

**BEYERS LANE  
COMMUNITY SERVICES DISTRICT  
INDEPENDENT ACCOUNTANT'S  
REVIEW REPORT**

JUNE 30, 2024 AND 2023

**BEYERS LANE  
COMMUNITY SERVICES DISTRICT  
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JUNE 30, 2024 AND 2023**

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3005 Douglas Blvd., Ste. 115

Roseville, CA 95661

(916) 774-1040

(916) 774-1177 Fax

## INDEPENDENT ACCOUNTANT'S REVIEW REPORT

Board of Directors  
Beyers Lane Community Services District  
Grass Valley, California

We have reviewed the accompanying financial statements of the governmental activities of Beyers Lane Community Services District, as of and for the years ended June 30, 2024 and 2023, and the related notes to the financial statements, which collectively comprise Beyers Lane Community Services District's basic financial statements as listed in the table of contents. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

### **Management's Responsibility 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; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement whether due to fraud or error.

### **Accountant's Responsibility**

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Beyers Lane Community Services District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

### **Accountant's Conclusion of the Financial Statements**

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

**Required Supplementary Information**

Management has omitted the budgetary comparison schedules that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context.

  
BODEN KLEIN & SNEESBY  
A Professional Corporation

Roseville, California  
September 8, 2025

**BEYERS LANE COMMUNITY SERVICES DISTRICT**  
**GOVERNMENTAL FUNDS BALANCE SHEET / STATEMENT OF NET POSITION**  
**JUNE 30, 2024**

	General Fund	Adjustments	Statement of Net Position
<b>Assets</b>			
Cash and investments	\$ 12,687	\$ -	\$ 12,687
Assessments receivable	4,200	-	4,200
Capital assets, net of depreciation	-	253	253
<b>Total Assets</b>	<b>\$ 16,887</b>	<b>\$ 253</b>	<b>\$ 17,140</b>
<b>Liabilities</b>			
Accounts payable	\$ -	\$ -	\$ -
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Fund Balance / Net position</b>			
Fund Balance			
Unassigned	16,887	(16,887)	-
<b>Total Fund Balance</b>	<b>16,887</b>	<b>(16,887)</b>	<b>-</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$ 16,887</b>		
<b>Net Position:</b>			
Net investment in capital assets		253	253
Unassigned		16,887	16,887
<b>Total Net Position</b>		<b>\$ 17,140</b>	<b>\$ 17,140</b>

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

**BEYERS LANE COMMUNITY SERVICES DISTRICT**  
**GOVERNMENTAL FUNDS BALANCE SHEET / STATEMENT OF NET POSITION**  
**JUNE 30, 2023**

	<u>General Fund</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>Assets</b>			
Cash and investments	\$ 14,285	\$ -	\$ 14,285
Capital assets, net of depreciation	<u>-</u>	<u>269</u>	<u>269</u>
<b>Total Assets</b>	<b><u>\$ 14,285</u></b>	<b><u>\$ 269</u></b>	<b><u>\$ 14,554</u></b>
<b>Liabilities</b>			
Accounts payable	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Liabilities	<u>-</u>	<u>-</u>	<u>-</u>
<b>Fund Balance / Net position</b>			
Fund Balance			
Unassigned	<u>14,285</u>	<u>(14,285)</u>	<u>-</u>
Total Fund Balance	<u>14,285</u>	<u>(14,285)</u>	<u>-</u>
<b>Total Liabilities and Fund Balance</b>	<b><u>\$ 14,285</u></b>		
<b>Net Position:</b>			
Net investment in capital assets		269	269
Unassigned		<u>14,285</u>	<u>14,285</u>
<b>Total Net Position</b>		<b><u>\$ 14,554</u></b>	<b><u>\$ 14,554</u></b>

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

**BEYERS LANE COMMUNITY SERVICES DISTRICT**  
**STATEMENT OF GOVERNMENTAL REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE / STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED JUNE 30, 2024**

	General Fund	Adjustments	Statement of Activities
<b>Revenues</b>			
Property assessments	\$ 12,800	\$ -	\$ 12,800
Interest	337	-	337
<b>Total Revenues</b>	<b>13,137</b>	<b>-</b>	<b>13,137</b>
<b>Expenditures</b>			
Insurance	3,148	-	3,148
Office/Administration	239	-	239
Operations - road work expenses	7,148	-	7,148
Depreciation	-	16	16
<b>Total Expenditures</b>	<b>10,535</b>	<b>16</b>	<b>10,551</b>
<b>Excess of revenues over expenditures</b>	<b>2,602</b>	<b>(16)</b>	<b>2,586</b>
Change in Fund Balance/Net Position	2,602	(16)	2,586
<b>Fund Balance/Net Position</b>			
Beginning of year	14,285	269	14,554
<b>Fund Balance/Net Position</b>			
<b>End of year</b>	<b>\$ 16,887</b>	<b>\$ 253</b>	<b>\$ 17,140</b>

