

MAGNA WATER DISTRICT

FINANCIAL STATEMENTS

DECEMBER 31, 2025

**MAGNA WATER DISTRICT
TABLE OF CONTENTS**

	<u>Page</u>
Independent Auditor’s Report	1
Management Discussion and Analysis	4
Financial Statements:	
Statement of Net Position.....	11
Statement of Revenues, Expenses, and Changes in Net Position	13
Statement of Cash Flows.....	14
Notes to Financial Statements	16
Required Supplemental Information:	
Schedule of Changes in Net Pension Liability and Related Ratios.....	37
Statement of Required Employer Contribution	38
Notes to the Required Supplemental Information	38
Schedule of Changes in Net OPEB Liability and Related Ratios	39
Other Supplemental Information:	
Schedule of Revenues, Expenses, and Changes in Net Position.....	40
Schedule of Revenues, Expenses, and Changes in Net Position – Compared to Budget	42
Independent Auditor’s Report on Internal Control over Financial Reporting.....	43
Independent Auditor’s Report on Compliance and Report on Internal Control over Compliance.....	45



INDEPENDENT AUDITOR'S REPORT

Board of Trustees
Magna Water District
Magna, Utah

Opinion

We have audited the accompanying financial statements of Magna Water District (the District), as of and for the year ended December 31, 2025, 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 Magna Water District as of December 31, 2025, and the respective changes in financial position, and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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. 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 opinions.

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 Responsibility 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 opinions. 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 generally accepted auditing standards 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 the management discussion and analysis, schedule of changes in net pension liability and related ratios, and schedule of required employer contributions 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Magna Water District's basic financial statements. The schedule of revenues, expenses, and changes in net position and the schedule of revenues, expenses, and changes in net position – compared with budget, listed in the table of contents, is presented for the purpose of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of revenues, expenses, and changes in net position and the schedule of revenues, expenses, and changes in net position – compared with budget are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 2, 2026 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 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.

Gilbert & Stewart

Gilbert & Stewart, CPA, PC

Provo, Utah

June 2, 2026

MAGNA WATER DISTRICT MANAGEMENT DISCUSSION AND ANALYSIS

The Management Team of Magna Water District offers readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2025.

Financial Highlights

The assets of the District exceeded its liabilities at the close of the most recent fiscal year by \$149,166,260 (net position). Of this amount, \$16,156,426 (unrestricted net position) may be used to meet the District's ongoing obligations to citizens and creditors.

The District's total net position increased by \$9,621,707. This increase is reflective of the increased capital assets of \$12,621,821, or 9.4% from 2024, totaling approximately \$146 million, and an increase in the District's inventories of \$656,528, a 46% increase from 2024. The District continues its annual repair and replacement program on culinary water lines and sewer collection lines, along with the meter replacement program. The meter replacement program is designed to have all meters in the system be 10 years and younger.

The District completed the water reuse project taking effluent wastewater from the wastewater plant, and feeds the secondary water system. This results in a much cleaner secondary water source.

There was over \$6 million of assets contributed to the District from developers. New development within the District installs water, secondary and sewer lines. Those lines are then contributed to the District when the development has been accepted.

The District's operating revenue increased by \$965,427 an increase of 7.86% from 2024 to 2025. This increase is attributable to a user fee increase in January of 2025, and some attributable to growth in the District.

The District's total overall expenses increased by 1.99% from 2024, this increase is seen in an increase in utilities, in depreciation of fixed assets, and other operating expenses. These expenses increased by a total of \$319,278. This increase can be attributable to an increase in the economy, but it also shows that with additional maintenance staff, the District is being able to perform more maintenance to our facilities than in the past. This maintenance schedule shows the proactive approach the District has developed in the last few years. The District's Management and Staff are very mindful of maintaining costs and make every effort to control costs. Other non-operating expenses decreased by 1.23% and most of this decrease is reflected in the interest paid on the District's debt.

The District's total long-term debt decreased by \$2,423,886 during the current fiscal year, as represented in Note 4 to the financial statements. The decrease is primarily a result of the District making their annual payments for outstanding GO bonds, revenue bonds, loans, leases, and notes.

MAGNA WATER DISTRICT
MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves. The financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

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

The statement of revenues and expenses and changes in net position presents information showing how the District's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, some revenues and expenses reported in this statement, may result in cash flows in future fiscal periods (e.g., uncollected taxes earned and not received and unused sick leave for employees).

The District maintains one type of proprietary fund, an enterprise fund. A fund is a grouping of related accounts that are used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the financial statements.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain supplementary information concerning the District's budget and actual amounts.

Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities by \$149,166,260 at the close of the most recent fiscal year.

By far the largest portion of the District's net position (83%) reflects its investment in capital assets (e.g., land, buildings, pipelines, machinery, and equipment); net of any related debt used to acquire those assets that are still outstanding. The District uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the District's investment in its 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.

**MAGNA WATER DISTRICT
MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)**

	2025	2024
Current and other assets	\$ 31,482,799	\$ 35,555,670
Capital Assets	146,872,920	134,251,099
Total Assets	178,355,719	169,806,769
Deferred outflow of resources	665,410	1,160,014
Long-term liabilities outstanding	25,980,122	28,148,163
Other Liabilities	3,118,324	2,499,617
Total Liabilities	29,098,446	30,647,780
Deferred inflow of resources	756,423	774,450
Net investment in capital assets	123,525,601	108,783,356
Restricted	9,484,233	12,185,692
Unrestricted	16,156,426	18,575,505
Total Net Position	\$ 149,166,260	\$ 139,544,553

The restricted portion of the District's net position of \$9,484,233 represents resources that are subject to external restrictions on how they may be used, such as bonding requirements, Impact Fee regulations, and property tax levy regulations. There is an unrestricted fund balance amount of \$16,156,426. The unrestricted fund balance amount consists of cash and receivables to be collected less debt to be paid that is not affiliated with any of the capital assets (operation and maintenance).

There was an decrease of \$2,701,459 in restricted net position reported by the District. This resulted primarily from spending impact fees for capital improvements outlined in the District's Impact Fee Facilities Plan.

The District's net position increased by \$9,621,707 during the current fiscal year, as the District's operating and non-operating revenues exceeded all expenses for the year. As noted earlier, factors contributing to the increase in net position include investment in capital assets, increase in operating revenues and impact fees collected by new subdivisions, and contributed water and sewer lines by contractors.

**MAGNA WATER DISTRICT
MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)**

	<u>2025</u>	<u>2024</u>
Operating revenues	\$ 13,246,461	\$ 12,281,034
Non-operating revenues	<u>8,633,993</u>	<u>15,329,145</u>
 Total Revenues	 <u>21,880,454</u>	 <u>27,610,179</u>
 Depreciation and amortization expense	 5,938,078	 5,606,009
Other operating expenses	10,418,085	10,430,876
Non-operating expenses	<u>2,118,981</u>	<u>2,145,130</u>
 Total Expenses	 <u>18,475,144</u>	 <u>18,182,015</u>
 Income before capital contributions	 3,405,310	 9,428,164
Capital contributions	<u>6,216,397</u>	<u>2,139,437</u>
 Change in Net Position	 9,621,707	 11,567,601
 Total Net Position, Beginning of Year	 <u>139,544,553</u>	 <u>127,976,952</u>
 Total Net Position, End of Year	 <u>\$ 149,166,260</u>	 <u>\$ 139,544,553</u>

Major sources of revenue for the District consist of charges for services, property taxes, impact fees collected from new subdivisions, and other non-operating revenues. These sources account for approximately 87% of the Districts revenues before capital contributions.

Total revenues decreased by approximately 20.75% from the prior year, total expenses increased by approximately 1.61%, leading to a net income before capital contributions of \$3,405,310. The capital contributions increased 190.56% from 2024 due to a new development accepted and closed out. The District recognizes new developments when the projects are complete and out of warranty periods. Although 2025 appears to be recognizing substantial contributions, the developments could have been in process for years before the contribution is recognized.

The decrease in total revenues is primarily due to the decrease in impact fees that were paid to the District for new development and decrease of connection fees from development. Although development is still ongoing in the District. The District implemented a user fee increase beginning January 2025. The additional growth and new connections to the District results in higher utilization of the sewer collection and treatment systems, along with the culinary and secondary water systems. The District continues to add connections to the secondary water system so the demand on the culinary system remains sustainable and prevents large costly upgrades to the culinary water system.

The increase in expenses is primarily due to the increase in the cost of utilities for the District.

**MAGNA WATER DISTRICT
MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)**

Management of the District is focused on a proactive repair and replacement program versus a reactive program and continues to develop maintenance and replacement projects in order to keep the system in good working condition. The maintenance and replacement projects include replacement of valves, meters, and water and sewer pipelines on a timely basis and not on a “when it breaks” approach. Although every year we do have situations where breaks happen, the District evaluates and prioritizes distribution line replacements. Usually, this type of program will save the District money in future years down the road.

Capital Asset and Debt Administration

Capital Assets. The District’s investment in capital assets as of December 31, 2025, amounts to \$146,872,920 (net of accumulated depreciation). This investment in capital assets includes land, structures and improvements, wells and springs, supply and transmission mains for water distribution and sewer collection, construction in progress, plant and sewer systems, and machinery and equipment. The total increase in the District’s investment in capital assets for the current fiscal year was approximately 9.40%, and amount of \$12,621,821.

