



June 15, 2023

Via electronic submission to emma.msrb.org

Re: Supplemental Continuing Disclosure Undertaking of Mountain Regional Water Special Service District of Summit County, UT (the "District")

To Whom It May Concern:

In accordance with the provisions of paragraph (b) (5) (i) (A) of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the "Rule"), the District hereby files the enclosed (i) the Financial Statements of the District for the Fiscal Year Ended December 31, 2022 (the "2022 FS"); and (ii) the Supplemental Continuing Disclosure Memorandum of the District dated June 15, 2023 (due on or before June 29, annually) (the "SCDM"). This letter, the 2022 FS, and the SCDM constitute the annual financial information and operating data concerning the District to be filed in compliance with the District's obligation under certain agreements entered into in connection with the offering of the following securities described in the following Official Statements:

The District has the following outstanding public issue parity bonds:

Series 2014 Water Revenue Bonds **\$ 8,140,000**
CUSIP: 62426V
CC9, CD7, CE5, CF2, CG0, CH8

Series 2019A Water Revenue Refunding Bonds **\$ 25,815,000**
CUSIP: 62426V
CN5, CP0, CQ8, CR6, CS4, CT2, CU9
CV7, CW5, CX3, CY1, CZ8

To the best of our knowledge, no event described in paragraph (b) (5) (i) (c) of the Rule has occurred that is required to be disclosed with respect to any of the above-described securities.

Sincerely,
Mountain Regional Water Special Service District

/s/ Steve Anderson

Steve Anderson
Chief Financial Officer

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**Supplemental
Continuing Disclosure Memorandum
for**



**MOUNTAIN
REGIONAL
WATER**

Special Service District of Summit County, Utah

Filed with

Electronic Municipal Market Access
emma.msrb.org

Submitted and dated as of June 15, 2023
(Annual submission required on or before June 29, 2023)

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1. GENERAL

A. Contact Person for Mountain Regional Water Special Service District

As of the date of this Continuing Disclosure, the chief contact person for the Mountain Regional Water Special Service District (the "District") is:

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steve@mtregional.org
Mountain Regional Water
6421 N Business Park Loop Road, Suite A
PO Box 982320
Park City, UT 84098
435.940.1916 X306 | f 435.940.1945

B. Fiscal Year

The District's fiscal year is from January 1 to December 31.

2. BOND ISSUES

The District is providing this supplemental continuing disclosure for its two public issue bonds, as well as four direct purchase bonds issued to the State of Utah.

A. Series 2008	Water Revenue Bonds
Amount	\$3,026,000
Issued	September 4, 2008

Background Information

The Series 2008 Bonds were sold directly to the State of Utah Drinking Water Board to facilitate a low interest loan. The Drinking Water Board is the registered owner of the Series 2008 Bonds.

Principal and interest on the Series 2008 Bonds (interest payable June 15 each year) are payable by Zions Bank, National Association ("Zions Bank") to the registered owner thereof, the State of Utah Drinking Water Board.

Current Maturity Schedule

**Series 2008
Water Revenue Bonds**

Original Issue:	<u>\$3,026,000</u>
Amount Currently Outstanding from the District	<u>1,036,000</u>

Due June 15	CUSIP	Principal Amount	Original Interest Rate
2024	n/a	164,000	2.00
2025	n/a	168,000	2.00
2026	n/a	171,000	2.00
2027	n/a	174,000	2.00
2028	n/a	178,000	2.00
2029	n/a	181,000	2.00
		<u>\$1,036,000</u>	

Optional Redemption

The Series 2008 Bonds are subject to redemption at any time at the option of the District, in inverse order of maturity; at the redemption price of 100% plus accrued interest thereon to the date fixed for redemption.

Current Ratings

These bonds were sold directly to the State of Utah, and are therefore unrated.

B. Series 2011A	Water Revenue Refunding Bonds
Amount	\$ 679,000
Issued	December 22, 2011

Current Maturity Schedule

**Series 2011A
Water Revenue Refunding Bonds**

Original Issue:	\$ 679,000
Amount Currently Outstanding from the District	<u>326,000</u>

Due March 1	CUSIP	Principal Amount	Original Interest Rate
2024	n/a	39,000	1.52
2025	n/a	39,000	1.52
2026	n/a	40,000	1.52
2027	n/a	40,000	1.52
2028	n/a	41,000	1.52
2029	n/a	42,000	1.52
2030	n/a	42,000	1.52
2031	n/a	43,000	1.52
		<u>\$ 326,000</u>	

Background Information

The Series 2011A Bonds were sold directly to the State of Utah Drinking Water Board to consolidate two low interest state loans into a single state loan. The State of Utah Drinking Water Board is the registered owner of the Series 2011A Bonds.

Principal and interest on the Series 2011A Bonds (interest payable March 1 each year) are payable by Zions Bank to the registered owner thereof, the State of Utah Drinking Water Board.

Optional Redemption

The Series 2011A Bonds are subject to redemption at any time at the option of the District, in inverse order of maturity; at the redemption price of 100% plus accrued interest thereon to the date fixed for redemption.

Current Ratings

These bonds were sold directly to the State of Utah, and are therefore unrated.

C. Series 2011B	Water Revenue Bonds
Amount	\$1,278, 000
Issued:	May 17, 2012

Current Maturity Schedule

Original Issue:	<u>\$ 1,278,000</u>
Amount Currently Outstanding from the District:	<u>589,000</u>

Due	CUSIP	Principal	Original
March 1	n/a	Amount	Interest Rate
2024	n/a	65,000	0.0
2025	n/a	66,000	0.0
2026	n/a	65,000	0.0
2027	n/a	66,000	0.0
2028	n/a	65,000	0.0
2029	n/a	66,000	0.0
2030	n/a	65,000	0.0
2031	n/a	66,000	0.0
2032	n/a	65,000	0.0
		<u>\$ 589,000</u>	

Background Information

The Series 2011B Bonds were sold directly to the State of Utah Drinking Water Board to facilitate a zero interest state loan. The State of Utah Drinking Water Board is the registered owner of the Series 2011B Bonds.

Principal on the Series 2011B Bonds is payable by Zions Bank to the registered owner thereof, the State of Utah Drinking Water Board.

Optional Redemption

The Series 2011B Bonds are subject to redemption at any time at the option of the District, in inverse order of maturity; at the redemption price of 100%.

Current Ratings

These bonds were sold directly to the State of Utah, and are therefore unrated.

D. Series 2014	Water Revenue Bonds
Amount	\$8,140,000
Issued	December 18, 2014

Current Maturity Schedule

**Series 2014
Water Revenue Refunding Bonds**

Original Issue:	\$ 8,140,000
Amount Currently Outstanding from the District:	<u>4,630,000</u>

Due December 15	CUSIP 62426V	Principal Amount	Original Interest Rate
2023	CC9	505,000	4.0
2024	CD7	520,000	4.0
2025	CE5	540,000	4.0
2026	CF2	565,000	4.0
2027	CG0	585,000	4.3
2028	CG0	610,000	4.3
2029	CH8	640,000	4.5
2030	CH8	<u>665,000</u>	4.5
		<u>\$ 4,630,000</u>	

Background Information

The Series 2014 Bonds were sold pursuant to a negotiated sale to KeyBanc Capital Markets, Inc. The Series 2014 Bonds were issued by the District as fully-registered bonds and are in book-entry form only, registered in the name of Cede & Co., as nominee for DTC. DTC is acting as securities depository for the Series 2014 Bonds.

Principal and interest on the Series 2014 Bonds (interest payable June 15 and December 15 of each year) are payable by Zions Bank to the registered owners thereof, currently DTC.

Series 2014 Partial Refunding

A portion of the Series 2014 Bond was refunded as part of the refunding that took place with the Series 2019A Bond. The refunded portion was the last payment coupon that would have been due on December 15, 2034 and had a principal amount of \$1,335,000 and carried a 5.0% interest rate.

Optional Redemption

The Series 2014 Bonds maturing on or after December 15, 2025 are subject to redemption at the option of the District on December 15, 2024; at the redemption price of 100% plus accrued interest thereon to the date fixed for redemption.

Mandatory Sinking Fund Redemption

The Series 2014 Bonds maturing on December 15, 2028 and December 15, 2030; are subject to mandatory sinking fund redemption at a redemption price equal to 100% of the principal amount thereof, plus accrued interest thereon to the date of redemption, but without premium, on the dates and in the principal amounts as follows:

<u>Mandatory Sinking Fund Redemption Date</u>	<u>Sinking Fund Requirements</u>
December 15, 2027	\$ 585,000
December 15, 2028 (final maturity).....	<u>610,000</u>
Total	<u>\$1,195,000</u>
December 15, 2029	\$ 640,000
December 15, 2030 (final maturity).....	<u>665,000</u>
Total	<u>\$1,305,000</u>

Current Ratings

Fitch Ratings AA
S&P Global Ratings AA (AGM Insured); AA- (underlying)

Credit Enhancement

The scheduled principal and interest payments on the Series 2014 Bonds are guaranteed by Assured Guaranty Municipal Corp. ("AGM").

E. Series 2019A **Federally Taxable Revenue Refunding Bonds
(Green Bonds – BAM Greenstar Certified)**
Amount **\$ 25,815,000**
Issued **November 14, 2019**

Current Maturity Schedule

**Series 2019A
Water Revenue Refunding Bonds**

Original Issue: \$ 25,815,000
Amount Currently Outstanding from the District: 23,615,000

Due December 15	CUSIP 62426V	Principal Amount	Original Interest Rate
2023	CN5	1,805,000	2.01
2024	CP0	1,840,000	2.06
2025	CQ8	1,880,000	2.20
2026	CR6	1,925,000	2.30
2027	CS4	1,965,000	2.38
2028	CT2	2,010,000	2.48
2029	CU9	2,065,000	2.53
2030	CV7	2,115,000	2.63
2031	CW5	2,480,000	2.73
2032	CX3	2,545,000	2.83
2033	CY1	2,625,000	2.93
2034	CZ8	360,000	3.03
		<u>\$ 23,615,000</u>	

Background Information

The Series 2019A Bonds were sold pursuant to a negotiated sale to Wells Fargo Securities. The Series 2019A Bonds were issued by the District as fully-registered bonds and are in book-entry form only, registered in the name of Cede & Co., as nominee for DTC. The Bond/Registrar will hold the Certificates as FAST agent. The Series 2019A Bonds are being issued to refund the Series 2012 bonds and to partially refund the 2014 Series Bonds.

Principal and interest on the Series 2019A Bonds (interest payable June 15 and December 15 of each year) are payable by Zions Bank to the registered owners thereof, currently DTC.

Optional Redemption

The Series 2019A Bonds maturing on or before December 15, 2029, are not subject to redemption prior to maturity. The Series 2019A Bonds maturing on or after December 15, 2030 are subject to redemption prior to maturity in whole or in part at the option of the District on December 15, 2029, or on any date thereafter, from such maturities or parts thereof as may be selected by the District at a redemption price equal to 100% of the principal amount of the Series 2019A Bonds to be redeemed plus accrued interest, if any, thereon to the date of redemption.

Current Ratings

Fitch Ratings	AA
S&P Global Ratings	AA (BAM Insured); AA- (underlying)

Credit Enhancement

The scheduled principal and interest payments on the Series 2019A Bonds are guaranteed by Build America Mutual ("BAM").

F. Series 2019B **Water Revenue Bonds**
Amount **\$2,600,000**
Issued: **December 17, 2019**

Current Maturity Schedule

Series 2019B
Water Revenue Bond

Original Issue:	\$ 2,600,000
Amount Currently Outstanding from the District:	2,007,000

Due December 15	CUSIP	Principal Amount	Original Interest Rate
2023	n/a	114,000	2.0
2024	n/a	116,000	2.0
2025	n/a	118,000	2.0
2026	n/a	121,000	2.0
2027	n/a	123,000	2.0
2028	n/a	125,000	2.0
2029	n/a	128,000	2.0
2030	n/a	130,000	2.0
2031	n/a	133,000	2.0
2032	n/a	136,000	2.0
2033	n/a	138,000	2.0
2034	n/a	141,000	2.0
2035	n/a	144,000	2.0
2036	n/a	147,000	2.0
2037	n/a	150,000	2.0
2038	n/a	43,000	2.0
		\$ 2,007,000	

Background Information

The Series 2019B Bonds were sold directly to the State of Utah Drinking Water Board to facilitate a low interest state loan. The State Drinking Water Board is the registered owner of the Series 2019B Bonds.

Principal on the Series 2019B Bonds is payable by Zions Bank to the registered owner thereof, the State of Utah Drinking Water Board.

Optional Redemption

The Series 2019B Bonds are subject to redemption at any time at the option of the District, in inverse order of maturity; at the redemption price of 100%.

Current Ratings

These bonds were sold directly to the State of Utah, and are therefore unrated.

3. DEBT SERVICE COVERAGE

A. Historical Debt Coverage

The District is required to maintain a debt coverage ratio of 1.25x each year per bond covenants. As shown below, the District's Fiscal Year 2022 debt coverage was 2.05x without including the rate stabilization fund; and 2.39x when the stabilization fund was included.

Mountain Regional Water Historical Debt Service Coverage

	2018	2019	2020	2021	2022
Operating revenues:					
Water sales	\$ 9,952,000	\$ 9,508,637	\$ 11,822,970	\$ 11,770,052	\$ 11,596,203
Operating fees	376,969	463,753	535,830	624,446	554,357
Other	80,208	67,301	45,629	54,926	51,985
Total operating revenues	<u>10,409,177</u>	<u>10,039,691</u>	<u>12,404,429</u>	<u>12,449,424</u>	<u>12,202,545</u>
Operating Expenses:					
Operations, maintenance and repairs	2,232,424	2,290,509	2,976,310	2,797,417	3,048,599
Water production	2,012,813	2,305,353	2,384,954	2,297,451	2,257,431
Engineering and energy and technology management	823,821	805,521	712,323	838,289	862,272
Management and finance	996,296	1,018,738	1,025,125	955,153	1,113,228
Legal services	29,307	44,918	48,283	46,972	53,036
Actuarial pension adjustment	22,807	(62,686)	7,742	244,658	518,480
Total operating expenses	<u>6,117,468</u>	<u>6,402,353</u>	<u>7,154,737</u>	<u>7,179,943</u>	<u>7,853,046</u>
Net operating revenues	<u>4,291,709</u>	<u>3,637,338</u>	<u>5,249,692</u>	<u>5,269,482</u>	<u>4,349,499</u>
Non-operating revenues:					
Interest income available for debt service	295,388	393,473	164,660	71,899	396,178
Impact fees	1,243,146	1,157,279	735,399	3,397,951	1,499,752
Special assessments	1,169,732	393,929	493,489	717,204	817,771
Treatment Plant Stabilization Fund	-	92,334	123,854	-	-
Gain (loss) on fixed assets	7,000	34,485	4,525	15,455	-
Other non-operating revenue	359,340	296,637	457,673	648,867	196,628
Non-operating revenues	<u>3,074,606</u>	<u>2,368,137</u>	<u>1,979,600</u>	<u>4,851,376</u>	<u>2,910,329</u>
Total Net Revenue available for debt service from ongoing operation	<u>\$ 7,366,314</u>	<u>\$ 6,005,475</u>	<u>\$ 7,229,292</u>	<u>\$ 10,120,858</u>	<u>\$ 7,259,828</u>
Parity debt service:					
2019B Bonds	\$ -	\$ -	\$ 134,767	\$ 152,638	\$ 153,360
2019A Bonds	-	-	880,269	876,890	2,392,181
2014 Bonds	559,663	526,288	697,813	698,513	694,263
2012 Bonds	1,311,400	1,993,300	1,525,000	1,523,600	-
2011B Bonds	66,000	66,000	65,000	66,000	65,000
2011A Bonds	43,299	43,767	43,220	43,673	44,110
2008 Bonds	185,140	185,220	185,240	185,200	185,100
Total parity debt service	<u>\$ 3,314,352</u>	<u>\$ 2,814,575</u>	<u>\$ 3,531,308</u>	<u>\$ 3,546,513</u>	<u>\$ 3,534,014</u>
Debt coverage from ongoing operations	<u>2.22</u>	<u>2.13</u>	<u>2.05</u>	<u>2.85</u>	<u>2.05</u>
Rate Stabilization Fund	1,116,491	1,147,635	1,160,028	1,164,468	1,184,466
Total Net Revenue available for debt service	<u>\$ 8,482,805</u>	<u>\$ 7,153,110</u>	<u>\$ 8,389,320</u>	<u>\$ 11,285,326</u>	<u>\$ 8,444,294</u>
Total debt coverage including the Rate Stabilization Fund	<u>2.56</u>	<u>2.54</u>	<u>2.38</u>	<u>3.18</u>	<u>2.39</u>

B. Debt Service Sub Fund

The District established a rate stabilization fund to mitigate cyclical development related revenue which can occur from year to year. Additionally, the impact of weather on annual water sales can be significant.

As of May 2023, there is \$1.21 million in the Debt Service Sub Fund that can only be used to make parity bond payments in the unlikely case insufficient cash is generated from operations in any given year. In the event of a cash shortfall, the amount transferred from this fund to cover the shortfall can be included in that year's debt coverage calculation. However, it is a violation of District policy to use these funds to calculate debt coverage for budget purposes.

Policy requires the District to maintain a minimum \$1.0 million balance in this fund. If the balance falls below \$1.0 million, District policy is required to restore the balance to \$1.0 million within 36 months.

4. THE WATER SYSTEM

A. Overview

The District water system consists of a complex distribution system with water sources including springs, wells, and surface diversions. The system also includes a raw irrigation system for three golf courses and other irrigation uses.

The distribution system has over 200 miles of water lines interconnecting the District's water sources to tanks, a raw water storage pond, individual water users, and to wholesale customers.

The District supplies three major wholesale customers: Park City, Weber Basin Water Conservancy District, and High Valley Company. The District is also an emergency backup to Gorgoza Mutual Water Company, Pine Meadows Mutual Water Company, and Summit County Service Area #3.

The District has 12.3 million gallons of culinary water storage and 13.0 million gallons of raw water storage. Including wholesale deliveries, the District provided 6,417 acre-feet of total water supply in 2022.

B. Sources and Supplies of Water

The District has acquired sufficient water rights and developed sufficient sources to meet its current demands. District water production by source is shown below.

Mountain Regional Water Special Service District Annual Water Production by Source (in Gallons)

	2018	2019	2020	2021	2022
Water Produced by the District					
Lost Creek					
Rockport Well Field & Reservoir	1,487,638,000	1,484,732,000	1,589,677,000	1,714,152,000	1,630,882,000
Atkinson area					
Atkinson Well #2	18,021,000	43,969,000	33,313,000	3,645,000	4,000,000
Jailhouse Well #3	487,000	8,306,000	8,143,000	8,159,000	8,182,000
Atkinson Well #10	36,999,000	26,902,000	37,517,000	27,287,000	26,966,000
Starpointe Well #15B	167,423,000	114,472,731	230,434,063	25,144,645	76,271,487
3-Mile Well	33,518,000	8,394,000	39,349,000	40,439,000	20,347,000
Bison Bluff Well #15C	172,429,000	165,515,000	89,465,000	261,113,000	82,070,000
Silver Creek Well #16	-	-	-	-	10,043,000
Spring Creek area					
Blackhawk Well #2R	5,816,000	11,917,000	8,037,000	10,182,000	9,586,000
Gorgoza Well #6	25,432,000	32,279,000	28,854,000	13,845,000	9,686,000
Nugget Well	25,505,000	9,854,000	27,828,000	34,704,000	25,460,000
Silver Springs area					
Spring Creek Springs	76,824,000	84,656,000	100,640,000	42,918,000	70,074,000
Lakeside Well #1	32,673,000	25,897,000	48,550,000	32,796,000	25,363,000
Wagon Trail Well #2	-	2,135,700	1,916,100	4,560,500	3,032,000
Gulch Well	-	18,942,000	8,279,000	4,585,000	32,793,000
Sun Peak Well #3	-	-	-	-	13,254,000
Winter Park Well #3	-	-	-	-	-
Summit Water/Olympic Park commingle	24,323,300	21,479,400	32,098,100	25,425,300	31,231,800
Summit Park area					
Summit Park Well #7	4,757,000	8,165,000	23,149,000	6,420,000	6,386,000
Total Water Produced by the District	2,111,845,300	2,067,615,831	2,307,249,263	2,255,375,445	2,085,627,287
In Acre Feet	6,481	6,345	7,081	6,921	6,401
% Change from Prior Year	29.6%	-2.1%	11.6%	-2.2%	-7.5%
Water Wheeled or Sold outside the District					
Park City	688,983,348	753,398,299	736,633,948	865,777,000	787,223,000
Weber Basin	260,680,800	260,680,800	358,436,100	358,436,100	228,095,700
High Valley	35,000,000	29,640,000	34,600,000	30,450,000	23,169,450
VR CPC Holdings	-	2,885,400	1,888,700	1,938,800	899,100
Olympic Park	23,687,000	23,925,500	38,859,480	23,318,000	36,460,000
Total Water Transported	1,008,351,148	1,070,529,999	1,170,418,228	1,279,919,900	1,075,847,250
In Acre Feet	3,095	3,285	3,592	3,928	3,302
% Change from Prior Year	40.8%	6.2%	9.3%	9.4%	-15.9%
Water available for District customers					
Total Water Available	1,103,494,152	997,085,832	1,136,831,035	975,455,545	1,009,780,037
In Acre Feet	3,386	3,060	3,489	2,994	3,099
% Change from Prior Year	20.7%	-9.6%	14.0%	-14.2%	3.5%

Total water production by the District decreased by 7.5% in 2022 (520 acre-feet) as the water sold to Weber Basin decreased and water restrictions were put in place due to drought conditions.

Water wheeled or sold outside the District dropped by 15.9% due to a decrease in water wheeled to Park City and the aforementioned contracted drop in water sent to Weber Basin in 2022.

Park City is allowed to take up to 2,900-acre feet per year under their agreement with the District. In 2023, it is projected that Park City will take close to their historical levels. However, in 2024 the amount may drop significantly as their new treatment plant is expected to be completed in the fall of 2022.

Water transported by the District to Weber Basin Water Conservancy District is planned to stay the same in 2023 as it was in 2022, as the amount contracted remains at 700-acre feet. In 2024 the contracted amount drops to 600-acre feet.

Regarding water sources, the District currently utilizes 15 groundwater wells and two large surface water diversions at or near Rockport Reservoir. The groundwater source at Spring Creek Springs is currently not being used as it has been determined that it will require additional treatment to be used as a culinary source.

