

**MAGNA WATER DISTRICT**  
**FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**MAGNA WATER DISTRICT  
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CERTIFIED PUBLIC  
ACCOUNTANTS

Gary K. Keddington, CPA  
Marcus K. Arbuckle, CPA  
Steven M. Rowley, CPA

## INDEPENDENT AUDITOR'S REPORT

Board of Trustees  
Magna Water District  
Magna, Utah

### **Opinion**

We have audited the accompanying financial statements of the Magna Water District (the District), as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements 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, 2021, and the respective change 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 the 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 28, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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.

*Keddington & Christensen, LLC*

Keddington & Christensen, LLC  
Salt Lake City, Utah  
June 28, 2022

## 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, 2021.

### Financial Highlights

The assets of the District exceeded its liabilities at the close of the most recent fiscal year by \$94,721,900 (net position). Of this amount, \$19,417,227 (unrestricted net assets) may be used to meet the District's ongoing obligations to citizens and creditors.

The District's total net position increased by \$14,062,429. This increase is reflective of the District's decrease in total liabilities of \$2,532,965, increased capital assets of \$13,572,545, and increase in deferred inflow of resources of \$233,120. The District replaced, upgraded, and installed water and secondary water lines on 3500 S 8000 W to Montclair, on 3500 S from Montclair to Magnolia, and Montclair from 3500 S to Washington Rd. There were sewer lines which were replaced, the meter replacement project continued, and there was over \$6,000,000 of assets contributed to the District through development. New development in the District installs water, secondary and sewer lines then those lines are contributed to the District when the development has been accepted. The capital assets increased by \$14 million, or 16.6% from 2020, totaling approximately \$95.05 million.

The District's operating revenue increased by \$433,547 an increase of 4% from 2020 to 2021. This increase is attributable to growth in the District. Magna Water did NOT have a rate increase at the beginning of 2021. Additional connections to our sewer distribution system have increased also. The District is experiencing a high volume of growth each year.

Part of the increase in the net position is due from the non-operating revenue, which totals approximately \$9 million in 2021, an increase of \$14,091 from 2020. The non-operating revenue consists of property tax collections for debt service and operation and maintenance revenue. It also includes connection and impact fees the District charges to new development. The District's total overall expenses increased by 8% from 2020, this increase is shown mostly in the other operating expenses in the miscellaneous category inclusive of property taxes forfeited due to redevelopment agencies in the District. This expense increased \$366,571, a 50% increase from 2020. Other operating expenses decreased by 5.4%, some of this decrease is reflected in engineering services and lab and testing expenses. This decrease demonstrates the efforts the District puts in proactive maintenance measures to help keep expenses lower, rather than creating expenses due to a reactive measure which is generally more costly. The District's Management and Staff are very mindful of maintaining costs and makes every effort to control costs.

The District's total long-term debt decreased by \$2,558,168 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, and notes. The District had an actuarial performed on the OPEB and Pension benefits in 2020, resulting in a decrease in the total liability recognized of \$220,138. This is a decrease in the liability by approximately 6.65%.

### 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

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

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 \$94,721,900 at the close of the most recent fiscal year.

By far the largest portion of the District's net position (68.7%) 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.

	2021	2020
Current and other assets	\$ 34,290,562	\$ 35,728,541
Capital assets	95,046,476	81,473,931
Total Assets	129,337,038	117,202,472
Deferred outflow of resources	995,269	1,367,251
Long-term liabilities outstanding	33,151,803	35,709,971
Other liabilities	2,217,045	2,191,842
Total Liabilities	35,368,848	37,901,813
Deferred inflow of resources	241,559	8,439
Net investment in capital assets	65,117,481	52,321,571
Restricted	10,187,192	5,128,022
Unrestricted	19,417,227	23,209,878
Total Net Position	\$ 94,721,900	\$ 80,659,471

The restricted portion of the District's net position of \$10,187,192 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 \$19,417,227. 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).

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

There was an increase of \$5,059,170 in restricted net position reported by the District. This resulted primarily from collecting additional impact fees that can only be used for capital improvements outlined in the District's Impact Fee Facilities Plan.

The District's net position increased by \$14,062,429 during the current fiscal year, as the District's operating and nonoperating 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.

	<u>2021</u>	<u>2020</u>
Operating revenues	\$ 10,303,829	\$ 9,870,282
Non-operating revenues	9,017,190	9,003,099
<b>Total Revenues</b>	<u>19,321,019</u>	<u>18,873,381</u>
Depreciation and amortization expense	4,201,270	3,796,790
Other operating expenses	7,528,367	7,961,786
Non-operating expenses	1,871,770	829,174
<b>Total Expenses</b>	<u>13,601,407</u>	<u>12,587,750</u>
Income before capital contributions	5,719,612	6,285,631
Capital contributions	6,856,089	2,869,048
<b>Change in Net Position</b>	12,575,701	9,154,679
<b>Total Net Position, Beginning of Year</b>	<u>80,659,471</u>	<u>71,504,792</u>
Prior Period adjustment	1,486,728	-
<b>Total Net Position, End of Year</b>	<u>\$ 94,721,900</u>	<u>\$ 80,659,471</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 98.6% of the District's revenues before capital contributions.

Total revenues increased by approximately 2.37% from the prior year, total expenses also increased by approximately 8%, leading to a decrease in income before capital contributions of \$5,719,612. The capital contributions increased 138% from 2020 due to a significant increase of new development accepted and closed out. The District is experiencing tremendous growth and recognizes new developments when the projects are complete and out of warranty periods. Although 2021 appears to be recognizing substantial contributions, the developments could have been in process for years before the contribution is recognized.

The increase in total revenues is primarily due to additional growth in the District and higher utilization of the culinary, secondary water and the sewer collections & treatment systems. The increase in expenses is primarily due to the increase in the operational repairs and maintenance expenses, including labor, professional consulting, contractual services, chemicals, power, and administrative services. 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 further years down the road. An increase in depreciation, and various other miscellaneous operational expenses also contributed to the increase in expenses.

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

**Capital Asset and Debt Administration**

**Capital Assets.** The District’s investment in capital assets as of December 31, 2021, amounts to \$95,046,476 (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 14.57%.