	2025	2024
Land	\$ 15,040,203	\$ 15,040,203
Buildings and Improvements	4,260,988	4,242,143
Water System	87,178,576	82,918,030
Secondary System	32,932,023	20,909,686
Sewer Treatment Plant	38,383,694	38,343,956
Sewage collection lines	26,296,280	23,738,555
Machinery and equipment	5,025,096	4,947,470
Water Rights and easements	2,458,202	2,458,202
Construction in progress	12,671,668	13,581,288
 Total Capital Assets	 224,246,730	 206,179,533
 Less accumulated depreciation	 (77,373,810)	 (71,928,434)
 Total Capital Assets, net of depreciation	 \$ 146,872,920	 \$ 134,251,099

Additional information on the District’s capital assets can be found in Note 3 to the financial statements.

Long-term debt. At the end of the current fiscal year, the District had total long-term debt outstanding of \$24,923,886. Of this amount, \$3,708,000 is outstanding as revenue bond debt, \$147,321 relates to amounts outstanding on a water resource loan, \$17,375,000 is outstanding as general obligation bond debt, and \$557,580 relates to amounts outstanding on leases. Pursuant to a new GASB Ruling, the District also now recognizes a long-term debt for OPEB Obligations in the amount of \$2,117,540, and a debt for pension liability in the amount of \$1,018,445.

**MAGNA WATER DISTRICT
MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)**

	2025	2024
General obligation bonds	\$ 17,375,000	\$ 20,136,941
Revenue bonds	3,708,000	3,944,000
Water resource loan	147,321	198,733
Capital lease	557,477	674,651
Net OPEB obligations	2,117,540	2,081,990
Net Pension Liability	1,018,445	1,111,846
 Total	 \$ 24,923,783	 \$ 28,148,161

Additional information of the District’s long-term debt can be found in Note 4 to the financial statements.

Reserve Funds

The District held \$694,357 in reserve and replacement funds at the end of the current fiscal year, which are mandated by the District’s revenue bonds.

Reserve and Fee Structure

In 2021 the District adopted a new Master Plan, Impact Fee Facilities Plan (the Plan), and performed a rate study to evaluate the capital facility and revenue needs of the water, sewer, and secondary systems to continue to service the District’s residences. The Plan looks at the condition of the District through the projected year of 2030. The District adopted the Impact Fee Facility Plan, an Impact Fee Analysis, and an Impact Fee Enactment in January of 2021, and adopted the new rates and fees structure in April 2021. The District adopted a small annual increase in rates that began January 1, 2022. The small annual increases will happen at the beginning of each year continuing through 2025. Before 2022, the District had not had an increase in user rates since 2019. The District is currently revisiting the Master Plan, and Impact Fee Facilities Plan. In February 2026 the District adopted and passed new Amended Impact Fe Facility Plan and Impact Fee Analysis. The new impact fee will go into effect May 19, 2026. The District is currently revisiting their user rates and fee structure.

Planned Future Capital Improvements

The District completed the water reuse system to utilize the effluent water from the wastewater treatment facility as a secondary source to its secondary water distribution system. The reuse water was available to users in 2025. In the upcoming year, the District has many construction plans for their facilities. Those Construction plans include continuing the installation of a new sewer collection pipeline to increase the capacity to collect additional sewer along the west side of the District, expansion to their meter replacement project, culinary and secondary water line and sewer collection line repair and replacement schedule, a Zone 3 secondary water reservoir, wastewater influent facility upgrade, screw press building expansion, and maintenance and upgrade to various District’s culinary water well sources.

**MAGNA WATER DISTRICT
MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)**

As always, the Board of Trustees, the Management Team, and Staff do their best to satisfy our customers and to improve our system. The District follows a master plan that is reviewed each year.

Requests for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Magna Water District, Attention: District Manager, PO Box 303, Magna, Utah 84044.

BASIC FINANCIAL STATEMENTS

**MAGNA WATER DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025**

Assets

Current Assets

Cash and cash equivalents	\$	17,500,371
Receivables:		
Property Tax		770,300
Customers, net		1,066,111
Other		478,793
Prepaid expenses		93,690
Inventories		2,085,741
		21,995,006
Total Current Assets		21,995,006

Noncurrent Assets:

Restricted cash and cash equivalents		9,484,233
Capital Assets		
Capital assets not being depreciated		30,170,073
Capital assets being depreciated, net of accumulated depreciation		116,702,847
		146,872,920
Total Capital Assets, net of accumulated depreciation		146,872,920
Water rights and shares held for sale		3,560
		156,360,713
Total Noncurrent Assets		156,360,713
Total Assets	\$	178,355,719

Deferred Outflow of Resources

Assumption changes related to Pensions		665,410
		665,410
Total Deferred Outflow of Resources	\$	665,410

MAGNA WATER DISTRICT
STATEMENT OF NET POSITION (Continued)
DECEMBER 31, 2025

Liabilities

Current Liabilities:

Accounts payable	\$ 1,546,983
Accrued liabilities	656,376
Compensated absences	184,403
Retainage payable	503,182
Deferred revenue	120,080
Accrued interest payable	107,300
Capital lease obligations - current	284,642
General obligation bonds payable - current	1,670,000
Revenue bonds payable - current	240,000
Notes payable - current	51,927

Total Current Liabilities	5,364,893
----------------------------------	-----------

Noncurrent Liabilities

Net other postemployment benefits obligation	2,117,540
Capital lease obligations, net of current portion	272,835
General obligation bonds payable, net of current portion	16,761,339
Revenue bonds payable, net of current portion	3,468,000
Notes payable, net of current portion	95,394
Net pension liability	1,018,445

Total Noncurrent Liabilities	23,733,553
-------------------------------------	------------

Total Liabilities	\$ 29,098,446
--------------------------	---------------

Deferred Inflow of Resources

Changes to earnings on pension plan investments	756,423
---	---------

Total Deferred Inflow of Resources	\$ 756,423
---	------------

Net Position

Net investment in capital assets	123,525,601
Restricted:	
Debt Service	2,340,116
Impact fees	6,772,707
Capital projects	371,410
Unrestricted	16,156,426

Total Net Position	\$ 149,166,260
---------------------------	----------------

MAGNA WATER DISTRICT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2025

Operating Revenues:

Water Sales	\$ 6,431,595
Sewer service charges	5,690,233
Connection fees and other income	1,124,633

Total Operating Revenues	13,246,461
---------------------------------	------------

Operating Expenses

Salaries & Benefits	5,298,469
Contractual services	611,633
Materials and supplies	2,492,871
Utilities	1,285,599
Depreciation and amortization	5,938,078
Lease expense	40,895
Other operating expense	688,618

Total Operating Expenses	16,356,163
---------------------------------	------------

Operating Income (Loss)	(3,109,702)
--------------------------------	-------------

Nonoperating Revenues (Expenses):

Property tax revenue	5,890,187
Intergovernmental Grants	99,012
Non-resident fee in lieu of property tax	177,619
Impact fees	1,184,966
Gain (loss) on sale of assets	(211,531)
Other non-operating income	380,030
Interest income	1,113,710
Interest expense	(544,844)
Payments to RDA's	(1,574,137)

Total Nonoperating Revenues (Expenses)	6,515,012
---	-----------

Income Before Capital Contributions	3,405,310
--	-----------

Capital Contributions	6,216,397
------------------------------	-----------

Change in Net Position	9,621,707
-------------------------------	-----------

Total Net Position, Beginning of Year	139,544,553
--	-------------

Total Net Position, End of Year	\$ 149,166,260
--	----------------

**MAGNA WATER DISTRICT
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2025**

Cash Flows From Operating Activities

Receipts from customers and users	\$ 13,029,754
Payments to suppliers	(5,088,157)
Payments to employees	(4,853,641)
	<u>3,087,956</u>
Net Cash From Operating Activities	<u>3,087,956</u>

Cash Flows From Noncapital Financing Activities

Property tax collected for maintenance and operations	3,622,948
Property tax paid to RDA's	(1,574,138)
	<u>2,048,810</u>
Net Cash From Noncapital Financing Activities	<u>2,048,810</u>

Cash Flows From Capital and Related Financing Activities

Receipts from impact fees	1,184,966
Property tax collected for debt service	2,267,240
Fee in lieu of property tax	177,619
Receipts of non-operating revenues	380,030
Principal paid on capital debt	(1,897,412)
Principal paid on lease	(117,071)
Interest paid on capital debt	(653,935)
Purchases and construction of capital assets	(12,578,470)
Intergovernmental Grants	99,012
Proceeds from sale of capital assets	23,435
	<u>(11,114,586)</u>
Net Cash From Capital and Related Financing Activities	<u>(11,114,586)</u>

Cash Flows From Investing Activities

Interest income	<u>1,113,710</u>
Net Cash From Investing Activities	<u>1,113,710</u>

Net Increase (Decrease) in Cash and Cash Equivalents	<u>(4,864,110)</u>
---	---------------------------

Cash and Cash Equivalents, Beginning of Year	<u>31,848,714</u>
---	--------------------------

Cash and Cash Equivalents, End of Year	<u><u>\$ 26,984,604</u></u>
---	------------------------------------

MAGNA WATER DISTRICT
STATEMENT OF CASH FLOWS (Continued)
FOR THE YEAR ENDED DECEMBER 31, 2025

Reconciliation of Operating Income to Net Cash From Operating Activities:

Operating Income (Loss)	\$ (3,109,702)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:	
Depreciation and amortization	5,938,078
Changes in operating assets and liabilities:	
(Increase) Decrease in Current Assets :	
Receivables	(106,660)
Prepaid expenses	(28,052)
Inventories	(656,528)
Increase (Decrease) in Current Liabilities and Other Operating effects:	
Accounts payable	726,274
Accrued liabilities	10,468
Compensated absences	15,634
Retainage payable	(10,236)
Deferred revenue	(110,047)
Deferred outflows	494,604
Deferred inflows	(18,026)
Net pension liability	(93,401)
Net other postemployment benefits obligation	35,550
Net Cash From Operating Activities	\$ 3,087,956

Noncash Investing, Capital, and Financing Activities

Capital assets donated by developers	6,216,397
	<u>\$ 6,216,397</u>

MAGNA WATER DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF ACCOUNTING POLICIES

Reporting Entity

Magna Water District, Utah (the District) is a local district governed by an elected three member board. Generally accepted accounting principles require that these financial statements present the government and its component units, entities for the government is considered to be financially accountable. The District was created July 7, 1949 by a resolution of the Board of County Commissioners of Salt Lake County. Salt Lake County has no oversight responsibility over the District and the District is not reported as a component unit of Salt Lake County. The District has no blended or discretely presented component units.

Measurement Focus and Basis of Accounting

The District is an enterprise fund, which is 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 the related cash flows.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District are charges to customers for water and sewer services. Operating expenses include the costs of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

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.

Budgetary Procedures and Budgetary Accounting

Budgetary procedures for the District have been established by the Uniform Fiscal Procedures Act adopted by the State of Utah, which requires the legal adoption of a budget for all funds. Furthermore, in accordance with state law, all appropriations lapse at the end of the budget year; accordingly, no encumbrances are recorded. The basis of accounting to the budget is the same basis as the financial statements.

A formal budget has been adopted and used as a control device during the year ended December 31, 2025.

The District follows the following procedures in its budgetary process:

1. During November of each year the District adopts a tentative annual budget for the upcoming calendar year.
2. The tentative budget is a public record and is available for public inspection.
3. At least ten (10) days prior to the second Thursday in December of each year, the District publishes a notice of public hearing for the purpose of adopting a budget on the District's website and on the State's public notice website publicnotice.utah.gov.
4. On the second Thursday in December, the budget is formally adopted after consideration of public comment.

No budget is required to be presented with these financial statements. State law allows the District to amend the proprietary fund budget without public hearing or public notice.

MAGNA WATER DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF ACCOUNTING POLICIES (CONTINUED)

Statement of Cash Flows

The District considers all highly liquid investments with a maturity of three months or less when purchased to be “cash equivalents”. All restricted and non-restricted cash amounts are considered to be cash and cash equivalents for statement of cash flow purposes.

Allowance for Doubtful Accounts

Accounts receivable are stated net of allowance for doubtful accounts of \$9,211. The allowance for doubtful accounts is based on the District’s prior collection experience.

Inventories

The District maintains inventories of pipe, repair parts, hydrants, and water meters. Inventories are stated at the lower of cost or market using the first in/first out (FIFO) method.

Property and Equipment

Property and equipment include land, buildings and improvements, water and sewer systems, water shares, and machinery and equipment. Property and equipment are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets is reflected in the capitalized value of the asset constructed, net of interest earned on the invested proceeds over the same period. No interest was capitalized during the current year.

Property, plant, and equipment of the District is depreciated using the straight-line method over the following useful lives:

Water utility plant	20 to 50 years
Sewer utility plant	30 to 50 years
Buildings and structures	30 to 40 years
Equipment	3 to 15 years
Furniture and fixtures	5 to 10 years

Employee Benefits and Compensated Absences

The District provides pension, medical, dental, vision, and life insurance to its employees, most of which are negotiated by contract with the Teamsters Union. Employees are also provided paid holidays and vacation pay, which does not accumulate from year to year, but a maximum of 80 hours can be cashed out at the end of each year. Sick leave accumulates at a rate of two hours per pay period, can be carried over from year to year without limitation, and is paid out in full upon termination of employment to the extent that an employee is not terminated for cause.

Property Tax Revenues

Property taxes are assessed and become a lien against the property on January 1st. Property taxes become delinquent after November 30th. The District’s tax rate for 2025 was .001320 which is comprised of .000517 for operations and maintenance, and .000803 for debt service. The statutory maximum set by the state for operations and maintenance is 0.000800. There is no statutory maximum for the reduction of general obligation bonds.

MAGNA WATER DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF ACCOUNTING POLICIES (CONTINUED)

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires the District to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results may differ from those estimates.

Leases

The financial statements include the adoption of GASB Statement No. 87, Leases. The primary objective of this statement is to enhance the relevance and consistency of information about governments' leasing activities. This statement establishes a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. The lease liability or receivable is the present value of the payments that will be made to the lessor over the lease term.

NOTE 2 CASH AND CASH EQUIVALENTS

Following are the components of the District's cash and Investments at December 31, 2025:

Cash, cash equivalents, and investments	\$	17,500,371
Restricted cash and cash equivalents		9,484,233
Investments		-
	\$	26,984,604

The District follows the requirements of the Utah Money Management Act (Utah Code Annotated 1953, Section 51, Chapter 7) (the Act) in handling its depository and temporary investment transactions. This law requires the deposit of District funds in a "qualified depository." The Act defined a "qualified depository" as any financial institution whose deposits are insured by an agency of the Federal Government and which has been certified by the Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council. However, the District does not have a separate deposit and investment policy that addresses the specific types of deposit and investment risk to which the District is exposed.

Custodial credit risk – deposits is the risk that in event of a bank failure, the District's deposits may not be returned to it. At December 31, 2025, the carrying amount of the District's deposits was \$2,233,322, and the bank balance was \$2,470,075. Deposits are not collateralized nor are they required to be by state statute. However, the State Commissioner of Financial Institutions monitors financial institutions and establishes limits for deposits of public money at individual financial institutions, and the District follows these recommendations. Of the amounts held in deposit at December 31, 2025, \$2,220,075 was uninsured and uncollateralized.

Custodial credit risk – investments is the risk that in the event of the failure of a counterparty, the District will not be able to recover the value of its investments that are in the possession of an outside party. The District's investment in the Utah Public Treasurer's Investment Fund (PTIF) has no custodial credit risk.

Interest Rate Risk is the risk that changes in the interest rates will adversely affect the fair value of an investment. As a means of limiting its exposure to fair value losses arising from rising interest rates, the District invests in the PTIF and by adhering to the Money Management Act. The Act requires that the remaining term to maturity may not exceed the period of availability of the funds to be invested.

MAGNA WATER DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 2 CASH AND CASH EQUIVALENTS (CONTINUED)

Credit Risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The District's policy for limiting the credit risks of investments is to comply with the Money Management Act. The Act requires investment transactions to be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities. Permitted investments include deposits of qualified depositories; repurchase agreements; commercial paper that is classified as "first tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investment Services or Standard and Poor; banker acceptance obligations of the U.S. Treasury and U.S. government sponsored enterprises; bonds and notes of political subdivisions of the State of Utah; fixed rate corporate obligations and variable rate securities rated "A" or higher by two nationally recognized statistical rating organizations as defined by the Act.

Concentration of Credit Risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The District's investment in the PTIF has no concentration of credit risk.

The District invests in the Utah Public Treasurer's Investment Pool (PTIF) which is a voluntary external Local Governmental Investment Pool managed by the Utah State Treasurer's Office and is audited by the Utah State Auditor. No separate report as an external investment pool has been issued for the PTIF. The PTIF is not registered with the SEC as an investment company and is not rated. The PTIF is authorized and regulated by the Utah Money Management Act, (Utah Code Title 51, Chapter 7). The PTIF invests in high-grade securities which are delivered to the custody of the Utah State Treasurer, assuring a perfected interest in the securities, and therefore, there is very little credit risk except in the most unusual and unforeseen circumstances. The maximum weighted average life of the portfolio does not exceed 90 days. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments. The PTIF operates and reports to participants on an amortized costs basis. The income, gains, and losses, net of administration fees, of the PTIF are allocated to participants on the ratio of the participants' share to the total funds in the PTIF based on the participants' average daily balance. The PTIF allocates income and issues statements on a monthly basis. Twice a year, at June 30 and December 31, which are the accounting periods for public entities, the investments are valued at fair value and participants are informed of the fair value valuation factor. Additional information is available from the Utah State Treasurer's Office.

The District measures its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Quoted prices for identical investments in active markets.
- Level 2: Observable inputs other than quoted market prices; and
- Level 3: Unobservable inputs

**MAGNA WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 2 CASH AND CASH EQUIVALENTS (CONTINUED)

	<u>Carrying Amounts</u>	<u>Fair Value</u>	<u>Fair Value Level</u>	<u>Weighted Average Maturity (years)</u>	<u>Credit Rating (1)</u>
Cash on hand and on deposit:					
Cash on Hand	\$ 1,300	\$ 1,300	n/a	n/a	n/a
Cash on Deposit	2,233,322	2,233,322	n/a	n/a	n/a
Total Cash on hand and deposit	<u>\$ 2,234,622</u>	<u>\$ 2,234,622</u>			
Investments:					
State of Utah Public Treasurer's					
Investment Fund	\$ 23,833,857	\$ 23,888,395	2	n/a	n/a
Money Market Funds	916,125	916,125	1		n/a
Zions liquidity Management	-	-			n/a
U.S. Obligations	-	-	1	1	AAA
Total Investments	<u>\$ 24,749,982</u>	<u>\$ 24,804,520</u>			

(1) Ratings are provided where applicable to indicate associated Credit Risk. N/A indicates not applicable.

