314
2037-40	83,100	5,073	88,173
Total	<u>\$ 724,000</u>	<u>\$ 229,259</u>	<u>\$ 953,259</u>

Long-term liability activity for the year ended December 31, 2021 was as follows:

	Beginning Balance	Increases	Reductions	Ending Balance	Due Within One Year
RDA 1992 Series D Bonds	\$ 282,000	\$ -	\$ (37,000)	\$ 245,000	\$ 19,000
RDA 1999 Series A Bonds	87,600	-	(6,700)	80,900	3,600
RDA 1999 Series B Bonds	60,700	-	(4,600)	56,100	2,500
RDA 2000 Series A Bonds	369,500	-	(27,500)	342,000	14,000
Long-term Debt Total	<u>\$ 799,800</u>	<u>\$ -</u>	<u>\$ (75,800)</u>	<u>\$ 724,000</u>	<u>\$ 39,100</u>

Long-term liability activity for the year ended December 31, 2020 was as follows:

	Beginning Balance	Increases	Reductions	Ending Balance	Due Within One Year
RDA 1992 Series D Bonds	\$ 299,000	\$ -	\$ (17,000)	\$ 282,000	\$ 18,000
RDA 1999 Series A Bonds	90,700	-	(3,100)	87,600	3,300
RDA 1999 Series B Bonds	62,800	-	(2,100)	60,700	2,300
RDA 2000 Series A Bonds	382,500	-	(13,000)	369,500	13,500
Long-term Debt Total	<u>\$ 835,000</u>	<u>\$ -</u>	<u>\$ (35,200)</u>	<u>\$ 799,800</u>	<u>\$ 37,100</u>

**6. RISK MANAGEMENT**

The District is exposed to a variety of accidental losses, and has attempted to minimize its risk by carrying commercial insurance. There have been no significant reductions in coverage from coverage in the prior year.

**7. OTHER MATTERS**

(A) The District has not been assessed or paid any property, intangible or franchise tax in prior years. Since there is some uncertainty about the taxability of a "water district", the financial statements do not reflect any liability for unpaid taxes, if any.

MCKINNEY WATER DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020

	2021	2020
(B) Active Meter Customers - December 31,	1,864	1,843
 (C) Water Loss (Gallons):		
Water Purchases	145,739,500	147,976,100
Water Sold and Used in Operations	99,910,400	100,100,800
Line loss	45,829,100	47,875,300
Percentage of Line Loss	31.45%	32.35%

(D) Customer accounts receivable aging at December 31, 2021 and 2020 is as follows:

	2021	2020
Current	\$ 78,706	\$ 81,598
30-59 Days	(8,167)	(2,587)
60-89 Days	1,415	5,240
Over 90 Days	93,837	86,970
	\$ 165,791	\$ 171,221

(E) Accounts Receivable is comprised of the following as of December 31, 2021 and 2020:

	2021	2020
Customers	\$ 165,791	\$ 171,221
Allowance for Bad Debts	(93,838)	(86,970)
	\$ 71,953	\$ 84,251

All accounts receivable 90 days and older have been included in the allowance for uncollectible accounts.

(F) The District's water purchases (in gallons) for the year ended December 31, 2021 and 2020, were as follows:

	2021	2020
City of Eubank	28,396,300	28,483,100
City of Stanford	117,343,200	119,493,000
Total Gallons Purchased	145,739,500	147,976,100

## 8. COMMITMENTS

As of December 31, 2021, there is a water tank construction project in the early planning and design stage. In March 2021, Kentucky Infrastructure Authority (KIA) approved the conditional commitment of the project in the amount of approximately \$2.99 million to be funded with a KIA Fund F loan in the amount of \$2.49 million, with anticipated grant funding to finance the remaining portion of the project. The loan agreement has not been finalized as of the date of this report.

## **COMPLIANCE SECTION**

# Kerbaugh, Rodes & Butler, PLLC

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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*

Chairman and Commissioners  
McKinney Water District  
McKinney, KY

We have audited, in accordance with the 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, the financial statements of the business-type activities of McKinney Water District (the District) as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated March 22, 2022.

### Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are 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 District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District'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 that a material misstatement of the District'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 that 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 first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did identify the following deficiency in internal control that we consider to be a material weakness.

1. As is common within the system of internal control of most small organizations, the accounting function of the District does not prepare the financial statements complete with footnotes in accordance with accounting principles generally accepted in the United States of America (GAAP). Accordingly, the District has not established internal controls over the preparation of its financial statements. This condition is considered to be a material weakness of the District's system of internal control over financial reporting.

During the course of performing an audit, it is not unusual for the auditor to prepare various journal entries to present the financial statements in accordance with the accrual basis of accounting. This reliance on the auditor to perform this function is considered to be a material weakness in the system of internal control. AU-C Section 265 does not make exceptions for reporting deficiencies that are adequately mitigated with non-audit services rendered by the auditor or deficiencies for which the remedy would be cost prohibitive.

Communication of the material weakness above helps to emphasize that the responsibility for financial reporting rests entirely with the District and not the auditor. Stated another way, if an organization is unable to issue, without the auditor's involvement, complete financial statements with footnotes in accordance with generally accepted accounting principles and free of material misstatement, that inability is a symptom of a material weakness in the system of internal control.

Management's response – Management engages consultants who possess industry knowledge and expertise to provide financial and other professional services. Based on the auditor's unmodified opinion and after reading the financial statements, management believes the financial statements to be materially correct. Further, management does not think that the addition of an employee or consultant to oversee the annual financial reporting process is necessary nor would it be cost effective.

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. 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 an instance of noncompliance or other matter that is required to be reported under *Government Auditing Standards*.

1. As of December 31, 2021, the District's cash and certificates of deposit were held at one local bank in the amount of \$655,626. Of this amount, \$250,000 was insured by the Federal Deposit Insurance Corporation (FDIC), \$255,429 was collateralized, and \$150,197 was uninsured and uncollateralized. KRS 66.480 requires that all public funds held in banking institutions be insured by FDIC or collateralized, to the extent uninsured, by any obligation, including surety bonds, permitted by KRS 41.240(4).

### **The District's Response to Findings**

*Government Auditing Standards* requires the auditor to perform limited procedures on the District's response to the findings identified in our audit. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

### **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 District'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 District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Kerbaugh, Rodes & Butler, PLLC*

Kerbaugh, Rodes & Butler, PLLC  
Certified Public Accountants

Danville, Kentucky  
March 22, 2022