	<u>2021</u>	<u>2020</u>
Land	\$ 3,489,942	\$ 3,489,942
Buildings and improvements	4,060,500	4,046,861
Water system	68,562,185	62,257,262
Secondary system	15,247,876	10,285,959
Sewer treatment plant	37,443,023	37,330,607
Sewage collection lines	16,146,656	13,754,218
Machinery and equipment	3,344,673	3,142,998
Water rights and easements	2,458,202	2,372,307
Construction in progress	<u>2,369,792</u>	<u>834,466</u>
Total Capital Assets	153,122,849	137,514,620
Less accumulated depreciation	<u>(58,076,373)</u>	<u>(54,553,961)</u>
Total Capital Assets, net of depreciation	<u>\$ 95,046,476</u>	<u>\$ 82,960,659</u>

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 \$33,151,803. Of this amount, \$4,633,000 is outstanding as revenue bond debt, \$351,738 relates to amounts outstanding on a water resource loan, \$24,913,747 is outstanding as general obligation bond debt, and \$466,197 relates to amounts outstanding on capital leases. Pursuant to a new GASB Ruling, the District also now recognizes a long-term debt for OPEB Obligations in the amount of \$2,490,694, and a debt for pension liability in the amount of \$296,427.

	<u>2021</u>	<u>2020</u>
General obligation bonds	\$ 24,913,747	\$ 26,404,348
Revenue bonds	4,633,000	4,856,000
Water resource loan	351,738	1,153,464
Capital lease	466,197	288,900
Net OPEB obligations	2,490,694	2,519,383
Net Pension Liability	<u>296,427</u>	<u>487,876</u>
Total	<u>\$ 33,151,803</u>	<u>\$ 35,709,971</u>

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

**Reserve Funds**

The District held \$592,020 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

MAGNA WATER DISTRICT  
MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

adopted the new rates and fees structure in April 2021. The District adopted a small annual increase in rates that will begin January 1, 2022 and increases slowly through 2025. The District has not increased rates to its users since 2019.

**Planned Future Capital Improvements**

The District is currently in process of designing and planning the construction of water reuse system to utilize its effluent water from the wastewater treatment facility as a source to its secondary water distribution system. The District is extremely excited to begin this project, it has been strategically thought out and planned for several years. The District has been awarded a federal grant in the amount of approximately \$4,900,000 from Title XVI of the Bureau of Reclamation which will help in this water reuse project. In the upcoming year the District has many construction plans for their facilities. Those construction plans include 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, Zone 3 booster pump station and a Zone 3 secondary water reservoir, and to address the ever increasingly threat of cyber-attacks, evaluation and implementing of cyber security.

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, 2021**

**Assets**

**Current Assets:**

Cash and cash equivalents	\$	22,180,735
Receivables:		
Property tax		23,575
Customers, net		701,164
Other		315,257
Due from other governmental units		-
Prepaid expenses		31,634
Inventories		364,134
		23,616,499
<b>Total Current Assets</b>		<b>23,616,499</b>

**Noncurrent Assets:**

Restricted cash and cash equivalents		10,670,503
Capital Assets:		
Capital assets not being depreciated		8,317,936
Capital assets being depreciated, net of accumulated depreciation		86,728,540
		95,046,476
Total Capital Assets, net of accumulated depreciation		95,046,476
Water rights and shares held for sale		3,560
		105,720,539
<b>Total Noncurrent Assets</b>		<b>105,720,539</b>
<b>Total Assets</b>		<b>129,337,038</b>

**Deferred Outflow of Resources**

Assumption changes related to Pensions		995,269
		995,269
<b>Total Deferred Outflow of Resources</b>	<b>\$</b>	<b>995,269</b>

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

**MAGNA WATER DISTRICT**  
**STATEMENT OF NET POSITION (Continued)**  
**DECEMBER 31, 2021**

**Liabilities**

**Current Liabilities:**

Accounts payable	\$ 961,863
Accrued liabilities	683,253
Compensated absences	89,283
Retainage payable	77,717
Deferred revenue	269,711
Accrued Interest payable	135,218
Capital lease obligations - current	83,294
General obligation bonds payable - current	1,445,000
Revenue bonds payable - current	226,000
Notes payable - current	51,701

<b>Total Current Liabilities</b>	<b>4,023,040</b>
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**Noncurrent Liabilities:**

Net other postemployment benefits obligation	2,490,694
Capital lease obligations	382,903
General obligation bonds payable	23,468,747
Revenue bonds payable	4,407,000
Notes payable	300,037
Net Pension Liability	296,427

<b>Total Noncurrent Liabilities</b>	<b>31,345,808</b>
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<b>Total Liabilities</b>	<b>35,368,848</b>
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**Deferred Inflow of Resources**

Changes to earnings on pension plan investments	241,559
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<b>Total Deferred Inflow of Resources</b>	<b>241,559</b>
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**Net Position**

Net investment in capital assets	65,117,481
Restricted:	
Debt service	971,055
Capital projects	9,216,137
Unrestricted	19,417,227

<b>Total Net Position</b>	<b>\$ 94,721,900</b>
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The accompanying notes are an integral part of these financial statements.

**MAGNA WATER DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

<b>Operating Revenues:</b>	
Water sales	\$ 4,349,394
Sewer service charges	3,890,210
Connection fees and other income	<u>2,064,225</u>
<b>Total Operating Revenues</b>	<u>10,303,829</u>
<b>Operating Expenses:</b>	
Salaries and benefits	3,724,617
Contractual services	624,241
Materials and supplies	1,784,339
Utilities	840,453
Depreciation and amortization	4,201,270
Lease expense	20,962
Other operating expenses	<u>533,755</u>
<b>Total Operating Expenses</b>	<u>11,729,637</u>
<b>Operating Income (Loss)</b>	<u>(1,425,808)</u>
<b>Nonoperating Revenues (Expenses):</b>	
Property tax revenue	5,057,594
Non-resident fee in lieu of property tax	93,534
Impact fees	3,242,412
Gain (loss) on sale of assets	49,116
Other non-operating income	453,554
Interest income	120,980
Interest expense	(757,190)
Payments to RDA's	(1,112,660)
Debt issuance costs	<u>(1,920)</u>
<b>Total Nonoperating Revenues (Expenses)</b>	<u>7,145,420</u>
<b>Income Before Capital Contributions</b>	<u>5,719,612</u>
<b>Capital Contributions</b>	<u>6,856,089</u>
<b>Change In Net Position</b>	12,575,701
<b>Total Net Position, Beginning of Year</b>	80,659,471
Prior Period Adjustment	<u>1,486,728</u>
<b>Total Net Position, End of Year</b>	<u>\$ 94,721,900</u>