MAGNA WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 3 CAPITAL ASSETS

The District depreciates its capital assets using the straight-line method. A summary of the capital asset activity for the year ended December 31, 2025 is as follows:

	Balance 12/31/2024	Additions	Deletions	Balance 12/31/2025
Capital Assets, not being depreciated:				
Land	\$ 15,040,203	\$ -	\$ -	\$ 15,040,203
Water rights, water shares, and easements	2,458,202	-	-	2,458,202
Construction in progress	13,581,288	11,867,141	(12,776,761)	12,671,668
Total Capital Assets, not being depreciated	31,079,693	11,867,141	(12,776,761)	30,170,073
Capital Assets, being depreciated:				
Buildings and improvements	4,242,143	18,845	-	4,260,988
Water system	82,918,030	4,947,426	(686,880)	87,178,576
Secondary water system	20,909,686	12,031,337	(9,000)	32,932,023
Sewer treatment plant	38,343,956	39,738	-	38,383,694
Sewage collection lines	23,738,555	2,557,725	-	26,296,280
Machinery and equipment	4,947,470	109,416	(31,790)	5,025,096
Total Capital Assets, being depreciated	175,099,840	19,704,487	(727,670)	194,076,657
Total Capital Assets	206,179,533	31,571,628	(13,504,431)	224,246,730
Less Accumulated Depreciation:				
Buildings and improvements	(1,041,710)	(145,961)	-	(1,187,671)
Water system	(35,565,734)	(2,944,377)	475,135	(38,034,976)
Secondary water system	(4,490,184)	(798,033)	9,000	(5,279,217)
Sewer treatment plant	(18,918,184)	(846,766)	-	(19,764,950)
Sewage collection lines	(9,471,571)	(829,244)	-	(10,300,815)
Machinery and equipment	(2,441,051)	(373,698)	8,568	(2,806,181)
Total Accumulated Depreciation	(71,928,434)	(5,938,079)	492,703	(77,373,810)
Capital Assets, net	\$ 134,251,099	\$ 25,633,549	\$ (13,011,728)	\$ 146,872,920

**MAGNA WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 4 LONG-TERM OBLIGATIONS

The following is a summary of long-term debt obligations of the District for the year ended December 31, 2025:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds Payable					
General Obligation Bonds - Direct Placements	\$ 10,175,000	\$ -	\$ (635,000)	\$ 9,540,000	660,000
General Obligation bonds - Other	8,810,000	-	(975,000)	7,835,000	1,010,000
Premiums	1,151,941	-	(95,602)	1,056,339	-
Revenue Bonds - Direct Placements	3,944,000	-	(236,000)	3,708,000	240,000
Total Bonds Payable	24,080,941	-	(1,941,602)	22,139,339	1,910,000
Notes and leases payable					
Notes Payable - Direct Placements	198,733	-	(51,412)	147,321	51,927
Leases Payable	674,651	-	(117,174)	557,477	284,642
Total Notes and leases payable	873,384	-	(168,586)	704,798	336,569
Total Long-Term Liabilities	\$ 24,954,325	\$ -	\$ (2,110,188)	\$ 22,844,137	2,246,569
Other Long-term liabilities					
Compensated absences	168,769	15,634	-	184,403	184,403
Post employment Benefit Liability	2,081,990	35,550	-	2,117,540	-
Net Pension Liability	1,111,846	-	(93,401)	1,018,445	-
Total Other Long-term liabilities	3,362,605	51,184	(93,401)	3,320,388	184,403
Total Long-Term Liabilities	\$ 28,316,930	\$ 51,184	\$ (2,203,589)	\$ 26,164,525	2,430,972

MAGNA WATER DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

General Obligation Bonds

The District issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. The original amount of general obligation bonds that were issued in prior years with amounts still outstanding as of December 31, 2025 was \$30,245,000.

General Obligation bonds are direct obligation and pledge the full faith and credit of the District. General obligation bonds currently outstanding are as follows:

Purpose	Issue Date	Original Borrowing	Interest Rates	Final Maturity	Amount
Refunding	2013	\$ 8,245,000	2.00 - 3.00%	2029	\$ 1,585,000
Water Treatment Facilities	2017	13,975,000	2.00 - 3.00%	2037	9,540,000
Various Capital Projects	2019	8,025,000	2.00 - 5.00%	2039	6,250,000
					\$ 17,375,000

Annual debt service requirements to maturity for general obligation bonds are as follows:

Year Ending December 31,	GO Bonds - Direct Placement			GO Bonds - Other		
	Principal	Interest	Total	Principal	Interest	Total
2026	\$ 660,000	\$ 285,463	\$ 945,463	\$ 1,010,000	\$ 212,550	\$ 1,222,550
2027	690,000	258,462	948,462	670,000	180,150	850,150
2028	715,000	244,662	959,662	700,000	152,000	852,000
2029	735,000	212,188	947,188	725,000	122,625	847,625
2030	755,000	189,838	944,838	425,000	101,275	526,275
2031-2035	4,145,000	591,631	4,736,631	2,290,000	341,603	2,631,603
2036-2039	1,840,000	55,650	1,895,650	2,015,000	90,725	2,105,725
Total	\$ 9,540,000	\$ 1,837,894	\$ 11,377,894	\$ 7,835,000	\$ 1,200,928	\$ 9,035,928

Covenant Requirements

The 2013, 2017 and the 2019 bond agreements require the District to levy all taxable property, in addition to all other taxes, a direct annual tax sufficient to pay the principal and interest on these bonds.

**MAGNA WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Revenue Bonds

The District also issues bonds where the District pledges income derived from the acquired or constructed assets to pay debt service. The original amount of revenue bonds issued in prior years with amounts still outstanding as of December 31, 2025 was \$7,100,000. Revenue bonds outstanding at year end are as follows:

<u>Purpose</u>	<u>Issue Date</u>	<u>Original Borrowing</u>	<u>Interest Rates</u>	<u>Final Maturity</u>	<u>Amount</u>
Water Treatment Plant	2007	\$ 7,100,000	1.50%	2039	\$ 3,708,000
					<u>\$ 3,708,000</u>

Annual debt service requirements to maturity for revenue bonds are as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 240,000	\$ 55,620	\$ 295,620
2027	244,000	52,020	296,020
2028	247,000	48,360	295,360
2029	251,000	44,655	295,655
2030	255,000	40,890	295,890
2031 - 2035	1,331,000	145,965	1,476,965
2036 - 2039	1,140,000	43,050	1,183,050
Total	<u>\$ 3,708,000</u>	<u>\$ 430,560</u>	<u>\$ 4,138,560</u>

Reserve requirements

The District is required to establish reserve accounts to provide proper service of the 2007 Water Revenue Bonds. The following is a description of these reserve accounts.

The District is required to make monthly contributions to a Reserve Account to be used to pay principal due on the 2007 Bonds at any time when there are not sufficient funds to pay the same. Required monthly contributions to this Reserve Account are \$4,935 until the account balance reaches \$296,105. As of December 31, 2025, required reserve fund balances were fully funded.

**MAGNA WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

The District is also required to set aside funds sufficient to cover debt service principal and interest payments for the succeeding year. As of December 31, 2025, required reserve fund balances were fully funded.

Required reserve fund balances as of December 31, 2025 are as follows:

	2007 Series	
	Amount Required	Amount On Deposit
Reserve accounts	\$ 296,105	\$ 296,105
Debt Service Accounts	295,620	398,252
Total Reserve Requireme	\$ 591,725	\$ 694,357

Notes Payable

The District entered into an agreement with the State of Utah Division of Water Resources (State) for the construction of a secondary water system. The State agreed to advance the District \$1,175,000 at an annual interest rate of 1.00% to fund construction on the project.

Annual debt service requirements to maturity for Notes Payable are as follows:

Year Ending December 31,	Principal	Interest	Total
2026	\$ 51,927	\$ 1,473	\$ 53,400
2027	52,446	954	53,400
2028	42,948	429	43,377
Total	\$ 147,321	\$ 2,856	\$ 150,177

Leases Payable

In 2023 the District entered into lease agreements as lessee for financing the acquisition of various vehicles. The leases carry an interest rate of 1.30% and maturity dates in 2027 with a present value at December 31, 2025 of \$557,477. The District has recorded these as a financed purchase and the assets will be depreciated over their useful lives. There are no residual value guarantees in the lease provisions.