The District has acquired sufficient water rights, entered into future importation contracts with Weber Basin Water Conservancy District, and is planning a future expansion at its Signal Treatment Plant to meet its current and projected growth demands.

The Lost Canyon project alone utilizes two Rockport surface diversions which can produce approximately 6,500-acre feet per year. Park City owns capacity rights up to 2,900-acre feet of the Lost Canyon project; and the District owns capacity rights of approximately 3,600-acre feet.

The District's service area resides within a steep vertical terrain, ranging from a low 6,100-foot elevation to over 9,300 feet, and as such, the District operates approximately 50 pump facilities. All pumping systems combined total nearly 10,000 horsepower.

These systems utilize an advanced SCADA (telemetry) system which controls all tank levels, well pumps, treatment facilities, and booster pumps, and plays a key role in District energy efficiency programs. As a result of current energy and water conservation management strategies, the District has realized significant savings in energy and power.

C. Water Connections

The District’s water connections are shown below, along with its equivalent residential connections (“ERC”). An ERC is the amount of water consumed by a typical residence in one year, which is 0.50-acre feet. All residential customers are considered to be 1.0 ERC.

Mountain Regional Water Special Service District Customer Accounts

	May 2019	May 2020	May 2021	May 2022	May 2023
Customers Using Water					
Residential	3,634	4,256	4,438	4,740	5,044
Commercial / Industrial	163	177	183	200	210
Irrigation	54	53	51	53	57
Construction / Wholesale	35	40	46	51	64
Wholesale	5	5	5	5	5
Subtotal - Customers Using Water	3,891	4,531	4,723	5,049	5,380
% Change from Prior Year	1.9%	16.4%	4.2%	6.9%	6.6%
Platted Undeveloped Lots					
Standby Customers	1,100	1,195	1,329	1,427	1,170
Subtotal - Customers on Standby	1,100	1,195	1,329	1,427	1,170
Total Customer Accounts	4,991	5,726	6,052	6,476	6,550
% Change from Prior Year	2.1%	14.7%	5.7%	7.0%	1.1%
Equivalent Residential Connections (ERCs)⁽¹⁾					
All Customers but Wholesale	5,904	6,392	7,111	7,068	7,130
Wholesale Customers	<u>5,062</u>	<u>5,974</u>	<u>8,095</u>	<u>5,892</u>	<u>7,354</u>
Total Equivalent Residential Connections (ERCs)⁽¹⁾	10,967	12,366	15,206	12,960	14,484
% Change from Prior Year	13.7%	12.8%	23.0%	-14.8%	11.8%

(1) ERC Equivalent was adjusted from .6 acre-feet to .5 acre-feet as of 1/1/2020

Nonresidential customers including commercial, industrial, and irrigation accounts generally use more water than a typical residence, so their use is equated to how many residences use an equivalent amount of water. The standard ERC for nonresidential customers is also set at 0.50-acre feet annually.

Total ERC count increased by 1,524, or 11.8%, from May 2022 to May 2023, due to the increased number of customers using water. However, usage by the District’s own residential and commercial customers decreased as shown by the increased customer count (5,049 in May 2022 to 5,380 in May 2023), but the decreased amount of usage shown on the next page (2,486-acre feet in 2021, but only 2,122 in 2022). The drop in usage during 2022 was caused to a large degree by watering restrictions that were put in place due to the extended drought in the West.

Over the past 12 months the District transported 2,416-acre feet of water to Park City (equivalent to 4,832 ERCs) and 700-acre feet (equivalent to 1,400 ERCs) to Weber Basin under regionalization agreements.

New customers using water increased by 331 over the past twelve months to 5,380, a 6.6% increase due to growth in the District.

As of May 2023, there were 1,170 standby accounts, which is 257 less than twelve months ago as many of these customers have completed construction on their residence and begun using water (the increase of 331 from the previous paragraph).

D. Water Usage

The District's annual water usage is shown below.

Mountain Regional Water Special Service District Water Usage

Usage by District Customers	2018	2019	2020	2021	2022
Customer Type					
Residential	438,879,709	392,022,439	532,693,013	472,340,913	399,220,079
Commercial / Industrial	89,702,330	80,088,277	87,903,725	78,478,278	74,019,633
Irrigation	305,640,566	214,356,720	299,534,094	254,994,929	212,477,135
Construction	4,687,646	2,983,933	5,083,280	3,587,001	5,171,916
Other ⁽⁵⁾	175,000	390,838	1,258,289	733,677	643,048
Total Usage by MRW Customers	839,085,251	689,842,207	926,472,401	810,134,798	691,531,811
In Acre Feet	2,575	2,117	2,843	2,486	2,122
% Change from Prior Year	10.8%	-17.8%	34.3%	-12.6%	-14.6%
Water Wheeled or Sold outside the District					
High Valley ⁽¹⁾	35,000,000	29,640,000	34,600,000	30,450,000	23,169,450
VR CPC Holdings ⁽²⁾	-	2,885,400	1,888,700	1,938,800	899,100
Olympic Park Wheeling ⁽³⁾	23,687,000	23,925,500	38,859,480	15,611,085	36,460,000
Park City Wheeling ⁽⁴⁾	688,983,348	753,398,299	736,633,948	865,777,000	787,223,000
Weber Basin ⁽⁵⁾	260,680,800	260,680,800	358,436,100	358,436,100	228,095,700
Total Transported Wheeled Water	1,008,351,148	1,070,529,999	1,170,418,228	1,272,212,985	1,075,847,250
In Acre Feet	3,095	3,285	3,592	3,904	3,302
% Change from Prior Year	40.9%	6.2%	9.3%	8.7%	-15.4%
Total Usage Plus Wheeled Water	1,847,436,399	1,760,372,206	2,096,890,629	2,082,347,783	1,767,379,061
In Acre Feet	5,670	5,402	6,435	6,390	5,424
% Change from Prior Year	25.4%	-4.7%	19.1%	-0.7%	-15.1%

(1) - High Valley is a private water company for which the District transports water from a jointly owned source operated solely by the District. High Valley also has its own sources as well. The numbers shown represent only the amount of water wheeled by the District.

(2) - VR CPC is a small private water company that provides culinary to day lodges on ski runs and the Canyons Ski Resort.

(3) - The District wheels water from Summit Water (private water company) sources to the Olympic Park. The Olympic Park is a District customer, and the District operates and maintains the Olympic Park water system and the interconnect from Summit Water.

(4) - The District transports water to Park City through District sources and infrastructure. Park City reimburses Mountain Regional for actual wheeling costs plus a capital buy-in and repair/replacement component. The related water leases are owned by Park City.

(5) - Under the terms of the water regionalization agreement, the District is selling its surplus water to Weber Basin.

(6) - The "Other" category has been corrected for a calculation error that resulted in higher usage in previous years.

E. Major Water Users

The top ten customers of the system for calendar 2022, based on revenue, are shown below.

Mountain Regional Water Special Service District Top Ten Water Customers Annual Billings

2022 Rank	MRW Customer	Type of Customer	2022 Dollars	% of Total Revenue
1	Weber Basin Water Conservancy	Government	\$ 1,191,000	10.3%
2	Promontory	Recreation / Golf Courses	743,798	6.4%
3	Park City Municipal Corp	Government	720,140	6.2%
4	Utah Olympic Park	Recreation	197,055	1.7%
5	Triumph Gear Systems	Industrial	137,833	1.2%
6	Silvercreek Village	Multi-Use Development	93,148	0.8%
7	Newpark	Multi-Use Development	74,914	0.6%
8	Newpark Hotel	Hotel	60,338	0.5%
9	Canyons Work Force Housing	Multi-Use Development	58,574	0.5%
10	Trailside School	School	51,104	0.4%
	Top Ten Total		\$ 3,327,904	28.7%
	Total - All Customers		\$ 11,596,203	

F. Major Wholesale Water Users

The District provides wholesale water service to various entities.

Park City Municipal Corporation. The District has a long-term contract to wheel up to 2,900-acre feet annually to Park City through the District's transmission system from Rockport Reservoir to Park City's treatment plant. The contract includes a "take-or-pay" element for shared expenses that occur whether any water is wheeled to Park City or not. In 2022, this "take-or-pay" amount accounted for \$490,332 of the total \$720,140 in revenue.

Summit Water. In 2011, the District entered into an agreement with Summit Water Mutual Water Company to sell up to 400 acre-feet per year of culinary water until 2025, or when an additional importation project is developed in Snyderville Basin, whichever comes first. This water is handled through the Weber Basin Regionalization Agreement (see below) and is included in the Weber Basin Water Conservancy billings in the above table.

Weber Basin Regionalization Agreement. In 2013, the District entered into an agreement with Weber Basin, Park City, Snyderville Basin Water Reclamation District, and Summit Water. This agreement allows Mountain Regional to sell its surplus water to Weber Basin. Weber Basin can then resell this water to other water entities in the Snyderville Basin who need water.

Weber Basin currently has three more years left of a contractual commitment with Summit Water to purchase water from the District under the regionalization agreement. Under this agreement, and the aforementioned agreement with Summit Water, the following water totals were delivered to Summit Water: 800-acre feet in 2018 and 2019, and 1,100 acre feet in 2020 and 2021, and 700 acre feet in 2022 and 2023.

G. System Rates and Charges

The District has authority pursuant to State law to establish rates for its water service effective at any time. The law only stipulates that these rates and charges be fair and reasonable.

The District adopted new rates that became effective on January 1, 2023. The tables below show the previous rates and those adopted to begin 2023.

WATER RATES	2022 Rates	2023 Rates	
Residential			
Monthly Base Rate	\$61.80	\$66.75	<i>Per ERC</i>
Usage (in gallons)			
Zero to 5,000	\$1.80	\$2.00	<i>Per 1,000 Gallons</i>
5,001 to 20,000	\$4.64	\$5.20	<i>Per 1,000 Gallons</i>
20,001 to 30,000	\$5.15	\$6.50	<i>Per 1,000 Gallons</i>
30,001 to 40,000	\$8.24	\$10.22	<i>Per 1,000 Gallons</i>
40,001 to 60,000	\$12.36	\$15.82	<i>Per 1,000 Gallons</i>
60,001 to 80,000	\$15.45	\$20.39	<i>Per 1,000 Gallons</i>
80,001 to 100,00	\$18.54	\$30.00	<i>Per 1,000 Gallons</i>
Above 100,000	\$21.63	\$35.00	<i>Per 1,000 Gallons</i>

WATER RATES	2022 Rates	2023 Rates	
Commercial			
Monthly Base Rate	\$79.31	\$85.65	<i>Per ERC</i>
Usage (in gallons)			
Zero to 5,000	\$2.83	\$3.10	<i>Per 1,000 Gallons</i>
5,001 to 30,000	\$4.64	\$5.50	<i>Per 1,000 Gallons</i>
30,001 to 40,000	\$8.24	\$10.30	<i>Per 1,000 Gallons</i>
40,001 to 60,000	\$12.36	\$16.30	<i>Per 1,000 Gallons</i>
60,001 to 80,000	\$13.39	\$18.10	<i>Per 1,000 Gallons</i>
80,001 to 100,000	\$14.42	\$19.90	<i>Per 1,000 Gallons</i>
Above 100,000	\$15.45	\$23.20	<i>Per 1,000 Gallons</i>

WATER RATES	2022 Rates	2023 Rates	
Culinary Irrigation			
Monthly Base Rate	\$61.80	\$66.75	<i>Per ERC</i>
Usage (in gallons)			
Zero to 5,000	\$2.83	\$3.10	<i>Per 1,000 Gallons</i>
5,001 to 30,000	\$4.64	\$5.50	<i>Per 1,000 Gallons</i>
30,001 to 40,000	\$8.24	\$10.30	<i>Per 1,000 Gallons</i>
40,001 to 60,000	\$12.36	\$16.30	<i>Per 1,000 Gallons</i>
60,001 to 80,000	\$15.45	\$20.90	<i>Per 1,000 Gallons</i>
80,001 to 100,000	\$18.54	\$25.60	<i>Per 1,000 Gallons</i>
Above 100,000	\$21.63	\$35.00	<i>Per 1,000 Gallons</i>

WATER RATES	2022 Rates	2023 Rates	
Common Wall Irrigation			
Rate Multiplier	# of ERCs	# of ERCs	
Monthly Base Rate	\$0.00	\$0.00	<i>Per Unit</i>
Usage (in gallons)			
Zero to 5,000	\$1.80	\$2.00	<i>Per 1,000 Gallons</i>
5,001 to 20,000	\$4.64	\$5.20	<i>Per 1,000 Gallons</i>
20,001 to 30,000	\$5.15	\$6.50	<i>Per 1,000 Gallons</i>
30,001 to 40,000	\$8.24	\$10.22	<i>Per 1,000 Gallons</i>
40,001 to 60,000	\$12.36	\$15.82	<i>Per 1,000 Gallons</i>
60,001 to 80,000	\$15.45	\$20.39	<i>Per 1,000 Gallons</i>
80,001 to 100,000	\$18.54	\$30.00	<i>Per 1,000 Gallons</i>
Above 100,000	\$21.63	\$35.00	<i>Per 1,000 Gallons</i>

WATER RATES	2022 Rates	2023 Rates	
Interruptible Sources (Construction/Snow-making/Wholesale)			
Monthly Base Rate	\$123.60	\$133.50	<i>Per Connection</i>
Usage	\$13.39	\$15.00	<i>Per 1,000 Gallons</i>

WATER RATES	2022 Rates	2023 Rates	
Pumping Surcharge			
Colony	\$2.40	\$2.40	<i>Per 1,000 Gallons</i>
Discovery	\$0.78	\$0.78	<i>Per 1,000 Gallons</i>
Glenwild	\$0.49	\$0.49	<i>Per 1,000 Gallons</i>
Preserve	\$2.22	\$2.22	<i>Per 1,000 Gallons</i>
Redhawk	\$0.80	\$0.80	<i>Per 1,000 Gallons</i>
Promontory West Hills	\$0.28	\$0.28	<i>Per 1,000 Gallons</i>
Promontory Middle Valley	\$0.14	\$0.14	<i>Per 1,000 Gallons</i>
Stagecoach	\$2.86	\$2.86	<i>Per 1,000 Gallons</i>
Summit Park	\$0.78	\$0.78	<i>Per 1,000 Gallons</i>
Sun Peak	\$1.21	\$1.21	<i>Per 1,000 Gallons</i>
Timberline	\$0.78	\$0.78	<i>Per 1,000 Gallons</i>
Weilenmann	\$0.78	\$0.78	<i>Per 1,000 Gallons</i>

Applies to all water rates. Newly annexed areas will be assigned to the most appropriate pumping surcharge based upon the location of that development.

Standby Fees	2022 Rate	2023 Rate	
Monthly Charge	\$40.00	\$45.00	<i>Per ERC or Prepaid</i>

H. User and Connection Fees

In addition to water usage charges, new connections within the District are assessed connection and meter fees, as shown below. The District generally collects these fees at the time a building permit is issued.

The District also collects fees related to fire hydrant rentals, inspections, delinquent payments, theft of service, and conservation violations.

Connection Fee – Meter/End-point	2022 Rates	2023 Rates
Security Deposit	\$1,500	\$1,500
¾" Meter	\$1,800	\$2,000
1" Meter	\$2,000	\$2,200
1.5" Meter	\$2,400	\$2,600
2.0" Meter	\$2,700	\$2,900
3.0" and above	\$2,700 plus incremental meter cost	\$2,900 plus incremental meter cost

OPERATING FEES	2022 Rates	2023 Rates	
Delinquent Accounts			
Delinquent Lien Fee	\$20.00	\$20.00	<i>Per Occurrence</i>
Shutoff Notice	\$30.00	\$30.00	<i>Per Occurrence</i>
Late Charge	1.50%	1.50%	<i>Monthly Charge</i>
Water Shutoff	\$100.00	\$100.00	<i>Per Occurrence</i>
Resumption of Service Fee	\$100.00	\$100.00	<i>Per Occurrence</i>

Fire Hydrant Rental	2022 Rate	2023 Rates
3" Meter – Deposit (refundable)	\$1,500	\$2,500
3" Meter Wear Fee (non-refundable)	\$350	\$400
3" Monthly Base Rate	\$123.60	\$133.50
3" Usage Rate	\$13.39	\$15.00
1" Meter – Deposit (refundable)	\$500	\$750
1" Meter Wear Fee (non-refundable)	\$125	\$150
1" Monthly Base Rate	\$61.80	\$66.75
1" Usage Rate	\$13.39	\$15.00

	2022 Rate	2023 Rate	
On-Site Visit (formerly Inspection Fee)	\$100.00	\$100.00	<i>Per Occurrence</i>

	2022 Rate	2023 Rates	
Private Hydrant Meter Flushing & Inspection Fee Monthly Ongoing Fee	\$10.00	\$10.00	<i>Per Private Hydrant</i>

	2022 Rate	2023 Rates	
Title Transfer Fee	\$100.00	\$100.00	<i>Per Occurrence</i>

Conservation Violations	2022 Rates	2023 Rates	
1 st Violation	<i>Warning</i>	<i>Warning</i>	<i>Per Violation</i>
2 nd Violation	\$50.00	\$50.00	
3 rd Violation	\$100.00	\$100.00	
4 th Violation	\$500.00	\$500.00	

	2022 Rate	2023 Rates	
Theft of Service	\$1,000.00	\$1,000.00	<i>Per Occurrence</i>

Lot owners in the District have the option of designating their lot as non-developable by declaring a restrictive covenant. However, if in the future, a lot owner decides to build on the lot, the owner is assessed a Release of Restrictive Covenant fee that includes all fees and charges avoided during the period the covenant was in place, plus interest.

The District assesses an Alternative Provider Fee to users who are contractually committed to receive water from the District but choose to change water providers. The imposition of such a fee helps to ensure the Net Revenues available to pay debt service will not decrease if such customers choose another water provider.

5. FINANCIAL INFORMATION
A. Statement of Net Position

Mountain Regional Water
Statement of Net Position

	2018	2019	2020	2021	2022
ASSETS					
Current assets:					
Cash and cash equivalents	\$ 8,937,785	\$ 8,724,454	\$ 10,061,277	\$ 12,060,674	\$ 13,065,775
Receivables					
Accounts receivable	947,747	1,011,479	1,104,786	1,270,319	1,111,265
Other	232,930	1,861,343	494,945	14,542	18,487
Inventory of supplies	95,099	99,226	127,122	133,314	135,087
Prepaid expenses	1,222,746	1,359,282	1,522,302	1,505,426	1,622,465
Current portion, restricted cash and cash equivalents	2,579,472	3,810,571	3,646,356	4,369,179	4,282,793
Total current assets	<u>14,015,779</u>	<u>16,866,355</u>	<u>16,956,788</u>	<u>19,353,454</u>	<u>20,235,872</u>
Noncurrent assets:					
Restricted cash and cash equivalents	2,070,971	2,819,031	2,715,818	5,460,111	5,664,658
Net pension asset	-	-	-	-	833,069
Right to use leased assets, net of amortization				53,375	89,409
Nondepreciable capital assets	21,578,952	21,696,430	23,023,100	21,023,549	23,187,571
Depreciable capital assets, net	68,447,451	70,623,354	70,387,332	73,166,381	75,479,465
Total assets	<u>106,113,153</u>	<u>112,005,170</u>	<u>113,083,038</u>	<u>119,056,870</u>	<u>125,490,044</u>
DEFERRED OUTFLOWS OF RESOURCES					
Deferred charge on bond refunding	691,621	1,127,473	1,047,416	967,358	887,301
Pensions	637,227	773,835	442,978	447,632	593,932
Total deferred outflow of resources	<u>1,328,848</u>	<u>1,901,308</u>	<u>1,490,394</u>	<u>1,414,990</u>	<u>1,481,233</u>
TOTAL ASSETS & DEFERRED OUTFLOWS	<u>\$ 107,442,001</u>	<u>\$ 113,906,478</u>	<u>\$ 114,573,432</u>	<u>\$ 120,471,860</u>	<u>\$ 126,971,277</u>
LIABILITIES					
Current liabilities:					
Accounts payable	\$ 170,447	\$ 201,580	\$ 216,170	\$ 208,821	\$ 185,503
Accrued liabilities	64,649	332,723	188,262	138,642	194,904
Current portion, lease liabilities				41,490	51,967
Liabilities payable from restricted assets					
Accounts payable	-	3,867	165,189	26,827	-
Due to developer	95,654	629,334	175,424	353,184	131,276
Customer deposits	352,354	489,409	499,261	1,044,403	1,104,278
Arbitrage rebate	6,558	-	-	-	-
Accrued interest	87,918	72,458	67,377	54,351	61,617
Current portion, payable to developer	62,235	71,125	62,235	137,800	160,000
Current portion, notes and bonds payable	1,974,753	2,544,378	2,676,870	2,752,614	2,825,622
Current portion, capital leases	27,166	28,063	28,989	-	-
Total current liabilities	<u>2,841,734</u>	<u>4,372,937</u>	<u>4,079,777</u>	<u>4,758,132</u>	<u>4,715,167</u>
Long-term obligations, less current maturities:					
Capital leases	586,331	558,267	529,277	-	-
Payable to developer	1,095,369	1,033,135	935,337	606,388	464,164
Net pension liability	763,882	1,256,115	592,151	81,566	-
Compensated absences	398,014	409,988	420,446	458,400	462,416
Leased liabilities				11,885	35,590
Notes and bonds payable	39,900,916	40,007,206	37,161,488	34,230,643	32,623,790
Total liabilities	<u>45,586,246</u>	<u>47,637,648</u>	<u>43,718,476</u>	<u>40,147,014</u>	<u>38,301,127</u>
DEFERRED INFLOW OF RESOURCES					
Meter revenues received in advance	-	-	-	450,500	639,000
Grant revenues received in advance	175,000	163,334	151,667	140,000	128,334
Pensions	338,855	46,379	371,698	640,069	1,182,524
Total deferred inflow of resources	<u>513,855</u>	<u>209,713</u>	<u>523,365</u>	<u>1,230,569</u>	<u>1,949,858</u>
NET POSITION					
Net investment in capital assets	\$ 48,228,858	\$ 51,258,145	\$ 54,737,338	\$ 58,467,810	\$ 64,104,925
Restricted for:					
Capital projects	2,180,089	2,399,432	3,368,780	6,108,832	6,693,071
Debt service	770,266	982,040	812,457	1,203,726	1,333,045
Unrestricted	10,162,687	11,419,500	11,413,016	13,313,909	14,589,251
Total net position	<u>61,341,900</u>	<u>66,059,117</u>	<u>70,331,591</u>	<u>79,094,277</u>	<u>86,720,292</u>
TOTAL LIABILITIES, DEFERRED INFLOWS & NET POSITION	<u>\$ 107,442,001</u>	<u>\$ 113,906,478</u>	<u>\$ 114,573,432</u>	<u>\$ 120,471,860</u>	<u>\$ 126,971,277</u>