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

**MAGNA WATER DISTRICT  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2021**

<b>Cash Flows From Operating Activities</b>	
Receipts from customers and users	\$ 10,058,007
Payments to suppliers	(3,722,858)
Payments to employees	<u>(2,891,957)</u>
<b>Net Cash From Operating Activities</b>	<u>3,443,192</u>
<b>Cash Flows From Noncapital Financing Activities</b>	
Property tax collected for maintenance and operations	2,901,931
Property tax paid to RDA's	<u>(1,112,660)</u>
<b>Net Cash From Noncapital Financing Activities</b>	<u>1,789,271</u>
<b>Cash Flows From Capital and Related Financing Activities</b>	
Receipts from impact fees	2,317,453
Property tax collected for debt service	2,268,702
Fee in lieu of property tax	93,534
Receipts of non-operating revenues	453,554
Proceeds from capital lease	551,983
Principal paid on capital debt	(1,667,407)
Principal paid on capital lease	(288,900)
Interest paid on capital debt	(862,173)
Payment of debt issuance costs	(1,920)
Purchases and construction of capital assets	(9,814,959)
Proceeds from sale of capital assets	<u>368,350</u>
<b>Net Cash From Capital and Related Financing Activities</b>	<u>(6,581,783)</u>
<b>Cash Flows From Investing Activities</b>	
Interest income	120,980
Proceeds from sale of water rights and shares	<u>9,137</u>
<b>Net Cash From Investing Activities</b>	<u>130,117</u>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	(1,219,203)
<b>Cash and Cash Equivalents, Beginning of Year</b>	<u>34,070,441</u>
<b>Cash and Cash Equivalents, End of Year</b>	<u>\$ 32,851,238</u>

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

**MAGNA WATER DISTRICT  
STATEMENT OF CASH FLOWS (Continued)  
FOR THE YEAR ENDED DECEMBER 31, 2021**

**Reconciliation of Operating Income to Net Cash From Operating Activities:**

Operating Income (Loss)	\$ (1,425,808)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:	
Depreciation and amortization	4,201,270
Non cash expenses related to OPEB	458,484
Non cash expenses related to pension costs	
Non cash revenues - credits for donated assets	(297,958)
Changes in operating assets and liabilities:	
(Increase) Decrease in Current Assets :	
Receivables	69,235
Prepaid expenses	3,362
Inventories	19,124
Increase (Decrease) in Current Liabilities and Other Operating effects:	
Accounts payable	908
Accrued liabilities	(12,184)
Compensated absences	1,396
Retainage payable	57,498
Deferred revenue	(17,099)
Deferred outflows	371,982
Deferred inflows	233,120
Net pension liability	(191,449)
Net other postemployment benefits obligation	(28,689)
<b>Net Cash From Operating Activities</b>	<b><u>\$ 3,443,192</u></b>
<b>Noncash Investing, Capital, and Financing Activities</b>	<b><u>\$ -</u></b>

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

# 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, 2021.

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 the 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](http://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 (Continued)**

**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 1<sup>st</sup>. Property taxes become delinquent after November 30<sup>th</sup>. The District’s tax rate for 2021 was 0.002107 which is comprised of 0.000714 for operations and maintenance, and 0.001393 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 (Continued)**

**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.

**NOTE 2 CASH AND CASH EQUIVALENTS**

Following are the components of the District’s cash and investments at December 31, 2021:

Cash and cash equivalents	\$	22,180,735
Restricted cash and cash equivalents		10,670,503
	\$	32,851,238

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, 2021, the carrying amount of the District’s deposits was \$2,653,877, and the bank balance was \$3,245,876. 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, 2021, \$2,995,876 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.

*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 Poors; 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.

**MAGNA WATER DISTRICT  
NOTES TO FINANCIAL STATEMENTS (Continued)**

**NOTE 2 CASH AND CASH EQUIVALENTS (Continued)**

*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

The fair value of PTIF investments is measured using the Level 2 as noted above. Money Market Funds are considered Level 2.

	<u>Carrying Amounts</u>	<u>Fair Value</u>	<u>Weighted Average Maturity (Years)</u>	<u>Credit Rating (1)</u>
<b>Cash on hand and on deposit:</b>				
Cash on hand	\$ 1,300	\$ 1,300	N/A	N/A
Cash on deposit	<u>2,653,877</u>	<u>2,653,877</u>	N/A	N/A
<b>Total cash on hand and deposit</b>	<u>\$ 2,655,177</u>	<u>\$ 2,655,177</u>		
<b>Investments</b>				
State of Utah Public Treasurer's Investment Fund	\$ 29,961,146	\$ 30,076,076	N/A	N/A
Money Market Funds	<u>234,915</u>	<u>234,915</u>		
<b>Total investments</b>	<u>\$ 30,196,061</u>	<u>\$ 30,310,991</u>		

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

**MAGNA WATER DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS (Continued)**

**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, 2021 is as follows:

	<b>Balance 12/31/2020</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance 12/31/2021</b>
Capital Assets, not being depreciated:				
Land	\$ 3,489,942	\$ -	\$ -	\$ 3,489,942
Water rights, water shares, and easements	2,372,307	85,895	-	2,458,202
Construction in progress	834,466	10,851,886	(9,316,560)	2,369,792
<b>Total Capital Assets, not being depreciated</b>	<b>6,696,715</b>	<b>10,937,781</b>	<b>(9,316,560)</b>	<b>8,317,936</b>
Capital Assets, being depreciated:				
Buildings and improvements	4,046,861	13,639	-	4,060,500
Water system	62,257,262	6,890,524	(585,601)	68,562,185
Secondary water system	10,285,959	4,970,802	(8,885)	15,247,876
Sewer treatment plant	37,330,607	112,416	-	37,443,023
Sewage collection lines	13,754,218	2,392,438	-	16,146,656
Machinery and equipment	3,142,998	600,401	(398,726)	3,344,673
<b>Total Capital Assets, being depreciated</b>	<b>130,817,905</b>	<b>14,980,220</b>	<b>(993,212)</b>	<b>144,804,913</b>
Total Capital Assets	137,514,620	25,918,001	(10,309,772)	153,122,849
Less Accumulated Depreciation:				
Buildings and improvements	(481,285)	(135,127)	(6,925)	(623,337)
Water system	(27,752,395)	(2,083,231)	603,913	(29,231,713)
Secondary water system	(2,283,386)	(364,825)	(9,832)	(2,658,043)
Sewer treatment plant	(15,281,820)	(887,121)	-	(16,168,941)
Sewage collection lines	(7,019,963)	(427,076)	-	(7,447,039)
Machinery and equipment	(1,735,112)	(303,890)	91,702	(1,947,300)
<b>Total Accumulated Depreciation</b>	<b>(54,553,961)</b>	<b>(4,201,270)</b>	<b>678,858</b>	<b>(58,076,373)</b>
<b>Capital Assets, net</b>	<b>\$ 82,960,659</b>	<b>\$ 21,716,731</b>	<b>\$ (9,630,914)</b>	<b>\$ 95,046,476</b>