**MAGNA WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

A summary of the principal and interest amounts for remaining lease is as follows:

Year Ending December 31,	Principal	Interest	Total
2026	\$ 284,642	\$ 24,360	\$ 309,002
2027	272,835	9,950	282,785
Total	\$ 557,477	\$ 34,310	\$ 591,787

NOTE 5 UNION EMPLOYEES PENSION PLAN

Most full-time District employees are members of the Western Conference Teamsters Pension Plan (the Plan, or WCTPP). The Plan is a multiple-employer defined benefit pension plan. The Plan is administered by the Board of Trustees of the Plan, who have authority to amend the benefits provided by the Plan. The Plan provides retirement, disability, and death benefits to plan members and beneficiaries. As of December 31, 2025 there were 27 employees participating in the Plan. Participants in the Plan normally must be vested over a five-year period prior to receiving benefits.

The District makes pension contributions to the Plan, on behalf of covered employees at the rate of \$5.65, \$5.80, an hour for the years ended December 31, 2023, 2024 and \$5.95 for 2025. The contribution rates of the district are determined pursuant to a collective-bargaining agreement, covering the period June 1, 2024 through May 31, 2027. The Plan has no minimum contribution requirements. If the District withdraws from the Plan, they will be liable to the Plan in the amount determined under the Plan's Agreement & Declaration of Trust: Employer Withdrawal Liability Rules and Procedures of the Western Conference of Teamsters Pension Trust Fund – A Supplement to the Western Conference of Teamsters Pension Plan, section 10 which can be found at <http://www.wctppension.org/forms-documents-webcasts/plan-documents>.

The WCTPP issues a publicly available financial report which can be obtained at <http://www.wctppension.org/forms-documents-webcasts/plan-documents>. Additional information regarding the Plan may be obtained by accessing the aforementioned audited financial report.

District contributions to the Plan were \$338,248, \$343,201, \$321,896, for 2025, 2024, and 2023, respectively.

NOTE 6 NON-UNION EMPLOYEES PENSION PLAN

Plan Description: The Magna Water District Defined Benefit Plan (the Plan) is a single-employer defined benefit plan. The Plan's provisions were adopted by a resolution of the Water District's Board of Trustees, which appoints those who serve as trustees of the Plan. Any amendments to the plan are adopted by a resolution of the Water District's Board of Trustees.

MAGNA WATER DISTRICT NOTES TO FINANCIAL STATEMENTS

NOTE 6 NON-UNION EMPLOYEES PENSION PLAN (CONTINUED)

Benefits provided. The Plan covers all eligible employees and provides retirement benefits to plan members and their beneficiaries. Eligible employees are the executive employees who do not qualify to participate in the Union Employees Pension Plan described in the previous note. Retirement benefits are as follows:

<u>Years of Service required</u>	<u>Age eligibility for benefit</u>	<u>Monthly Benefit amount per year</u>
5 years	Must be age 55 or older	\$204.38 per year of credited service before 01/01/2023 and \$250.00 per year of credited service for subsequent years

Participation. As of December 31, 2025, there were 6 active participants, 0 inactive participants, and 0 retirees and beneficiaries.

Contributions. Through December 31, 2025, contributions to the Plan were recommended by the annual actuarial report and are approved by the Water District’s Board of Trustees. As of January 1, 2023 a contribution bases on a fixed dollar amount was approved by the Water District’s Board of Trustees. The dollar amount will be reviewed by the Board of Trustees annually as updated actuarial valuation reports become available. The Board of Trustees approved a contribution of, \$132,972 for 2022, \$134,062 for 2023, \$156,604 for 2024, \$156,013 for 2025, and \$183,113 for 2026 through 2038. This contribution rate is consistent with the Water District’s adopted Plan funding policy which is focused on keeping the Plan’s funding at 100% within 7 years. Post 2036 contributions are assumed equal to the \$183,113 from the January 1, 2026 plan funding valuation. The actual amount contributed by the employer during the 2025 fiscal year was \$156,013.

Reporting. The Plan issues a publicly available financial report that includes statements and required supplementary information of that plan. This report may be requested for the Water District’s Controller’s office.

By Mail:	Magna Water District District Controller’s Office PO Box 303 Magna, UT 84044
By email:	leisle@magnawaterut.gov
By phone:	801-250-2118 ext 107

Pension Assets, Liabilities, Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pension

Net Pension Liability: At December 31, 2025, the Authority reported a net pension liability of \$1,018,445. The net pension liability was measured as of December 31, 2025, and was determined by an actuarial valuation as of January 1, 2025 and rolled-forward using generally accepted actuarial procedures

**MAGNA WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 6 NON-UNION EMPLOYEES PENSION PLAN (CONTINUED)

Deferred outflows of resources and deferred inflows of resources: At December 31, 2025, the District reported deferred outflows of resources and deferred inflows related to pensions from the following sources:

	<u>Deferred inflows of Resources</u>	<u>Deferred outflows of Resources</u>
Differences between expected and actual experience	\$ (85,971)	\$ -
Changes in assumptions	-	158,458
Net difference between projected and actual earnings	-	14,490
Contributions made subsequent to measurement date	-	-
Total	<u>\$ (85,971)</u>	<u>\$ 172,948</u>

Average remaining service as of the beginning of the year is: 19

<u>Year ended December 31,</u>	<u>Deferred outflows (inflows of resources)</u>
2025	\$ 53,142
2026	53,142
2027	53,142
Thereafter	46,352

Actuarial assumptions. The total pension liability in the December 31, 2025, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	0%
Salary increases	0%
investment rate of return	5%
Mortality	1994 Group annuity mortality table using blended rate No pre-retirement mortality was used.

MAGNA WATER DISTRICT NOTES TO FINANCIAL STATEMENTS

NOTE 6 NON-UNION EMPLOYEES PENSION PLAN (CONTINUED)

Long-term rate of return. The long-term rate of return is selected by the Plan's Pension Committee after a review of expected inflation and long-term real returns, reflecting volatility and correlation. Best estimates of arithmetic real rates of return for major asset class included in the Plan's target asset allocations as of December 31, 2025, is summarized in the table below.

Asset Class	Target Asset Allocation	Real Return Arithmetic Basis	Long-Term Expected Return
Cash & Fixed Income	100%	3.00%	3.00%
Mutual Funds	0%	6.00%	0.00%
			3.00%
		Inflation	2.00%
		Expected arithmetic nominal return	5.00%

The 5% assumed investment rate of return is comprised of an inflation rate of 2% and a real return of 3%.

Discount rate. The discount rate used to measure the total pension liability was 5%. The projection of cash flows used to determine the discount rate assumed contributions rates as recommended by the District's Pension Committee and approved by the Board of Trustees. Based on the assumptions, the pension plan fiduciary net position was projected to be available to make all projected future benefit payments on current active and inactive participants. Therefore, the Long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The following sensitivity analysis assumes rate volatility of plus and minus one percent of the discount rate of 5%.

	1% Decrease	Discount Rate	1% Increase
	4%	5%	6%
Total pension liability	\$ 2,954,567	\$ 2,324,148	\$ 1,861,006
Fiduciary net position	1,305,703	1,305,703	1,305,703
Net Pension Liability	1,648,864	1,018,445	555,303

Schedule of funding progress. The following tables show the pension plan's funding progress as of December 31, 2025 and over the preceding 10 years.

**MAGNA WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 6 NON-UNION EMPLOYEES PENSION PLAN (CONTINUED)

Year ended	Actuarial determined contribution	Actual employer contribution	% of actual to actuarial contribution	Balance net pension obligation/ prepaid
12/31/2025	\$ 140,775	\$ 156,014	110.82%	\$ 15,239
12/31/2024	158,728	156,603	98.66%	(2,125)
12/31/2023	142,330	134,062	94.19%	(8,268)
12/31/2022	116,693	132,972	113.95%	16,279
12/31/2021	111,890	110,259	98.54%	(1,631)
12/31/2020	135,460	100,408	74.12%	(35,052)
12/31/2019	108,487	118,000	108.77%	9,513
12/31/2018	110,308	143,000	129.64%	32,692
12/31/2017	130,018	120,419	92.62%	(9,599)
12/31/2016	92,570	188,030	203.12%	95,460

Actuarial valuation date	Actuarial value of assets	Actuarial accrued liability	Unfunded AAL (UAAL)	Funded ratio	Approximate covered Payroll	UAAL as a % of covered payroll
12/31/2025	\$ 1,305,703	\$ 2,324,148	\$ 1,018,445	56.18%	\$ 1,086,134	93.77%
12/31/2024	1,316,237	2,428,083	1,111,846	54.21%	991,702	112.11%
12/31/2023	1,108,951	1,956,917	847,965	56.67%	837,411	101.26%
12/31/2022	933,280	1,425,835	492,555	65.45%	627,946	78.44%
12/31/2021	1,199,319	1,495,746	296,427	80.18%	633,687	46.78%
12/31/2020	1,064,594	1,552,470	487,876	68.57%	463,429	105.28%
12/31/2019	1,178,101	1,427,016	248,915	82.56%	591,171	42.11%
12/31/2018	1,037,450	1,449,224	411,774	71.59%	537,984	76.54%
12/31/2017	951,912	1,337,682	385,770	71.16%	544,150	70.89%
12/31/2016	814,575	1,017,441	202,866	80.06%	404,799	50.12%

NOTE 7 UNION EMPLOYEES OTHER POST EMPLOYMENT BENEFITS

In accordance with the Union contract, the District contributes at the rate of \$111.66 per active employee per month to the Utah-Idaho Teamsters Security Fund, which in turn provides post-retirement healthcare benefits to all eligible retired employees. Contributions to the fund amounted to \$36,178 for 2025.