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

**BEYERS LANE COMMUNITY SERVICES DISTRICT**  
**STATEMENT OF GOVERNMENTAL REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCE / STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED JUNE 30, 2023**

	General Fund	Adjustments	Statement of Activities
<b>Revenues</b>			
Property assessments	\$ 12,800	\$ -	\$ 12,800
Interest	272	-	272
	<hr/>	<hr/>	<hr/>
Total Revenues	13,072	-	13,072
	<hr/>	<hr/>	<hr/>
<b>Expenditures</b>			
Insurance	2,800	-	2,800
Office/Administration	803	-	803
Operations - road work expenses	8,458	-	8,458
Depreciation	-	16	16
	<hr/>	<hr/>	<hr/>
Total Expenditures	12,061	16	12,077
	<hr/>	<hr/>	<hr/>
<b>Excess of revenues over expenditures</b>	1,011	(16)	995
	<hr/>	<hr/>	<hr/>
Change in Fund Balance/Net Position	1,011	(16)	995
	<hr/>	<hr/>	<hr/>
Fund Balance/Net Position			
Beginning of year	13,274	285	13,559
	<hr/>	<hr/>	<hr/>
<b>Fund Balance/Net Position</b>			
End of year	<u>\$ 14,285</u>	<u>\$ 269</u>	<u>\$ 14,554</u>

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

**BEYERS LANE COMMUNITY SERVICES DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2024 AND 2023**

Note 1 SIGNIFICANT ACCOUNTING POLICIES

A. Organization

Beyers Lane Community Services District is a California Special District and was organized in November 1982.

Services provided by the District consists of providing improvements and maintenance to certain roads within the District.

B. Reporting Entity

The reporting entity for the District includes all the funds and operations under the jurisdiction of the Board of Director's of Beyers Lane Community Services District.

C. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United State of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revues and expenditures during the reporting period. Actual results may differ from those estimates.

D. Basis of Presentation

Government-wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the district.

The government-wide statements are prepared using the economic resources measurement focus. This is the same approach used in the preparation of the fiduciary fund financial statements but differs from the manner in which governmental fund financial statements are prepared. The financial statements, therefore, include a reconciliation to better identify the relationship between the government-wide statements and the statements for the governmental funds.

Fund Financial Statements

Fund financial statements report detailed information about the district. The focus of governmental fund financial statements is on major funds rather than reporting funds by type.

The accounting and financial treatment applied to a fund is determined by its measurement focus. All governmental funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and current liabilities are generally included on the balance sheet. The Statement of Revenues, Expenditures, and Changes in Fund Balances for these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in net current assets.

**BEYERS LANE COMMUNITY SERVICES DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2024 AND 2023**

E. Basis of Accounting

Basis of accounting refers to when revenues and expenditures are recognized in the accounts in the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. Governmental funds use the modified accrual basis of accounting.

Revenues – Exchange and Non-Exchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded under the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are measurable and become available. “Available” means the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the district, “available” means collectible within the current period or within 60 days after year-end.

Non-exchange transactions, in which the district receives value without directly giving equal value in return, include property taxes, grants, and entitlements. Under the accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and entitlements is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are to be used or the fiscal year when use is first permitted; matching requirements, in which the district must provide local resources to be used for a specific purpose; and expenditure requirements, in which the resources are provided to the district on a reimbursement basis. Under the modified accrual basis, revenue from non-exchange transactions must also be available before it can be recognized.

Expenses/Expenditures

On the accrual basis of accounting, expenses are recognized at the time a liability is incurred. On the modified accrual basis of accounting, expenditures are generally recognized in the accounting period in which the related fund liability is incurred, as under the accrual basis of accounting. However, under the modified accrual basis of accounting, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. Allocations of cost, such as depreciation and amortization, are not recognized in the governmental funds.

Fund Accounting

The accounts of the district are organized on the basis of funds, which are considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity or retained earnings, revenues, and expenditures or expenses, as appropriate. District resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled. The district’s accounts are organized into major, non-major, proprietary, and fiduciary funds as follows:

**BEYERS LANE COMMUNITY SERVICES DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2024 AND 2023**

Major Governmental Fund

The General Fund is the general operating fund of the district. It is used to account for all financial resources except those required to be accounted for in another fund.

Capital Assets

Capital assets are recorded at historical cost if purchased or constructed. Additions, improvements, and other capital outlays that significantly extends the useful life of an asset are capitalized. Donations of capital assets are recorded at their fair values in the period received. Structures and equipment are depreciated using the straight-line method over their estimated useful lives.