**MAGNA WATER DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS (Continued)**

**NOTE 4 LONG TERM OBLIGATIONS**

The following is a summary of long-term debt obligations of the District for the year ended December 31, 2021:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable					
General obligation bonds - Direct Placements	\$ 12,475,000	\$ -	\$ (540,000)	\$ 11,935,000	\$ 565,000
General obligation bonds - Other	12,395,000	-	(855,000)	11,540,000	880,000
Premiums	1,534,348	-	(95,601)	1,438,747	-
Revenue bonds - Direct Placements	4,856,000	-	(223,000)	4,633,000	226,000
Total bonds payable	31,260,348	-	(1,713,601)	29,546,747	1,671,000
Notes Payable - Direct Placements	1,153,464	-	(801,726)	351,738	51,701
Capital leases	288,900	551,983	(374,686)	466,197	83,294
<b>Total Long-Term Liabilities</b>	<b>\$ 32,702,712</b>	<b>\$ 551,983</b>	<b>\$ (2,890,013)</b>	<b>\$ 30,364,682</b>	<b>\$ 1,805,995</b>

**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, 2021 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	\$ 4,050,000
Water treatment facilities	2017	13,975,000	2.00 - 3.00%	2037	11,935,000
Various capital projects	2019	8,025,000	2.00 - 5.00%	2039	7,490,000
					<u>\$ 23,475,000</u>

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
2022	\$ 565,000	\$ 383,163	\$ 948,163	\$ 880,000	\$ 343,872	\$ 1,223,872
2023	585,000	360,163	945,163	905,000	314,619	1,219,619
2024	610,000	336,263	946,263	945,000	283,353	1,228,353
2025	635,000	311,363	946,363	975,000	249,175	1,224,175
2026	660,000	285,463	945,463	1,010,000	212,550	1,222,550
2027-2031	3,675,000	1,061,238	4,736,238	2,960,000	644,350	3,604,350
2032-2036	4,270,000	466,444	4,736,444	2,335,000	292,256	2,627,256
2037-2041	935,000	14,025	949,025	1,530,000	51,775	1,581,775
Total	<u>\$ 11,935,000</u>	<u>\$ 3,218,122</u>	<u>\$ 15,153,122</u>	<u>\$ 11,540,000</u>	<u>\$ 2,391,950</u>	<u>\$ 13,931,950</u>

**MAGNA WATER DISTRICT  
NOTES TO FINANCIAL STATEMENTS (Continued)**

**NOTE 4 LONG TERM OBLIGATIONS (Continued)**

Covenant Requirements

Both 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.

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, 2021 was \$7,100,000. Revenue bonds outstanding at year end are as follows:

Purpose	Issue Date	Original Borrowing	Interest Rates	Final Maturity	Amount
Water treatment plant	2007	7,100,000	1.50%	2039	4,633,000
					<u>\$ 4,633,000</u>

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

Year Ending December 31,	Principal	Interest	Total
2022	\$ 226,000	\$ 72,840	\$ 298,840
2023	230,000	69,495	299,495
2024	233,000	66,105	299,105
2025	236,000	62,655	298,655
2026	240,000	59,160	299,160
2027-2031	1,256,000	222,990	1,478,990
2032-2036	1,351,000	126,000	1,477,000
2037-2041	861,000	25,950	886,950
Total	<u>\$ 4,633,000</u>	<u>\$ 705,195</u>	<u>\$ 5,338,195</u>

Reserve requirements

The District is required to establish reserve accounts to provide for proper service of the 2007 Water Revenue Bonds. 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 falling 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, 2021, required reserve fund balances were fully funded.

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, 2020, required reserve fund balances were fully funded.

Required reserve fund balances as of December 31, 2021 are as follows:

	2007 Series	
	Amount Required	Amount on Deposit
Reserve accounts	\$ 296,105	\$ 296,351
Debt service accounts	295,915	315,202
Total reserve requirements	<u>\$ 592,020</u>	<u>\$ 611,553</u>

**MAGNA WATER DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS (Continued)**

**NOTE 4 LONG TERM OBLIGATIONS (Continued)**

**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.

The District entered into an agreement to provide water rights to Kennecott. The District provided a note to Kennecott representing these water rights in exchange for Land. This note decreases as Kennecott exercises these rights, or as the District makes payments on the note. The amount due on the note as of December 31, 2021 is \$-0-.

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

Year Ending December 31,	Principal	Interest	Total
2022	\$ 51,701	\$ 3,499	\$ 55,200
2023	50,400	3,000	53,400
2024	50,904	2,496	53,400
2025	51,413	1,987	53,400
2026	51,927	1,473	53,400
2027-2031	95,393	1,383	96,776
Total	351,738	13,838	\$ 365,576

**Capital Leases**

The District has entered into lease agreements as lessee for financing the acquisition of various vehicles. The leases carry interest rate of 1.30% and maturity dates in 2025. During 2021, the District returned the vehicles from all previous capital leases and entered into a new capital lease agreements. This new lease agreement qualifies as a capital lease for accounting purposes and, therefore, has been recorded at the present value of their future minimum lease payments as of the inception date. Total depreciation expense for the leased vehicles was \$94,630 for the year ended December 31, 2021 and is included in depreciation and amortization on the statement of revenues, expenses, and changes in net position. Interest expense related to the leases was \$3,298 for the year ended December 31, 2021.