**MAGNA WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 8 NON-UNION EMPLOYEES OTHER POST EMPLOYMENT BENEFITS

Plan Description. The District administers a single-employer defined benefit healthcare plan (the “OPEB Plan”). The plan provides lifetime healthcare insurance for eligible retirees and their spouses by purchasing health insurance. It also provides life and long-term care insurance for eligible retirees through age 75. Benefit provisions are established by the Board of Trustees and are defined in the District’s Administrative Rules and Regulations. No assets are accumulated in a trust that meets the criteria of paragraph 4 of Statement 75. The OPEB Plan does not issue a publicly available financial report.

Funding Policy. The District contributes 100 percent of the cost of current-year premiums for eligible retired plan members and their spouses. For fiscal year 2025, the District contributed \$57,533 to the OPEB Plan. The OPEB Plan is financed on a pay-as-you-go basis. It is the current policy of the District to set aside funds in a separate interest-bearing account, which is held by the District, in order to help meet, at least partially, the anticipated obligations of the OPEB Plan. As of December 31, 2025, the District had set aside \$2,975,642 for the purpose of funding current and future OPEB obligations. However, as these funds are not held in trust and are unrestricted assets of the District, as no external restriction has been placed upon them, they are not considered assets of the OPEB Plan.

Schedule of Changes in Total OPEB Liability for the Year Ended December 31, 2025

The components of the Magna Water District’s Total OPEB Liability as of December 31, 2025 were as follows:

Total OPEB Liability (TOL)

Service cost	\$	53,922
Interest Cost		94,621
Benefit payments		57,533
Increase (decrease) due to actual experience being greater than expected		1,253
Increase (decrease) due to changes in benefit terms		-
Increase (decrease) due to changes in assumptions		(56,713)
Net Change in Total OPEB Liability		35,550
Total OPEB Liability - beginning		2,081,990
Total OPEB Liability - ending	\$	2,117,540
Annual Covered employee payroll	\$	941,456
Total OPEB Liability as a percent of annual covered employee payroll		224.90%

**MAGNA WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 8 NON-UNION EMPLOYEES OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

Schedule of Collective Deferred Inflows and Deferred Outflows for the Year Ended December 31, 2025

The current balances of collective deferred outflows and deferred inflows of resources as of December 31, 2025 were as follows:

	Deferred Outflows of resources	Deferred Inflows of resources
Balance as of 12/31/2024	\$ 688,731	\$ 774,450
Difference between expected and actual experience	(98,112)	(5,762)
Changes in assumptions	(98,157)	(98,236)
Net difference between projected and actual earnings on OPEB plan investments	-	-
Balance as of 12/31/2025	\$ 492,462	\$ 670,452

Amounts reported as deferred outflows and deferred inflows of resources will be recognized in OPEB expense as follows:

Year ended December 31:	Deferred Outflows of resources	Deferred Inflows of resources
2026	\$ 197,525	\$ 160,710
2027	88,864	159,851
2028	86,980	150,047
2029	58,179	149,638
2030	36,410	22,352
2031	24,350	20,764
2032+	154	7,090

The average of expected remaining service lives was 10.1079 as of December 31, 2022 the measurement date. This was rounded to 10.0 for purposes of determining annual expense and deferral amounts.

A detailed schedule of the components of the deferrals, including date of creation, initial balance, and outstanding balance for each base is given below:

MAGNA WATER DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 8 NON-UNION EMPLOYEES OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

Outflows/ Inflows Base Type	Description	Base		Amortization Period (years)	Fiscal year end of last	Annual amortization amounts			Balance amounts:	
		Amount	Date Established		Amortization Amount	Regular	Last year	Current Year	As of 12/31/2024	As of 12/31/2025
Outflows	Change in assumptions	287,980	12/31/2019	10	2028	28,798	28,798	28,798	115,192	86,394
Outflows	Expected vs actual experience (2)	359,515	1/1/2020	7	2026	51,359	51,359	51,359	102,720	51,361
Outflows	Change in assumptions	129,425	1/1/2020	7	2026	18,489	18,489	18,489	36,980	18,491
Outflows	Change in assumptions	271,669	12/31/2020	7	2026	38,810	38,809	38,810	77,619	38,809
Outflows	Expected vs actual experience (1)	13,188	12/31/2021	7	2027	1,884	1,884	1,884	5,652	3,768
Outflows	Expected vs actual experience (2)	174,157	1/1/2022	8	2029	21,770	21,767	21,770	108,847	87,077
Outflows	Change in assumptions	96,478	12/31/2023	8	2030	12,060	12,058	12,060	72,358	60,298
Outflows	Expected vs actual experience (2)	193,558	1/1/2024	8	2031	24,195	24,193	24,195	169,363	145,168
Outflows	Expected vs actual experience (1)	1,253	12/31/2025	8	2032	157	154	157	-	1,096
Totals for Outflows								197,522	688,731	492,462
Inflows	Expected vs actual experience (1)	4,100	12/31/2019	10	2028	410	410	410	1,640	1,230
Inflows	Expected vs actual experience (1)	6,019	12/31/2020	7	2026	860	859	860	1,719	859
Inflows	Change in assumptions	68,628	12/31/2021	7	2027	9,804	9,804	9,804	29,412	19,608
Inflows	Expected vs actual experience (1)	21,355	12/31/2022	8	2029	2,669	2,672	2,669	13,348	10,679
Inflows	Change in assumptions	996,910	12/31/2022	8	2029	124,614	124,612	124,614	623,068	498,454
Inflows	Expected vs actual experience (1)	12,694	12/31/2023	8	2030	1,587	1,585	1,587	9,520	7,933
Inflows	Expected vs actual experience (1)	1,885	12/31/2024	8	2031	236	233	236	1,649	1,413
Inflows	Change in assumptions	107,536	12/31/2024	8	2031	13,442	13,442	13,442	94,094	80,652
Inflows	Change in assumptions	56,713	12/31/2025	8	2032	7,089	7,090	7,089	-	49,624
Totals for Inflows								160,711	774,450	670,452

Note 1 – This type of base results from actual benefits being different from expected benefits.

Note 2 – This type of base results in the OPEB liability produced by the valuation as of the first day of the year being different from the liability reported as of the end of the prior.

MAGNA WATER DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 8 NON-UNION EMPLOYEES OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

Annual OPEB Expense For the Year Ended December 31, 2025

The annual OPEB Expense recognized by the District can be calculated as the changes in the amounts reported on the Statement of Net Position that are not attributable to employer contributions. It is the change in Total OPEB Liability minus the changes in deferred outflows plus the changes in deferred inflows plus employer contributions.

Total OPEB Liability as of December 31, 2024	\$	2,081,990
Total OPEB Liability as of December 31, 2025		2,117,540
Change in Total OPEB Liability	\$	35,550
(Increase) decrease in Deferred Outflows		196,269
Increase (decrease) in Deferred Inflows		(103,998)
Employer contributions*		57,533
Annual OPEB Expense	\$	185,354

* Actual pay-as-you-go.

Annual covered employee payroll	\$	941,456
Annual OPEB expense as a percent of annual covered employee payroll		19.7%

Total OPEB Liability

The district's Total OPEB Liability of \$2,117,540 was based on the actuarial valuation as of January 1, 2025 and a measurement date of December 31, 2025 and a discount rate of 4.43%.

Actuarial Assumptions. The Total OPEB Liability was determine using the following actuarial assumptions:

Inflation	3.08%
Salary increases	3.00%, average, including inflation
Discount rate	4.43%, net of investment expense, including inflation
Healthcare cost trend rates	8.00% for 2018, decreasing to 5.00 % for 2021 and after
Retirees' share of cost	Retirees pay the balance of the premium after District percentage that depends on classification, year of hire, and years of service at retirement

MAGNA WATER DISTRICT NOTES TO FINANCIAL STATEMENTS

NOTE 8 NON-UNION EMPLOYEES OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

The discount rate was based on the S&P Municipal Bond 20 Year High Grade Rate Index.

Mortality rates were based on the RP-2014 Employee and Healthy Annuitant Mortality Tables for Males or females, as appropriate, projected using a generational projection based on 100% of scale MP-2016 for years 2014 through 2029, 50% of MP-2016 for years 2030 through 2049. And 20% of MP-2016 for 2050 and thereafter.

All actuarial assumptions used in measuring the Total OPEB Liability are described in the December 31, 2025 actuarial valuation performed by J. Richard Hogue, F.S.A. The assumptions were based on plan experience through December 31, 2025. The actuarial cost method used for measuring the Total OPEB Liability for purposes of GASB 75 was Entry Age, Level Percent of Pay.

Sensitivity of Total OPEB Liability to changes in the discount rate. The following presents the District's Total OPEB Liability as of December 31, 2025 calculated using the discount rate of 4.43%, as well as what the District's Total OPEB Liability would be if it were calculated using a discount rate that is 1 percentage point lower (3.43%) or 1 percentage point higher (5.43%) than the current rate:

	1% Decrease (3.43%)	Current Rate (4.43%)	1% Increase (5.43%)
Total OPEB Liability \$	2,502,085	\$ 2,117,540	\$ 1,813,250

Sensitivity of the Total OPEB Liability to changes in the healthcare trend rates. The following presents the District's Total OPEB Liability as of December 31, 2025, as well as what the District's Total OPEB Liability would be if it were calculated using healthcare trend rates that are 1 percentage point lower (4.0%) or 1 percentage point higher (6.0%) than the current healthcare cost trend rates:

	1% Decrease (4.0%)	Current Rate (5.0%)	1% Increase (6.0%)
Total OPEB Liability \$	1,840,354	\$ 2,117,540	\$ 2,467,569

Other Required Information

As of December 31, 2025 there were fifteen covered employees, eight of which are active, seven are inactive currently receiving benefits, there are no inactive employees which are not receiving benefits.

