

TOWN OF TIBURON
California

Annual Financial Report
June 30, 2007

Town Council

Tom Gram
Jeff Slavitz
Miles Berger
Alice Fredericks
Paul Smith

Mayor
Vice Mayor
Member
Member
Member

Appointed Officials

Town Manager
Margaret Curran

Administrative Services Director
Heidi Bigall

Town Clerk
Diane Crane Iacopi

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NICHOLSON & OLSON

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor
Members of the Town Council
Town of Tiburon, California

CERTIFIED PUBLIC ACCOUNTANTS

729 Sunrise Avenue, Suite 303

Roseville, California 95661

(916) 786-7997

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Town of Tiburon, California, as of and for the year ended June 30, 2007, which collectively comprise the Town's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Town's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Town of Tiburon, California, as of June 30, 2007, and the respective changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated December 6, 2007, on our consideration of the Town of Tiburon'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 to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Honorable Mayor
Members of the Town Council
Tiburon, California

The management's discussion and analysis, budgetary comparison information, and schedule of funding progress as listed in the table of contents are not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Nicholson & Olson

Certified Public Accountants
Roseville, California
December 6, 2007

Town of Tiburon Management's Discussion and Analysis

As management of the Town of Tiburon, we offer readers of these financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended June 30, 2007. We encourage readers to consider the information presented here in conjunction with the Town's financial statements, which follow this discussion and analysis.

Government-Wide Highlights

- The Government-Wide Statement of Net Assets appearing as the first statement of the Basic Financial Statements and summarized in this Management Discussion and Analysis, show the Town's total assets exceeded its liabilities by \$50.3 million (net assets). Of this amount \$14.8 million may be used to meet the Town's ongoing obligations to the citizens and creditors of the Town.
- Total Town revenues were approximately \$10.10 million compared with total expenses of \$9.5 million, resulting in an increase in net assets for the fiscal year ended June 30, 2007 of \$582,372.
- The Town's net capital assets totaled \$37 million at June 30, 2007, representing 69 percent of the Town's total assets. This represents a reduction of \$326,296 over FY 2005-06, which is due to depreciation expenses exceeding capital outlay.
- The Town's long-term debt totaled \$2.4 million as of June 30, 2007, representing a decrease of \$59,057 from the prior year.
- The balance of all Town General Fund Reserves at fiscal year end was \$9,182,742. This represents an increase of \$669,896 over the previous fiscal year. Of this balance \$3,058,415 was unreserved and undesignated, or 41.4% of general fund expenditures. The remaining \$6,124,326 was in designated reserves.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements. The Town's basic statements consist of three components 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. This report also contains required and other supplementary information in addition to the basic financial statements.

Government-wide Financial Statements

The government-wide financial statements consist of, 1) Statement of Net Assets, and 2) Statement of Activities and Changes in Net Assets. These statements are designed to provide readers with a broad overview of the Town's finances, in a manner similar to a private-sector business. They provide information about the activities of the Town as a whole and present a longer-term view of the Town's finances.

**Town of Tiburon
Management's Discussion and Analysis**

OVERVIEW OF THE FINANCIAL STATEMENTS (Continued)

Government-wide Financial Statements (continued)

The Statement of Net Assets presents information on all of the Town's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

The Statement of Activities and Changes in Net Assets presents information showing how the Town's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, some of the revenues and expense reported in this statement may result in cash flows only in future fiscal periods, such as revenues related to uncollected taxes and interest expense incurred but not paid.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town, like other governmental entities, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Funds of governmental entities are divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds

Government funds

Most of the Town's basic services are included in government funds, which focus on (1) how cash and other financial assets that can readily be converted to cash flow in and out and (2) the balances left at year-end that are available for spending. Consequently, the governmental funds statement provides a detailed short-term view that helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the Town's programs. Because this information does not encompass the additional long-term focus of the government-wide statements, there is additional information at the bottom of the governmental funds statement, or on the subsequent page, that explains the relationship or differences between them.

Proprietary funds

Services for which the Town charges customers a fee are generally reported in proprietary funds. Proprietary funds, like the government-wide statements, provide both long-term and short-term financial information.

**Town of Tiburon
Management's Discussion and Analysis**

OVERVIEW OF THE FINANCIAL STATEMENTS (Continued)

Fiduciary Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide finance statements because those resources are not available to support the Town's own programs.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements follow the basic financial statements.

Required Supplementary Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information other than this discussion and analysis concerning the Town's budgetary comparison schedules and PERS schedule of funding progress.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The Town has presented its financial statements in accordance with GASB Statement No. 34, Basic Financial Statement-Management's Discussion and Analysis – for State and Local Governments.

Net Assets

Net Assets serve over time as a useful indicator of a government's financial position. In the case of the Town of Tiburon, assets exceeded liabilities by \$50,295,918. In FY 2006-07, approximately \$9.9 million dollars in assets relating to the Lyford Cove and Del Mar Valley assessment districts were reclassified to fiduciary funds which are not reported in the Town's government wide financial statements.

By far the largest portion of the Town of Tiburon's net assets (73.6 percent) reflects its investment in capital assets (e.g., land, buildings, roadways, drainage systems, machines, and equipment). The Town of Tiburon uses capital assets to provide services to citizens; consequently, these assets are not available for future spending.

A comparison of Government-wide Net Assets for FY 2005-06 and FY 2006-07 are summarized below with an analysis:

**Town of Tiburon
Management's Discussion and Analysis**

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Net Assets (continued)

Total Governmental Activities

	Fiscal Year 2005-06 <u>Restated</u>	Fiscal Year 2006-07	Increase (Decrease)
Assets			
Cash and Investments	\$ 23,885,632	\$ 14,847,315	\$ (9,038,317)
Capital Assets, Net	37,364,287	37,037,991	(326,296)
Other Assets	1,676,743	1,602,051	(74,962)
Reclass of Assets	<u>(9,873,982)</u>	-	<u>9,873,982</u>
Total Assets	<u>\$ 53,052,680</u>	<u>\$ 53,487,357</u>	<u>\$ 434,677</u>
Liabilities			
Long-term Debt, Net	\$ 2,437,327	\$ 2,378,270	\$ (59,057)
Other Liabilities	<u>901,807</u>	<u>813,169</u>	<u>(88,638)</u>
Total Liabilities	<u>\$ 3,339,134</u>	<u>\$ 3,191,439</u>	<u>\$ (147,695)</u>
Net Assets			
Invested in Capital Assets	\$ 35,211,387	\$ 35,054,691	\$ (156,696)
Restricted	373,789	399,305	25,516
Unrestricted	24,002,352	14,841,922	(9,160,430)
Reclass of Assets	<u>(9,873,982)</u>	-	<u>9,873,982</u>
Total Net Assets	<u>\$ 49,713,546</u>	<u>\$ 50,295,918</u>	<u>\$ 582,372</u>

Total net assets of \$50,295,918 at June 30, 2007 consists of the following elements:

- Amount invested in capital assets, net of related debt, \$35,211,387
- Amount restricted for debt service, \$399,305
- Amount unrestricted \$14,841,922

**Town of Tiburon
Management's Discussion and Analysis**

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Changes in Net Assets

The Statement of Government-Wide Activities analysis follows:

	<u>Total Governmental Activities</u>
Revenues:	
Program Revenues:	
Charges for Services	\$ 2,548,511
General Revenues:	
Taxes	4,844,340
Intergovernmental	855,696
Investment Earnings	734,284
Franchise Fees	470,670
Grants/Contributions	137,466
Other	<u>511,916</u>
Total Revenues	10,102,883
Expenses:	
General Government	3,065,570
Public Safety	3,013,828
Public Works	2,383,707
Capital Improvement Projects	947,520
Debt Service	<u>109,866</u>
Total Expenses	<u>9,520,511</u>
Change in Net Assets	<u>\$ 582,372</u>

As revenues exceeded expenditures by \$582,372 for the fiscal year, this amount then increases the Town's net assets over the previous fiscal year. This represents a 1.1 percent increase over FY 2006-07. Again, net assets indicate the Town's financial position over time, in this case over a one year operating cycle.

General Fund

During FY 2006-07, the Town received General Fund revenues of \$8,059,315, which represents an increase of \$545,412 over the previous fiscal year. The two-year comparison chart on the next page illustrates the revenue categories that collectively attributed to the increase.

**Town of Tiburon
Management's Discussion and Analysis**

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

General Fund (continued)

Two Year Comparison of General Fund Revenues

	<u>Fiscal Year</u> <u>2005-06</u>	<u>Fiscal Year</u> <u>2006-07</u>	<u>Increase</u> <u>Decrease</u>	<u>Percent</u>
Property Taxes	\$ 2,790,002	\$ 3,027,317	\$ 237,315	8.5%
Other Taxes	922,269	1,275,885	353,616	38.3%
Franchises	375,350	470,670	95,320	25.4%
Fines and Penalties	174,793	227,549	52,756	30.2%
Investment Earnings	275,379	443,483	168,104	61.0%
Intergovernmental	1,093,746	673,579	(420,167)	(38.4%)
Licenses and Permits	1,089,236	1,147,947	58,711	5.4%
Charges for Services	401,087	454,978	53,891	13.4%
Other Revenues	392,041	337,907	(54,134)	(13.8%)
Total	<u>\$ 7,513,903</u>	<u>\$ 8,059,315</u>	<u>\$ 545,412</u>	7.3%

General Fund expenditures were \$7,389,420 in FY 2006-07, which was an increase of \$145,558 over the previous fiscal year. This increase is due to increased cost related to salary and benefits, and supplies and services.

Two Year Comparison of General Fund Expenditures

	<u>Fiscal Year</u> <u>2005-06</u>	<u>Fiscal Year</u> <u>2006-07</u>	<u>Increase</u> <u>Decrease</u>	<u>Percent</u>
General Administration	\$ 1,474,933	\$ 1,536,732	\$ 61,799	4.2%
Community Development	968,938	1,076,605	107,667	11.1%
Public Safety	2,518,809	2,741,470	222,661	8.8%
Public Works	1,497,413	1,540,719	43,306	2.9%
Town Council/Commissions	34,617	38,041	3,424	9.9%
Capital Improvement Projects	749,152	455,853	(293,299)	(39.2%)
Total	<u>\$ 7,243,862</u>	<u>\$ 7,389,420</u>	<u>\$ 145,558</u>	2.0%

**Town of Tiburon
Management's Discussion and Analysis**

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Analysis of Governmental Funds

The following schedule presents a two year comparison of the Town's Governmental Funds revenues and expenditures for fiscal years 2005-06 and 2006-07 and the amount of increase or decrease. The fiscal year 2005-06 amounts were revised to reflect the reclassification of assessment district debt service funds to Agency Funds.

	Fiscal Year 2005-06 <u>Restated</u>	Fiscal Year 2006-07	Increase (Decrease)
Revenues:			
Taxes - Property	\$ 2,790,002	\$ 3,027,317	\$ 237,315
Other Taxes	2,349,408	1,817,023	(532,385)
Franchise Fees	375,350	470,670	95,320
Fines and Forfeitures	174,793	227,549	52,756
Interest Earnings	500,787	734,284	233,497
Intergovernmental	1,260,569	855,696	(404,873)
License and Permits	1,089,236	1,147,947	58,711
Other Revenue	1,494,272	1,081,808	(412,464)
Charges for Services	<u>568,245</u>	<u>740,589</u>	<u>172,344</u>
Total Revenues	10,602,662	10,102,883	(499,779)
Expenditures:			
Town Administration	1,509,550	1,653,532	143,983
Community Development	1,055,952	1,083,680	27,728
Public Safety	2,636,406	2,867,896	231,490
Public Works	1,511,703	1,697,783	186,080
Capital Projects	1,989,135	1,626,976	(362,159)
Debt Service:			
Principal	552,300	169,600	(382,700)
Interest	406,063	109,886	(296,177)
Other	<u>141,030</u>	<u>43,919</u>	<u>(97,111)</u>
Total Expenses	<u>9,802,139</u>	<u>9,253,272</u>	<u>(548,867)</u>
Excess of Revenues Over Expenditures	<u>\$ 800,523</u>	<u>\$ 849,611</u>	<u>\$ 49,088</u>

ECONOMIC OUTLOOK AND NEXT YEAR'S BUDGET

The Town of Tiburon continues to enjoy an excellent economic outlook and anticipates an operating surplus during the next fiscal year. In the past, the Town has weathered financial downturns fairly well; however, management does note that the sluggish economy combined with a weak housing market will most likely have an impact on Town revenues during FY 2008-09. Additionally, the State of California has declared a fiscal emergency, which could impact the Town of Tiburon should the Governor chose to invoke Proposition 1A revenue reductions to the Town.

**Town of Tiburon
Management's Discussion and Analysis**

ECONOMIC OUTLOOK AND NEXT YEAR'S BUDGET (Continued)

The Town's adopted FY 2007-08 Municipal Budget projects overall operating revenues of \$8,902,062 and expenditures of \$8,769,571. This represents a 2.9 percent decrease in overall revenues and an increase of 9.5 percent in expenditures over the previous fiscal year. The General Fund Operating Budget authorizes \$7,432,107 in revenues and \$7,299,616 in expenditures. This is a decrease of 1.4 percent in General Fund revenues and an increase of 14.7 percent in expenditures. Notable changes causing increases in projected expenditures are: previously negotiated compensation and benefit adjustments for employees; an enhanced records management program; and funding an additional 4/10ths FTE (Full Time Equivalent) position in the Police Department.

CONTACTING THE TOWN'S FINANCIAL MANAGEMENT

This financial report is designed to provide the citizens, taxpayers, customers, investors, and creditors of the Town of Tiburon with a general overview of the Town's finances and to demonstrate the Town's accountability for the money it receives. If you have questions about this report or need additional information, contact the Town of Tiburon, Administrative Services Department, 1505 Tiburon Boulevard, Tiburon, CA 94920.