The assets acquired through capital leases are as follows:

Asset:	
Machinery and equipment	\$ 546,516
Less: Accumulated depreciation	<u>(94,630)</u>
Total	<u>\$ 451,886</u>

**MAGNA WATER DISTRICT  
NOTES TO FINANCIAL STATEMENTS (Continued)**

**NOTE 4 LONG TERM OBLIGATIONS (Continued)**

The future minimum lease obligations and the net present value of these minimum lease payments as of December 31, 2021 were as follows:

Year Ending December 31,	Payments
2022	\$ 89,084
2023	131,143
2024	173,203
2025	86,601
Total minimum capital lease payments	480,031
Less: amounts representing interest	(13,834)
Present value of net minimum capital lease payments	466,197
Less: current portion	(83,294)
Long-term capital lease obligations	\$ 382,903

**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, 2021 there were 24 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 \$5.05 \$5.20 and \$5.35 an hour for the years ended December 31, 2019, 2020 and 2021. The contribution rates of the district are determined pursuant to a collective-bargaining agreement, covering the period June 1, 2019 through May 31, 2023. 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.wctpension.org/forms-documents-webcasts/plan-documents>.

The WCTPP issues a publicly available financial report which can be obtained at <http://www.wctpension.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 \$286,702, \$229,185, and \$204,482, for 2021, 2020, and 2019, respectively. The District did have \$5,858 due the Plan as of December 31, 2021.

**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 (Continued)**

**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:

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

*Participation.* As of December 31, 2021, there were 4 active participants, 1 inactive participants and -0- retirees and beneficiaries.

*Contributions.* Through December 31, 2021, 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, 2014 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 \$118,000 for 2019, \$100,408 for 2020, \$110,259 for 2021 and \$110,259 for 2022 through 2035. 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 \$132,972 from the 01/01/2022 plan funding valuation. The actual amount contributed by the employer during the 2021 fiscal year was \$110,529.

*Reporting.* The Plan does not issues a publicly available financial report.

*Net Pension Liability:* At December 31, 2021, the District reported a net pension liability of \$296,427. The net pension liability was measured as of December 31, 2021 and was determined by an actuarial valuation as of January 1, 2021 and rolled-forward using generally accepted actuarial procedures.

*Deferred outflows of resources and deferred inflows of resources:* At December 31, 2021, 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	\$ (175,566)	\$ -
Changes of assumptions	-	204,809
Net difference between projected and actual earnings	-	34,277
Contributions made subsequent to measurement date	-	-
Total	<u>\$ (175,566)</u>	<u>\$ 239,086</u>

Average remaining service as of the beginning of the year is: 12.8.

<u>Year ended December 31</u>	<u>Deferred outflows (inflows of resources)</u>
2021	65,344
2022	65,344
2023	65,344
2024	65,344
Thereafter	153,276

**MAGNA WATER DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS (Continued)**

**NOTE 6 NON-UNION EMPLOYEES PENSION PLAN (Continued)**

*Actuarial assumptions.* The total pension liability in the December 31, 2021, 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.

*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, 2021, is summarized in the table below:

Asset Class	Target Asset Allocation	Real Return Arithmetic Basis	Long-Term Expected Return
Cash & Fixed Income	95%	2.84%	2.70%
Mutual Funds	5%	6.00%	0.30%
Total	100%		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 4%	Discount Rate 5%	1% increase 6%
Total pension liability	\$ 1,803,141	\$ 1,495,746	\$ 1,260,293
Fiduciary net position	1,199,319	1,199,319	1,199,319
Net pension liability	603,822	296,427	60,974

**MAGNA WATER DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS (Continued)**

**NOTE 6 NON-UNION EMPLOYEES PENSION PLAN (Continued)**

*Schedule of funding progress.* The following tables show the pension plan's funding progress as of December 31, 2021 and over the preceding 10 years.

<u>Year ended</u>	<u>Actuarial determined contribution</u>	<u>Actual employer contribution</u>	<u>% of actual to actuarial contribution</u>	<u>Balance net pension obligation/ prepaid</u>
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
12/31/2015	101,980	257,245	252.25%	155,265
12/31/2014	79,336	119,526	150.66%	40,190
12/31/2013	87,908	91,092	103.62%	3,184
12/31/2012	93,980	18,778	19.98%	(75,202)

<u>Actuarial valuation date</u>	<u>Actuarial value of assets</u>	<u>Actuarial accrued liability</u>	<u>Unfunded AAL (UAAL)</u>	<u>Funded ration</u>	<u>Approximate covered payroll</u>	<u>UAAL as a % of covered payroll</u>
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%
12/31/2015	613,688	955,070	341,382	64.26%	407,340	83.81%
12/31/2014	416,028	462,164	46,136	90.02%	355,160	12.99%
12/31/2013	455,985	431,710	(24,275)	105.62%	368,051	-6.60%
12/31/2012	356,836	222,149	(134,687)	160.63%	354,104	-38.04%

**NOTE 7 UNION EMPLOYEES OTHER POSTEMPLOYMENT 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 \$24,119 for 2021.

**MAGNA WATER DISTRICT  
NOTES TO FINANCIAL STATEMENTS (Continued)**

**NOTE 8 NON-UNION EMPLOYEES OTHER POSTEMPLOYMENT 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 2021, the District contributed \$73,520 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, 2021, the District had set aside \$2,523,474 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, 2021

The components of the Magna Water District’s Total OPEB Liability as of December 31, 2021 were as follows:

Total OPEB Liability (TOL)	
Service cost	\$ 46,390
Interest cost	53,881
Benefit payments	(73,520)
Increase (decrease) due to actual experience being greater than expected	13,188
Increase (decrease) due to changes in benefit terms	-
Increase (decrease) due to changes in assumptions	<u>(68,628)</u>
Net change in Total OPEB Liability	(28,689)
Total OPEB Liability - beginning	<u>2,519,383</u>
Total OPEB Liability - ending	\$ 2,490,694
Annual covered employee payroll	\$ 541,580
Total OPEB Liability as a percent of annual covered employee payroll	459.9%

Schedule of Collective Deferred Inflows and Deferred Outflows for the Year Ended December 31, 2021

The current balances of collective deferred outflows and deferred inflows of resources as of December 31, 2021 were as follows:

	Deferred Outflows of resources	Deferred Outflows of resources
Balance as of 12-31-20	\$ 882,335	\$ 8,439
Difference between expected and actual experience	(40,055)	\$ (1,270)
Changes in assumptions	(86,097)	58,824
Net difference between projected and actual earnings on OPEB plan investments	<u>-</u>	<u>-</u>
Balance as of 12-31-21	\$ 756,183	\$ 65,993

**MAGNA WATER DISTRICT  
NOTES TO FINANCIAL STATEMENTS (Continued)**

**NOTE 8 NON-UNION EMPLOYEES OTHER POSTEMPLOYMENT BENEFITS (Continued)**

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 Outflows of resources
2022	\$ 139,340	\$ 11,074
2023	139,340	11,074
2024	139,340	11,074
2025	139,340	11,074
2026	139,340	11,074
2027	30,682	10,214
2028	28,801	409
2029+	-	-