Please see the December 31, 2025 actuarial report prepared by PCA, meant to be used as a companion document for these disclosures, for the following additional information:

- A) Detail of number of covered members, active and inactive. This data is given as of the valuation date and has not changed sufficiently to warrant a revision of the Total OPEB liability.
- B) Summary of plan provisions.
- C) Detail of actuarial assumptions, subject to the following changes:
 - a. Discount rate as of December 31, 2025 is 4.43%
- D) Actuarial Certification.

MAGNA WATER DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 9 DEFINED CONTRIBUTION PLAN

Eligible (non-union) employees of the District may participate in the Magna Water District 401(k) Plan. The 401(k) Plan permits additional matching contributions up to three percent of eligible employee compensation. The District contributed \$32,243, \$28,170, \$26,814, \$18,190, \$18,169, and \$15,500, for the years ended December 31, 2025, 2024, 2023, 2022, 2021, and 2020 respectively.

NOTE 10 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omission; and natural disasters for which the District purchased insurance through commercial policies. There were no significant reductions in coverage from the prior year, and there have not been any claims settled in excess of coverage for the past three years.

NOTE 11 COMMITMENTS

The District has entered into an agreement with the Jordan Valley Water Conservancy District to purchase a minimum of 800-acre feet of water annually. During the year ended December 31, 2025 the District purchased 806.589-acre feet, at a cost of \$379,281.

As of December 31, 2025, the District had approximately \$9,055,347 remaining to pay on contracts, for which no liability has been recorded because the contractor(s) have not yet performed the contract(s).

NOTE 12 CONTINGENCIES

Contamination of the groundwater aquifer by perchlorate, a potentially hazardous substance leaked into the groundwater by private industry and the federal government, has been studied and closely monitored by the District and the private industry firm currently involved. The private firm has been paying a portion of the District's costs of these efforts. The District and the firm entered into an agreement in December 2005 concerning the removal of perchlorate from water produced by three of the District's wells. Under the agreement, the firm agreed to pay for a substantial portion of the new treatment facility constructed by the District and for a portion of the operation and maintenance of that facility. The District receives funds from the private industrial firm for part of the maintenance costs of the facility each year, which is reflected as other non-operating income on the statement of revenues, expenses, and changes in net position. The agreement that was signed in 2005 has been renewed; The new agreement still states that the private industrial firm involved will make operation and maintenance contributions to assist on the ongoing maintenance of the treatment plant. The new agreement, as in the old agreement, has a provision for a partial refund to the firm if future perchlorate standards merit such a refund. There is also a limited waiver of liability for the firm, subject to the terms and conditions of the agreement.

REQUIRED SUPPLEMENTAL INFORMATION

MAGNA WATER DISTRICT
REQUIRED SUPPLEMENTAL INFORMATION
Years ended December 31, 2025 and nine preceding years

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS – 10 YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Pension Liability										
Service cost	\$ 80,930	\$ 81,893	\$ 60,595	\$47,552	\$ 41,218	\$ 63,010	\$ 40,551	\$ 45,688	\$47,685	\$ 32,718
Interest on total pension liability	125,451	101,940	95,358	77,165	79,684	74,501	74,489	69,169	53,257	49,389
Effect on economic/demographic (gains) or losses	(253,849)	120,072	(225,605)	34,089	(382,436)	13,110	(370,833)	(179,274)	(62,648)	(333,724)
Effect of assumption changes and inputs	158,458	167,261	180,008	192,009	204,809	222,166	233,585	254,441	281,948	313,988
Benefit payments	(214,925)	-	-	-	-	(247,333)	-	(78,482)	-	-
Net change in total pension liability	\$ (103,935)	\$ 471,166	\$ 110,356	\$ 350,815	\$ (56,725)	\$ 125,454	\$ (22,208)	\$ 111,542	\$ 320,242	\$ 62,371
Total pension liability, beginning	2,428,083	1,956,917	1,846,560	1,495,746	1,552,471	1,427,017	1,449,225	1,337,683	1,017,441	955,070
Total pension liability, ending (a)	2,324,148	2,428,083	1,956,917	1,846,560	1,495,746	1,552,471	1,427,017	1,449,225	1,337,683	1,017,441
Fiduciary Net Position										
Employer contributions	\$ 156,014	\$ 156,603	\$ 134,062	\$ 134,062	\$ 110,259	\$ 100,408	\$ 118,000	\$ 143,000	\$ 120,419	\$ 188,030
Investment income net of investment expenses	48,376	50,683	41,609	41,609	24,465	33,419	22,650	21,020	16,919	12,857
Benefit payments	(214,925)	-	-	-	-	(247,333)	-	(78,482)	-	-
Administrative expenses	-	-	-	-	-	-	-	-	-	-
Net change in plan fiduciary net position	\$ (10,535)	\$ 207,286	\$ 175,671	\$ 175,671	\$ 134,724	\$ (113,506)	\$ 140,650	\$ 85,538	\$ 137,338	\$ 200,887
Fiduciary net position, beginning	\$ 1,316,237	\$ 1,108,951	\$ 1,108,951	\$ 1,199,319	\$ 1,064,595	\$ 1,178,101	\$ 1,037,451	\$951,913	\$ 814,575	\$ 613,688
Fiduciary net position, ending (b)	1,305,703	1,316,237	1,108,951	1,108,951	1,199,319	1,064,595	1,178,101	1,037,451	951,913	814,575
Net pension liability, ending (a) - (b)	1,018,445	1,111,846	847,966	737,609	296,427	487,876	248,916	411,774	385,770	202,866
Fiduciary net position as of % of total pension liability	56.18%	54.21%	56.67%	60.05%	80.18%	68.57%	82.56%	71.59%	71.16%	80.06%
Covered Payroll	\$ 1,086,134	\$ 991,702	\$837,411	\$ 627,946	\$ 633,687	\$ 463,429	\$591,171	\$ 537,984	\$ 544,150	\$ 404,999
Net pension liability as a % of covered payroll	93.77%	112.11%	101.26%	117.46%	46.78%	105.28%	42.11%	76.54%	70.89%	50.12%

This schedule is intended to present 10 years of information. Subsequent years will be added as the information becomes available.

**MAGNA WATER DISTRICT
REQUIRED SUPPLEMENTAL INFORMATION (Continued)
Years ended December 31, 2025 and nine preceding years**

SCHEDULE OF REQUIRED EMPLOYER PENSION CONTRIBUTIONS – 10 YEARS

Year	Actuarial determined contribution	Contributions in relation to actuarial determined contribution	Contribution deficiency (excess)	Covered-employee Payroll	Contributions as a percentage of covered-employee Payroll
2025	\$ 140,775	\$ 156,014	\$ 15,239	\$ 1,086,134	14.36%
2024	158,728	156,603	(2,125)	991,702	15.79%
2023	142,330	134,062	(8,268)	837,411	16.01%
2022	116,693	132,972	16,279	627,946	21.18%
2021	111,890	110,259	(1,631)	633,687	17.40%
2020	135,460	118,000	(17,460)	463,429	25.46%
2019	108,487	118,000	9,513	591,171	19.96%
2018	110,308	143,000	32,692	537,984	26.58%
2017	130,018	120,419	(9,599)	544,150	22.13%
2016	92,570	188,030	95,460	404,799	46.45%

Note 1 - Valuation Date

The valuation date is January 1, 2025. This is the date as of which the actuarial valuation is performed. The Measurement Date is December 31, 2025. This is the date as of which the net pension liability is determined. The reporting date is December 31, 2025. This is the employer's fiscal year ending date.

Note 2 - Methods and Assumptions used to determine contribution rates

Actuarial cost method	Entry Age Normal
Asset Valuation method	Current Asset Values
Discount Rate	5%
Expected long-term rate of return on plan assets	5%
Projected salary increases incorporated into the calculation	0%
Projection inflation rate increases	0%
Projected rate of post-retirement benefit cost increases	0%
Mortality Table	1994 GAM Blended

**MAGNA WATER DISTRICT
REQUIRED SUPPLEMENTAL INFORMATION (Continued)**

Years ended December 31, 2025 and nine preceding years

SCHEDULE OF CHANGES IN NET OPEB LIABILITY AND RELATED RATIO'S - LAST 10 YEARS:

	2025	2024	2023	2022	2021	2020	2019	2018
Total OPEB Liability								
Service Cost	\$ 53,922	\$ 49,818	\$ 95,760	\$ 67,660	\$ 46,390	\$ 40,349	\$ 38,349	\$ 36,839
Interest Cost	94,621	78,845	77,990	57,563	53,881	62,379	47,650	45,580
Benefit Payments	(57,533)	(52,111)	(49,996)	(58,046)	(73,520)	(49,114)	(29,354)	(33,454)
Increase (decrease) due to actual experience being greater than expected	1,253	191,673	(12,694)	152,802	13,188	353,496	(4,100)	-
Increase (decrease) due to changes in benefit terms	-	-	-	-	-	230,089	-	-
Increase (decrease) due to changes in assumptions	(56,713)	(107,536)	96,478	(996,910)	(68,628)	401,094	287,980	-
Net Change in Total OPEB Liability	35,550	160,689	207,538	(776,931)	(28,689)	1,038,293	340,525	48,965
Total OPEB Liability - beginning	2,081,990	1,921,301	1,713,763	2,490,694	2,519,383	1,481,090	1,140,565	1,091,600
Total OPEB Liability - ending	2,117,540	2,081,990	1,921,301	1,713,763	2,490,694	2,519,383	1,481,090	1,140,565
Annual covered employee payroll	\$ 941,456	\$ 914,035	\$ 888,931	\$ 863,040	\$ 541,580	\$ 525,806	\$ 591,171	\$ 554,977
Total OPEB Liability as a percent of annual covered employee payroll	224.9%	227.8%	216.1%	198.6%	459.9%	479.1%	250.5%	205.5%

This schedule is intended to present 10 years of information. Subsequent years will be added as the information becomes available.