B. Statement of Revenues, Expenses, and Changes in Net Position

Mountain Regional Water Statement of Revenues, Expenses and Changes in Net Position

	2018	2019	2020	2021	2022
Operating revenues:					
Water sales	\$ 9,952,000	\$ 9,508,637	\$ 11,822,970	\$ 11,770,048	\$ 11,596,203
Operation fees	376,969	463,753	535,830	624,446	554,357
Other	80,208	67,301	45,629	54,926	51,985
Total operating revenue	10,409,177	10,039,691	12,404,429	12,449,420	12,202,545
Operating expenses:					
Operations, maintenance and repairs	2,232,424	2,290,509	2,976,310	2,797,417	3,048,599
Water production	2,012,813	2,305,353	2,384,954	2,297,451	2,257,431
Engineering and energy and technology management	823,821	805,521	712,323	838,289	862,272
Management and finance	996,296	1,018,738	1,025,125	955,153	1,113,228
Legal services	29,307	44,918	48,283	46,972	53,036
Depreciation	1,634,016	1,704,766	1,859,035	1,865,580	1,972,784
Total operating expenses	7,728,677	8,169,805	9,006,030	8,800,862	9,307,350
Operating income (loss)	\$ 2,680,500	\$ 1,869,886	\$ 3,398,399	\$ 3,648,558	\$ 2,895,195
Nonoperating revenues (expenses)					
Impact fees	\$ 1,243,146	\$ 1,157,279	\$ 735,399	\$ 3,397,951	\$ 1,499,752
Interest income	303,724	405,843	170,536	74,335	408,094
Special Improvement District assessments	1,169,732	393,929	493,489	1,054,362	817,771
Intergovernmental grant revenue	11,667	11,666	14,067	11,667	11,666
Other non-operating revenue	359,339	296,738	457,673	311,709	196,628
Gain (loss) on disposal of capital assets	7,000	34,485	4,525	15,455	-
Interest expense	(1,473,282)	(934,486)	(1,100,281)	(961,618)	(1,003,963)
Bond issuance expenses	-	(334,193)	-	-	-
Other nonoperating expenses	(27,734)	(15,573)	(15,750)	(15,750)	(17,750)
Total non-operating revenues (expenses), net	1,593,592	1,015,688	759,658	3,888,111	1,912,198
Income (loss) before operating transfers	\$ 4,274,092	\$ 2,885,574	\$ 4,158,057	\$ 7,536,669	\$ 4,807,393
Contributions-in-aid of construction	\$ 2,126,661	\$ 1,831,643	\$ 114,417	\$ 1,226,017	\$ 3,310,067
Contributions to water supplier	-	-	-	-	(491,445)
Change in net position	\$ 6,400,753	\$ 4,717,217	\$ 4,272,474	\$ 8,762,686	\$ 7,626,015
Net position, beginning of year	54,941,147	61,341,900	66,059,117	70,331,591	79,094,277
Net position, end of year	\$ 61,341,900	\$ 66,059,117	\$ 70,331,591	\$ 79,094,277	\$ 86,720,292

6. DEBT STRUCTURE

A. Revenue Bonds Debt

**Mountain Regional Water Special Service District
Outstanding Parity Debt
June 1, 2023**

	Series	Purpose	Original Issue Amount	Maturity Date	Principal Outstanding	
Bonds						
	2008 ⁽¹⁾	Direct Purchase	Infrastructure	3,026,000	6/15/2029	1,197,000
	2011A ⁽²⁾	Direct Purchase	Refunding	679,000	3/1/2031	326,000
	2011B ⁽³⁾	Direct Purchase	Infrastructure	1,278,000	3/31/2032	589,000
	2014 ⁽⁴⁾	Public Issue	Infrastructure	8,140,000	12/15/2030	4,630,000
	2019A ⁽⁵⁾	Public Issue	Refunding	25,815,000	12/15/2034	23,615,000
	2019B ⁽⁶⁾	Direct Purchase	Infrastructure	2,600,000	12/15/2038	2,007,000
	Total			\$ 41,538,000		\$ 32,364,000

(1) - Purchased by State Drinking Water Board at a 2.0% interest rate.

(2) - Purchased by State Drinking Water Board at a 1.5% interest rate. This bond is issued as a federally taxable bond.

(3) - Purchased by State Drinking Water Board at a 0% interest rate. This bond is issued as a federally taxable bond.

(4) - Rated AA by Fitch and AA (AGM Insured; underlying AA-) by S&P.

(5) - Rated AA by Fitch and AA (BAM Insured; underlying AA-) by S&P.

(6) - Purchased by State Drinking Water Board at a 2.0% interest rate.

The annual debt service for each of the bonds for each issue is shown on the following page.

**Mountain Regional Water
Parity Debt Service Schedule
January 1, 2023**

Calendar Year	Series 2008		Series 2011A		Series 2011B	Series 2014		Series 2019A		Series 2019B		Total Parity Debt		
	Principal	Interest	Principal	Interest	Principal	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Total
2023	161,000	23,940	38,000	5,533	66,000	505,000	194,713	1,805,000	592,570	114,000	40,140	2,689,000	856,896	3,545,896
2024	164,000	20,720	39,000	4,955	65,000	520,000	174,513	1,840,000	556,234	116,000	37,860	2,744,000	794,282	3,538,282
2025	168,000	17,440	39,000	4,362	66,000	540,000	153,713	1,880,000	518,276	118,000	35,540	2,811,000	729,331	3,540,331
2026	171,000	14,080	40,000	3,770	65,000	565,000	132,113	1,925,000	476,934	121,000	33,180	2,887,000	660,077	3,547,077
2027	174,000	10,660	40,000	3,162	66,000	585,000	109,513	1,965,000	432,678	123,000	30,760	2,953,000	586,773	3,539,773
2028	178,000	7,180	41,000	2,554	65,000	610,000	84,650	2,010,000	385,833	125,000	28,300	3,029,000	508,517	3,537,517
2029	181,000	3,620	42,000	1,930	66,000	640,000	58,725	2,065,000	335,904	128,000	25,800	3,122,000	425,979	3,547,979
2030			42,000	1,292	65,000	665,000	29,925	2,115,000	283,578	130,000	23,240	3,017,000	338,035	3,355,035
2031			43,000	654	66,000			2,480,000	227,868	133,000	20,640	2,722,000	249,162	2,971,162
2032					65,000			2,545,000	160,066	136,000	17,980	2,746,000	178,046	2,924,046
2033								2,625,000	87,940	138,000	15,260	2,763,000	103,200	2,866,200
2034								360,000	10,922	141,000	12,500	501,000	23,422	524,422
2035										144,000	9,680	144,000	9,680	153,680
2036										147,000	6,800	147,000	6,800	153,800
2037										150,000	3,860	150,000	3,860	153,860
2038										43,000	860	43,000	860	43,860
Total	\$1,197,000	\$ 97,640	\$364,000	\$ 28,212	\$ 655,000	\$ 4,630,000	\$ 937,865	\$23,615,000	\$ 4,068,803	\$ 2,007,000	\$ 342,400	\$32,468,000	\$ 5,474,920	\$37,942,920

B. Subordinated Debt

The District’s outstanding subordinated debt is shown below.

**Mountain Regional Water Special Service District
Outstanding Subordinated Debt
January 1, 2023**

Series	Purpose	Original Issue Amount	Maturity Date	Principal Outstanding
Notes Payable				
Weber Basin Water Conservancy District ⁽¹⁾	Infrastructure	2,033,436	2029	847,526
Weber Basin Water Conservancy District ⁽¹⁾	Infrastructure	247,060	2037	194,582
Summit County ⁽²⁾	Land	1,541,000	2033	1,541,000
		<u>\$ 3,821,496</u>		<u>\$ 2,583,108</u>

(1) - Purchased by Weber Basin at an annual interest rate of 4.6%.

(2) - Land purchase from Summit County at an annual interest rate of 3.0%

The annual debt service for the subordinated debt is shown below.

**Mountain Regional Water
Subordinated Debt Service Schedule
January 1, 2023**

Calendar

	2009 Weber Basin		2017 Weber Basin		2022 Summit County		Total Subordinated Debt		
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Total
2023	126,415	44,546	10,207	9,400	134,422	46,230	271,044	100,175	371,219
2024	132,230	38,986	10,677	8,951	138,455	42,197	281,362	90,134	371,496
2025	138,312	33,171	11,168	8,481	142,609	38,044	292,089	79,696	371,786
2026	144,675	27,089	11,682	7,990	146,887	33,765	303,243	68,844	372,087
2027	151,330	20,726	12,219	7,476	151,293	29,359	314,842	57,562	372,403
2028	154,564	14,071	12,781	6,939	155,832	24,820	323,177	45,830	369,007
2029		7,110	13,369	6,377	160,507	20,145	173,876	33,632	207,508
2030			13,984	5,789	165,322	15,330	179,306	21,119	200,425
2031			14,627	5,174	170,282	10,370	184,909	15,544	200,453
2032			15,300	4,531	175,391	5,262	190,691	9,793	200,484
2033			16,004	3,858	-	-	16,004	3,858	19,862
2034			16,740	3,154	-	-	16,740	3,154	19,894
2035			17,510	2,418	-	-	17,510	2,418	19,928
2036			18,314	1,648	-	-	18,314	1,648	19,962
2037				842	-	-	-	842	842
2038							-	-	-
Total	\$ 847,526	\$ 185,699	\$ 194,582	\$ 83,028	\$ 1,541,000	\$ 265,522	\$ 2,583,108	\$ 534,249	\$ 3,117,357

7. NO DEFAULTED OBLIGATIONS

The District has never failed to pay principal or interest on any of its financial obligations by the due date.

8. FISCAL YEAR 2022 AND 2021 AUDITED FINANCIAL STATEMENTS

The audited financial statements for Fiscal Year 2022 and 2021 are attached to this supplemental disclosure.

MOUNTAIN REGIONAL WATER
SPECIAL SERVICE DISTRICT
A COMPONENT UNIT OF SUMMIT COUNTY, UTAH

FINANCIAL STATEMENTS, SUPPLEMENTARY
INFORMATION AND REPORT OF INDEPENDENT
CERTIFIED PUBLIC ACCOUNTANTS

DECEMBER 31, 2022 AND 2021

Osborne, Robbins & Buhler, PLLC

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Letter of Transmittal

April 24, 2023

To the Administrative Control Board

State law requires that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby submit the financial statements of the Mountain Regional Water Special Service District (the District) for the year ended December 31, 2022.

The financial statements consist of management’s representations concerning the finances of the District. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in these financial statements. To provide a reasonable basis for making these representations, management of the District has established a comprehensive internal control framework that is designed both to protect the government’s assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the District’s financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the District’s comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The District’s financial statements have been audited by Osborne Robbins and Buhler, PLLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the District for the year ended December 31, 2022, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the District’s financial statements, for the year ended December 31, 2022, are fairly presented in conformity with GAAP. The independent auditor’s report is presented on pages 1 through 3 of this document.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The District's MD&A can be found immediately following the report of the independent auditor.

District History

The District was created in 2000 by the Summit County Commission (now Council) to regionalize water service in the Snyderville Basin by consolidating several failing water companies. Since 2000 several new developments have annexed into the District, including the Promontory development (golf courses, residences, etc.), the Colony and Red Hawk developments near Park City, as well as the area formerly serviced by the Community Water Company. The District now covers almost 40 square miles.

The District provides both irrigation and culinary water service to customers within its boundaries which represents about 45% of its total water production. The remaining 55% of water produced is sold to wholesale customers outside the District boundaries, including other major retail water providers in the Snyderville Basin. To provide this water service, the District is continually upgrading and expanding its infrastructure to meet growing customer demand.

The principal place of business is the District's Main Office at 6421 North Business Park Loop Road, Suite A near Silver Creek Junction. The Summit County Council (Council) acts as the governing board for the District; and has delegated certain authority to an Administrative Control Board (Board) made up of five to seven members appointed by the Council.

The Board meetings are generally held the third Thursday of each month at 6:00 p.m. The schedule and agendas for these meetings can be found on the District's website at www.mtregional.org/board-meetings.

The District maintains a centralized, regional water system currently serving 5,244 customers. In addition to those customers, the District provides water for three golf courses, and as mentioned above, wholesale water sales to other water companies. The District produced over 5,500 acre-feet in 2022.

Additionally, 1,241 undeveloped lots exist within the District that have a water system installed in a ready-to-serve state for which a standby fee is assessed.

Growth during 2022 slowed from the record growth experienced in 2021. However, growth did remain above historical averages of 3.8%, at 6.2%.

Mission Statement

To provide high-quality water and exceptional service in a safe, reliable, efficient, and sustainable manner.

District Planning

The District utilizes zero-based budgeting to fund programs based upon current needs and priorities; and has demonstrated the ability to make expenditure cuts when necessary due to revenue shortfalls.

The District updates its five-year financial plan during each budget cycle to identify financial issues before they become problems. This, along with the rate stabilization, drought and other reserves discussed later, helps stabilize rates and charges despite fluctuations in building related revenue and the impact of weather on water sales. The District conducted a rate study in 2022 that led to an 8% increase in base rates effective in 2023. Additionally, rates were increased more than the base of 8% for usage exceeding 30,000 gallons per month, to further promote conservation. The District anticipates a rate increase in 2024 of 8% to keep up with inflation and the growing needs of the District.

During 2019 the District updated its Capital Facilities Plan and impact fees in accordance with the Utah Impact Fees Act. This led to a decrease in the impact fee per ERC from \$10,513 to \$8,579 in 2022. The impact fee rates established with this study include a small increase each year to the impact fees. Accordingly, the impact fee per ERC for 2023 is \$8,794. During 2023, the District will be updating its Capital Facilities Plan and Impact Fee Analysis to address the growth within the District.

The District has established a rate stabilization cash reserve to help deal with cyclical development related revenue, assessment prepayments, and treatment plant costs that vary dramatically from year to year. In 2021, The District developed a Drought Response Plan which included establishing a Drought Reserve Fund in the amount of \$800,000, to be funded at the beginning of 2022 from other unrestricted cash reserves. The Drought Reserve Fund will be used to fund operating expenses if the District experiences a shortfall in revenues due to water usage restrictions enacted in response to the ongoing drought.

Policies and Procedures

The District has established purchasing policies and controls, in compliance with state law, to ensure proper procedures are followed and that District purchases represent best value. In addition, the District has established personnel policies, in compliance with state and federal law, to ensure proper procedures are followed and documented in its dealings with employees.

Further the District has adopted Rules & Regulations, Construction Standards, an Emergency Plan, and a Safety Manual.

These documents are available at the District's Main Office.

District policies are developed by management in coordination with the Board. The Board then makes recommendations to the Council for adoption.

During 2022 the District completed the State of Utah's Internal Risk Assessment and received a Risk Level of "Low". This was presented to the Board in November and sent to the State Auditor.

The District has also established detailed administrative policies and internal controls for all financial functions to provide reasonable, but not absolute, assurance of safeguarding assets against loss from unauthorized use or disposition and to ensure the reliability of financial records for preparing financial statements. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived and that the evaluation of costs and benefits requires estimates and judgments by management.

Budgetary Control

The District has established internal controls for budgeting which requires the General Manager, District managers and the Board to review monthly budget to actual reports. Each department has a separate budget that requires the involvement of the appropriate manager and finance department to monitor on a regular basis. Budget to actual amounts are reviewed more frequently the last two months of the fiscal year.

Budgetary procedures for the District have been established by Utah State Code Annotated in Title 17B, Chapter 1 Provisions Applicable to All Local Districts. The District uses the same accounting method for preparing the budget as is used for financial reporting.

An annual budget is prepared in accordance with state law. On or before the first regularly scheduled meeting of the Summit County Council in November, the Council must adopt a tentative budget for the following fiscal year for public review. At least thirty days after the tentative budget is adopted, but no later than December 31, the Council must hold a public hearing on the tentative budget. A final budget must be adopted by the Council no later than December 31.

Budgets may be changed by resolution of the Council at any time during the fiscal year at a regular meeting or special meeting called for that purpose.

Fees and Charges

It is the policy of the Board to establish fair and equitable rates, fees and charges pursuant to state law. This includes water rates, operating fees, connection fees, development fees and impact fees. Assessments are adopted by Council, through a resolution prepared by Bond Counsel.

The amount of these rates, fees and charges are driven by the 1.25 times debt coverage requirement for the District's revenue bonds pursuant its bond general indenture. This requires the District to set its rates, fees and charges at a level that will generate enough revenue to provide 1.25 times the scheduled annual debt payments once all other annual operations, maintenance and repairs costs are paid.

The District implemented a rate increase to start calendar year 2023 and an increase of 8% is also anticipated in 2024 to keep up with inflation and the growing needs of the District.

The main retail water rates are shown below, although other rates exist for small groups of customers.

**Mountain Regional Water Special Service
Rates & Fees
Effective Date: January 1, 2023**

WATER RATES	2022 Rates	2023 Rates	
Residential			
Monthly Base Rate	\$61.80	\$66.75	<i>Per ERC</i>
Usage (in gallons)			
Zero to 5,000	\$1.80	\$2.00	<i>Per 1,000 Gallons</i>
5,001 to 20,000	\$4.64	\$5.20	<i>Per 1,000 Gallons</i>
20,001 to 30,000	\$5.15	\$6.50	<i>Per 1,000 Gallons</i>
30,001 to 40,000	\$8.24	\$10.22	<i>Per 1,000 Gallons</i>
40,001 to 60,000	\$12.36	\$15.82	<i>Per 1,000 Gallons</i>
60,001 to 80,000	\$15.45	\$20.39	<i>Per 1,000 Gallons</i>
80,001 to 100,000	\$18.54	\$30.00	<i>Per 1,000 Gallons</i>
Above 100,000	\$21.63	\$35.00	<i>Per 1,000 Gallons</i>

WATER RATES	2022 Rates	2023 Rates	
Commercial			
Monthly Base Rate	\$79.31	\$85.65	<i>Per ERC</i>
Usage (in gallons)			
Zero to 5,000	\$2.83	\$3.10	<i>Per 1,000 Gallons</i>
5,001 to 30,000	\$4.64	\$5.50	<i>Per 1,000 Gallons</i>
30,001 to 40,000	\$8.24	\$10.30	<i>Per 1,000 Gallons</i>
40,001 to 60,000	\$12.36	\$16.30	<i>Per 1,000 Gallons</i>
60,001 to 80,000	\$13.39	\$18.10	<i>Per 1,000 Gallons</i>
80,001 to 100,000	\$14.42	\$19.90	<i>Per 1,000 Gallons</i>
Above 100,000	\$15.45	\$23.20	<i>Per 1,000 Gallons</i>

WATER RATES	2022 Rates	2023 Rates	
Culinary Irrigation			
Monthly Base Rate	\$61.80	\$66.75	<i>Per ERC</i>
Usage (in gallons)			
Zero to 5,000	\$2.83	\$3.10	<i>Per 1,000 Gallons</i>
5,001 to 30,000	\$4.64	\$5.50	<i>Per 1,000 Gallons</i>
30,001 to 40,000	\$8.24	\$10.30	<i>Per 1,000 Gallons</i>
40,001 to 60,000	\$12.36	\$16.30	<i>Per 1,000 Gallons</i>
60,001 to 80,000	\$15.45	\$20.90	<i>Per 1,000 Gallons</i>
80,001 to 100,000	\$18.54	\$25.60	<i>Per 1,000 Gallons</i>
Above 100,000	\$21.63	\$35.00	<i>Per 1,000 Gallons</i>

The 2023 rates include significant increases for the charge per 1,000 gallons for monthly consumption over 30,000 gallons. The Board adopted this rate structure to promote water conservation due to the District's arid climate, ongoing drought conditions, and the need to import expensive water into the District.

In addition to the above rates, some customers also pay an elevation pumping surcharge based on the cost to deliver water to the area in which they reside. This surcharge was reviewed during 2018 and modified slightly for 2019. The District will be performing another detailed review of these surcharges in 2023. The current surcharge rates are shown below:

Pumping Surcharge		
Colony	2.40	<i>Per 1,000 Gallons</i>
Discovery	0.78	<i>Per 1,000 Gallons</i>
Glenwild	0.49	<i>Per 1,000 Gallons</i>
Preserve	2.22	<i>Per 1,000 Gallons</i>
Redhawk	0.80	<i>Per 1,000 Gallons</i>
Promontory West Hills	0.28	<i>Per 1,000 Gallons</i>
Promontory Middle Valley	0.14	<i>Per 1,000 Gallons</i>
Stagecoach	2.86	<i>Per 1,000 Gallons</i>
Summit Park	0.78	<i>Per 1,000 Gallons</i>
Sun Peak	1.21	<i>Per 1,000 Gallons</i>
Timberline	0.78	<i>Per 1,000 Gallons</i>
Weilenmann	0.78	<i>Per 1,000 Gallons</i>

The District requires an impact fee to be paid prior to the issuance of a building permit by Summit County. The impact fee recovers the proportionate capital cost of the water rights and infrastructure that will be used to provide water service for that customer. The impact fee is based upon the livable square footage of a home, plus for homes larger than 8,000 square feet an additional impact fee is added for outdoor water consumption. The impact fee schedule for residential customers is shown on the next page; and is based upon a 0.50 acre-foot Equivalent Residential Connection (ERC) fee of \$8,794.

However, residents in the Promontory service area pay a lower \$1,243 impact per home, regardless of size, since most of the infrastructure serving Promontory was paid for with a special assessment.

MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT
2023 ADOPTED GENERAL SERVICE AREA IMPACT FEES ⁽¹⁾

Square Feet of Livable Space	(2)	Base Impact Fee	Additional Impact Fee per Square Foot of Livable Space	Additional Impact Fee per 0.10 Acres of Irrigated Landscaped Area Beyond the Base Allowance of 0.20 Acre Feet
- to 3,000	(3)	\$ 8,794		
3,000 to 4,000		8,794	plus \$ 2.93 per additional square foot above 3,000	
4,000 to 5,000		11,724	plus \$ 2.93 per additional square foot above 4,000	
5,000 to 6,000		14,654	plus \$ 2.93 per additional square foot above 5,000	
6,000 to 7,000		17,584	plus \$ 2.93 per additional square foot above 6,000	
7,000 to 8,000		20,514	plus \$ 2.93 per additional square foot above 7,000	
8,000 to 10,000	(4)	23,444	plus \$ 2.93 per additional square foot above 8,000	plus \$3,280 per 0.10 acre foot of landscaping above 0.20 acre feet
10,000 to 12,000		29,304	plus \$ 2.93 per additional square foot above 10,000	plus \$3,280 per 0.10 acre foot of landscaping above 0.20 acre feet
12,000 to 14,000		35,164	plus \$ 2.93 per additional square foot above 12,000	plus \$3,280 per 0.10 acre foot of landscaping above 0.20 acre feet
14,000 to 16,000		41,024	plus \$ 2.93 per additional square foot above 14,000	plus \$3,280 per 0.10 acre foot of landscaping above 0.20 acre feet
16,000 to 18,000		46,884	plus \$ 2.93 per additional square foot above 16,000	plus \$3,280 per 0.10 acre foot of landscaping above 0.20 acre feet
18,000 to 20,000		52,744	plus \$ 2.93 per additional square foot above 18,000	plus \$3,280 per 0.10 acre foot of landscaping above 0.20 acre feet
Above 20,000		58,604	plus \$ 2.93 per additional square foot above 20,000	plus \$3,280 per 0.10 acre foot of landscaping above 0.20 acre feet

(1) - Some lot owners prepaid the impact fee for a certain quantity of water. These lot owners receive a credit against their impact fee for the quantity of water prepaid.

(2) - Livable square feet includes all floors including basements, but excludes garages, porches and decks.

(3) - The base impact fee for all homes with livable space up to 3,000 square feet is the same at \$8,794.

(4) - Only homes with 8,000 or more square feet of livable space are assessed an additional impact fee for outdoor watering. The first 0.20 acre feet (8,712 square feet) of irrigated landscaped area is not assessed the additional fee. Any irrigated landscaped area larger than 0.20 acres is assessed \$3,280 per 0.10 additional acre feet (4,356 square feet) beyond the 0.20 acres.

The impact fee for non-residential customers (with the exception of the Promontory service area) is \$8,794 per ERC, based upon standards established by the State of Utah Division of Drinking Water. Non-residential customers in Promontory pay \$1,243 per ERC due to the aforementioned special assessment.

Economic and Demographic Information

The District is located in an affluent area that includes many large second homes. In fact, the area has the highest per capita income in the state. The area served by the District has two world-renowned ski resorts within five miles of each other: Park City and Deer Valley. The Sundance Film Festival is held in the area each winter.

In addition, there are other world-renowned winter activities available at the facilities constructed in the Park City area to host the 2002 Winter Olympic Games - such as ski jumping, bobsledding, and cross-country skiing; summer and fall activity is growing as well - including arts festivals, concerts, sporting events, and a variety of other activities. There are several upscale gated communities served by the District, two of which have golf courses.

The District experienced strong customer growth in 2021 and the first half of 2022. It currently serves 4,963 residential connections and 281 commercial connections, with an estimated population of 8,765. Based upon the growth projections for Summit County, it is estimated that the District's population will be 9,100 in 2025 and 10,050 by 2030. The population could be higher than this if additional areas annex into the District as development continues.

This strong development cycle in the Snyderville Basin, has led to significant increases in one-time impact and connection fees, and the related ongoing year-over-year increase in retail water sales.

Major Initiatives

In 2013 the District entered into a water regionalization agreement, The Western Summit County Project Master Agreement (WSCPMA). The agreement is made up of four primary stakeholders, the District, Summit Water Distribution Company, Park City Municipal Water, and Weber Basin Water Conservancy District (WBWCD). The intent of the agreement was to consolidate future water importation projects into the basin to create economies of scale. Since 2013 the parties have contemplated the timing on a large importation project and discussions regarding this future project are ongoing. Due to the current availability of water resources in the Park City area and contractual commitments tied to the WSCPMA, this project will not be constructed before the end of 2027.

Under the terms of this agreement, the District started paying WBWCD a \$200,000 annual regionalization fee in 2020 which continues for 20 years. At that time, the District also started paying an additional \$45,000 per year in new Davis & Weber Counties Canal Company lease reservation fees for water rights purchased by WBWCD.

Under this agreement, the District is now selling its surplus water to WBWCD, who is then selling it to other retail water entities in the Snyderville Basin. The District is phasing out of selling water under this agreement due to internal growth; the last scheduled delivery is for 2025.

The District created a regionalization cash reserve in 2015 into which the net cash benefit from these surplus water sales was deposited each year through 2021. The reserve reached \$2.86 million by the end of 2021. As mentioned previously, at the beginning of 2022, \$800,000 was transferred out of the regionalization reserve to create the drought reserve. The remaining regionalization reserves can be used to prepay long-term debt, to offset the \$245,000 additional annual costs related to the regionalization agreement, and other purposes approved by the District's Administrative Control Board.

During 2021 the District completed its meter change out program and continued to promote the use of its software management tool called EyeOnWater. This software integrates with the Badger Meters that have been installed throughout the District to provide real time data to individual customers. The use of this software by both the District and its customers allows for

better monitoring of usage, identification of water leaks, and application of watering restrictions from drought conditions.

WBWCD, which provides the majority of the District's water through contract, provided the District with their extensive Drought Response Plan in 2020. The District, in turn, prepared its own Drought Response Plan, which was adopted by the Administrative Control Board in July of 2021.

Both the WBWCD plan and the District's Drought Response Plan identified drought levels that, if reached, would trigger certain water usage restrictions to be enacted. Those conditions were reached in the spring of 2022 and the WBWCD mandated restrictions based on its customer classifications and relationships with WBWCD. For the District, these restrictions required customers to decrease indoor use of water by 10% and outdoor watering by 40% and pay drought surcharges if customers exceeded a certain usage level in any given month.

By planning ahead and having a Drought Response Plan in place, the District was able to avoid revenue shortfalls while also supporting drought restrictions and conservation.

Respectfully submitted,


Andy Garland, General Manager
District Clerk


Steve Anderson, Chief Financial Officer
Treasurer

INDEPENDENT AUDITOR'S REPORT

Administrative Control Board
Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Mountain Regional Water Special Service District (the District), a component unit of Summit County, Utah as of and for the years December 31, 2022 and 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 the District as of December 31, 2022 and 2021 and the changes in financial position and cash flows thereof for the years then ended, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits 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 the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 4 through 16, and the Required Supplementary Information – Pensions on pages 60 through 62 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 inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the transmittal letter on pages i through xi and other supplemental financial information on pages 64 through 70 but does not include the basic financial statements and our auditor's report thereon. Our opinion on the basic financial statements does not cover the other information, and we do not express an opinion or any assurance on them.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 24, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Osborne, Robbins & Buhler, PLLC

April 24, 2023

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2022 and 2021

This section of the Mountain Regional Water Special Service District of Summit County (the District) report serves as an introduction to its basic financial statements for the year ended December 31, 2022 and 2021; and presents management's discussion and analysis of its financial position. Please read this in conjunction with the District's basic financial statements, which follow this section. These statements include all District activities.

Financial Highlights

- The District realized a \$7.63 million increase in net position for 2022. This exceeded the budgeted increase by \$1.44 million;
- District operating revenue exceeded budget by \$189,245 (1.6%). Conservation efforts by the District kept actual water usage down from 2021 levels. This was offset by increased revenues for "drought rates" charged to customers who exceeded established usage levels;
- 2022 operating expenses were \$834,797 million (8.2%) under budget due primarily to cost savings in water transmission and distribution expenses.
- District cash and cash equivalents increased \$1.12 million during 2022 primarily from the results of operations.
- Year-end 2022 operating cash and cash reserves amounted to 368 days in reserve, based upon annual budgeted cash operating expenditures.

Overview of the Financial Statements

The basic financial statements are comprised of the Statement of Net Position, the Statement of Revenues, Expenses and Changes in Net Position, the Statement of Cash Flows and the Notes to the Financial statements. This report also contains additional required supplementary information on pensions and other supplementary items, in addition to the basic financial statements themselves.

The District operates as an enterprise fund and is a component unit of Summit County, Utah. Enterprise funds account for operations that are financed and operated in a manner similar to a private business, where the intent of the governing body is that the cost of providing goods and services be financed or recovered primarily through user charges. The District is financed primarily through water sales, service fees, property assessments, and impact fees. It does not impose any taxes.

The *Statement of Net Position* presents information on all the District's assets and deferred outflows of resources, and its liabilities and deferred inflows of resources - with the difference between the two reported as net position. Typically, over time the increases and decreases in

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net position may serve as a useful indicator whether the financial position of the District is improving or deteriorating.

The *Statement of Revenues, Expenses and Changes in Net Position* presents information showing the how District's net position changed during the years presented. All changes in net position are reported as soon as the underlying event giving rise to the changes occurs, regardless of the timing of the related cash flows. Thus, the revenues and expenses are reported in this statement for some items that will only result in cash flows for future periods.

The *Statement of Cash Flows* presents information about the District's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments and changes in cash resulting from operations, investing, and financing activities and provides answers to such questions as where did the cash come from, what was the cash used for, and what was the change in cash balances during the reporting period.

The notes provide additional information essential to a full understanding of the data provided in the financial statements. The notes are a part of the basic financial statements.

District Financial Analysis

Net Position

An entity's net position (i.e. total assets plus deferred outflows, less total liabilities and deferred inflows) may serve over time as a useful indicator of a government's financial condition, as shown below, although the potential significant swings in the District's annual revenue collections due to weather conditions and the building economy also need to be accounted for when interpreting the table below. This is discussed in more detail later in the revenue section of this report.

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Mountain Regional Water Special Service District's Change in Net Position

	2022	2021	2020	2022 to 2021 Change		2021 to 2020 Change	
				\$	%	\$	%
Operating revenue	\$ 12,202,545	\$ 12,449,420	\$ 12,404,429	\$ (246,875)	(2.0) %	\$ 44,991	0.4 %
Operating expenses	(9,307,350)	(8,800,862)	(9,006,030)	(506,488)	5.8	205,168	(2.3)
Operating income	<u>2,895,195</u>	<u>3,648,558</u>	<u>3,398,399</u>	<u>(753,363)</u>	(20.6)	<u>250,159</u>	7.4
Non-operating revenue	2,933,911	4,865,479	1,875,689	\$ (1,931,568)	(39.7)	\$ 2,989,790	159.4
Non-operating expense	(1,021,713)	(977,368)	(1,116,031)	(44,345)	4.5	138,663	(12.4)
Income before contributions	<u>4,807,393</u>	<u>7,536,669</u>	<u>4,158,057</u>	<u>(2,729,276)</u>	(36.2)	<u>3,378,612</u>	81.3
Capital Contributions	3,310,067	1,226,017	114,417	2,084,050	-	1,111,600	971.5
Special items	(491,445)	-	-	(491,445)	(40.1)	-	-
Change in net position	<u>7,626,015</u>	<u>8,762,686</u>	<u>4,272,474</u>	<u>(1,136,671)</u>	(13.0)	<u>4,490,212</u>	105.1
Net position - beginning	<u>79,094,277</u>	<u>70,331,591</u>	<u>66,059,117</u>	<u>8,762,686</u>	12.5	<u>4,272,474</u>	6.5
Net position - ending	<u>\$ 86,720,292</u>	<u>\$ 79,094,277</u>	<u>\$ 70,331,591</u>	<u>\$ 7,626,015</u>	9.6 %	<u>\$ 8,762,686</u>	12.5 %

Net position increased by \$7.63 million in 2022 to \$86.72 million (a 9.6% increase in ending net position) as shown in the table above. This increase was due largely to capital contributions of \$3.31 million. In addition, operating expenses were less than operating revenues by \$2.90 million. Impact fees were \$1.50 million which is a decrease from 2021 but still added to the overall increase in net position.

Net position increased \$8.76 million in 2021 to \$79.09 million (a 12.5% increase in ending net position). This resulted primarily from impact fee revenues and capital contributions. Impact fee revenues were \$3.40 million in 2021, compared to approximately \$735,000 in 2020, the result of extraordinary growth in the area. Capital contributions were approximately \$1.23 million an increase of over \$1.11 million compared to 2020, also a result of the growth in the area.

The District's net position is segregated into three categories, as shown below, to provide additional insight into its financial condition.

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Mountain Regional Water Special Service District's Net Position

	2022	2021	2020	2022 to 2021		2021 to 2020	
				Change	%	Change	%
	\$	\$	\$	\$	%	\$	%
Unrestricted current assets	\$ 15,953,079	\$ 14,984,275	\$ 13,310,432	\$ 968,804	6.5 %	\$ 1,673,843	12.6 %
Capital assets	98,667,036	94,189,930	93,410,432	4,477,106	4.8	779,498	0.8
Other assets	10,869,929	9,882,665	6,362,174	987,264	10.0	3,520,491	55.3
Total assets	<u>125,490,044</u>	<u>119,056,870</u>	<u>113,083,038</u>	<u>6,433,174</u>	5.4	<u>5,973,832</u>	5.3
Deferred outflows of resources	<u>1,481,233</u>	<u>1,414,990</u>	<u>1,490,394</u>	<u>66,243</u>	4.7	<u>(75,404)</u>	(5.1)
Unrestricted current liabilities	432,374	388,953	433,421	43,421	11.2	(44,468)	(10.3)
Long-term liabilities	33,585,960	35,307,316	39,046,548	(1,721,356)	(4.9)	(3,739,232)	(9.6)
Net pension liability	-	81,566	592,151	(81,566)	(100.0)	(510,585)	(86.2)
Other liabilities	4,282,793	4,369,179	3,646,356	(86,386)	(2.0)	722,823	19.8
Total liabilities	<u>38,301,127</u>	<u>40,147,014</u>	<u>43,718,476</u>	<u>(1,845,887)</u>	(4.6)	<u>(3,571,462)</u>	(8.2)
Deferred inflows of resources	<u>1,949,858</u>	<u>1,230,569</u>	<u>523,365</u>	<u>719,289</u>	58.5	<u>707,204</u>	135.1
Net position							
Net investment in capital assets	64,104,925	58,467,810	54,737,338	5,637,115	9.6	3,730,472	6.8
Restricted for:							
Capital projects	6,693,071	6,108,832	3,368,780	584,239	9.6	2,740,052	81.3
Debt service	1,333,045	1,203,726	812,457	129,319	10.7	391,269	48.2
Unrestricted	<u>14,589,251</u>	<u>13,313,909</u>	<u>11,413,016</u>	<u>1,275,342</u>	9.6	<u>1,900,893</u>	16.7
Total net position	<u>\$ 86,720,292</u>	<u>\$ 79,094,277</u>	<u>\$ 70,331,591</u>	<u>\$ 7,626,015</u>	9.6 %	<u>\$ 8,762,686</u>	12.5 %

Net Investment in Capital Assets

Net investment in capital assets (net investment) measures the book value of an entity's capital assets such as land, water system infrastructure, equipment, and water rights - less accumulated depreciation and the remaining debt outstanding used to acquire or construct those assets.

Net investment in capital assets accounted for \$64.10 million (73.9%) of total net position in 2022 compared to \$58.47 million (73.9%) in 2021. The \$5.64 million (9.6%) increase in net investment during 2022 arose due to principal payments on debt, the purchase of land from Summit County for use as a future office and maintenance shop site, and capital contributions. Net investment in capital assets increased \$3.73 million (6.8%) in 2021 due to the completion of capital projects, principal payments on debt and capital contributions.

Capital assets accounted for \$98.67 million (78.6%) of total assets in 2022; compared to \$94.19 million (79.1%) of total assets in 2021. Long-term liabilities (mostly bonds) accounted for \$33.59 million (87.7%) of total liabilities in 2022, compared to \$35.30 million (87.9%) in 2021.

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Restricted Net Position

Restricted net position includes restricted cash and cash equivalent accounts less liabilities that will be paid from restricted cash and cash equivalent account balances. It includes two components: restricted for capital projects and restricted for debt service.

In 2022, net position restricted for capital projects increased \$584,239 (9.6%), resulting largely from impact fee revenues recognized during the year. In 2021, net position restricted for capital projects increased \$2.74 million (81.3%) also due primarily to the significant amount of impact fee revenues recognized during the year.

In 2022, net position restricted for debt service increased by \$129,319 (10.7%), the result of required contributions to debt service trust accounts in excess of debt service requirements for the year. In 2021, net position restricted for debt service increased by \$391,269 (48.2%) to \$1.20 million. This was primarily due to special assessment revenues collected which are restricted for use in funding a portion of the debt service payments on the District's 2014 bonds. The assessments collected in 2021 were substantially higher than in previous years, and the excess amounts are held in an account restricted for future debt service

Unrestricted Net Position

Unrestricted net position includes assets not restricted for specific uses and can be used for any legitimate purpose. It also includes liabilities that can only be paid with unrestricted assets.

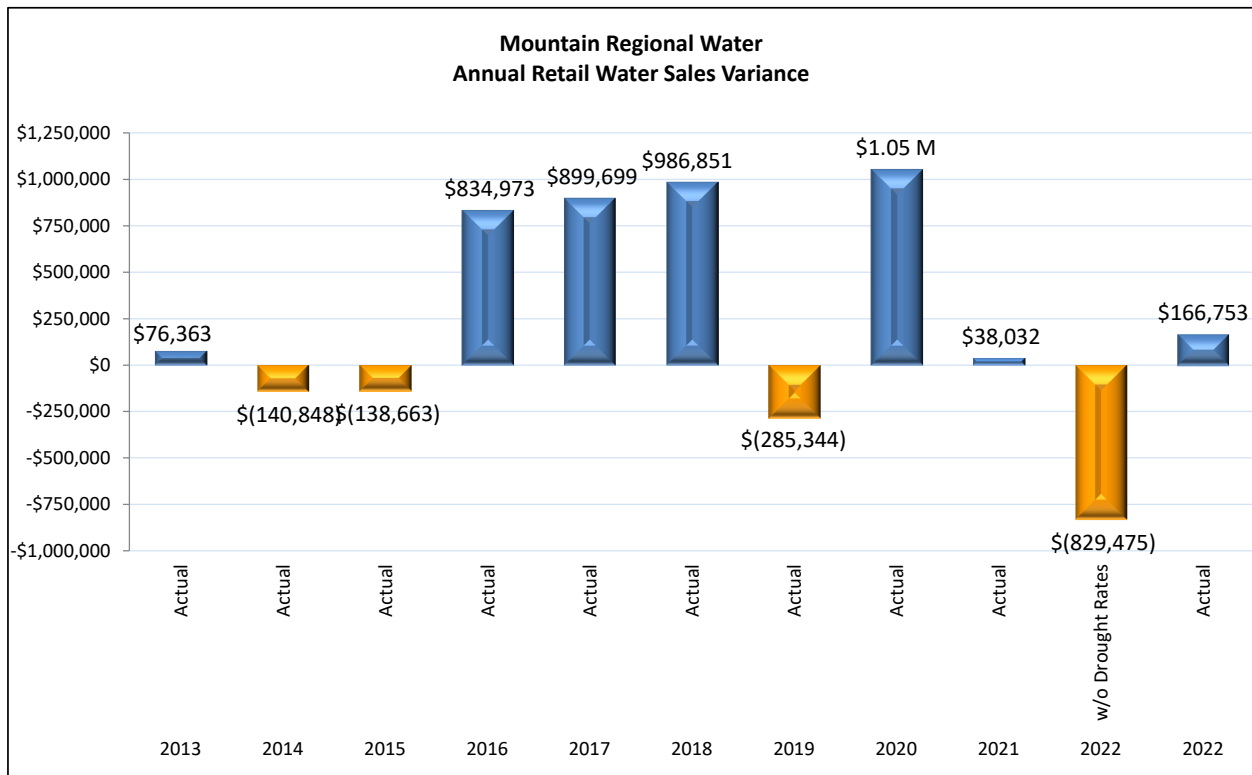
Unrestricted net position increased in 2022 by \$1.28 million (9.6%) and in 2021 by \$1.90 million (16.7%) primarily because operating expenses were less than water sales and other operating revenues.

Summary of Revenue

Later in this section, the District's three-year revenue history is discussed. However, the trends demonstrated in the related three-year table shown later in this section are not necessarily a good indication of revenue trends, as revenue collections can be very cyclical year-over year.

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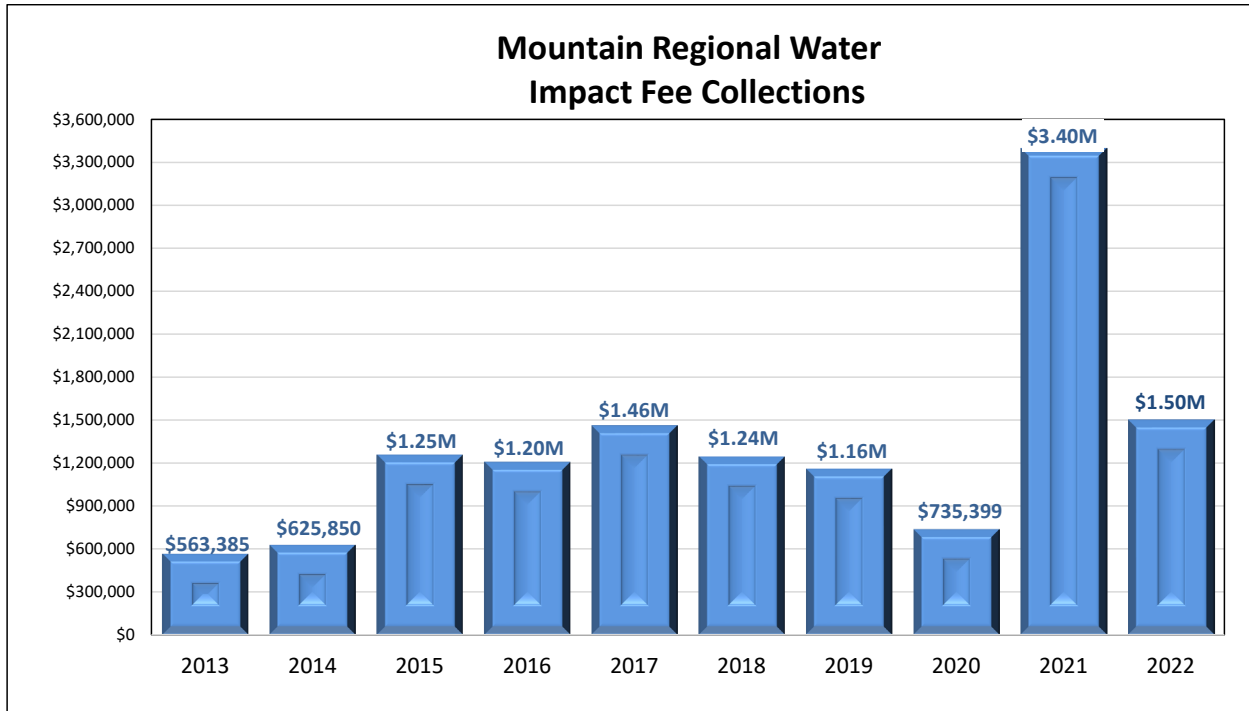
For example, the chart below shows the annual retail water sales budget variance over the past ten years, using the original adopted budget figures in comparison to final actual results.