The average of expected remaining service lives was 10.1079 as of December 31, 2021 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:

Outflows / Inflows Base Type	Description	Base		Amortization period (years)	Fiscal year end of last amortization amount	Annual amortization amounts			Balance amounts	
		Amount	Date established			Regular	Last year	Current year	As of 12/31/2020	As of 12/31/2021
Outflows	Change in assumptions	287,980	12/31/2019	10	2028	28,798	28,798	28,798	230,384	201,586
Outflows	Expected vs actual experience (2)	359,515	1/1/2020	7	2026	51,359	51,359	51,359	308,156	256,797
Outflows	Change in assumptions	129,425	1/1/2020	7	2026	18,489	18,489	18,489	110,936	92,447
Outflows	Change in assumptions	271,669	12/31/2020	7	2026	38,810	38,809	38,810	232,859	194,049
Outflows	Expected vs actual experience (1)	13,188	12/31/2021	7	2027	1,884	1,884	1,884	-	11,304
<b>Totals for Outflows</b>								139,340	882,335	756,183
Inflows	Expected vs actual experience (1)	4,100	12/31/2019	10	2028	410	410	410	3,280	2,870
Inflows	Expected vs actual experience (1)	6,019	12/31/2020	7	2026	860	859	860	5,159	4,299
Inflows	Change in assumptions	68,628	12/31/2021	7	2027	9,804	9,804	9,804	-	58,824
<b>Totals for Inflows</b>								11,074	8,439	65,993

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 difference from the liability reported as of the end of the prior year.

**Annual OPEB Expense For the Year Ended December 31, 2021**

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.

**MAGNA WATER DISTRICT  
NOTES TO FINANCIAL STATEMENTS (Continued)**

**NOTE 8 NON-UNION EMPLOYEES OTHER POSTEMPLOYMENT BENEFITS (Continued)**

The components of the annual OPEB Expense for the District as of December 31, 2021 were as follows:

(1) Total OPEB Liability os of December 31, 2020	\$	2,519,383
(2) Total OPEB Liability os of December 31, 2021		2,490,694
(3) Change in Total OPEB Liability [(2)-(1)]	\$	(28,689)
(4) Change in Deferred Outflows		(126,152)
(5) Change in Deferred Inflows		57,554
(6) Employer Contributions*		73,520
(7) OPEB Expense	\$	228,537

\*Actual pay-as-you-go.

(8) Annual covered employee payroll	\$	541,580
(9) Total OPEB expense as a percent of annual covered employee payroll		42.2%

Total OPEB Liability

The district's Total OPEB Liability of \$2,490,694 was based on the actuarial valuation as of January 1, 2020 and a measurement date of December 31, 2021 and a discount rate of 2.25%.

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

Inflation	.90%
Salary increases	3.00%, average, including inflation
Discount rate	2.25%, net of investment expense, including inflation
Healthcare cost trend rates	8.00% for 2018, decreaseing 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.

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, 2021 actuarial valuation performed by J. Richard Hogue, F.S.A. The assumptions were based on plan experience through December 31, 2021. The actuarial cost method used for measuring the Total OPEB Liability for purposes of GASB 75 was Entry Age, Level Percent of Pay.

**MAGNA WATER DISTRICT  
NOTES TO FINANCIAL STATEMENTS (Continued)**

**NOTE 8 NON-UNION EMPLOYEES OTHER POSTEMPLOYMENT BENEFITS (Continued)**

Sensitivity of Total OPEB Liability to changes in the discount rate. The following presents the District's Total OPEB Liability as of December 31, 2021 calculated using the discount rate of 2.25%, 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 (1.25%) or 1 percentage point higher (3.25%) than the current rate:

	1% Decrease (1.25%)	Current Rate (2.25%)	1% Increase (3.25%)
Total OPEB Liability	\$ 2,943,004	\$ 2,490,694	\$ 2,132,781

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, 2021, 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	\$ 2,164,662	\$ 2,490,694	\$ 2,902,406

**Other Required Information**

As of December 31, 2021 there were nine covered employees, five of which are active, four are inactive currently receiving benefits, there are no inactive employees which are not receiving benefits.

Please see the December 31, 2021 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, 2021 is 2.25%
- D) Actuarial Certification.

**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 \$18,169, \$15,500, and \$16,532 for the years ended December 31, 2021, 2020, and 2019, 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.

**MAGNA WATER DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS (Continued)**

**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, 2021 the District purchased 803.029 acre feet, at a cost of \$327,896.

As of December 31, 2021, the District had approximately \$1,044,655 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, having expired in 2015. 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.

**NOTE 13 PRIOR PERIOD ADJUSTMENT**

During the year the District determined that the prior financial statements did not include all the water rights and water shares owned by the District. This has been corrected in these financial statements by adding \$1,486,728 to the beginning of balance of Capital assets not being depreciated and to the balance of Net Position, Beginning of Year.

**REQUIRED SUPPLEMENTAL INFORMATION**

**MAGNA WATER DISTRICT**  
**REQUIRED SUPPLEMENTAL INFORMATION**  
**Years ended December 31, 2021 and six preceding years**