FINANCIAL STATEMENTS

TOWN OF TIBURON
Government-wide Financial Statements
Statement of Net Assets
June 30, 2007

	Total Governmental Activities
ASSETS	
Cash and investments	\$ 14,847,315
Cash held by trustee	399,305
Accrued interest receivable	191,448
Other receivables	227,589
Notes receivable	783,709
Capital assets, net	<u>37,037,991</u>
 Total Assets	 <u>53,487,357</u>
LIABILITIES	
Accounts payable and accrued liabilities	714,636
Deposits	98,533
Long-term liabilities:	
Due within one year	175,800
Due in more than one year	<u>2,202,470</u>
 Total Liabilities	 <u>3,191,439</u>
NET ASSETS	
Invested in capital assets, net of related debt	35,054,691
Restricted	399,305
Unrestricted	<u>14,841,922</u>
 Total Net Assets	 <u>\$ 50,295,918</u>

See accompanying notes to financial statements

TOWN OF TIBURON
Government-wide Financial Statements
Statement of Activities
Year Ended June 30, 2007

<u>Functions/Programs</u>	<u>Operating Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue</u>
		<u>Charges for Services</u>	<u>Grants and Contributions</u>	
Governmental Activities:				
General government	\$ 3,065,570	\$ 78,967	\$ -	\$ (2,986,603)
Public safety	3,013,828	34,960	100,000	(2,878,868)
Public works	2,383,707	1,488,999	-	(894,708)
Public improvements - capital outlay	947,520	945,585	37,466	35,531
Interest on long-term debt	109,886	-	-	(109,886)
Total governmental activities	<u>\$ 9,520,511</u>	<u>\$2,548,511</u>	<u>\$ 137,466</u>	<u>(6,834,534)</u>

General Revenues	
Property taxes	3,027,317
Other taxes	1,817,023
Franchises	470,670
Fines and penalties	227,549
Investment earnings	734,284
Intergovernmental	855,696
Other revenue	284,367
Total general revenues	<u>7,416,906</u>
Change in Net Assets	582,372
Net Assets - Beginning of Year, Restated	<u>49,713,546</u>
Net Assets - End of Year	<u>\$ 50,295,918</u>

See accompanying notes to financial statements

TOWN OF TIBURON
Balance Sheet
Governmental Funds
June 30, 2007

	General Fund	Other Governmental Funds	Total Governmental Funds
ASSETS			
Cash and investments	\$ 9,491,169	\$ 5,356,146	\$ 14,847,315
Cash held by trustee	89,296	310,009	399,305
Accrued interest receivable	112,960	78,488	191,448
Other receivables	209,619	17,970	227,589
Notes receivable	-	783,709	783,709
	<hr/>	<hr/>	<hr/>
Total Assets	\$ 9,903,044	\$ 6,546,322	\$ 16,449,366
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
LIABILITIES			
Accounts payable and accrued liabilities	\$ 628,270	\$ 86,366	\$ 714,636
Deposits	92,033	6,500	98,533
	<hr/>	<hr/>	<hr/>
Total Liabilities	720,303	92,866	813,169
	<hr/>	<hr/>	<hr/>
EQUITY			
Reserved	-	2,138,167	2,138,167
Unreserved - designated	6,124,326	-	6,124,326
Unreserved - undesignated	3,058,415	4,315,289	7,373,704
	<hr/>	<hr/>	<hr/>
Total Equity	9,182,741	6,453,456	15,636,197
	<hr/>	<hr/>	<hr/>
Total Liabilities and Equity	\$ 9,903,044	\$ 6,546,322	\$ 16,449,366
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

See accompanying notes to financial statements

TOWN OF TIBURON
Reconciliation of the Governmental Funds Balance Sheet
to the Statement of Net Assets
June 30, 2007

Fund Balance - Total Governmental Funds (page 12) \$ 15,636,197

Amounts reported for governmental activities in the statement of net assets are different because:

Capital Assets

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds:

Governmental capital assets	\$ 58,481,440	
Less: accumulated depreciation	<u>(21,443,449)</u>	37,037,991

Long-term Debt Obligations

Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds:

Accrued compensated absences	(394,970)	
Bonds payable	(330,000)	
Special assessment debt	<u>(1,653,300)</u>	<u>(2,378,270)</u>

Net Assets of Governmental Activities (page 10) \$ 50,295,918

TOWN OF TIBURON
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
Year Ended June 30, 2007

REVENUES	General Fund	Other Governmental Funds	Total Governmental Funds
Property taxes	\$ 3,027,317	\$ -	\$ 3,027,317
Other taxes	1,275,885	541,138	1,817,023
Franchises	470,670	-	470,670
Fines and penalties	227,549	-	227,549
Investment earnings	443,483	290,801	734,284
Intergovernmental and agency	673,579	182,117	855,696
Licenses and permits	1,147,947	-	1,147,947
Charges for services	454,978	285,611	740,589
Other revenue	337,907	743,901	1,081,808
Total Revenues	<u>8,059,315</u>	<u>2,043,568</u>	<u>10,102,883</u>
 EXPENDITURES			
Current -			
Town administration	1,536,732	63,454	1,600,186
Community development	1,076,605	7,075	1,083,680
Public safety	2,741,470	126,426	2,867,896
Public works	1,540,719	157,064	1,697,783
Legislative boards and commissions	38,041	15,305	53,346
Capital improvement projects	455,853	1,171,123	1,626,976
Debt service - principal	-	169,600	169,600
Debt service - interest	-	109,886	109,886
Other debt service costs	-	43,919	43,919
Total Expenditures	<u>7,389,420</u>	<u>1,863,852</u>	<u>9,253,272</u>
Excess (Deficiency) of Revenues Over (Under)			
Expenditures	<u>669,895</u>	<u>179,716</u>	<u>849,611</u>
 OTHER FINANCING			
Operating transfers in	1,264,628	42,362	1,306,990
Operating transfers (out)	(1,264,628)	(42,362)	(1,306,990)
Property owner contributions	-	-	-
Total Other Financing Sources	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of all Revenues Over (Under)			
all Expenditures	669,895	179,716	849,611
Fund Balances, Beginning of Year - Restated	8,512,846	6,273,740	14,786,586
Fund Balances, End of Year	<u>\$ 9,182,741</u>	<u>\$ 6,453,456</u>	<u>\$ 15,636,197</u>

See accompanying notes to financial statements

TOWN OF TIBURON
Reconciliation of the Statement of Revenues, Expenditures, and Changes in
Fund Balances of Governmental Funds to the Statement of Activities
Year Ended June 30, 2007

Net Change in Fund Balances - Total Governmental Funds (page 14) \$ 849,611

Amounts reported for governmental activities in the statement of net assets are difference because:

Capital Assets

Capital outlay is an expenditure in the government funds financial statements, but the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense in the Statement of Activities.