The unusually hot dry weather experienced in 2016 through 2018, resulted in retail water sales that were significantly above budget projections. Meanwhile, the cooler, wetter weather during 2019 resulted in retail water sales that were approximately \$285,000 below budget, with similar situations arising in 2014 and 2015. In 2020, the irrigation season began early with a very dry and warm spring followed by a hot and dry summer resulting in retail water sales being much higher than anticipated. Water usage in 2021 followed more typical patterns with less extreme weather so the variance was quite small. In 2022, usage was down significantly as watering restrictions were put in place due to drought conditions. However, the District has in place a Drought Response Plan that includes increasing rates to promote conservation and help offset any potential decrease in revenue. As seen above, without the Drought Rates in place, the District would have been under budget by \$829,475 due to the decreased usage. The Drought Response Plan worked well keeping revenue near budgeted levels.

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In addition to the variance in retail water sales due to weather, there is an even more dramatic variance in impact fee revenues due to the building cycle as shown below. Since 2013, impact fee revenues have ranged from an extreme high of \$3.40 million in 2021 to a low of \$563,385 in 2013.



It is difficult to predict impact fee revenues for 2023 as many growth and economic factors are in play, however, they are expected to decrease based on the trend the District experienced the second half of 2022.

During 2021, during the Covid-19 pandemic, the expectation was that growth would slow. The opposite turned out to be the case and growth increased dramatically as people chose to relocate from large metropolitan areas in favor of more rural living.

To address the potential for large variations in revenue collections year-over-year, the District established revenue stabilization reserves to cover any potential annual revenue shortfalls. The District’s policy is to maintain at least \$1.0 million in these reserves that can only be used to make parity debt payments in case insufficient cash is generated from operations in any given year, or if other cash reserves are not available.

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Total revenue decreased by \$2.18 million (12.6%) in 2022 to \$15.1 million, after an increase during 2021 of \$3.03 million (21.3%), as shown below.

Mountain Regional Water Special Service District's Revenue Summary

	2022	2021	2020	2022 to 2021 Change		2021 to 2020 Change		
				\$	%	\$	%	
Operating								
Retail water sales	\$ 9,686,476	\$ 9,135,828	\$ 9,497,363	\$ 550,648	6.0 %	\$ (361,535)	(3.8) %	
Wholesale water sales & wheeling fees	1,909,727	2,634,220	2,325,607	(724,493)	(27.5)	308,613	13.3	
Operating fees	554,357	624,446	535,830	(70,089)	(11.2)	88,616	16.5	
Other	51,985	54,926	45,629	(2,941)	(5.4)	9,297	20.4	
Total operating	12,202,545	12,449,420	12,404,429	(246,875)	(2.0)	44,991	0.4	
Non-Operating								
Impact fees	1,499,752	3,397,951	735,399	(1,898,199)	(55.9)	2,662,552	362.1	
Interest income	408,094	74,335	170,536	333,759	449.0	(96,201)	(56.4)	
Special district assessments	817,771	1,054,362	865,258	(236,591)	(22.4)	189,104	21.9	
Intergovernmental grant revenue	11,666	11,667	14,067	(1)	(0.0)	(2,400)	(17.1)	
Other nonoperating revenue	196,628	311,709	85,904	(115,081)	(36.9)	225,805	262.9	
Gain on disposal of capital assets	-	15,455	4,525	(15,455)	(100.0)	10,930	241.5	
Total nonoperating	2,933,911	4,865,479	1,875,689	(1,931,568)	(39.7)	2,989,790	159.4	
Total revenue	\$ 15,136,456	\$ 17,314,899	\$ 14,280,118	\$ (2,178,443)	(12.6) %	\$ 3,034,781	21.3 %	

Retail water sales increased in 2022 by \$550,648 (6.0%). The District has been actively working with customers on conservation efforts and those efforts to reduce usage were largely offset by certain customers incurring higher "drought rates" if they exceeded established usage levels. The increase in the retail water sales revenue ultimately arose from the growth in the area. Retail water sales decreased in 2021 by \$361,535 (3.8%) due to a wetter than normal August and conservation efforts to address statewide drought conditions.

Wholesale water is typically sold on a take-or-pay basis, which means wholesale customers pay for the full quantity of water contracted each year whether or not they use it. This helps to mitigate the variation on retail water sales due to weather. During 2022 the wholesale water revenues decreased by \$724,493 (27.5%) based on the terms in the Weber Basin Regionalization agreement which reduced the delivered acre-feet from 1,100 to 700. During 2021, the increases to wholesale water sales and wheeling fees of \$308,613 (13.3%) were due to a higher volume of water being sold in 2021 and slightly higher fees for the water as costs to produce the water increased in 2021.

Growth slowed significantly during the second half of 2022 and impact fee revenues declined by \$1.90 million (55.9%) when compared to 2021. Impact fee revenues increased by \$2.66 million (362.1%) in 2021 due to the aforementioned extraordinary growth in the area.

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Similar to the pattern with impact fees, growth in the area slowed in 2022 and the special assessment revenues declined by \$236,591 (22.4%) when compared to 2021. Special district assessments increased in 2021 by \$189,104 (21.9%) when compared to 2020, the result of accelerated collection of Promontory development assessments as their lot sales increased rapidly in 2021.

Summary of Expenses

District expenses increased \$550,833 (5.6%) in 2022.

Mountain Regional Water Special Service District's Expense Summary

	2022	2021	2020	2022 to 2021 Change		2021 to 2020 Change	
				\$	%	\$	%
Operating							
Operations, maintenance and repairs	\$ 3,048,599	\$ 2,797,417	\$ 2,976,310	\$ 251,182	9.0 %	\$ (178,893)	(6.0) %
Water production	2,257,431	2,297,451	2,384,954	(40,020)	(1.7)	(87,503)	(3.7)
Engineering and energy and technology management	862,272	838,289	712,323	23,983	2.9	125,966	17.7
Management and finance	1,113,228	955,153	1,025,125	158,075	16.5	(69,972)	(6.8)
Legal services	53,036	46,972	48,283	6,064	12.9	(1,311)	(2.7)
Depreciation	1,972,784	1,865,580	1,859,035	107,204	5.7	6,545	0.4
Total operating	<u>9,307,350</u>	<u>8,800,862</u>	<u>9,006,030</u>	<u>506,488</u>	5.8	<u>(205,168)</u>	(2.3)
Non-Operating							
Interest expense	1,003,963	961,618	1,100,281	42,345	4.4	(138,663)	(12.6)
Bond issuance expenses	-	-	-	-	-	-	-
Other nonoperating expenses	17,750	15,750	15,750	2,000	12.7	-	-
Total nonoperating	<u>1,021,713</u>	<u>977,368</u>	<u>1,116,031</u>	<u>44,345</u>	4.5	<u>(138,663)</u>	(12.4)
Total expenses	<u>\$ 10,329,063</u>	<u>\$ 9,778,230</u>	<u>\$ 10,122,061</u>	<u>\$ 550,833</u>	5.6 %	<u>\$ (343,831)</u>	(3.4) %

The Operations, maintenance and repairs increase of \$251,182 (9.0%) is largely due to the significant growth of the District and resulting need for increased personnel. In addition, there was an increase in expenses associated with the installation of new meters.

The \$40,020 (1.7%) decrease in Water production was the result of a combination of factors, including lower repairs and utilities expenses, due to lower water usage, offset by increased personnel costs.

The \$23,983 (2.9%) increase in Engineering and energy and technology management was due to general inflationary impacts on various services such as cloud and other computer services.

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The 2022 increase of \$158,075 (16.5%) in Management and finance was due primarily to increased personnel expenses associated with new customer service hires to accommodate the significant growth in the District. The District also incurred higher costs associated with drought messaging programs.

The \$107,204 (5.7%) increase in Depreciation was due to new capital assets put in place at the end of 2021.

During 2021 District expenses decreased by \$343,831 (3.4%) over the prior year expenses due to lower repair and maintenance costs and to a decrease in pension related expenses.

Capital Assets as of December 31

At the end of 2022, the District had invested \$128.23 million in a range of capital assets including land and water rights; water system infrastructure; construction in progress; and buildings, equipment and furnishings. As shown below, after accumulated depreciation, the District's net capital assets total \$98.67 million.

	(net of depreciation)			2022 to 2021		2021 to 2020	
	2022	2021	2020	Change \$	%	Change \$	%
Land and water rights	\$ 22,541,554	\$ 20,498,190	\$ 20,498,190	2,043,364	10.0	-	-
Construction in progress	646,017	525,359	2,524,910	120,658	23.0	(1,999,551)	(79.2)
Water system infrastructure	68,103,883	66,011,513	63,963,189	2,092,370	3.2	2,048,324	3.2
Buildings, equipment and furnishings	<u>7,375,582</u>	<u>7,154,868</u>	<u>6,424,143</u>	<u>220,714</u>	3.1	<u>730,725</u>	11.4
Total capital assets (net)	<u>\$ 98,667,036</u>	<u>\$ 94,189,930</u>	<u>\$ 93,410,432</u>	<u>\$ 4,477,106</u>	4.8 %	<u>\$ 779,498</u>	0.8 %

Capital assets (net of depreciation) increased \$4.48 million (4.8%) to \$98.67 million in 2022, primarily due to \$3.31 million in water system assets that were contributed by developers. During 2022, the District also purchased a 5 acre lot from Summit County for \$2.04 million, approximately \$405,000 in machinery and equipment and \$190,000 in vehicles.

Capital assets (net of depreciation) increased \$779,498 (0.8%) to \$94.19 million in 2021, primarily due to \$1.26 million in water system assets that were contributed by developers.

Additional information on the District's capital assets can be found in Note 6 on pages 35-36 of this report.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
MANAGEMENT’S DISCUSSION AND ANALYSIS
December 31, 2022 and 2021

Because the above amounts are net of depreciation and the District periodically receives capital contributions, the amount of cash expended for capital projects shown in other areas of these financial statements may be different.

Long-term Obligations Outstanding as of December 31

As shown below, total long-term obligations outstanding declined \$1.80 million (5.1%) to \$33.59 million in 2022 primarily due to scheduled principal payments and a decrease of \$81,566 in the District’s Net Pension Liability. New debt issued in 2022 was a note payable to Summit County to purchase a five acre lot for future construction of a new administrative office and maintenance shop, and a lease liability for office space.

The net decrease to total long-term obligations during 2021 was \$4.25 million (10.7%) primarily due to schedule principal payments, early pay off of certain notes payable as well as a decrease of \$510,585 in the District’s Net Pension Liability. The only new debt issued in 2021 was a lease liability for a backhoe.

The District maintains a schedule to pay off all its debt by 2038.

	2022	2021	2020	2022 to 2021		2021 to 2020	
				Change	%	Change	%
Payable to developer	\$ 464,164	\$ 606,388	\$ 935,337	\$ (142,224)	(23.5)	\$ (328,949)	(35.2)
Net pension liability	-	81,566	592,151	(81,566)	(100.0)	(510,585)	(86.2)
Compensated absences	462,416	458,400	420,446	4,016	0.9	37,954	9.0
Lease liabilities	35,590	11,885	-	23,705	199.5	11,885	-
Notes and bonds payable	<u>32,623,790</u>	<u>34,230,643</u>	<u>37,690,765</u>	<u>(1,606,853)</u>	(4.7)	<u>(3,460,122)</u>	(9.2)
Total long-term obligations	<u>\$ 33,585,960</u>	<u>\$ 35,388,882</u>	<u>\$ 39,638,699</u>	<u>\$ (1,802,922)</u>	(5.1) %	<u>\$ (4,249,817)</u>	(10.7) %

In 2022 Fitch affirmed The District’s bond rating as AA and added a “Positive Outlook” to the rating.

The District continues to maintain all required bond debt reserves at mandatory levels, and maintains additional debt reserves as well.

Additional information on the District’s long-term obligations can be found in Note 7 on pages 37-46 of this report.

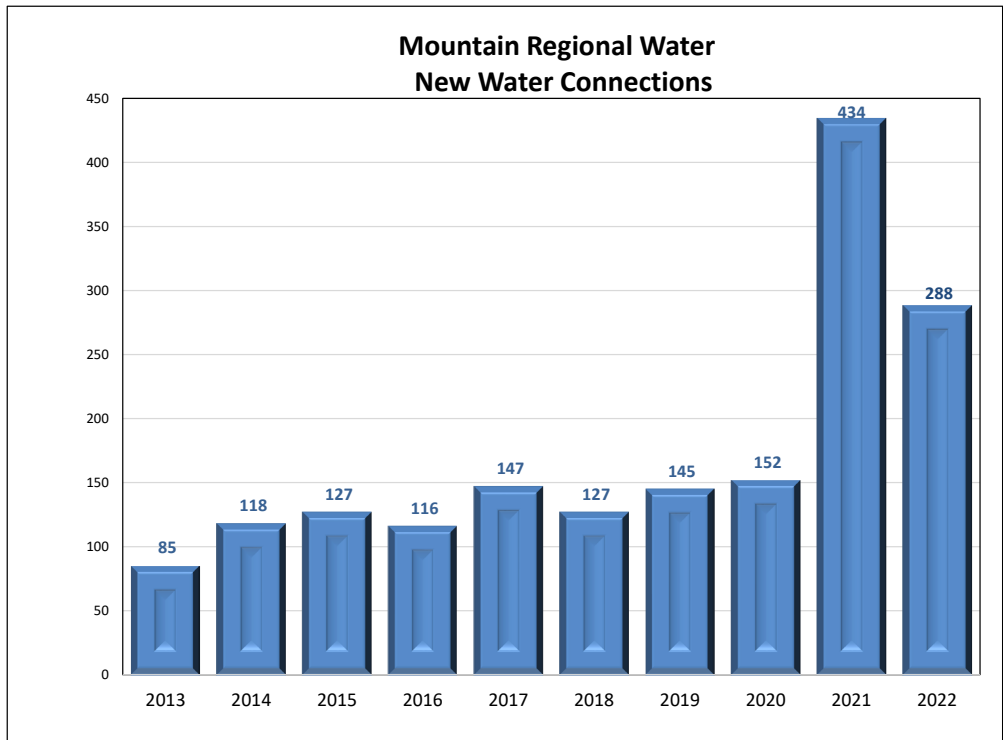
Economic Factors and Next Year's Operations

The average annual number of nonfarm payroll jobs in Summit County increased by 4.8% from February 2022 to February 2023 which is above the state average of 2.6%. Additionally, unemployment in the county was at 2.2% at the end of February 2023, also better than the state average of 2.4%. (Source: Utah Department of Workforce Services).

Annual real estate statistics serve as an important barometer of the economic climate in Summit County. According to the Park City Board of Realtors, sales numbers are returning to pre-pandemic levels, but sales prices are not. In 2022 the real estate market in the area experienced a 29% drop in units sold (returning to pre-pandemic levels), however, the median price still experienced a 3% increase to a median sales price of \$1.6 million.

In the Snyderville Basin area specifically (which makes up most of the District's area), sales volume dropped 35%, but the median price of a single-family residence increased 12% to \$2.1 million. (Source: Park City Board of Realtors).

These facts correlate with the customer growth experienced by the District the past several years, including the drop in growth from 2021 to 2022.



Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2022 and 2021

As shown above, the annual growth in new connections varies year to year with the building cycle. The District is currently coming off a strong building cycle that is expected to return to more historical levels in 2023.

The growth over the last two years should result in higher water sales long-term. It typically takes 12 to 24 months from the time a customer applies for a new connection until that connection starts using water. However, despite the current growth in new customers, water sales will continue to fluctuate with weather patterns.

The District decreased the impact fee budget for 2023 to \$600,000 due to the downturn in growth being experienced in the second half of 2022. Because buildings cycles can be hard to predict into the future, the District reviews building cycles at least annually.

District policy requires a minimum 120 days reserves throughout the entire year. The 368-day balance at December 31, 2022 is more than sufficient to maintain the 120-day policy minimum throughout 2023.

Requests for Information

This financial report is designed to provide a general overview of Mountain Regional Water Special Service District's finances for all those interested. Questions concerning this report or other financial information should be addressed to the Chief Financial Officer, Mountain Regional Water Special Service District, 6421 N. Business Park Loop Road – Suite A, P.O. Box 982320, Park City, Utah 84098.

BASIC FINANCIAL STATEMENTS

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
STATEMENTS OF NET POSITION
December 31,

	Business-type Activities	
	2022	2021
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	\$ 13,065,775	\$ 12,060,674
Receivables		
Accounts receivable	1,111,265	1,270,319
Other	18,487	14,542
Inventory of supplies	135,087	133,314
Prepaid expenses	1,622,465	1,505,426
Current portion, restricted cash and cash equivalents	4,282,793	4,369,179
Total current assets	<u>20,235,872</u>	<u>19,353,454</u>
NONCURRENT ASSETS		
Restricted cash and cash equivalents	5,664,658	5,460,111
Net pension asset	833,069	-
Right to use leased assets, net of amortization	89,409	53,375
Nondepreciable capital assets	23,187,571	21,023,549
Depreciable capital assets, net	75,479,465	73,166,381
Total noncurrent assets	<u>105,254,172</u>	<u>99,703,416</u>
Total assets	<u>125,490,044</u>	<u>119,056,870</u>
DEFERRED OUTFLOWS OF RESOURCES		
Deferred charge on bond refunding	887,301	967,358
Pensions	593,932	447,632
	<u>1,481,233</u>	<u>1,414,990</u>

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
STATEMENTS OF NET POSITION - CONTINUED
December 31,

	Business-type Activities	
	2022	2021
LIABILITIES		
CURRENT LIABILITIES		
Accounts payable	\$ 185,503	\$ 208,821
Accrued liabilities	194,904	138,642
Current portion, lease liabilities	51,967	41,490
Liabilities payable from restricted assets		
Accounts payable	-	26,827
Due to developer	131,276	353,184
Customer deposits	1,104,278	1,044,403
Accrued interest	61,617	54,351
Current portion, payable to developer	160,000	137,800
Current portion, notes and bonds payable	2,825,622	2,752,614
Total current liabilities	4,715,167	4,758,132
LONG-TERM OBLIGATIONS, less current maturities		
Payable to developer	464,164	606,388
Net pension liability	-	81,566
Compensated absences	462,416	458,400
Lease liabilities	35,590	11,885
Notes and bonds payable	32,623,790	34,230,643
Total liabilities	38,301,127	40,147,014
DEFERRED INFLOWS OF RESOURCES		
Meter revenues received in advance	639,000	450,500
Grant revenues received in advance	128,334	140,000
Pensions	1,182,524	640,069
	1,949,858	1,230,569
NET POSITION		
Net investment in capital assets	64,104,925	58,467,810
Restricted for:		
Capital projects	6,693,071	6,108,832
Debt service	1,333,045	1,203,726
Unrestricted	14,589,251	13,313,909
Total net position	\$ 86,720,292	\$ 79,094,277

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
Year Ended December 31,

	Business-type Activities	
	2022	2021
Operating revenues*		
Retail water sales	\$ 9,686,476	\$ 9,135,828
Wholesale water sales and wheeling fees	1,909,727	2,634,220
Operating fees	554,357	624,446
Other operating revenues	51,985	54,926
Total operating revenues	<u>12,202,545</u>	<u>12,449,420</u>
Operating expenses		
Operations, maintenance and repairs	3,048,599	2,797,417
Water production	2,257,431	2,297,451
Engineering and energy and technology management	862,272	838,289
Management and finance	1,113,228	955,153
Legal services	53,036	46,972
Depreciation	1,972,784	1,865,580
Total operating expenses	<u>9,307,350</u>	<u>8,800,862</u>
Operating income	<u>2,895,195</u>	<u>3,648,558</u>
Nonoperating revenues (expenses)		
Impact fees*	1,499,752	3,397,951
Interest income*	408,094	74,335
Special assessments*	817,771	1,054,362
Intergovernmental grant revenue	11,666	11,667
Other nonoperating revenue*	196,628	311,709
Gain on disposal of capital assets*	-	15,455
Interest expense	(1,003,963)	(961,618)
Other nonoperating expenses	(17,750)	(15,750)
Total nonoperating revenues (expenses)	<u>1,912,198</u>	<u>3,888,111</u>
Income before contributions and special items	4,807,393	7,536,669
Capital contributions - assets	3,310,067	1,226,017
Contributions to water supplier	(491,445)	-
Increase in net position	7,626,015	8,762,686
Net position at beginning of year	<u>79,094,277</u>	<u>70,331,591</u>
Net position at end of year	<u>\$ 86,720,292</u>	<u>\$ 79,094,277</u>

*Pledged as security for revenue bonds

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
STATEMENTS OF CASH FLOWS
Year Ended December 31,

	Business-type Activities	
	2022	2021
Cash flows from operating activities		
Receipts from customers	\$ 12,498,114	\$ 12,679,461
Payments to suppliers of goods and services	(5,329,750)	(4,960,137)
Payments to employees for services	(3,077,368)	(2,368,706)
Other receipts (payments)	(113,993)	1,258,231
Net cash provided by operating activities	<u>3,977,003</u>	<u>6,608,849</u>
Cash flows from investing activities		
Interest income collected	408,094	74,335
Net cash provided by investing activities	<u>408,094</u>	<u>74,335</u>
Cash flows from capital and related financing activities		
Impact fees collected	1,499,752	3,397,951
Special assessments and other nonoperating revenues collected	996,649	1,350,321
Purchase and construction of capital assets	(3,139,823)	(1,419,061)
Proceeds from sale of capital assets	-	15,455
Payments made on payable to developer	(120,024)	(253,384)
Principal payments made on lease liabilities	(47,904)	(558,266)
Proceeds from issuance of long-term obligations	1,541,000	-
Reduction of long-term obligations	(3,018,614)	(2,676,869)
Interest payments made on long-term obligations	(972,871)	(1,072,818)
Net cash used in capital and related financing activities	<u>(3,261,835)</u>	<u>(1,216,671)</u>
Net increase in cash and cash equivalents	1,123,262	5,466,513
Cash and cash equivalents at beginning of year	<u>21,889,964</u>	<u>16,423,451</u>
Cash and cash equivalents at end of year	<u>\$ 23,013,226</u>	<u>\$ 21,889,964</u>
Cash and cash equivalents consists of:		
Unrestricted cash and cash equivalents	\$ 13,065,775	\$ 12,060,674
Current portion, restricted cash and cash equivalents	4,282,793	4,369,179
Noncurrent restricted cash and cash equivalents	5,664,658	5,460,111
Total cash and cash equivalents	<u>\$ 23,013,226</u>	<u>\$ 21,889,964</u>

Continued

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
STATEMENTS OF CASH FLOWS - CONTINUED
Year Ended December 31,

	Business-type Activities	
	2022	2021
Reconciliation of operating income to net cash provided by operating activities		
Operating income	\$ 2,895,195	\$ 3,648,558
Adjustments to reconcile operating income to net cash provided by operating activities		
Depreciation and amortization	2,018,836	1,865,580
Changes in assets and liabilities		
Accounts receivable	159,054	(165,533)
Other receivables	(3,945)	480,403
Inventory of supplies	(1,773)	(6,192)
Prepaid expenses	(117,039)	16,876
Changes in net pension asset, liability and deferred inflows and outflows related to pensions	(518,480)	(246,868)
Accounts payable	(23,318)	(7,349)
Accrued liabilities	56,262	(49,620)
Accounts payable from restricted assets	(26,827)	(138,362)
Deferred inflows - meter revenues	188,500	450,500
Long-term portion compensated absences	4,016	37,954
Increase (decrease) in amount due to developer	(221,908)	177,760
Collection of deposits	59,875	545,142
Contributions paid to water supplier	(491,445)	-
Net cash provided by operating activities	<u>\$ 3,977,003</u>	<u>\$ 6,608,849</u>
Non-cash investing, capital and financing activities:		
Contributions of capital assets from developers	\$ 3,310,067	\$ 1,226,017
Lease liability issued and right to use asset acquired	82,086	-

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 1 - Summary of Significant Accounting Policies

Mountain Regional Water Special Service District (the District) was formed in 1982 pursuant to a resolution adopted by the Summit County Commission (now Council) providing for the creation of the Atkinson Special Service District of Summit County, Utah. On February 2, 2000, the name was changed to Mountain Regional Water Special Service District, and its role was expanded to provide improved water utility services to additional existing areas and to areas of new growth and development within Snyderville Basin and the Promontory Development within Summit County.