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

	2021	2020	2019	2018	2017	2016	2015
<b>Total Pension Liability</b>							
Service cost	\$ 41,218	\$ 63,010	\$ 40,551	\$ 45,688	\$ 47,685	\$ 32,718	\$ 34,243
Interest on total pension liability	79,684	74,501	74,489	69,169	53,257	49,389	24,820
Effect on economic/demographic (gains) or losses	(382,436)	13,110	(370,833)	(179,274)	(62,648)	(333,724)	65,248
Effect of assumption changes and inputs	204,809	222,166	233,585	254,441	281,948	313,988	368,595
Benefit payments	-	(247,333)	-	(78,482)	-	-	-
Net change in total pension liability	<u>\$ (56,725)</u>	<u>\$ 125,454</u>	<u>\$ (22,208)</u>	<u>\$ 111,542</u>	<u>\$ 320,242</u>	<u>\$ 62,371</u>	<u>\$ 492,906</u>
Total pension liability, beginning	\$ 1,552,471	\$ 1,427,017	\$ 1,449,225	\$ 1,337,683	\$ 1,017,441	\$ 955,070	\$ 462,164
Total pension liability, ending (a)	1,495,746	1,552,471	1,427,017	1,449,225	1,337,683	1,017,441	955,070
<b>FIDUCIARY NET POSITION</b>							
Employer contributions	\$ 110,259	\$ 100,408	\$ 118,000	\$ 143,000	\$ 120,419	\$ 188,030	\$ 257,245
Investment income net of investment expenses	24,465	33,419	22,650	21,020	16,919	12,857	9,629
Benefit payments	-	(247,333)	-	(78,482)	-	-	-
Administrative expenses	-	-	-	-	-	-	-
Net change in plan fiduciary net position	<u>\$ 134,724</u>	<u>\$ (113,506)</u>	<u>\$ 140,650</u>	<u>\$ 85,538</u>	<u>\$ 137,338</u>	<u>\$ 200,887</u>	<u>\$ 266,874</u>
Fiduciary net position, beginning	\$ 1,064,595	\$ 1,178,101	\$ 1,037,451	\$ 951,913	\$ 814,575	\$ 613,688	\$ 346,814
Fiduciary net position, ending (b)	1,199,319	1,064,595	1,178,101	1,037,451	951,913	814,575	613,688
Net pension liability, ending (a) - (b)	296,427	487,876	248,916	411,774	385,770	202,866	341,382
Fiduciary net position as a % of total pension liability	80.18%	68.57%	82.56%	71.59%	71.16%	80.06%	64.26%
Covered payroll	\$ 633,687	\$ 463,429	\$ 591,171	\$ 537,984	\$ 544,150	\$ 404,799	\$ 407,340
Net pension liability as a % of covered payroll	46.78%	105.28%	42.11%	76.54%	70.89%	50.12%	83.81%

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, 2012 through 2021**

**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
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%
2015	101,980	257,245	(155,265)	407,340	63.15%
2014	79,336	119,526	(40,190)	355,160	33.65%
2013	87,908	91,092	(3,184)	368,051	24.75%
2012	93,980	18,778	75,202	354,104	5.30%

**NOTES TO THE PENSION REQUIRED SUPPLEMENTAL INFORMATION**

**Note 1 - Valuation Date**

The valuation date is January 1, 2021. This is the date as of which the actuarial valuation was performed. The Measurement Date is December 31, 2021. This is the date as of which the net pension liability is determined. The Reporting Date is December 31, 2021. 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	5.00%
Expected long-term rate of return on plan assets	5.00%
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, 2021 and three preceding years**

**Schedule of Changes in Net OPEB Liability and Related Ratios**  
**Last 10 years**

	2021	2020	2019	2018
Total OPEB Liability				
Service cost	\$ 46,390	\$ 40,349	\$ 38,349	\$ 36,839
Interest cost	53,881	62,379	47,650	45,580
Benefit payments	(73,520)	(49,114)	(29,354)	(33,454)
Increase (decrease) due to actual experience being greater than expected	13,188	353,496	(4,100)	-
Increase (decrease) due to changes in benefit terms	-	230,089	-	-
Increase (decrease) due to changes in assumptions	<u>(68,628)</u>	<u>401,094</u>	<u>287,980</u>	<u>-</u>
Net change in Total OPEB Liability	(28,689)	1,038,293	340,525	48,965
Total OPEB Liability - beginning	<u>2,519,383</u>	<u>1,481,090</u>	<u>1,140,565</u>	<u>1,091,600</u>
Total OPEB Liability - ending	\$ 2,490,694	\$ 2,519,383	\$ 1,481,090	\$ 1,140,565
Annual covered employee payroll	\$ 541,580	\$ 525,806	\$ 591,171	\$ 554,977
Total OPEB Liability as a percent of annual covered employee payroll	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  
For The Year Ended December 31, 2021**

**Operating Revenues:**

Charges for services:	
Water sales - culinary	\$ 4,134,130
Water sales - secondary	215,264
Sewer service charges	3,890,210
Connection fees and other income	<u>2,064,225</u>
<b>Total Operating Revenues</b>	<u>10,303,829</u>

**Operating Expenses:**

Salaries and benefits:	
Salaries and wages - plant	1,246,865
Salaries and wages - office	811,547
Trustees' salaries	15,000
Payroll taxes and fringe benefits	<u>1,651,205</u>
Total salaries and benefits	<u>3,724,617</u>

Contractual services:

Legal	53,749
Accounting	16,000
Engineering	400,607
Data processing services	37,127
Janitorial	6,335
Lab and testing	104,051
Payroll	<u>6,372</u>
Total contractual services	<u>624,241</u>

Materials and supplies:

Repairs, maintenance, and supplies	1,369,321
Office supplies and postage	87,122
Water purchased	<u>327,896</u>
Total materials and supplies	<u>1,784,339</u>

Utilities:

Electricity and fuel for water production and sewer processing	777,581
Office and general, electricity and fuel	6,918
Telephone and paging	<u>55,954</u>
Total materials and supplies	<u>840,453</u>

Depreciation and amortization	<u>4,201,270</u>
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**MAGNA WATER DISTRICT  
SCHEDULE OF REVENUES, EXPENSES  
AND CHANGES IN NET POSITION (Continued)  
For The Year Ended December 31, 2021**

Lease expense	20,962
Other operating expenses:	
Transportation	132,401
Bad debts	16,428
Insurance	126,837
Training	37,780
Miscellaneous	220,309
Total other operating expenses	533,755
<b>Operating Income (Loss)</b>	<b>(1,425,808)</b>
<b>Nonoperating Revenues (Expenses):</b>	
Property tax revenue	5,057,594
Non-resident fee in lieu of property tax	93,534
Impact fees	3,242,412
Gain (loss) on sale of assets	49,116
Other non-operating income	453,554
Interest income	120,980
Interest expense	(757,190)
Debt issuance costs	(1,920)
<b>Total Nonoperating Expenses</b>	<b>7,145,420</b>
<b>Income Before Capital Contributions</b>	5,719,612
<b>Capital Contributions</b>	<b>6,856,089</b>
<b>Change In Net Position</b>	<b>\$ 12,575,701</b>