Capital outlay	823,760
Depreciation expense	(1,150,056)

Long-term Debt

Long-term compensated absences are reported in the Government-Wide Statement of Activities, but they do not require the use of current financial resources. The program expenses are adjusted for the current year net change.

(110,543)

Repayment of long-term debt principal is an expenditure in the government funds financial statement, but the repayment reduces long-term liabilities in the statement of net assets.

Repayment of principal portion of long-term debt	
Less adjustments for prior years increases.	169,600

Change in Net Assets of Governmental Activities (page 11) \$ 582,372

TOWN OF TIBURON
Statement of Fiduciary Net Assets
Fiduciary Funds
June 30, 2007

	Pt Tiburon CFD TPFPA	Via Capistrano AD TPFPA	Hillhaven Underground TPFPA	Cibrian Drive TPFPA	Peninsula Library JPA	Miraflores AD
ASSETS						
Cash and investments held by Town	\$ 141,769	\$ 15,487	\$ 3,731	\$ -	\$ 93,804	\$ 244
Accrued interest receivable	1,929	238	-	-	-	-
Other receivables	670	90	-	-	5,545	-
Total Assets	\$ 144,368	\$ 15,815	\$ 3,731	\$ -	\$ 99,349	\$ 244
LIABILITIES						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ 99,180	\$ -
Other liabilities	-	-	-	-	-	-
Total Liabilities	-	-	-	-	99,180	-
NET ASSETS						
Net Assets held in trust	144,368	15,815	3,731	-	169	244
Total Liabilities and Net Assets Held in Trust	\$ 144,368	\$ 15,815	\$ 3,731	\$ -	\$ 99,349	\$ 244

See accompanying notes to financial statements

Lyford Cove AD Capital Proj.	Lyford Cove AD Debt Service	Lyford Cove AD Construct Debt Service	Del Mar Valley AD Capital Proj.	Del Mar Valley AD Debt Service	Del Mar Valley AD AD Construct Debt Service	Totals
\$ -	\$ 374,934	\$ 1,114,268	\$ 185,773	\$ 262,977	\$ 3,597,748	\$ 5,790,735
-	4,274	14,383	-	3,437	49,468	73,729
-	1,889	1,000	-	1,368	-	10,562
<u>\$ -</u>	<u>\$ 381,097</u>	<u>\$ 1,129,651</u>	<u>\$ 185,773</u>	<u>\$ 267,782</u>	<u>\$ 3,647,216</u>	<u>\$ 5,875,026</u>

\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,180
60,040	-	45,600	-	-	-	105,640
60,040	-	45,600	-	-	-	204,820

<u>(60,040)</u>	<u>381,097</u>	<u>1,084,051</u>	<u>185,773</u>	<u>267,782</u>	<u>3,647,216</u>	<u>5,670,206</u>
<u>\$ -</u>	<u>\$ 381,097</u>	<u>\$ 1,129,651</u>	<u>\$ 185,773</u>	<u>\$ 267,782</u>	<u>\$ 3,647,216</u>	<u>\$ 5,875,026</u>

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

The notes to the financial statements include a summary of significant accounting policies and other notes considered essential to fully disclose and fairly present the transactions and financial position of the Town as follows:

- Note 1 - Defining the Financial Reporting Entity
- Note 2 - Summary of Significant Accounting Policies
- Note 3 - Stewardship, Compliance and Accountability
- Note 4 - Cash and Investments
- Note 5 - Notes Receivable
- Note 6 - Capital Assets
- Note 7 - Long-Term Debt
- Note 8 - Interfund Transfers
- Note 9 - Defined Benefit Pension Plan
- Note 10 - Post-Retirement Health Care Benefits
- Note 11 - Commitments and Contingencies
- Note 12 - Risk Management

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

Note 1 - Defining the Financial Reporting Entity

The Town of Tiburon (the Town) was incorporated in 1964 under the laws of the State of California. Tiburon operates under a Council - Manager form of government. The Town provides municipal services to its citizens including police, public works, community development and general administrative support.

These financial statements present the financial status of the Town and its component unit. The component units are discussed in the following paragraphs and are included in the Town's reporting entity because the Town is financially accountable for their operations.

The Tiburon Redevelopment Agency (the Agency) was established by the Town as a separate legal entity in accordance with state law. The purpose of the Agency is to encourage new investment and reinvestment within legally designated redevelopment areas in partnership with property owners.

The Tiburon Public Facilities Financing Authority (the Authority) was established in 1990 pursuant to a Joint powers agreement between the Town and the Agency to assist in the clearance and rehabilitation of areas determined to be in a declining condition in the Town.

Although the component units are legally separate from the Town, they are reported on a blended basis as part of the primary government because their boards consists of members of the Town Council. The component unit financial statement may be obtained from the Town.

The Town participates in three (3) joint power agencies through formally organized and separate entities. The financial activities of the Belvedere-Tiburon Joint Recreation Committee, the Bay Cities Joint Powers Insurance Authority ("BCJPIA") and the Association of Bay Area Governments ("ABAG") are not included in the accompanying financial statements, because they are administered by governing boards which are separate from and independent of the Town.

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

Note 2 - Summary of Significant Accounting Policies

The accounting policies of the Town conform to accounting principles generally accepted in the United States of America as applied to governmental agencies. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant accounting policies of the Town are described below:

A. Basis of Presentation

In June 1999, the GASB issued Statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*. GASB Statement No. 34 is effective in three phases based on the public institution's total annual revenues in the fiscal year ending after June 15, 1999. The Town adopted the provisions of this statement along with GASB Statement No. 37, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments: Omnibus (an amendment to GASB Statements No. 21 and No. 34)*, as of July 1, 2003. In June 2001, GASB issued Statement No. 38, *Certain Financial Statement Note Disclosures*, to reevaluate certain existing disclosure requirements in the context of reporting model statement No. 34. The Town adopted the provisions of Statement No. 38 as of July 1, 2003.

The Financial Statement presentation, required by GASB 34, 37, and No. 38 provides a comprehensive, entity-wide perspective of the Town's assets, liabilities, and replaces the fund-group perspective previously required. The Town now follows the "primary government's governmental activities" reporting requirements of GASB No. 34 that provides a comprehensive one-line look at the Town's financial activities.

B. Government-wide and Fund Financial Statements

The government-wide financial statement report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of Interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

Note 2 - Summary of Significant Accounting Policies (continued)

B. Government-wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and (2) grants and contributors that are restricted to meeting the operational or capital requirements of a particular function or segment taxes, and other items not properly included among program revenues, are reported instead as general revenues.

The accounts of the Town are organized on the basis of funds. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures or expenses, as appropriate. Government resources are allocated to, and accounted for, in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

In the fund financial statements in this report, the various funds are grouped into six generic funds within three broad fund types. They are as follows:

Governmental Funds

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

Fund Accounting

Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than special assessments, expendable trusts or major capital projects) that are legally restricted to expenditures for specific purposes.