This summary of significant accounting policies of the District is presented to assist in understanding the District's financial statements. The District's financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

Reporting Entity

The District is a component unit of Summit County, Utah and, as such, has been included in the basic financial statements of Summit County, Utah. The District is governed by the Summit County Council.

Budgetary Policy

Budgetary procedures for the District have been established by Utah State Code Annotated in Title 17B, Chapter 1 Provisions Applicable to All Local Districts. The District uses the same accounting method for preparing the budget as is used for financial reporting.

In accordance with state law, a budget is prepared on an annual basis. On or before the first regularly scheduled meeting of the Summit County Council in November, the Council must adopt a tentative budget for the following fiscal year for public review. At least thirty days after the tentative budget is adopted, but no later than December 31, the Council must hold a public hearing on the tentative budget. A final budget must be adopted by the Council no later than December 31.

Budgets may be changed by resolution of the Council at any time during the fiscal year at a regular meeting or special meeting called for that purpose.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 1 - Summary of Significant Accounting Policies - Continued

Basic Financial Statements and Basis of Accounting

The District is a government entity accounted for as an enterprise fund and categorized as a business-type activity. Operations are financed in a manner similar to private business enterprises, where the intent is that costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

The records of the District are maintained on the accrual basis of accounting. Revenues are recognized when they are earned, and expenses are recognized when they are incurred. Operating revenues and expenses are those that result from providing services and producing and delivering goods and/or services. Nonoperating revenues and expenses are those related to capital and related financing, noncapital financing, or investing activities.

In instances in which both restricted and unrestricted sources of revenues are earned for a similar purpose, the restricted revenues are applied toward expenses first.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the District considers all cash and highly liquid financial instruments purchased with original maturities of three months or less to be cash and cash equivalents.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 1 - Summary of Significant Accounting Policies - Continued

Accounts Receivable

Accounts receivable due from customers are customer obligations due under normal trade terms requiring payment within 25 days from the invoice date. Each July or August, the Summit County Council places a lien on past due accounts that are equivalent and on parity with the property tax liens. During the remainder of the year, the District places a contractor's lien on the properties with past due accounts. The District also turns off the water for past due accounts.

Accounts receivable are stated at the amount billed to the customer including interest and late charges. The District charges interest on overdue customer account balances at a rate of 18% annually. Payments of accounts receivable are allocated to the specific invoices identified on the customer's remittance advice or, if unspecified, are applied to the earliest unpaid invoices.

The District estimates an allowance for doubtful accounts based upon an evaluation of the current status of receivables, historical experience, and other factors as necessary. Since the District has the ability to utilize the two lien processes and to shut off water, it rarely has to write off bad debt, and currently makes no allowance for bad debt.

Inventories

Inventories are stated at the lower of cost or market determined by the first-in first-out method.

Capital Assets

Capital additions, improvements and major renewals are classified as property, plant and equipment and are recorded at cost. The District capitalizes all fixed asset purchases with costs in excess of \$5,000. Major maintenance projects in excess of \$5,000 are examined to determine whether they should be capitalized or expensed.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 1 - Summary of Significant Accounting Policies - Continued

Depreciation is recorded by use of the straight-line method. The book value of each asset is reduced by equal amounts over its estimated useful life as follows:

	<u>Estimated Useful Life (Years)</u>
Buildings	60
Improvements other than buildings	15 – 60
Furniture and fixtures, machinery and equipment, vehicles, and engineering library	5 – 20

Maintenance, repairs and minor renewals are charged to operations as incurred. When an asset is disposed, accumulated depreciation is deducted from the original cost, and any gain or loss arising from the disposal is credited or charged to operations. No interest was capitalized during 2022 or 2021.

Intangible assets

Following the guidance of GASB Statement No. 51, effective December 1, 2010, the District began recording donated intangible assets meeting the criteria outlined in GASB Statement No. 51 at fair value.

Pensions

For purposes of measuring the net pension asset or liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expenses, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) including additions to/deductions from URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 1 - Summary of Significant Accounting Policies - Continued

Deferred Outflow and Inflows of Resources

In addition to assets, financial statements will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (an expense) until then.

In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time.

For current and advance refundings resulting in defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow (or inflow) of resources. Those amounts are amortized over the life of the old debt or the life of the new debt, whichever is shorter.

The District also reports deferred outflows of resources related to the net pension liability. A portion of these costs represent contributions to the plan subsequent to the plan measurement date. Deferred inflows related to the pension are primarily the result of differences between projected and actual earnings on plan investments.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 2 - Deposits and Investments

Deposits and investments for the District are governed by Utah State Code Annotated in Title 51, Chapter 7 - State Money Management Act (Act) and by the rules of the Money Management Council (Council). Following are discussions of risks related to its cash management activities.

Custodial Credit Risk - Deposits

Custodial credit risk for deposits is the risk that in the event of a bank failure, the District's deposits may not be recovered. The District's policy for managing custodial credit risk is to adhere to the Act. The Act requires all deposits of the District to be in a qualified depository, defined 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 Council.

The District's deposits are insured up to \$250,000 per account by the Federal Deposit Insurance Corporation. Deposits in the bank in excess of the insured amount are exposed to custodial credit risk. Deposits are not collateralized nor are they required to be by state statute. As of December 31, 2022, the book value of cash on deposit was \$561,978 and the bank balance was \$1,096,415 (approximately \$800,000 of which was exposed to custodial credit risk as uninsured and uncollateralized) with the difference being outstanding checks and deposits.

Investments

The Act defines the types of securities authorized as appropriate investments and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of investment securities.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 2 - Deposits and Investments – Continued

The Act authorizes investments in both negotiable and nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as “first tier” by two nationally recognized statistical rating organizations, one of which must be Moody’s Investors Services or Standard & Poor’s; bankers’ acceptances; obligations of the United States Treasury including bills, notes, and bonds; obligations, other than mortgage derivative products, issued by U.S. government sponsored enterprises (U.S. Agencies) such as the Federal Home Loan Bank System, Federal Home Loan Mortgage Corporation (Freddie Mac), Federal National Mortgage Association (Fannie Mae), and Student Loan Marketing Association (Sallie Mae); bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rate “A” or higher, or the equivalent of “A” or higher, by two nationally recognized statistical rating organizations; and shares or certificates in a money market mutual fund as defined in the Act.

The District’s investments at December 31, 2022 are presented below:

Investment Type	Fair Value	Investment Maturity in Years			
		Less Than 1	1 - 5	6 - 10	More Than 10
Utah Public Treasurer's Investment Fund	\$ 22,452,048	\$ 22,452,048	\$ -	\$ -	\$ -

Interest Rate Risk - Investments

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District manages its exposure to declines in fair value by investing mainly in the PTIF and by adhering to the Act. The Act requires that the remaining term to maturity of the investment may not exceed the period of availability of the funds to be invested.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 2 - Deposits and Investments – Continued

Credit Risk of Debt Securities

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The District follows the Act as previously discussed as its policy for reducing exposure to investment credit risk. The District’s investments are unrated.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Quality Ratings</u>			
		<u>AAA</u>	<u>AA</u>	<u>A</u>	<u>Unrated</u>
Utah Public Treasurer's Investment Fund	<u>\$ 22,452,048</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 22,452,048</u>

Custodial Credit Risk – Investments

Custodial credit risk for investments is the risk that, in the event of a failure of the counter party, the District will not be able to recover the value of the investment or collateral securities that are in the possession of an outside party.

All of the District’s investments at December 31, 2022 were with the Utah Public Treasurer’s Investment Fund and therefore are not categorized as to custodial credit risk. Additional information regarding the Utah Public Treasurer’s Investment Fund is available at Note 3.

Concentration of Credit Risk – Investments

Concentration of credit risk is the risk of a loss attributed to the magnitude of a government’s investment in a single issuer.

The District’s policy for reducing this risk of loss is to comply with the Rules of the Council. Rule 17 of the Council limits investments in a single issuer of commercial paper and corporate obligations to between 5 and 10 percent depending upon the total dollar amount held in the portfolio. The Council limitations do not apply to securities issued by the U.S. government and its agencies.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 2 - Deposits and Investments – Continued

All of the District's investments at December 31, 2022 were with the Utah Public Treasurer's Investment Fund and therefore are not categorized as to concentration of credit risk. Additional information regarding the Utah Public Treasurer's Investment Fund is available at Note 3.

Note 3 – External Investment Pool

The PTIF is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act, Chapter 51-7, Utah Code Annotated, 1953, as amended. The Act establishes the Money Management Council which oversees the activities of the State Treasurer and the PTIF. The Act details the investments that are authorized which are high-grade securities and, therefore, there is very little credit risk except in the most unusual and unforeseen circumstances. 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 allocates income and issues statements on a monthly basis. The PTIF operates and reports to participants on an amortized cost basis. The participants' balance is their investment deposited in the PTIF plus their share of income, gains and losses, net of administration fees, which are allocated to each participant on the ratio of each participant's share to the total funds in the PTIF.

Twice a year, at June 30 and December 31, the investments are valued at fair value to enable participants to adjust their investments in this pool at fair value. The Bank of New York and the State of Utah separately determine each security's fair value in accordance with GASB 31 (i.e. for almost all pool investments the quoted market price) and then compare those values to come up with an agreed upon fair value of the securities.

Mountain Regional Water Special Service District
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December 31, 2022 and 2021

Note 3 – External Investment Pool - Continued

As of December 31, 2022, the District had \$22.45 million invested in the PTIF which had a fair value of \$22.42 million with an unrealized loss of approximately \$25,000. Due to the relative insignificance of this amount, the fair value of the investments in this external investment pool is deemed to be the amortized cost of the investment. The table below shows statistical information about the investment pool:

<u>Investment Type</u>	<u>Investment Percentage</u>
Corporate bonds and notes	44.39%
U.S. Treasury bills	30.34%
U.S. Agencies	15.28%
Money market agreements	4.97%
Commercial paper	5.02%
	<u>100.00%</u>

Mountain Regional Water Special Service District
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Note 4 – Restricted Cash and Cash Equivalents

Cash and cash equivalents have been restricted for the following purposes and amounts:

	2022	2021
Revenue bonds		
Current debt service	\$ 883,990	\$ 771,428
Debt service reserves	510,672	486,649
Renewal and replacement and capital facilities construction	2,017,542	1,935,670
Construction account	-	293,779
Customer deposits	1,104,278	1,069,403
Impact fee reserve	5,430,969	5,272,361
Total	\$ 9,947,451	\$ 9,829,290
Included in the accompanying financial statements as follows:		
Current portion restricted cash and cash equivalents	\$ 4,282,793	\$ 4,369,179
Noncurrent restricted cash and cash equivalents	5,664,658	5,460,111
Total	\$ 9,947,451	\$ 9,829,290

Mountain Regional Water Special Service District
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Note 5 - Right to Use Leased Assets

The District has recorded right to use leased assets in connection with a lease of office space and for a backhoe. The related leases are discussed in the Leases subsection of the Long-term Obligations note below. The right to use leased assets are amortized on a straight-line basis over the terms of the related leases.

The District adopted the provisions of GASB Statement No. 87 and recorded these assets as of January 1, 2021. There was no impact on the District's net assets as a result of adopting GASB Statement No. 87.

Right to use asset activity for the year ended December 31, 2022 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Right to use assets				
Leased machinery and equipment	\$ 34,544	\$ -	\$ -	\$ 34,544
Leased office space	97,013	82,086	(97,013)	82,086
	<u>131,557</u>	<u>82,086</u>	<u>(97,013)</u>	<u>116,630</u>
Less accumulated amortization				
Leased machinery and equipment	8,959	11,515	-	20,474
Leased office space	69,223	34,537	(97,013)	6,747
Total accumulated amortization	<u>78,182</u>	<u>46,052</u>	<u>(97,013)</u>	<u>27,221</u>
Right to use assets, net	<u>\$ 53,375</u>	<u>\$ 36,034</u>	<u>\$ -</u>	<u>\$ 89,409</u>

Right to use asset activity for the year ended December 31, 2021 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Right to use assets				
Leased machinery and equipment	\$ -	\$ 34,544	\$ -	\$ 34,544
Leased office space	97,013	-	-	97,013
	<u>97,013</u>	<u>34,544</u>	<u>-</u>	<u>131,557</u>
Less accumulated amortization				
Leased machinery and equipment	-	8,959	-	8,959
Leased office space	37,281	31,942	-	69,223
Total accumulated amortization	<u>37,281</u>	<u>40,901</u>	<u>-</u>	<u>78,182</u>
Right to use assets, net	<u>\$ 59,732</u>	<u>\$ (6,357)</u>	<u>\$ -</u>	<u>\$ 53,375</u>

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Note 6 - Capital Assets

A summary of activity in the capital assets for the year ended December 31, 2022 is as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Transfers</u>	<u>Ending Balance</u>
Capital assets not being depreciated					
Land and water rights	\$ 20,498,190	\$ -	\$ -	\$ 2,043,364	\$ 22,541,554
Construction-in-progress	525,359	3,631,267	-	(3,510,609)	646,017
	<u>21,023,549</u>	<u>3,631,267</u>	<u>-</u>	<u>(1,467,245)</u>	<u>23,187,571</u>
Depreciable Assets					
Buildings	8,428,633	-	-	-	8,428,633
Improvements other than buildings	88,949,203	2,245,403	-	1,443,385	92,637,991
Furniture and fixtures	131,642	-	-	-	131,642
Machinery and equipment	1,981,530	381,537	-	23,860	2,386,927
Vehicles	1,264,978	191,683	-	-	1,456,661
	<u>100,755,986</u>	<u>2,818,623</u>	<u>-</u>	<u>1,467,245</u>	<u>105,041,854</u>
Less accumulated depreciation					
Buildings	(2,602,326)	(145,758)	-	-	(2,748,084)
Improvements other than buildings	(22,937,690)	(1,596,418)	-	-	(24,534,108)
Furniture and fixtures	(131,642)	-	-	-	(131,642)
Machinery and equipment	(1,062,904)	(116,413)	-	-	(1,179,317)
Vehicles	(855,043)	(114,195)	-	-	(969,238)
Engineering library	-	-	-	-	-
Total accumulated depreciation	<u>(27,589,605)</u>	<u>(1,972,784)</u>	<u>-</u>	<u>-</u>	<u>(29,562,389)</u>
Total capital assets being depreciated, net	<u>73,166,381</u>	<u>845,839</u>	<u>-</u>	<u>1,467,245</u>	<u>75,479,465</u>
	<u>\$ 94,189,930</u>	<u>\$ 4,477,106</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 98,667,036</u>

Mountain Regional Water Special Service District
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NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 6 - Capital Assets - Continued

A summary of activity in the capital assets for the year ended December 31, 2021 was as follows:

	<u>Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Transfers</u>	<u>Balance</u>
Capital assets not being depreciated					
Land and water rights	\$ 20,498,190	\$ -	\$ -	\$ -	\$ 20,498,190
Construction-in-progress	2,524,910	1,160,795	-	(3,160,346)	525,359
	<u>23,023,100</u>	<u>1,160,795</u>	<u>-</u>	<u>(3,160,346)</u>	<u>21,023,549</u>
Depreciable Assets					
Buildings	7,771,388	21,608	-	635,637	8,428,633
Improvements other than buildings	85,395,964	1,028,530	-	2,524,709	88,949,203
Furniture and fixtures	131,642	-	-	-	131,642
Machinery and equipment	1,650,457	331,073	-	-	1,981,530
Vehicles	1,236,066	103,072	(74,160)	-	1,264,978
	<u>96,185,517</u>	<u>1,484,283</u>	<u>(74,160)</u>	<u>3,160,346</u>	<u>100,755,986</u>
Less accumulated depreciation					
Buildings	(2,473,538)	(128,788)	-	-	(2,602,326)
Improvements other than buildings	(21,432,775)	(1,504,915)	-	-	(22,937,690)
Furniture and fixtures	(131,642)	-	-	-	(131,642)
Machinery and equipment	(933,890)	(129,014)	-	-	(1,062,904)
Vehicles	(826,340)	(102,863)	74,160	-	(855,043)
Total accumulated depreciation	<u>(25,798,185)</u>	<u>(1,865,580)</u>	<u>74,160</u>	<u>-</u>	<u>(27,589,605)</u>
Total capital assets being depreciated, net	<u>70,387,332</u>	<u>(381,297)</u>	<u>-</u>	<u>3,160,346</u>	<u>73,166,381</u>
	<u>\$ 93,410,432</u>	<u>\$ 779,498</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 94,189,930</u>

Depreciation expense for 2022 and 2021 was \$1.97 million and \$1.87 million, respectively.

Total contributions-in-aid of construction for 2022 and 2021 were \$3.31 million and \$1.23 million, respectively.

Mountain Regional Water Special Service District
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NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 7 - Long-term Obligations

A summary of long-term obligation activity for the year ended December 31, 2022 and 2021 is as follows:

	<u>Balance January 1, 2022</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance December 31, 2022</u>	<u>Due Within One Year</u>
Direct placements					
Bonds payable	\$ 4,861,000	\$ -	\$ (638,000)	\$ 4,223,000	\$ 372,000
Other bonds and long term obligations					
Notes payable	1,172,722	1,541,000	(130,614)	2,583,108	136,622
Bonds payable	30,495,000	-	(2,250,000)	28,245,000	2,317,000
Unamortized premiums	454,535	-	(56,231)	398,304	-
Lease liabilities	53,375	82,086	(47,904)	87,557	51,967
Payable to developer	744,188	-	(120,024)	624,164	160,000
Net pension liability	81,566	-	(81,566)	-	-
Compensated absences	458,400	273,358	(269,342)	462,416	-
	<u>\$ 38,320,786</u>	<u>\$ 1,896,444</u>	<u>\$ (3,593,681)</u>	<u>\$ 36,623,549</u>	<u>\$ 3,037,589</u>
	<u>Balance January 1, 2021</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance December 31, 2021</u>	<u>Due Within One Year</u>
Direct placements					
Bonds payable	\$ 5,228,000	\$ -	\$ (367,000)	\$ 4,861,000	\$ 372,000
Other bonds and long term obligations					
Notes payable	1,855,857	-	(1,241,401)	1,172,722	130,614
Bonds payable	32,680,000	-	(2,185,000)	30,495,000	2,250,000
Unamortized premiums	632,767	-	(178,232)	454,535	-
Lease liabilities	64,424	34,544	(45,593)	53,375	41,490
Payable to developer	997,572	-	(253,384)	744,188	137,800
Net pension liability	592,151	-	(510,585)	81,566	-
Compensated absences	420,446	250,725	(212,771)	458,400	-
	<u>\$ 42,471,217</u>	<u>\$ 285,269</u>	<u>\$ (4,993,966)</u>	<u>\$ 38,320,786</u>	<u>\$ 2,931,904</u>

As part of the Series 2014 issuance, a portion of the District's revenue bonds are also now secured by special assessments on property within a special improvement district. Principal and interest payments are due annually and semi-annually.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 7 - Long-term Obligations – Continued

Debt Coverage

The District complies with its 1.25 debt coverage requirement for its bonding. The debt coverage ratios for 2022 and 2021 were 2.05 and 2.85, respectively.