**MAGNA WATER DISTRICT**  
**SCHEDULE OF REVENUES, EXPENSES**  
**AND CHANGES IN NET POSITION – COMPARED TO BUDGET**  
**For The Year Ended December 31, 2021**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
<b>Operating Revenues:</b>				
Water sales	\$ 4,710,000	\$ 4,710,000	\$ 4,349,394	\$ (360,606)
Sewer service charges	3,700,000	3,700,000	3,890,210	190,210
Connection fees and other income	986,300	986,300	2,064,225	1,077,925
<b>Total Operating Revenues</b>	<u>9,396,300</u>	<u>9,396,300</u>	<u>10,303,829</u>	<u>907,529</u>
<b>Operating Expenses:</b>				
Salaries and benefits	3,875,000	3,875,000	3,724,617	150,383
Contractual services	772,200	772,200	624,241	147,959
Materials and supplies	2,633,000	2,633,000	1,784,339	848,661
Utilities	939,200	939,200	840,453	98,747
Depreciation and amortization	4,290,000	4,290,000	4,201,270	88,730
Lease expense	60,000	60,000	20,962	39,038
Other operating expenses	1,110,250	1,110,250	533,755	576,495
<b>Total Operating Expenses</b>	<u>13,679,650</u>	<u>13,679,650</u>	<u>11,729,637</u>	<u>1,950,013</u>
<b>Operating Income (Loss)</b>	<u>(4,283,350)</u>	<u>(4,283,350)</u>	<u>(1,425,808)</u>	<u>(1,042,484)</u>
<b>Nonoperating Revenues:</b>				
Property tax revenue	3,440,351	3,440,351	5,057,594	1,617,243
Non-resident fee in lieu of property tax	50,000	50,000	93,534	43,534
Impact fees	1,650,000	1,650,000	3,242,412	1,592,412
Gain (loss) on sale of assets	7,500	7,500	49,116	41,616
Other non-operating income	258,900	258,900	453,554	194,654
Interest income	320,000	320,000	120,980	(199,020)
<b>Total Nonoperating Revenues</b>	<u>5,726,751</u>	<u>5,726,751</u>	<u>9,017,190</u>	<u>3,290,439</u>
<b>Nonoperating Expenses:</b>				
Interest expense	773,315	773,315	757,190	16,125
Payments to RDA's	-	-	1,112,660	(1,112,660)
Debt issuance costs	-	-	1,920	(1,920)
<b>Total Nonoperating Expenses</b>	<u>773,315</u>	<u>773,315</u>	<u>1,871,770</u>	<u>(1,098,455)</u>
<b>Income Before Capital Contributions</b>	<u>670,086</u>	<u>670,086</u>	<u>5,719,612</u>	<u>3,346,410</u>
<b>Capital Contributions</b>	<u>720,000</u>	<u>720,000</u>	<u>6,856,089</u>	<u>6,136,089</u>
<b>Change In Net Position</b>	<u>\$ 1,390,086</u>	<u>\$ 1,390,086</u>	<u>\$ 12,575,701</u>	<u>\$ 9,482,499</u>

**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, 2021, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements, and have issued our report thereon dated June 28, 2022.

**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.

*Keddington & Christensen, LLC*

Keddington & Christensen, LLC

Salt Lake City, Utah

June 28, 2022

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

Board of Trustees  
Magna Water District  
Magna, Utah

***Report on Compliance***

We have audited Magna Water District's (the District) compliance with the applicable state requirements described in the *State Compliance Audit Guide*, issued by the Office of the Utah State Auditor, for the year ended December 31, 2021.

Budgetary Compliance  
Fund Balance  
Fraud Risk Assessment  
Governmental Fees  
Special and Local Service District Board Members  
Open and Public Meetings Act

***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 the 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 the 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 reported above. However, our audit does not provide a legal determination of the District's compliance with those requirements.

***Opinion on Compliance***

In our opinion the District complied, in all material respects, with the state compliance requirements referred to above for the year ended December 31, 2021.

***Other Matters***

The results of our auditing procedures disclosed an instance of noncompliance, which are required to be reported in accordance with the State Compliance Audit Guide and which are described in the accompanying *Schedule of Findings and Recommendations* as item 2021-001 below. Our opinion on compliance is not modified with respect to these matters.

The District's response to the noncompliance findings identified in our audit is described in the accompanying *Schedule of Findings and Recommendations*. The District's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

### ***Report On Internal Control Over Compliance***

Management of the 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 the 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 the 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. We consider the deficiency in internal control over compliance described in the accompanying *Schedule of Findings and Recommendations* as item 2021-001 to be significant deficiencies.

The District's response to the internal control over compliance findings identified in our audit is described in the accompanying *Schedule of Findings and Recommendations*. The Entity's response was not subject to the auditing procedures applied in the audit of compliance and accordingly, we express no opinion on the response.

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 and therefore, material weaknesses or significant deficiencies may exist that were not 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.

*Keddington & Christensen, LLC*

Keddington & Christensen, LLC  
Salt Lake City, Utah  
June 28, 2022

**MAGNA WATER DISTRICT**  
**SCHEDULE OF FINDING AND RECOMMENDATIONS (CONTINUED)**  
**For The Fiscal Year Ended December 31, 2021**

**2021-001: Special and Local Service District Board Members– State Compliance (Significant Deficiency)**

**Finding:**

Utah State Code 17B-1-312(1)(a)(b) states that: *"Each member of a board of trustees of a local district shall, within one year after taking office, complete the training described in Subsection (2). For the purposes of Subsection (1)(a), a member of a board of trustees of a local district takes office each time the member is elected or appointed to a new term, including an appointment to fill a midterm vacancy..."*. During our testing of State Compliance K&C noted that one member of the Board who took office during the 2021 fiscal year did not complete their training within one year of taking office. As a result, the District did not follow Utah State Code.

**Recommendation:**

We recommend that the District enact policies to ensure that the Board completes all required trainings and that the District maintains copies of certifications related to completed trainings.

**District Response:**

The Controller, who also serves as the District Clerk, responsible for Board Member Training compliance, had a misconception of the length of time the Board member had to complete the Local District & Special Service District Board Member Training Course. The misconception was the Board member had its entire term of 4 years to complete the training, where the training should have been completed within the first year of the Board members term. Unfortunately, the misconception was revealed during this audit, however, the Board member has completed the training course as of 06/28/2022. The management team has identified the following corrective actions to reduce likelihood of future non-compliance:

- Additional training for the District Clerk and review of any appropriate disciplinary actions.
- Creation of internal State Compliance schedule to track all key deadlines and completion status. Management will begin reporting this schedule to the Board beginning August 2022.
- Management team will schedule and host, in house, the annual Board Training on all required courses to ensure compliance as another option to the online or the UASD Conference Training.