Capital Projects Funds are used to account for revenues and expenditures restricted to the acquisition or construction of major capital facilities (other than those financed by Proprietary or Trust funds).

Debt Service Funds are used to account for the accumulation of resources for, and the payment of, governmental fund long-term debt, both principal and interest.

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

Note 2 - Summary of Significant Accounting Policies (continued)

B. Government-wide and Fund Financial Statements (continued)

Fiduciary Funds

Agency Funds are used to account for assets administered by the Town in a trustee capacity or as an agent for other governments, and other funds. Agency Funds are custodial in nature (assets equal liabilities), and do not involve measurement of results of operations.

Trust Funds are used to account for assets held by the government in a trustee capacity.

C. Basis of Accounting and Measurement Focus

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of measurement made, regardless of the measurement focus applied.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements have been met.

In the fund financial statements, all Governmental Funds and Agency Funds are accounted for using the modified accrual basis of accounting. Revenues are recognized when they become both measurable and available to finance the expenditures of the current period (susceptible to accrual). Major revenue sources susceptible to accrual include substantially all property taxes, taxpayer-assessed taxes (such as sales and use, utility users, business license, transient occupancy, franchise fees and gas taxes), interest, special assessments levied, state and federal grants and charges for current services. Revenues from licenses, permits, fines and forfeits are recorded as received. Expenditures are recorded when the related fund liability is incurred.

Fiduciary Fund revenues and expenses or expenditures (as appropriate) are recognized on the basis consistent with the fund's accounting measurement objective.

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

Note 2 - Summary of Significant Accounting Policies (continued)

C. Basis of Accounting and Measurement Focus (continued)

All Governmental Funds are accounted for using a current financial resources measurement focus. This means that only current assets and current liabilities are generally included on their balance sheets. Their reported fund balance (net current assets) is considered a measure of "available spendable resources". Governmental Fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they present a summary of sources and uses of "available spendable resources" during a period.

The government-wide financial statement is accounted for on a flow of economic resources measurement focus. This means that all assets and all liabilities (whether current or noncurrent) associated with their activity are included on their balance sheets.

Private sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in the government-wide financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board.

D. Use of Estimates

Financial statement preparation in conformity with accounting principles generally accepted in the United States of America requires the use of 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 revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

E. Cash and Investments

Cash and investments held in the Town's investment pool are reported as cash and investments since funds can spend cash at any time without prior notice or penalty. All investments with fiscal agents are also considered cash equivalents if they are liquid. Investments are stated at fair value.

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

Note 2 - Summary of Significant Accounting Policies (continued)

F. Receivables and Payables

Balances representing lending/borrowing transactions between funds outstanding at the end of the fiscal year are reported as either "due to/due from other funds" (amounts due within one year), "advances to/from other funds" (non-current portions of interfund lending/borrowing transactions), or "loans to/from other funds" (long-term lending/borrowing transactions as evidenced by loan agreements). Advances and loans to other funds are offset by a fund balance reserve in applicable Governmental Funds to indicate they are not available for appropriation, and are not expendable available financial resources.

Property taxes - Article XIII of the California Constitution (Proposition 13) limits ad valorem taxes on real property to one percent of value plus taxes necessary to pay indebtedness approved by voters prior to July 1, 1978. The Article also established the 1975/76 assessed valuation as the base and limits annual increases to the cost of living, not to exceed two percent, for each year thereafter. Property may also be reassessed to full market value after a sale, transfer of ownership, or completion of new construction. The State is prohibited under the Article from imposing new ad valorem, sales, or transaction taxes on real property. Local government may impose special taxes (except on real property) with the approval of 66.67% of the qualified electors.

All property taxes are collected and allocated by the County of Marin to the various taxing entities. Property taxes are determined annually as of January 1 and attach as an enforceable lien on real property as of July 1. Taxes are due November 1 and February 1, and are delinquent if not paid by December 10 and April 10, respectively.

Property, sales, use, and utility user taxes related to the current fiscal year are accrued as revenue and accounts receivable and considered available if received within 60 days of year end. Federal and State grants are considered receivable and accrued as revenue when reimbursable costs are incurred under the accrual basis of accounting in the government-wide statement of net assets. The amount recognized as revenue under the modified accrual basis of accounting is limited to the amount that is deemed measurable and available. The Town considers these taxes available if they are received during the period when settlement of prior fiscal year accounts payable and payroll charges normally occur.

Grants, entitlements or shared revenues are recorded as receivables and revenues in the General, Special Revenue and Capital Projects Funds when they are received or susceptible to accrual.

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

Note 2 - Summary of Significant Accounting Policies (continued)

G. Allowance for Doubtful Accounts

Management has elected to record bad debts using the direct write-off method. Accounting principles generally accepted in the United States of America require that the allowance method be used to reflect bad debts. However, the effect of the use of the direct write-off method is not materially different from the results that would have been obtained had the allowance method been followed.

H. Capital Assets

Capital assets are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are stated at historical cost, when available, and at estimated replacement cost when original cost was not available. Depreciation is recorded using the straight-line method over the estimated useful lives of the assets, which range from five to forty years. Donated assets are stated at estimated market value at date of donation.

I. Compensated Absences

Compensated absences represent the vested portion of accumulated vacation and sick leave. In accordance with GASB Statement No. 16, the liability for accumulated leave includes all salary-related payments that are directly and incrementally connected with leave payments to employees. In governmental fund types, the cost of vacation and sick leave benefits is recognized when payments are made to employees. Upon termination, 100% of vacation leave is paid.

K. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable statement of net assets. Bond premiums, issuance costs and discounts are deferred and amortized over the life of the bond.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources.

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

Note 2 - Summary of Significant Accounting Policies (concluded)

L. Net Assets

The Town's net assets are classified as follows:

- Invested in capital assets, net of related debt - This represents the Town's total investment in capital assets reduced by any outstanding debt for these assets.
- Restricted net assets - Restricted net assets include resources that the Town is legally or contractually obligated to spend in accordance with restrictions imposed by external third parties.
- Unrestricted net assets - Unrestricted net assets represent resources derived from sources without spending restrictions. These resources are used for transactions relating the general operations of the Town, and may be used at the discretion of the governing board to meet current expenses for any purpose.

Note 3 - Stewardship, Compliance and Accountability

Budgetary Information

The Town follows these procedures annually in establishing the budgetary data reflected in the financial statements:

1. The Town Manager submits to the Town Council a proposed draft budget for the fiscal year commencing the following July 1. The budget includes proposed expenditures and the means of financing them.
2. The Town Council reviews the proposed budget at special scheduled sessions which are open to the public. The Council also conducts a public hearing on the proposed budget to obtain comments from interested persons.
3. Prior to July 1, the budget is adopted through the passage of a resolution.
4. From the effective date of the budget, which is adopted and controlled at the department level, the amounts stated therein as proposed expenditures become appropriations to the various Town departments. The Town Council may amend the budget by resolution during the fiscal year. The Town Manager may authorize transfers from one object or purpose to another within the same department, and between departments within the General Fund. All appropriations lapse at year end.