OTHER SUPPLEMENTAL INFORMATION

**MAGNA WATER DISTRICT
SCHEDULE OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
Years ended December 31, 2025**

Operating Revenues

Charges for Services		
Water sales - culinary	\$	5,827,110
Water sales - secondary		604,485
Sewer service charges		5,690,233
Connection fees and other income		1,124,633
Total Operating Revenues		13,246,461

Operating Expenses:

Salaries and Benefits

Salaries and wages - plant		1,913,743
Salaries and wages - office		1,294,974
Trustees' salaries		10,000
Payroll taxes and fringe benefits		2,079,751
Total salaries and benefits		5,298,468

Contractual services:

Legal		41,111
Accounting		20,000
Engineering		300,125
Data processing services		96,422
Janitorial		18,635
Lab and testing		97,352
Payroll		5,441
First Aid & Safety		5,522
Chemist		27,025
Total contractual services		611,633

Material and supplies:

Repairs, maintenance, and supplies		2,009,211
Office supplies and postage		104,376
Water purchased		379,284
Total materials and supplies		2,492,871

Utilities

Electricity and fuel for water production and sewer processing		1,181,421
Office and general, electricity and fuel		20,936
Telephone and paging		83,242
Total utilities		1,285,599

Depreciation and amortization

5,938,078

**MAGNA WATER DISTRICT
SCHEDULE OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION (CONTINUED)
Years ended December 31, 2025**

Lease expense	40,895
Other operating expenses:	
Transportation	120,927
Bad debts	30,377
Insurance	239,997
Training	90,681
Miscellaneous	206,637
Total other operating expenses	688,619
Total Operating Expenses	16,356,163
Operating Income (Loss)	(3,109,702)
Nonoperating Revenues (Expenses):	
Property tax revenue	5,890,189
Non-resident fee in lieu of property tax	177,619
Intergovernmental Grants	99,012
Impact fees	1,184,966
Gain (loss) on sale of assets	(211,531)
Other non-operating income	380,030
Interest income	1,113,710
Interest expense	(544,844)
Payments to RDA's	(1,574,138)
Total Nonoperating Revenues (Expenses)	6,515,013
Income Before Capital Contributions	3,405,310
Capital Contributions	6,216,397
Change in Net Position	\$ 9,621,707

**MAGNA WATER DISTRICT
SCHEDULE OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION – COMPARED TO BUDGET
Years ended December 31, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Operating Revenues:				
Water sales	\$5,625,000	\$5,621,213	\$ 6,431,595	\$ 810,382
Sewer service charges	5,100,000	5,097,038	5,690,233	593,195
Connection fees and other income	1,510,000	1,510,000	1,124,633	(385,367)
Total Operating Revenues	<u>12,235,000</u>	<u>12,228,251</u>	<u>13,246,461</u>	<u>1,018,210</u>
Operating Expenses				
Salaries and Benefits	5,616,600	5,616,600	5,298,469	318,131
Contractual services	533,385	533,385	611,633	(78,248)
Materials and supplies	5,368,600	5,368,600	2,492,871	2,875,729
Utilities	1,298,600	1,298,600	1,285,599	13,001
Depreciation and amortization	6,180,000	6,180,000	5,938,078	241,922
Lease expense	42,000	42,000	40,895	1,105
Other operating expenses	920,850	920,850	688,618	232,232
Total Operating Expenses	<u>19,960,035</u>	<u>19,960,035</u>	<u>16,356,163</u>	<u>3,603,872</u>
Operating Income (Loss)	<u>(7,725,035)</u>	<u>(7,731,784)</u>	<u>(3,109,702)</u>	<u>4,622,082</u>
Nonoperating Revenues:				
Property Tax Revenue	5,633,000	5,639,749	5,890,187	250,438
Intergovernmental Grants	35,000	35,000	99,012	64,012
Non-resident fee in lieu of property tax	140,000	140,000	177,619	37,619
Impact fees	2,090,000	2,090,000	1,184,966	(905,034)
Gain (loss) on sale of assets	6,005,000	6,005,000	(211,531)	(6,216,531)
Other non-operating income	333,677	333,677	380,030	46,353
Interest income	1,800,000	1,800,000	1,113,710	(686,290)
Total Nonoperating Revenues	<u>16,036,677</u>	<u>16,043,426</u>	<u>8,633,993</u>	<u>(7,409,433)</u>
Nonoperating Expenses:				
Other Non-operating Expense	29,000	29,000		29,000
Interest Expense	550,065	550,065	544,844	5,221
Payments to RDA's	1,575,000	1,575,000	1,574,137	863
Total Nonoperating Expenses	<u>2,154,065</u>	<u>2,154,065</u>	<u>2,118,981</u>	<u>35,084</u>
Income Before Capital Contributions	<u>6,157,577</u>	<u>6,157,577</u>	<u>3,405,310</u>	<u>(2,752,267)</u>
Capital Contributions	<u>3,500,000</u>	<u>3,500,000</u>	<u>6,216,397</u>	<u>2,716,397</u>
Change in Net Position	<u><u>\$9,657,577</u></u>	<u><u>\$9,657,577</u></u>	<u><u>\$ 9,621,707</u></u>	<u><u>\$ (35,870)</u></u>



GILBERT & STEWART

CERTIFIED PUBLIC ACCOUNTANTS
A PROFESSIONAL CORPORATION
ESTABLISHED 1974

RANDELA HEATON, CPA
LYNN A. GILBERT, CPA
JAMES A. GILBERT, CPA
BEN H. PROBST, CPA
RONALD J. STEWART, CPA

SIDNEY S. GILBERT, CPA
JAMES E. STEWART, CPA

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*

Board of Trustees
Magna Water District
Magna, Utah

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 statement of Magna Water District (the District), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 2, 2026.

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) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions 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 entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit the 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. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District'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*.

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

Gilbert & Stewart

Gilbert & Stewart, CPA, PC

Provo, Utah

June 2, 2026



GILBERT & STEWART
CERTIFIED PUBLIC ACCOUNTANTS
A PROFESSIONAL CORPORATION
ESTABLISHED 1974

RANDELA HEATON, CPA
LYNN A. GILBERT, CPA
JAMES A. GILBERT, CPA
BEN H. PROBST, CPA
RONALD J. STEWART, CPA
SIDNEY S. GILBERT, CPA
JAMES E. STEWART, CPA

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE
AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE
AS REQUIRED BY THE *STATE COMPLIANCE AUDIT GUIDE***

Board of Directors
Magna Water District
Magna, Utah

Report On Compliance

We have audited Magna Water District's (the District) compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the Utah State Auditor that could have a direct and material effect on the district for the year ended December 31, 2025.

State compliance requirements were tested for the year ended December 31, 2025, in the following areas:

- Budgetary Compliance
- Fund Balance
- Fraud Risk Assessment
- Government Fees
- Special and Local Service Districts

Management's Responsibility

Management is responsible for compliance with the state requirements referred to above.

Auditor's Responsibility

Our responsibility is to express an opinion on Magna Water District's compliance based on our audit of the state compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States; and the State Compliance Audit Guide. Those standards and the State Compliance Audit Guide require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the state compliance requirements referred to above that could have a direct and material effect on a state compliance requirement occurred. An audit includes examining, on a test basis, evidence about Magna Water District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each state compliance requirement referred to above. However, our audit does not provide a legal determination of Magna Water District's compliance with those requirements.

Opinion on Compliance

In our opinion, Magna Water District complied, in all material respects, with the state compliance requirements referred to above for the year ended December 31, 2025.

REPORT OF INTERNAL CONTROL OVER COMPLIANCE

Management of Magna Water District is responsible for establishing and maintaining effective internal control over compliance with the state compliance requirements referred to above. In planning and performing our audit of compliance, we considered on Magna Water District's internal control over compliance with the state compliance requirements referred to above to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance with those state compliance requirements and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of Magna Water District's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent or to detect and correct noncompliance with a state compliance requirement on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a state compliance requirement will not be prevented or detected and corrected on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the *State Compliance Audit Guide*. Accordingly, this report is not suitable for any other purpose.

Gilbert & Stewart

Gilbert & Stewart, CPA, PC
Provo, Utah
June 2, 2026