Debt Schedule – Bonds and Notes Payable

The District has issued the following notes and bonds payable as of December 31, 2022 and 2021:

Series	Original Issue	Interest Rate	Maturity Date	Principal Outstanding	
				2022	2021
Notes Payable					
Summit County					
2022 District Note	\$ 1,541,000	3.0%	2029	\$ 1,541,000	\$ -
Weber Basin Water Conservancy					
2009 District Note	\$ 2,033,436	4.6%	2029	847,526	968,382
2017 District Note	247,060	4.6%	2037	194,582	204,340
				<u>2,583,108</u>	<u>1,172,722</u>
Bonds Payable					
Water revenue					
2008	3,026,000	2.00%	2029	1,197,000	1,355,000
2011A	679,000	1.52%	2031	364,000	402,000
2011B	1,278,000	None	2032	655,000	720,000
2014	8,140,000	2.0% - 5.0%	2034	4,630,000	5,115,000
2019A	25,815,000	1.922% - 3.034%	2034	23,615,000	25,380,000
2019B	2,600,000	2.00%	2038	2,007,000	2,384,000
				<u>32,468,000</u>	<u>35,356,000</u>
Unamortized Premiums					
2014	904,371	N/A	2034	398,304	454,535
				<u>398,304</u>	<u>454,535</u>
				35,449,412	36,983,257
			Less current portion	<u>(2,825,622)</u>	<u>(2,752,614)</u>
				<u>\$ 32,623,790</u>	<u>\$ 34,230,643</u>

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 7 - Long-term Obligations - Continued

As of December 31, 2022, the aggregate maturities of notes and bonds payable, including interest, are as follows:

Years Ending December 31,	Notes Payable		Bonds Payable		Total Debt Service Requirement
	Principal	Interest	Principal	Interest	
2023	\$ 136,622	\$ 53,945	\$ 2,689,000	\$ 856,896	\$ 3,736,463
2024	277,329	94,167	2,744,000	794,282	3,909,778
2025	287,935	83,849	2,811,000	729,331	3,912,115
2026	298,965	73,123	2,887,000	660,077	3,919,165
2027	310,436	61,968	2,953,000	586,773	3,912,177
2028-32	1,027,862	150,015	14,636,000	1,699,739	17,513,616
2033-37	243,959	17,182	3,705,000	146,962	4,113,103
2038	-	-	43,000	860	43,860
	\$ 2,583,108	\$ 534,249	\$ 32,468,000	\$ 5,474,920	\$ 41,060,277

The amortization of the compensated absences, net pension liability, and the payable to developer have not been included in the above schedules due to the uncertainty of the timing of the payments.

Collateral and Events of Default:

All of the District's bonds and the Weber Basin notes are payable from and secured solely by a pledge and assignment of the Net Revenues from the District's water system and funds on deposit in accounts held by the District's trustee, Zions Bank. See Note 7 – Pledged Revenues for further discussion of Net Revenues.

In the event of default on the District's bonds, the trustee may pursue any available remedy by suit at law or in equity to enforce payment of the principal and interest then outstanding or to enforce any obligations of the District under its bond indenture. The District has bond insurance in place on its non-direct placement bonds and in the event of default under the District's bond indenture, the insurer becomes the sole owner of the bonds and is entitled to control and direct the enforcement of all rights and remedies granted to the owners of the bonds.

Mountain Regional Water Special Service District
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NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 7 - Long-term Obligations - Continued

Details of Direct Placement Bonds

Series 2008 Water Revenue Bonds

Type: Direct Placement
Purpose: Construction of a fire prevention system in the Stagecoach Area
Date of issuance: September 4, 2008
Term: 20 years
Interest rate: 2.00%
Original Issue: \$3,026,000

Debt service requirements, including interest:

<u>Year ending December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 161,000	\$ 23,940	\$ 184,940
2024	164,000	20,720	184,720
2025	168,000	17,440	185,440
2026	171,000	14,080	185,080
2027	174,000	10,660	184,660
2028	178,000	7,180	185,180
2029	181,000	3,620	184,620
	<u>\$ 1,197,000</u>	<u>\$ 97,640</u>	<u>\$ 1,294,640</u>

Mountain Regional Water Special Service District
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NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 7 - Long-term Obligations - Continued

Series 2011A Water Revenue Refunding Bonds

Type: Direct Placement
Purpose: Refunding Series 2002 and Series 2009A Water Revenue Bonds
Date of issuance: December 22, 2011
Term: 20 years
Interest rate: 1.52%
Original Issue: \$679,000

Debt service requirements, including interest:

<u>Year ending December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 38,000	\$ 5,533	\$ 43,533
2024	39,000	4,955	43,955
2025	39,000	4,362	43,362
2026	40,000	3,770	43,770
2027	40,000	3,162	43,162
2028	41,000	2,554	43,554
2029	42,000	1,930	43,930
2030	42,000	1,292	43,292
2031	43,000	654	43,654
	<u>\$ 364,000</u>	<u>\$ 28,212</u>	<u>\$ 392,212</u>

Mountain Regional Water Special Service District
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NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 7 - Long-term Obligations - Continued

Series 2011B Water Revenue Bonds

Type: Direct Placement
Purpose: Acquisition, construction and installation of a new SCADA system and a skid-mounted pretreatment unit at the treatment plan
Date of issuance: May 17, 2012
Term: 20 years
Interest rate: 0.00%
Original Issue: \$1,278,000

Debt service requirements, including interest:

<u>Year ending December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 66,000	\$ -	\$ 66,000
2024	65,000	-	65,000
2025	66,000	-	66,000
2026	65,000	-	65,000
2027	66,000	-	66,000
2028	65,000	-	65,000
2029	66,000	-	66,000
2030	65,000	-	65,000
2031	66,000	-	66,000
2032	65,000	-	65,000
	<u>\$ 655,000</u>	<u>\$ -</u>	<u>\$ 655,000</u>

Mountain Regional Water Special Service District
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NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 7 - Long-term Obligations - Continued

Series 2019B Water Revenue Bonds

Type: Direct Placement
Purpose: Construction costs to improve the Community Water System
Date of issuance: December 12, 2019
Term: 20 years
Interest rate: 2.00%
Original Issue: \$2,600,000

Debt service requirements, including interest:

<u>Year ending December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 114,000	\$ 40,140	\$ 154,140
2024	116,000	37,860	153,860
2025	118,000	35,540	153,540
2026	121,000	33,180	154,180
2027	123,000	30,760	153,760
2028	125,000	28,300	153,300
2029	128,000	25,800	153,800
2030	130,000	23,240	153,240
2031	133,000	20,640	153,640
2032	136,000	17,980	153,980
2033	138,000	15,260	153,260
2034	141,000	12,500	153,500
2035	144,000	9,680	153,680
2036	147,000	6,800	153,800
2037	150,000	3,860	153,860
2038	43,000	860	43,860
	<u>\$ 2,007,000</u>	<u>\$ 342,400</u>	<u>\$ 2,349,400</u>

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 7 - Long-term Obligations - Continued

Details of Other Bonds

Series 2014 Water Revenue Bonds

Type: Public Offering
Purpose: Construction of water system and other related improvements
Date of issuance: December 18, 2014
Term: 20 years
Interest rate: 2.00% to 4.50%
Original Issue: \$8,140,000

Debt service requirements, including interest:

<u>Year ending December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 505,000	\$ 194,713	\$ 699,713
2024	520,000	174,513	694,513
2025	540,000	153,713	693,713
2026	565,000	132,113	697,113
2027	585,000	109,513	694,513
2028	610,000	84,650	694,650
2029	640,000	58,725	698,725
2030	665,000	29,925	694,925
	<u>\$ 4,630,000</u>	<u>\$ 937,865</u>	<u>\$ 5,567,865</u>

Mountain Regional Water Special Service District
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NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 7 - Long-term Obligations - Continued

Series 2019A Water Revenue Refunding Bonds

Type: Public Offering
Purpose: Partial Refunding of Series 2012 and Series 2014 Water Revenue Bonds
Date of issuance: November 7, 2019
Term: 15 years
Interest rate: 1.92% to 3.03%
Original Issue: \$25,815,000

Debt service requirements, including interest:

<u>Year ending December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 1,805,000	\$ 592,570	\$ 2,397,570
2024	1,840,000	556,234	2,396,234
2025	1,880,000	518,276	2,398,276
2026	1,925,000	476,934	2,401,934
2027	1,965,000	432,678	2,397,678
2028	2,010,000	385,833	2,395,833
2029	2,065,000	335,904	2,400,904
2030	2,115,000	283,578	2,398,578
2031	2,480,000	227,868	2,707,868
2032	2,545,000	160,066	2,705,066
2033	2,625,000	87,940	2,712,940
2034	360,000	10,922	370,922
	<u>\$ 23,615,000</u>	<u>\$ 4,068,803</u>	<u>\$ 27,683,803</u>

Mountain Regional Water Special Service District
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NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 7 - Long-term Obligations - Continued

Lease Liabilities

The District has entered into lease agreements for office space and a backhoe. The lease agreements qualify as other than short-term leases under GASB Statement No. 87 and, therefore, have been recorded at the present value of the future minimum lease payments as of the date of their inception. The agreements consist of the following:

Net Book Value of Right To Use Asset as of December 31,		Type of Right To Use Asset	Discount Rate	Lease Terms
2022	2021			
\$ 75,339	\$ -	Office space	6.95%	Lease executed in November 2022 with monthly payments of \$3,615 for the first 12 months and \$3,690 for the last twelve months. At the conclusion of the twenty four month term, the District may continue to lease the office space on a month to month basis. Discount rate calculated using the District's incremental borrowing rate.
14,070	25,585	Backhoe	3.25%	Lease executed in March 2021 with three annual payments of \$12,068. Discount rate calculated using the District's incremental borrowing rate.
-	27,790	Office space	3.25%	Lease executed in October 2019 with thirty-six monthly payments of \$2,850. Discount rate calculated using the District's incremental borrowing rate.
<u>\$ 89,409</u>	<u>\$ 53,375</u>			

The right to use assets are discussed in more detail at Note 5.

The future minimum lease obligations and the net present value of these minimum lease payments as of December 31, 2022 were as follows:

	Principal Payments	Interest Payments	Total
Year ending December 31:			
2023	\$ 51,967	\$ 4,758	\$ 56,725
2024	35,590	1,529	37,119
	<u>\$ 87,557</u>	<u>\$ 6,287</u>	<u>\$ 93,844</u>

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 8 – Pledged Revenues

The District has pledged all its cash Net Revenue, excluding grants, totaling \$51.33 million through 2038 - which is 1.25 times the \$41.06 million in required parity debt service payments through 2038. Parity debt includes water revenue bonds plus notes payables issued by Weber Basin Water Conservation District. These bonds and notes were used to finance infrastructure improvements within the District.

Net Revenue is defined as all gross cash revenue, excluding grants, less reasonable Operations & Maintenance costs for the District to operate and maintain the water system in good working order. For 2022, Net Revenue was \$7.26 million and debt service payments on the bonds and notes were \$3.53 million. For 2021 Net Revenue was \$10.12 million and debt service payments were \$3.55 million.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 9 - Payable to Developer

The District entered into an agreement with a developer during 2000 regarding the prepayment of municipal use impact fees. Under the terms of this agreement, the developer agreed to prepay the District \$6,300 per Equivalent Residential Connection (ERC) for 240 ERC's. These prepaid impact fees were recorded by the District as an accrued liability to the developer. During 2004, the developer prepaid an additional \$1.20 million for the irrigation impact fee or an additional \$9,129 per lot, on the lots still owned by the developer. The developer also prepaid the total impact fee for two other lots at \$16,650 each. These prepaid impact fees were recorded by the District as a payable to the developer.

The District is to repay this liability to the developer through the collection of impact fees from individuals who purchase the building lots from the developer. The outstanding payable to this developer for prepaid impact fees as of December 31, 2022 and 2021 was \$624,164 and \$744,188 respectively.

Note 10 – Compensated Absences

Full-time, regular employees are granted vacation benefits in varying amounts to specified maximums depending on tenure with the District. Regular employees are entitled to all accrued vacation leave upon separation.

Employees also earn sick leave which may be accumulated up to 400 hours. Upon separation from the District, all sick leave earned prior to January 1, 2017 is paid out at 100 percent of the amount accrued, while sick leave earned after January 1, 2017 is paid out at 50 percent of the amount accrued.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 11 – Employee Retirement Systems and Pension Plans

Plan Description

Eligible plan participants are provided with pensions through the Utah Retirement Systems. Utah Retirement Systems are comprised of the following Pension Trust Funds:

Defined Benefit Plans

- Public Employees Noncontributory Retirement System (Noncontributory System); is a multiple employer, cost sharing, public employee retirement system.
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System); is a multiple employer, cost sharing, public employee retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Utah State Retirement Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms. URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S, Salt Lake City, Utah 84102 or visiting the website: www.urs.org/general/publications.

Benefits Provided

URS provides retirement, disability, and death benefits. Retirement benefits are as follows:

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 11 – Employee Retirement Systems and Pension Plans - Continued

System	Final Average Salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory system	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%

**Actuarial reductions are applied.*

*** All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI), increase for the year, although unused CPI increases not met may be carried forward to subsequent years.*

Contributions

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the URS Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates as of December 31, 2022 are as follows:

Utah Retirement Systems

	<u>Employee</u>	<u>Employer</u>	<u>Employer 401(k)</u>
Contributory System			
111 - Local Government Division - Tier 2	N/A	16.01	0.18
Noncontributory System			
15 - Local Government Division - Tier 1	N/A	17.97	N/A
Tier 2 DC Only			
211 - Local Government	N/A	6.19	10.00

Tier 2 rates include a statutory required contribution to finance the unfunded actuarial liability of the Tier 1 plans.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 11 – Employee Retirement Systems and Pension Plans - Continued

For fiscal year ended December 31, 2022, the employer and employee contributions to the Systems were as follows:

<u>System</u>	<u>Employer Contributions</u>	<u>Employee Contributions</u>
Noncontributory System	\$ 220,821	N/A
Tier 2 Public Employees System	162,583	-
Tier 2 DC Only System	19,087	N/A
Total Contributions	<u>\$ 402,491</u>	<u>\$ -</u>

For fiscal year ended December 31, 2021, the employer and employee contributions to the Systems were as follows:

<u>System</u>	<u>Employer Contributions</u>	<u>Employee Contributions</u>
Noncontributory System	\$ 201,766	N/A
Tier 2 Public Employees System	100,054	-
Tier 2 DC Only System	26,054	N/A
Total Contributions	<u>\$ 327,874</u>	<u>\$ -</u>

Contributions reported are the URS Board approved required contributions by System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 11 – Employee Retirement Systems and Pension Plans - Continued

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

At December 31, 2022, the District reported a net pension asset of \$833,069 and no net pension liability. At December 31, 2021, the District reported a net pension liability of \$81,566 and no net pension asset.

(Measurement Date): December 31, 2021

	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2020	Increase/ (Decrease)
Noncontributory System	\$ 818,755	\$ -	0.1429613%	0.1505482%	(0.0075869)%
Tier 2 Public Employees System	14,314	-	0.0338196%	0.0301956%	0.0036240%
	<u>\$ 833,069</u>	<u>\$ -</u>			

(Measurement Date): December 31, 2020

	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2019	Increase/ (Decrease)
Noncontributory System	\$ -	\$ 77,223	0.1505482%	0.1554776%	(0.0049294)%
Tier 2 Public Employees System	-	4,343	0.0301956%	0.0274599%	0.0027357%
	<u>\$ -</u>	<u>\$ 81,566</u>			

The net pension asset and liability was measured as of December 31, 2021, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2021 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer’s actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended December 31, 2022 the District recognized pension benefit of \$116,298. For the year ended December 31, 2021 the District recognized pension expense of \$83,216.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 11 – Employee Retirement Systems and Pension Plans - Continued

At December 31, 2022 and 2021 the District reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	December 31, 2022	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 92,710	\$ 1,844
Changes in assumptions	90,189	5,420
Net difference between projected and actual earnings on pension plan investments	-	1,137,710
Changes in proportion and differences between contributions and proportionate share of contributions	8,541	37,550
Contributions subsequent to the measurement date	402,492	-
Total	\$ 593,932	\$ 1,182,524

	December 31, 2021	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 107,598	\$ 1,989
Changes in assumptions	5,493	10,259
Net difference between projected and actual earnings on pension plan investments	-	576,579
Changes in proportion and differences between contributions and proportionate share of contributions	6,667	51,242
Contributions subsequent to the measurement date	327,874	-
Total	\$ 447,632	\$ 640,069

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 11 – Employee Retirement Systems and Pension Plans - Continued

\$402,492 reported as deferred outflows of resources related to pensions results from contributions made by the District prior to its fiscal year end, but subsequent to the measurement date of December 31, 2021. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	<u>Net Deferred Outflows (Inflows) of Resources</u>
2023	\$ (213,462)
2024	(333,403)
2025	(273,772)
2026	(186,675)
2027	2,807
Thereafter	13,421

Actuarial Assumptions

The total pension asset in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary increases	3.25 – 9.25 percent, average, including inflation
Investment rate of return	6.85 percent, net of pension plan investment expense, including inflation

Mortality rates were developed from an actuarial experience study dated January 1, 2020. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age, as appropriate, with projected improvement using 80% of the ultimate rates from the MP-2019 improvement assumption using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2021 valuation were based on the results of an actuarial experience study for the five year period ending December 31, 2019.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 10– Employee Retirement Systems and Pension Plans - Continued

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class and is applied consistently to each defined benefit pension plan. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

	Expected Return Arithmetic Basis		
Asset Class	Target Asset Allocation	Real Return Arithmetic Basis	Long-Term expected portfolio real rate of return
Equity securities	37.00 %	6.58 %	2.43 %
Debt securities	20.00 %	(0.28) %	(0.06) %
Real assets	15.00 %	5.77 %	0.87 %
Private equity	12.00 %	9.85 %	1.18 %
Absolute return	16.00 %	2.91 %	0.47 %
Cash and cash equivalents	0.00 %	(1.01) %	0.00 %
Totals	100.00 %		4.89 %
	Inflation		2.50 %
	Expected arithmetic nominal return		7.39 %

The 6.85% assumed investment rate of return is comprised of an inflation rate of 2.50%, and a real return of 4.35% that is net of investment expense.

Discount Rate

The discount rate used to measure the total pension liability was 6.85%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current, active and inactive employees. 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 discount rate does not use the Municipal Bond Index Rate. The discount rate was reduced from 6.95% to 6.85% from the prior measurement date.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 11 – Employee Retirement Systems and Pension Plans - Continued

Sensitivity of the Proportionate Share of the Net Pension Asset and Liability to Changes in the Discount Rate

The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.85%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.85%) or 1-percentage-point higher (7.85%) than the current rate:

<u>System</u>	<u>1% Decrease (5.85%)</u>	<u>Discount Rate (6.85%)</u>	<u>1% Increase (7.85%)</u>
Noncontributory System	\$ 440,269	\$ (818,755)	\$ (1,869,165)
Tier 2 Public Employees System	85,284	(14,314)	(90,784)
Total	<u>\$ 525,553</u>	<u>\$ (833,069)</u>	<u>\$ (1,959,949)</u>

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued URS financial report.

Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue Code. Detailed information regarding plan provisions is available in the separately issued URS financial report.

Mountain Regional Water SSD participates in the following Defined Contribution Savings Plans with Utah Retirement Systems:

- *401(k) Plan

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 11– Employee Retirement Systems and Pension Plans - Continued

Employee and employer contributions to the Utah Retirement Defined Contribution Savings Plans for fiscal year ended December 31, were as follows:

401(k) Plan	<u>2022</u>	<u>2021</u>	<u>2020</u>
Employer Contributions	\$ 33,250	\$ 43,566	\$ 35,252
Employee Contributions	-	-	-

Note 12 - Related Party Transactions

Summit County, a related party, purchases water from the District at board approved water rates. The District sold water totaling \$50,044 and \$47,083 to the County during the years ended December 31, 2022 and 2021, respectively. The amount owed to the District from Summit County at December 31, 2022 and 2021 totaled \$3,545 and \$3,414, respectively.

Snyderville Basin Special Recreation District (SBSRD), a component unit of Summit County, also purchases water from the District at board approved water rates. The District sold water totaling \$45,420 and \$38,537 to SBSRD during the years ended December 31, 2022 and 2021, respectively. The amount owed the District from SBSRD at December 31, 2022 and 2021 totaled \$2,120 and \$852, respectively.