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

Note 4 - Cash and Investments

Cash and investments comprise the following:

Cash deposits	\$ 327,016
Cash with fiscal agent	399,305
Investments (Local Agency Investment Fund)	20,310,334
Petty cash	<u>700</u>
	21,037,355
Less fiduciary funds cash and investments	<u>(5,790,735)</u>
	<u>\$ 15,246,620</u>

The Town follows the practice of pooling cash and investments of all funds except for funds required to be held by outside fiscal agents under the provisions of bond indentures. Interest income earned on pooled cash and investments is allocated to the various funds based on average maintained balances. Earnings from cash with fiscal agents are credited directly to the related fund.

Cash Deposits

At year-end the total bank balance was \$709,899. Of the bank balance, \$100,000 was covered by the Federal Depository Insurance Corporation (FDIC); \$609,899 was uninsured yet collateralized with securities held by the pledging financial institution at 110% of the deposits, in accordance with the State of California Government Code, but not in the Town's name.

Cash with Fiscal Agent

Certain funds are required to be held by outside fiscal agents under the provisions of various bonds issues and deposit requirements.

Investments

The Town's investments consist entirely of funds on deposit with the State of California Local Agency Investment Fund (LAIF). All monies deposited with LAIF are stated at cost, which approximates fair value at June 30, 2007.

Disclosures Relating to Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. At June 30, 2007, the weighted average maturity of the investments contained in the LAIF investment pool was approximately 10.5 months.

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

Note 4 - Cash and Investments (continued)

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. LAIF does not have a rating provided by a nationally recognized statistical rating organization.

Note 5 - Notes Receivable

Notes receivable consist of the following at June 30, 2007.

Developer (Cecilia Place Senior Housing)	\$ 663,411
Past Employee	45,491
Marin County Housing Development Financing Corporation	<u>74,807</u>
	<u>\$ 783,709</u>

Developer (Cecilia Place Senior Housing)

At June 30, 2007 the Tiburon Redevelopment Agency (the Agency), a component unit of the Town of Tiburon, owned \$663,411 in notes receivable due from Cecilia Place Homes Limited Partnership, a California limited partnership (the "Developer"). The notes are secured by a Deed of Trust, bear annual interest as defined and are due on March 31, 2027. The notes consist of the following:

Notes receivable from Developer:

Bears annual interest at 3%	\$ 439,149
Interest free	<u>224,262</u>
	<u>\$ 663,411</u>

In fiscal 1997, the Ecumenical Association for Housing completed the Cecilia Place Senior Housing Improvement Project. The Agency's Housing Set-Aside Fund funded a portion of the site and building construction improvements of the project. In addition, the Agency loaned the Developer \$339,149 for predevelopment and construction costs (the "Original Loan"). The Original Loan bears simple interest at 3% per annum, commencing on March 31, 1997, and is due thirty years after that date. The Agency later modified the Original Loan. In the First Modification to the Development, Disposition and Loan agreement ("DDLA"), the Agency increased the Original Loan amount by \$412,373 (the "Supplemental Component"), which increased the principal amount of the loan to \$751,522. The Supplemental Component was not intended to bear interest. The Second Amendment to the DDLA amended the interest rate provisions to make \$100,000 of the Supplemental Component bear interest at 3%.

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

Note 5 - Notes Receivable (continued)

Past Employee

On June 30, 1987, the Town loaned \$89,500 to the then Assistant Town Clerk for the purpose of assisting with the purchase of a *low-to-moderate income* residence in Tiburon. Under terms of the note collateralized by a first deed of trust, the debt is payable in monthly installments including interest at 5.55% per annum for thirty (30) years. At June 30, 2007, the principal outstanding on the note was \$45,491. This amount is recorded as a note receivable in the Low and Moderate Income Housing Capital Projects Fund.

Marin County Housing Development Financing Corporation

During the fiscal year ended June 30, 1992, the Town advanced the Marin County Housing Development Financing Corporation (the "Corporation") \$300,000 collateralized by a deed of trust, for construction of three (3) additional housing units in the Bradley House complex. In March 1993, the Town and the Corporation finalized the \$300,000 loan agreement, which called for varying annual payments beginning December 31, 1992 through December 31, 2009. These annual payments increased from \$22,006 to \$33,005 at various dates over the term of the loan agreement. The note bore interest at rates ranging from 3.965% to 11.55%. On March 24, 2004, the promissory note was amended, whereby the note bears interest at 5.25%, or 2% above the Local Agency Investment Fund rate, whichever is higher, and is adjusted monthly. At June 30, 2007 the principal balance outstanding on the note was \$74,807. This amount is recorded as a note receivable in the Low and Moderate Income Housing Capital Projects Fund.

Note 6 - Capital Assets

The following is a summary of changes in the Town's Capital Assets as reported in the Governmental-wide financial statements:

	<u>July 1, 2006</u>	<u>Additions</u>	<u>Dispositions</u>	<u>June 30, 2007</u>
<i>Nondepreciable Assets:</i>				
Land	\$ 4,087,952	\$ -	\$ -	\$ 4,087,952
<i>Depreciable Assets:</i>				
Building and improvements	5,105,220	-	-	5,105,220
Furniture and equipment	2,498,860	144,304	-	2,643,164
Infrastructure	<u>45,965,648</u>	<u>679,456</u>	-	<u>46,645,104</u>
	57,657,680	823,760	-	58,481,440
Accumulated depreciation	<u>(20,293,393)</u>	<u>(1,150,056)</u>	-	<u>(21,443,449)</u>
<i>Capital Assets, net</i>	<u>\$ 37,364,287</u>	<u>\$ (326,296)</u>	<u>\$ -</u>	<u>\$ 37,037,991</u>

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

Note 7 - Long-Term Debt

Changes in long-term obligations and debt for the year ended June 30, 2007 are as follows:

	Balance July 1, 2006	Additions	Dispositions	Balance June 30, 2007
Compensated absences	\$ 284,427	\$ 110,543	\$ -	\$ 394,970
Bonds payable	445,000	-	115,000	330,000
Special assessment debt	1,707,900	-	54,600	1,653,300
	<u>\$ 2,437,327</u>	<u>\$ 110,543</u>	<u>\$ 169,600</u>	<u>\$ 2,378,270</u>

Bonds and special assessments debt payable at June 30, 2007 by individual issue are as follows:

<u>Bonds Payable:</u>	<u>To Year</u>	<u>Rate</u>	<u>Balance June 30, 2007</u>
Mark-Roos Local Bond Pooling Act (Tiburon Public Facilities 1996) (1)	2015	5.11% - 6.00%	<u>\$ 330,000</u>

(1) These bonds are collateralized by the revenues received by the Tiburon Public Facilities Financing Authority ("TPFFA")

Special Assessment Debt:

Linda Vista Assessment District, 1994-2	2011	4.50% - 6.50%	\$ 13,300
Main Street Assessment District	2020	6.30%	335,000
Stewart Drive Assessment District	2029	3.25% - 5.30%	1,305,000
			<u>\$ 1,653,300</u>