Budgets

In accordance with the provisions of Sections 13901 through 13906 of the California Health & Safety Code and other statutory provisions, commonly known as the Budget Act, the District prepares and legally adopts a final budget for each fiscal year.

Property Taxes

The District's principal source of revenue is derived from property assessments levied by the District and billed by Nevada County with the annual property tax bill. All funds are collected by Nevada County. All assessments levied for the fiscal year ending June 30 are due and payable and delinquent as follows:

	<u>First Installment</u>	<u>Second Installment</u>
Due Date	November 1	February 1, following year
Delinquent Date	December 10	April 10, following year

F. Fund Balance

In the fund financial statements, governmental funds report fund balance as non-spendable, restricted, committed, assigned or unassigned, based primarily on the extent to which the District is bound to honor constraints on how specific amounts are to be spent:

Non-spendable Fund Balance – Includes the portions of fund balance not appropriable for expenditures.

Restricted Fund Balance – Includes amounts subject to externally imposed and legally enforceable constraints.

Committed Fund Balance – Includes amounts subject to Authority constraints self-imposed by formal action of the Authority Governing Board.

Assigned Fund Balance – Includes amounts the Authority intends to use for a specific purpose. Assignments may be established by the Authority Governing Board with the recommendation of the Treasurer and confirmed by the Governing Board.

**BEYERS LANE COMMUNITY SERVICES DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
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Unassigned Fund Balance – Includes the residual balance that has not been assigned to other funds and is not restricted, committed, or assigned to specific purposes.

Fund Balance Policy

The District believes that sound financial management principles require that sufficient funds be retained by the District to provide a stable financial base at all times. To retain this stable financial base, the District needs to maintain unrestricted fund balance in its General Fund sufficient to fund cash flows of the District and to provide financial reserves for unanticipated expenditures and/or revenue shortfalls of an emergency nature.

The purpose of the District’s fund balance policy is to maintain a prudent level of financial resources to protect against reducing service levels because of temporary revenue shortfalls or unpredicted one-time expenditures.

The District does not have a formal minimum fund balance requirement.

The District’s policy is that committed, assigned, or unassigned amounts are considered to have been spent when the expenditure is incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used. This policy also applies to restricted and unrestricted fund balances

Note 2 CASH AND INVESTMENTS

The District maintains its funds with Nevada County. The County is authorized to deposit cash and invest excess funds by California Government Code Section 53648 et. Seq. The funds maintained by the County are secured by federal depository insurance.

Note 3 CAPITAL ASSETS AND DEPRECIATION

Capital asset activity for the year ended June 30, 2024 consists of:

	<u>Balance</u> <u>07-01-23</u>	<u>Adjustments</u>	<u>Balance</u> <u>06-30-24</u>
Capital assets being depreciated:			
Right of Way	\$ 500	\$ -	\$ 500
Equipment - office	<u>129</u>	<u>-</u>	<u>129</u>
Total Capital Assets Being Depreciated	<u>629</u>	<u>-</u>	<u>629</u>
Less accumulated depreciation	<u>(360)</u>	<u>(16)</u>	<u>(376)</u>
Total capital assets, being depreciated, net	<u>\$ 269</u>	<u>\$ (16)</u>	<u>\$ 253</u>
Governmental activities capital assets, net	<u>\$ 269</u>	<u>\$ (16)</u>	<u>\$ 253</u>

**BEYERS LANE COMMUNITY SERVICES DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
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Capital asset activity for the year ended June 30, 2023 consists of:

	<u>Balance</u> <u>07-01-22</u>	<u>Adjustments</u>	<u>Balance</u> <u>06-30-23</u>
Capital assets being depreciated:			
Right of Way	\$ 500	\$ -	\$ 500
Equipment- office	<u>129</u>	<u>-</u>	<u>129</u>
Total Capital Assets Being Depreciated	<u>629</u>	<u>-</u>	<u>629</u>
Less accumulated depreciation	<u>(344)</u>	<u>(16)</u>	<u>(360)</u>
Total capital assets, being depreciated, net	<u>\$ 285</u>	<u>\$ (16)</u>	<u>\$ 269</u>
Governmental activities capital assets, net	<u>\$ 285</u>	<u>\$ (16)</u>	<u>\$ 269</u>

Note 4 COMMITMENTS AND CONTINGENCIES

The District is unaware of any claims which may have a material effect on the financial statements.

Note 5 SUBSEQUENT EVENTS

The Organization's management has evaluated the potential for subsequent events through the available for issuance date of the financial statements, September 8, 2025.