Annual requirements to amortize all bonds and special assessment debt obligations outstanding as of June 30, 2007 are as follows:

<u>Fiscal Years Ending June 30,</u>	<u>TPFFA Bonds</u>	<u>Special Assessment Bonds</u>
2008	\$ 136,140	\$ 142,391
2009	133,850	140,859
2010	14,800	142,069
2011	14,200	136,707
2012	13,600	134,658
2013-2017	61,150	673,780
2018-2022	-	644,939
2023-2027	-	495,661
2028	-	92,023
	<u>373,740</u>	<u>2,603,087</u>
Less interest	(43,740)	(949,787)
Balance as of June 30, 2007	<u>\$ 330,000</u>	<u>\$ 1,653,300</u>

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

Note 7 - Long-Term Debt (concluded)

Other Special Assessment Districts:

For the other special assessment and community facilities districts' bonds listed below, the Town acts as an agent in the collection of the bond repayment assessment, and accordingly unpaid principal balances at June 30, 2007 are not included in the Town's General Long-Term Debt Account Group.

The unpaid balances at June 30, 2007 are as follows:

	<u>Due Serially to Year</u>	<u>Interest Rate</u>	<u>Principal Remaining</u>
Point Tiburon Community Facilities District			
1985, Refunding Series 1990-1	2008	4.22% - 5.05%	\$ 232,000
Via Capistrano Assessment District, 1990-1	2015	4.79% - 5.05%	109,000
Lyford Cove Utility Undergrounding			
Assessment District, 2006	2035	2.25% - 5.10%	3,888,415
Lyford Cove Utility Undergrounding			
Assessment District, 2007	2039	5.00% - 5.25%	2,002,561
Del Mar Valley Utility Undergrounding			
Assessment District, 2006	2035	2.70% - 4.85%	4,115,000
			<u>\$ 10,346,976</u>

Note 8 - Interfund Transfers

Operating transfers comprise the following:

<u>Fund</u>	<u>Operating Transfers In</u>	<u>Operating Transfers Out</u>
General Fund	\$ 1,264,628	\$ 1,264,628
Special Revenue Funds:		
State Gas Tax	42,362	-
State TCRF AB 2928	-	42,362
	<u>\$ 1,306,990</u>	<u>\$ 1,306,990</u>

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

Note 9 - Defined Benefit Pension Plan

Plan Description

The Town of Tiburon contributes to the California Public Employees Retirement System (PERS), an agent multiple-employer public employee defined benefit pension plan. PERS provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. PERS acts as a common investment and administrative agent for participating public entities within the State of California. Benefit provisions and all other requirements are established by state statute and Town ordinance. Copies of PERS annual financial report may be obtained from their Executive Office, 400 "P" Street, Sacramento, California 95814.

Funding Status and Progress

Non-safety participants are required to contribute 7% of their annual covered salary, while public safety employees are required to contribute 9% of their annual covered salary. The Town makes the contributions required of Town employees on their behalf and for their account. The Town is required to contribute at an actuarially determined rate. The contribution requirements of plan members and the Town are established and may be amended by PERS.

Annual Pension Cost

For 2007, the Town's annual pension cost of \$668,043 for PERS was equal to the Town's required and actual contributions. The required contribution was determined as part of the June 30, 2003 actuarial valuation using the entry age normal actuarial cost method. The actuarial assumptions included: a) 7.75% investment rate of return (net of administrative expenses) and b) projected annual salary increases of 3.25%. Both a) and b) included an inflation component of 3.0%. The actuarial value of PERS assets was determined using techniques that smooth the effects of short-term volatility in the market value of investments over a fifteen-year period (smoothed market value). PERS unfunded actuarial excess assets is being amortized as a level percentage of projected payroll on a closed basis.

The contribution rate for normal cost is determined using the entry-age normal actuarial cost method, a projected benefit cost method. It takes into account those benefits that are expected to be earned in the future as well as those already accrued.

Significant actuarial assumptions used in the 2003 valuation to compute the actuarially determined contribution requirement are the same as those used to compute the pension benefit obligation as described above.

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

Note 9 - Defined Benefit Pension Plan (continued)

Historical trend information

Three-year trend information gives an indication of the progress made in accumulating sufficient assets to pay benefits when due.

<u>Fiscal Year</u>	<u>Combined Annual Pension Cost (APC)</u>	<u>Percentage of APC Contributed</u>	<u>Net Pension Obligation</u>
6/30/05	\$ 501,099	100%	\$ -0-
6/30/06	639,460	100%	-0-
6/30/07	668,043	100%	-0-

Note 10 - Post-Retirement Health Care Benefits

The Town sponsors health care benefits to certain retired employees until they become eligible for Medicare Benefits. Employees of the Town may become eligible for these benefits when they reach normal retirement age while working for the Town. The Town recognizes the cost of providing these benefits by expensing the monthly insurance premiums. Post-Retirement benefits paid by the Town for the year totaled \$8,930.

Note 11 - Commitments and Contingencies

The Town receives funding from a number of federal, state and local grant programs, principally the Community Development Block Grants. These programs are subject to financial and compliance review by grantors. Accordingly, the Town's compliance with applicable grant requirements will be determined at some future date. Expenditures, if any, which may be disallowed by the granting agencies cannot be determined at this time. The Town does not expect the undeterminable amounts of disallowed expenditures, if any, to materially affect the financial statements. Receipt of these federal, state and local grant revenues is not assured in the future.

On November 5, 1996, California voters approved Proposition 218 which limited the ability of the state's local governments to impose, increase, and extend taxes, assessments, and fees. This applies to all taxes, assessments, and fees enacted or increased on or before January 1, 1995. The Town is resolved to set forth procedures for bringing existing and new assessments, taxes, and fees into conformity with this law.

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

Note 12 - Risk Management

General liability

The Town participates in the Association of Bay Area Governments ("ABAG"), a Joint Exercise of Power Agency. ABAG PLAN provides the Town with \$7 million of coverage for general liability claims, in excess of \$50,000 of loss per occurrence (claim). For those claims below \$50,000 per occurrence, the Town is self-insured. ABAG hold umbrella liability coverage up to \$7 million per single occurrence. Plan members may receive rebates when so declared by ABAG, or in the event excess liability claims exceed available resources members may be required to make additional contributions. The Town's contribution to the ABAG PLAN for the fiscal year ended June 30, 2007 was \$83,707.

ABAG PLAN is a self-insured, risk-sharing pool comprised of 29 member local agencies and cities in the San Francisco-Oakland Metropolitan Bay Area. The governing body includes one person from each member city or town and there is an annual election for the executive committee positions.

Financial statements may be obtained from ABAG, 101 Eighth Street, P. O. Box 250, Oakland, California 94604.

Workers' compensation

The Town participates in a joint powers agreement through the Bay Cities Joint Powers Insurance Authority (BCJPIA). The Town currently reports all of its workers' compensation related risk management activities in its General Fund (Self-Insurance Reserve). Claims expenditures and liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated.

BCJPIA was created by an agreement between certain public agencies in the San Francisco Bay Area to provide workers' compensation coverage. BCJPIA is governed by a Board of Directors which is comprised of officials appointed by each member city or town.

The workers' compensation fund is self-insured for the first \$250,000 of loss per accident; excess coverage policy is provided by an outside insurance carrier up to statutory limits.

The Town currently reports all of its risk management activities in its General Fund. Claims expenditures and liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. During the year ended June 30, 2007, the Town paid \$85,764 for current year coverage and did not receive a rebate from the program.

TOWN OF TIBURON
Notes to Financial Statements
June 30, 2007

Note 13 - Subsequent Event

Related Party Loan

On September 7, 2007 the Town provided a loan to the newly hired Town Manager, secured by a deed of trust on her primary residence in the amount of \$800,000. The loan bears interest at the LAIF rate (up to a maximum of 5.50% annually) and is payable on a monthly basis. The loan shall be due and payable either when (1) the property for which the loan is made is no longer the Town Manager's primary residence, or (2) within six months of the Town Manager's termination of employment. The amount was recorded as a note receivable in the General Fund.

Note 14 - Restatement of Net Assets

The effect of reclassifying various assessment district debt service and capital projects funds to Agency type funds is summarized as follows:

	<u>Governmental Activities</u>	<u>Governmental Funds</u>
Net Assets/Fund Balances, as previously reported	<u>\$ 59,587,528</u>	<u>\$ 24,660,568</u>
Reclassify Assessment District Funds:		
Del Mar AD Debt Service	(4,098,461)	(4,098,461)
Del Mar Valley Debt Service	(254,511)	(254,511)
Lyford Cove AD Debt Service	(314,424)	(314,424)
Lyford Cove Construction Debt Service	<u>(5,206,586)</u>	<u>(5,206,586)</u>
Sub-total funds reclassified	<u>(9,873,982)</u>	<u>(9,873,982)</u>
Net Assets/Fund balances, as restated	<u>\$ 49,713,546</u>	<u>\$ 14,786,586</u>

REQUIRED SUPPLEMENTARY INFORMATION

TOWN OF TIBURON
Required Supplementary Information
Schedule of Funding Progress - Defined Benefit Pension Plan
Year Ended June 30, 2007

Pooled Report Format

Since the Town has less than 100 active members in each plan, it is required by CalPERS to participate in a risk pool. The following actuarial valuation reports the activity of the risk pools as a whole, and not the specific activity of individual members such as the Town.

Miscellaneous Plan	Actuarial Valuation Date - Year Ended		
	June 30, 2006	June 30, 2005	June 30, 2004
Actuarial Value of Assets (AVA)	\$ 2,492,226,176	\$ 2,588,713,000	\$ 2,460,944,656
Actuarial Accrued Liability (AL)	2,754,396,608	2,891,460,651	2,746,095,668
Underfunded (Overfunded) (UL)	262,170,432	302,747,651	285,151,012
Funded Ratio (AVA/AL)	90.5%	89.5%	89.6%
Annual Covered Payroll	699,897,835	755,046,679	743,691,970
UL as a Percentage of Payroll	37.5%	40.1%	38.3%

Safety Plan	Actuarial Valuation Date - Year Ended		
	June 30, 2006	June 30, 2005	June 30, 2004
Actuarial Value of Assets (AVA)	\$ 1,252,059,468	\$ 1,105,298,221	\$ 1,026,500,742
Actuarial Accrued Liability (AL)	1,473,284,852	1,325,510,754	1,252,474,736
Underfunded (Overfunded) (UL)	221,225,384	220,212,533	225,973,994
Funded Ratio (AVA/AL)	85.0%	83.4%	82.0%
Annual Covered Payroll	177,088,890	161,446,071	154,903,754
UL as a Percentage of Payroll	124.9%	136.4%	145.9%

Note - Details of the defined benefit pension plan can be found in Note 9 of the financial statements. Information for the years ending June 30, 2005 and 2006 has not been released by the Plan Actuary.

TOWN OF TIBURON
Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual - General Fund
Year Ended June 30, 2007

	GENERAL FUND		
	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>
REVENUES			
Property taxes	\$ 2,957,450	\$ 2,957,450	\$ 3,027,317
Other taxes	1,133,150	1,133,150	1,275,885
Franchises	415,090	415,090	470,670
Fines and penalties	195,000	195,000	227,549
Investment earnings	280,000	280,000	443,483
Intergovernmental and agency	714,300	714,300	673,579
Licenses and permits	954,500	954,500	1,147,947
Charges for services	334,200	334,200	454,978
Other revenue	212,600	212,600	337,907
Total Revenues	<u>7,196,290</u>	<u>7,196,290</u>	<u>8,059,315</u>
EXPENDITURES			
Current -			
Town administration	1,461,989	1,687,850	1,536,732
Community development	1,240,993	1,240,993	1,076,605
Public safety	2,926,199	2,970,588	2,741,470
Public works	1,567,392	1,616,555	1,540,719
Legislative boards and commissions	48,500	48,500	38,041
Capital improvement projects	1,296,000	1,391,000	455,853
Total Expenditures	<u>8,541,073</u>	<u>8,955,486</u>	<u>7,389,420</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>(1,344,783)</u>	<u>(1,759,196)</u>	<u>669,895</u>
OTHER FINANCING SOURCES (USES)			
Operating transfers in	-	-	1,264,628
Operating transfers (out)	-	-	(1,264,628)
Other	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	<u>(1,344,783)</u>	<u>(1,759,196)</u>	<u>669,895</u>
FUND BALANCES - BEGINNING OF YEAR	<u>8,512,846</u>	<u>8,512,846</u>	<u>8,512,846</u>
FUND BALANCES - END OF YEAR	<u>\$ 7,168,063</u>	<u>\$ 6,753,650</u>	<u>\$ 9,182,741</u>

See independent auditor's report

ADDITIONAL REPORTS

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

Honorable Mayor
Members of the Town Council
Town of Tiburon, California

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Town of Tiburon, as of and for the year ended June 30, 2007, which collectively comprise the Town of Tiburon's basic financial statements and have issued our report thereon dated December 6, 2007. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Town of Tiburon's internal control over financial reporting as basis for designing our auditing procedures 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 Town of Tiburon's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Town of Tiburon's internal control over financial reporting.

A control deficiency 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 misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Town of Tiburon's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Town of Tiburon's that is more than inconsequential will not be prevented or detected by the Town of Tiburon's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Town of Tiburon's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Honorable Mayor
Members of the Town Council

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town of Tiburon's financial statements are free of 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 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 noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of management, Town Council, federal awarding agencies, pass-through entities, and the Office of the Controller of the State of California and is not intended to be and should not be used by persons other than these specified parties.

Nicholson & Olson

Certified Public Accountants
December 6, 2007