Note 13 - Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. The District is a member of the Utah Local Governments Trust (ULGT), a public entity risk pool currently operating as a common risk management and insurance program for Utah local governments. The District pays an annual premium to ULGT for its general insurance coverage. During 2022 and 2021, the District did not increase any level of insurance coverage, but did add coverage for new infrastructure and equipment. Settlement amounts have not exceeded insurance coverage for the current year or prior years.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO THE BASIC FINANCIAL STATEMENTS
December 31, 2022 and 2021

Note 13 - Risk Management - Continued

Expenses and claims not covered by insurance are recognized when it is probable that a loss has occurred, and the amount of the loss can be reasonably estimated. In determining claims, events that might create claims, but for which none have been reported, are considered. Claims information for the past two years is as follows:

	2022	2021
Claims liability, January 1	\$ 17,914	\$ 24,333
Claims incurred during the year and changes in estimates	58,517	38,024
Payments on claims during the year		
Payments made by insurance	10,154	44,443
Payments made by the District	-	-
Claims liability, December 31	\$ 66,277	\$ 17,914

**REQUIRED SUPPLEMENTARY INFORMATION –
PENSIONS**

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
**SCHEDULE OF THE PROPORTIONAL SHARE OF THE NET
PENSION LIABILITY – UTAH RETIREMENT SYSTEMS**
For the Year Ended December 31, 2022
With a Measurement Date of December 31, 2021
Last 10 Fiscal Years*

Noncontributory System for the Fiscal Years Ended December 31,

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Proportion of the net pension liability (asset)	0.1429613%	0.1505482%	0.1554776%	0.1689206%	0.1738540%	0.1737704%	0.1712125%	0.1633703%
Proportionate share of the net pension liability (asset)	\$ (818,755)	\$ 77,223	\$ 585,975	\$ 1,243,885	\$ 761,707	\$ 1,115,819	\$ 968,804	\$ 709,392
Covered employee payroll	\$ 1,092,397	\$ 1,212,062	\$ 1,276,178	\$ 1,391,796	\$ 1,451,472	\$ 1,467,356	\$ 1,412,164	\$ 1,359,927
Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	-75.0%	6.4%	45.9%	89.4%	52.5%	76.0%	68.6%	52.2%
Plan fiduciary net position as a percentage of the total pension liability (asset)	108.7%	99.2%	93.7%	87.0%	91.9%	87.3%	87.8%	90.2%

Tier 2 Public Employees System for the Fiscal Years Ended December 31,

	<u>2021</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Proportion of the net pension liability (asset)	0.0338196%	0.0301956%	0.0274599%	0.0285559%	0.0246634%	0.0302245%	0.0397209%	0.0445357%
Proportionate share of the net pension liability (asset)	\$ (14,314)	\$ 4,343	\$ 6,176	\$ 12,230	\$ 2,175	\$ 3,372	\$ (87)	\$ (1,350)
Covered employee payroll	\$ 627,429	\$ 482,509	\$ 381,495	\$ 332,677	\$ 241,614	\$ 247,865	\$ 256,656	\$ 218,559
Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	-2.3%	0.9%	1.6%	3.7%	0.9%	1.4%	0.0%	-0.6%
Plan fiduciary net position as a percentage of the total pension liability (asset)	103.8%	98.3%	96.5%	90.8%	97.4%	95.1%	100.2%	103.5%

*In accordance with paragraph 81.a of GASB 68, employers will need to disclose a 10 year history of their proportionate share of the net pension liability (asset) in their RSI. The District will continue to present information for available years until a full 10 year trend is compiled.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
**SCHEDULE OF CONTRIBUTIONS -
UTAH RETIREMENT SYSTEMS**
Last 10 Fiscal Years**

	As of fiscal year ended December 31,	Actuarial Determined Contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered employee payroll
Noncontributory System						
	2014	\$ 244,034	\$ 244,034	\$ -	\$ 1,361,027	17.93%
	2015	\$ 260,772	\$ 260,772	\$ -	\$ 1,405,863	18.55%
	2016	\$ 271,021	\$ 271,021	\$ -	\$ 1,484,334	18.26%
	2017	\$ 269,625	\$ 269,625	\$ -	\$ 1,455,675	18.52%
	2018	\$ 257,065	\$ 257,065	\$ -	\$ 1,499,825	17.14%
	2019	\$ 235,447	\$ 235,447	\$ -	\$ 1,274,754	18.47%
	2020	\$ 221,480	\$ 221,480	\$ -	\$ 1,239,568	17.87%
	2021	\$ 201,766	\$ 201,766	\$ -	\$ 1,092,397	18.47%
	2022	\$ 220,821	\$ 220,821	\$ -	\$ 1,212,697	18.21%
Tier 2 Public Employees System*						
	2014	\$ 29,018	\$ 29,018	\$ -	\$ 205,920	14.09%
	2015	\$ 39,235	\$ 39,235	\$ -	\$ 262,913	14.92%
	2016	\$ 38,422	\$ 38,422	\$ -	\$ 257,695	14.91%
	2017	\$ 36,444	\$ 36,444	\$ -	\$ 244,848	14.88%
	2018	\$ 51,080	\$ 51,080	\$ -	\$ 332,852	15.35%
	2019	\$ 59,522	\$ 59,522	\$ -	\$ 381,495	15.60%
	2020	\$ 76,278	\$ 79,278	\$ -	\$ 484,853	15.73%
	2021	\$ 100,054	\$ 100,054	\$ -	\$ 627,429	15.95%
	2022	\$ 162,583	\$ 162,583	\$ -	\$ 1,013,939	16.03%
Tier 2 Public Employees DC Only System*						
	2014	\$ 705	\$ 705	\$ -	\$ 12,639	5.58%
	2015	\$ 3,524	\$ 3,524	\$ -	\$ 52,533	6.71%
	2016	\$ 8,697	\$ 8,697	\$ -	\$ 130,001	6.69%
	2017	\$ 14,081	\$ 14,081	\$ -	\$ 210,476	6.69%
	2018	\$ 16,813	\$ 16,813	\$ -	\$ 251,311	6.69%
	2019	\$ 19,429	\$ 19,429	\$ -	\$ 290,416	6.69%
	2020	\$ 20,502	\$ 20,502	\$ -	\$ 311,533	6.58%
	2021	\$ 26,054	\$ 26,054	\$ -	\$ 389,448	6.69%
	2022	\$ 19,087	\$ 19,087	\$ -	\$ 295,795	6.45%

* Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created effective July 1, 2011.

**In accordance with paragraph 81.a of GASB 68, employers will need to disclose a 10 year history of their proportionate share of the net pension liability (asset) in their RSI. The District will continue to present information for available years until a full 10 year trend is compiled.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
For the Year Ended December 31, 2022

Note 1 – Changes in Assumptions

The assumption regarding investment return was decreased by .10% to 6.85% for use in the January 1, 2021 actuarial valuation. This change was based on analysis performed by the actuary and adopted by the Utah State Retirement Board. In aggregate, this change in assumption resulted in a \$509 million increase in the Total Pension Liability, which is approximately 1.3% of the Total Pension Liability as of December 31, 2020 for all systems combined. The demographic assumptions were reviewed and updated in the January 1, 2020 actuarial valuation and are currently scheduled to be reviewed in 2023.

OTHER SUPPLEMENTARY FINANCIAL INFORMATION

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
DEBT COVERAGE RATIO
For the Year Ended December 31, 2022

Bond covenants require the District to set rates, fees, and ongoing expenditures such that once all other operational costs are paid each year, the amount left to pay debt service is 1.25 times scheduled parity debt payments. As shown below, the debt coverage ratio from current year operations decreased from 2.85 in 2021 to 2.05 in 2022.

Mountain Regional Water Special Service District's Debt Service Coverage Ratio

	2022	2021	2020
Water sales	\$ 11,596,203	\$ 11,770,052	\$ 11,822,970
Operating fees	554,357	624,446	535,830
Impact fees	1,499,752	3,397,951	735,399
Special assessments	817,771	1,054,362	865,259
Interest available for debt service	396,178	71,899	164,660
Treatment Plant Stabilization Fund	-	-	123,854
Other non-restricted cash revenue	248,613	382,091	136,057
Total cash revenue available for debt service from current year operations	<u>15,112,874</u>	<u>17,300,801</u>	<u>14,384,029</u>
Current year cash operating expenses	<u>(7,853,046)</u>	<u>(7,179,943)</u>	<u>(7,154,737)</u>
Net Revenue available for debt service payments from current year operations	<u>\$ 7,259,828</u>	<u>\$ 10,120,858</u>	<u>\$ 7,229,292</u>
Current year parity debt service payments	<u>\$ 3,534,014</u>	<u>\$ 3,546,513</u>	<u>\$ 3,526,528</u>
Debt service coverage from current year operations	<u>2.05</u>	<u>2.85</u>	<u>2.05</u>
Net Revenue available for debt service payments from current year operations	\$ 7,259,828	\$ 10,120,858	\$ 7,229,292
Rate Stabilization account balance	1,487,105	1,439,940	1,299,765
Total cash available for debt service payments	<u>\$ 8,746,933</u>	<u>\$ 11,560,798</u>	<u>\$ 8,529,057</u>
Debt service coverage with Rate Stabilization account	<u>2.48</u>	<u>3.26</u>	<u>2.42</u>

The decrease in the ratio during 2022 was anticipated as impact fees were not expected to continue at the historically high level of 2021. The extremely high ratio in 2021 was an anomaly, with the ratio returning to more historical levels in 2022.

The District does not expect this ratio to remain at these levels in the long-term. The ratio is anticipated to be 1.58 at December 31, 2023, based on the 2023 budget. In 2023 water sales are budgeted to increase from customer growth that has taken place in 2021 and 2022 and the rate increase that went into effect on January 1, 2023. However, impact fee revenue is budgeted to decline to \$600,000 based on the slowing requests for new connections the District experienced in the second half of 2022.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
CASH FLOW ANALYSIS
For the Year Ended December 31, 2022

As shown below, total cash and cash equivalents increased \$1.1 million (5.1%) in 2022 and \$5.47 million (33.3%) in 2021.

Mountain Regional Water Special Service District's Cash and Cash Equivalents Summary

	2022	2021	2020	2022 to 2021		2021 to 2020	
				Change \$	%	Change \$	%
Unrestricted							
Operating	\$ 8,672,250	\$ 7,763,385	\$ 6,344,666	\$ 908,865	11.7 %	\$ 1,418,719	22.4 %
Rate stabilization reserves for:							
Debt service	1,184,466	1,164,468	1,160,028	19,998	1.7	4,440	0.4
Treatment plant	302,639	275,471	139,737	27,168	9.9	135,734	97.1
Drought reserve	813,300	-	-	813,300	100.0	-	-
Regionalization reserves	2,093,120	2,857,350	2,416,846	(764,230)	(26.7)	440,504	18.2
Total unrestricted cash and cash equivalents	<u>13,065,775</u>	<u>12,060,674</u>	<u>10,061,277</u>	<u>1,005,101</u>	8.3	<u>1,999,397</u>	19.9
Restricted for debt payments							
Held by trustee	646,046	569,422	527,108	76,624	13.5	42,314	8.0
Held by district	748,616	688,655	352,726	59,961	8.7	335,929	95.2
Total cash and cash equivalents restricted for debt payments	<u>1,394,662</u>	<u>1,258,077</u>	<u>879,834</u>	<u>136,585</u>	10.9	<u>378,243</u>	43.0
Other restricted							
Impact fee reserves	5,430,969	5,272,361	2,694,342	158,608	3.0	2,578,019	95.7
Capital facilities construction, repair & replacement reserves	2,017,542	1,935,670	2,012,623	81,872	4.2	(76,953)	(3.8)
Customer deposits	1,104,278	1,069,403	499,261	34,875	3.3	570,142	114.2
Bond construction	-	293,779	276,114	(293,779)	-	17,665	6.4
Total liabilities	<u>8,552,789</u>	<u>8,571,213</u>	<u>5,482,340</u>	<u>(18,424)</u>	(0.2)	<u>3,088,873</u>	56.3
Total cash and cash equivalents	<u>\$ 23,013,226</u>	<u>\$ 21,889,964</u>	<u>\$ 16,423,451</u>	<u>\$ 1,123,262</u>	5.1 %	<u>\$ 5,466,513</u>	33.3 %

During 2022, unrestricted cash reserves increased by \$1.01 million (8.3%) due to the use of impact fee reserves instead of operating reserves to fund debt service. Unrestricted cash reserves increased by \$2.00 million (19.9%) in 2021 due primarily to reduced operating expenses.

Regionalization reserves decreased by \$764,230 in 2022 after \$800,000 was transferred from this reserve to the newly established Drought Reserve. The District's Drought Response Plan called for the establishment of this fund to help cover revenue shortfalls in years when watering restrictions are put in place due to drought conditions.

The treatment plant reserve increased by \$27,168 in 2022 and \$135,734 in 2021 as the District builds the reserve for replacement of carbon and membranes.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
CASH FLOW ANALYSIS - Continued
For the Year Ended December 31, 2022

Operating cash and reserves \$8.67 million year-end balance equates to 368 days reserves and is up from \$7.76 million or 356 days reserves at year-end 2021. District policy requires a minimum 120 days reserves year-round.

Cash restricted for debt payments has been maintained at mandatory levels or higher since the District's inception and was \$1.39 million as of December 31, 2022 (\$1.26 million at December 31, 2021). The increase of \$136,585 (10.9%) in 2022 and \$378,243 (43.0%) in 2021 represent the net of the increase associated with special assessments restricted for use in payment of debt service, less required debt service payments made during the year.

Other restricted cash decreased by \$18,424 (0.2%) in 2022 when unexpended bond proceeds from the 2019B Revenue Bonds were used to pay down outstanding principal on those bonds.

Other restricted cash increased by \$3.09 million (56.3%) in 2021 due primarily to the significant amount of impact fee revenues collected during the year and also due to increased customer deposits held as of December 31, 2021.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
BUDGETARY INFORMATION
For the Year Ended December 31, 2022

The District realized a \$7.63 million change in net position for 2022. After adjusting the budget for non-cash year-end journal entries, the District's change in net position exceeded budget by \$1.44 million, as shown below.

Mountain Regional Water Special Service District's Budget Comparison

	2022 Amended Budget	Retirement Accrual	Change In Inventory	Contributions In-Aid	2022 Adjusted Budget	2022 Actual	Favorable (Unfavorable)	%
Operating revenues:								
Water sales	\$ 11,477,600	\$ -	\$ -	\$ -	\$ 11,477,600	\$ 11,596,203	\$ 118,603	
Operating fees	488,200	-	-	-	488,200	554,357	66,157	
Other	47,500	-	-	-	47,500	51,985	4,485	
Total operating revenue	<u>12,013,300</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>12,013,300</u>	<u>12,202,545</u>	<u>189,245</u>	1.58%
Operating expenses:								
Operations								
Energy & resource management	683,400	(56,819)	-	-	626,581	624,819		
Lost Canyon water transmission	2,056,100	(55,716)	-	-	2,000,384	1,591,151		
Treatment plant	868,800	(53,675)	-	-	815,125	666,280		
Distribution	3,214,900	(152,034)	(1,773)	-	3,061,093	2,969,242		
Safety	80,200	(3,739)	-	-	76,461	79,357		
Subtotal Line Item	<u>6,903,400</u>	<u>(321,983)</u>	<u>(1,773)</u>	<u>-</u>	<u>6,579,644</u>	<u>5,930,849</u>	<u>648,795</u>	9.86%
General Manager								
Engineering and development	343,700	(47,703)	-	-	295,997	237,453		
Human resources	150,400	(17,952)	-	-	132,448	115,224		
Legal	72,200	-	-	-	72,200	53,036		
Subtotal Line Item	<u>566,300</u>	<u>(65,655)</u>	<u>-</u>	<u>-</u>	<u>500,645</u>	<u>405,713</u>	<u>94,932</u>	
Public services								
Public services	722,600	(82,909)	-	-	639,691	597,483		
Subtotal Line Item	<u>722,600</u>	<u>(82,909)</u>	<u>-</u>	<u>-</u>	<u>639,691</u>	<u>597,483</u>	<u>42,208</u>	
Financial management								
Financial management	482,300	(47,933)	-	-	434,367	400,521		
Subtotal Line Item	<u>482,300</u>	<u>(47,933)</u>	<u>-</u>	<u>-</u>	<u>434,367</u>	<u>400,521</u>	<u>33,846</u>	
Non-cash Expenses								
Depreciation	1,987,800	-	-	-	1,987,800	1,972,784		
Subtotal Line Item	<u>1,987,800</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,987,800</u>	<u>1,972,784</u>	<u>15,016</u>	
Total operating expenses	<u>10,662,400</u>	<u>(518,480)</u>	<u>(1,773)</u>	<u>-</u>	<u>10,142,147</u>	<u>9,307,350</u>	<u>834,797</u>	8.23%
Operating income	<u>1,350,900</u>	<u>518,480</u>	<u>1,773</u>	<u>-</u>	<u>1,871,153</u>	<u>2,895,195</u>	<u>1,024,042</u>	
Non-operating revenue								
Grants	11,700	-	-	-	11,700	11,666	(34)	
Interest income	247,800	-	-	-	247,800	408,094	160,294	
Impact fees	1,425,000	-	-	-	1,425,000	1,499,752	74,752	
Special assessments	705,300	-	-	-	705,300	817,771	112,471	
Other non-operating revenue	121,000	-	-	-	121,000	196,628	75,628	
Total non-operating revenue	<u>2,510,800</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,510,800</u>	<u>2,933,911</u>	<u>423,111</u>	16.9%
Non-operating expenses								
Interest expense	1,002,700	-	-	-	1,002,700	1,003,963	(1,263)	
Bond insurance cost amortization	2,000	-	-	-	2,000	2,000	-	
Trustee fees	14,000	-	-	-	14,000	15,750	(1,750)	
Total non-operating expenses	<u>1,018,700</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,018,700</u>	<u>1,021,713</u>	<u>(3,013)</u>	-0.3%
Total non-operating income	<u>1,492,100</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,492,100</u>	<u>1,912,198</u>	<u>420,098</u>	
Income (loss) before contributions and special items	<u>2,843,000</u>	<u>518,480</u>	<u>1,773</u>	<u>-</u>	<u>3,363,253</u>	<u>4,807,393</u>	<u>1,444,140</u>	
Contributions-in-aid of construction								
Special item - contributions to water supplier's infrastructure	-	-	-	3,310,067	3,310,067	3,310,067	-	
Change in net position	<u>\$ 2,843,000</u>	<u>\$ 518,480</u>	<u>\$ 1,773</u>	<u>\$ 2,818,622</u>	<u>\$ 6,181,875</u>	<u>\$ 7,626,015</u>	<u>\$ 1,444,140</u>	23.4%

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
BUDGETARY INFORMATION - Continued
For the Year Ended December 31, 2022

The non-cash year-end budget adjustments include the non-budgeted pension accrual required by GASB Statement No. 68. During 2022, expenses related to the pensions were lower than budgeted by \$518,480 based on the difference between the \$97,032 in actuarial pension benefit reported on these financial statements, and the \$421,448 in actual contributions. Projected cash contributions to pension plans are used to develop budgets.

In addition, the budget was adjusted by \$1,773 to reflect a decrease in expenses that resulted when inventory was adjusted by that amount as of December 31, 2022.

The \$3.31 million in contributions in-aid-of construction was added to the 2022 budget to account for non-cash contributions of capital assets to the District by developers during the year. The District does not budget for contributions in-aid-of construction since the amounts are not known when the budget is adopted.

The \$1.44 million positive budget variance for 2022 was driven primarily by operating expenses being less than originally anticipated and non-operating revenue exceeding projections. Operating expenses were under budget by \$834,797 due to several factors. These include a delay in certain maintenance and repairs to the Lost Canyon system due to supply chain issues, as well as decreased power supply charges and chemical costs resulting from decreased usage. Non-operating revenue exceeded budget primarily due to interest income being higher than anticipated.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
IMPACT FEES (CASH BASIS) - Continued
For the Year Ended December 31, 2022

As shown below, the District has collected \$19.43 million in impact fees and another \$655,538 in related interest earnings since impact fees were first adopted by the District in 2003.

Mountain Regional Water Impact Fees Collections & Expenditures (Cash Basis)							
	2003 to 2017	2018	2019	2020	2021	2022	Total
Cash Collections							
Impact Fees	\$ 11,486,763	\$ 1,203,138	\$ 1,103,935	\$ 735,399	\$ 3,397,951	\$ 1,499,752	\$ 19,426,938
Interest Earnings	437,159	42,433	54,441	25,349	12,300	83,856	655,538
Total cash collections	<u>11,923,922</u>	<u>1,245,571</u>	<u>1,158,376</u>	<u>760,748</u>	<u>3,410,251</u>	<u>1,583,608</u>	<u>20,082,476</u>
Cumulative cash collections	11,923,922	13,169,493	14,327,869	15,088,617	18,498,868	20,082,476	
Cash Expenditures							
Debt Service ⁽¹⁾	7,974,929	600,000	700,000	500,000	600,000	1,425,000	11,799,929
District Infrastructure	1,824,214	625,000	-	196,219	232,232	-	2,877,665
Total cash expenditures	<u>9,799,143</u>	<u>1,225,000</u>	<u>700,000</u>	<u>696,219</u>	<u>832,232</u>	<u>1,425,000</u>	<u>14,677,594</u>
Cumulative cash expenditures	9,799,143	11,024,143	11,724,143	12,420,362	13,252,594	14,677,594	
Net Cash Flow to Date	\$ 2,124,779	\$ 20,571	\$ 458,376	\$ 64,529	\$ 2,578,019	\$ 158,608	\$ 5,404,882
Cumulative Cash Flow	2,124,779	2,145,350	2,603,726	2,668,255	5,246,274	5,404,882	
Projected Future Uses							
	2023	2024	2025	2026	2027	2028	Total
Debt Service ⁽¹⁾	\$ 600,000	\$ 600,000	\$ 570,487	\$ -	\$ -	\$ -	\$ 1,770,487
Capital Projects	1,710,000	1,000,000	924,395	-	-	-	3,634,395
Total Future Cash Expenditures	<u>\$ 2,310,000</u>	<u>\$ 1,600,000</u>	<u>\$ 1,494,882</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,404,882</u>
Total Projected Cumulative Cash Flow							<u>\$ -</u>

(1) The following projects are shown at the pro-rata cost, including financing, for the project capacity that will serve new development. These projects were funded with a portion of the proceeds from revenue bonds and state loans.

	Total Project Cost	Cost Allocated to Impact Fees	% New Growth
Funded Projects Completed			
Water Rights & Shares	\$ 32,277,946	\$ 12,218,151	37.9%
Source Development	13,299,382	3,757,260	28.3%
Storage	4,518,596	4,107,741	90.9%
Lost Canyon Importation and Basin Transmission Lines	17,025,819	5,809,768	34.1%
Total Projects	<u>\$ 67,121,743</u>	<u>\$ 25,892,920</u>	38.6%
	Max Years Financed	15	
	Annual Debt Service	<u>\$ 1,726,195</u>	

Of this, \$11.80 million has been applied to debt service payments on bonding that funds projects in the capital facilities plan, while another \$2.88 million has been used to pay directly for projects in the capital facilities plan.

Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah
IMPACT FEES (CASH BASIS) - Continued
For the Year Ended December 31, 2022

It is anticipated that \$1.77 million of the current remaining balance will be applied to debt service payments on bonding that funds projects in the capital facilities plan and the remaining \$3.63 million will be used to pay directly for projects in the capital facilities plan in 2023 through 2025.

In 2022, the Districted collected \$1.50 million in impact fee revenues (\$3.40 million in 2021). Growth was extremely high in 2021, remained above average in 2022 and is expected to drop significantly in 2023. This is reflected in the \$600,000 budgeted impact fee revenue for 2023. Starting in 2024, growth is expected to stabilize and impact fee revenues are expected to be closer to the current 10-year average of \$1.3 million annually.

Because a significant portion of the District's infrastructure constructed for new development was funded with long-term debt, most impact fees collections are applied to debt service.

Since 2003, about \$25.89 million of District debt payments qualified to be paid from impact fees, while only \$19.43 million in impact fees has been collected. This means impact fee collections have been 75.0% of the amount needed to apply to debt payments, with the rest of the funding for the remaining debt service coming from unrestricted revenue sources such as water sales, interest earnings, and operating fees.

MOUNTAIN REGIONAL WATER
SPECIAL SERVICE DISTRICT
(A COMPONENT UNIT OF
SUMMIT COUNTY, UTAH)

REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON
COMPLIANCE AND OTHER MATTERS
REQUIRED BY *GOVERNMENT AUDITING STANDARDS*

REPORT ON STATE LEGAL COMPLIANCE

FOR THE YEAR ENDED DECEMBER 31, 2022

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*

Administrative Control Board
Mountain Regional Water Special Service District
A Component Unit of Summit County, 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 statements of Mountain Regional Water Special Service District (the District), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements and have issued our report thereon dated April 24, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District’s internal control. Accordingly, we do not express an opinion on the effectiveness of the District’s internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. 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.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed 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.

Osborne, Robbins & Bukler, PLLC

April 24, 2023

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND
REPORT ON INTERNAL OVER COMPLIANCE AS REQUIRED
BY THE STATE OF UTAH LEGAL COMPLIANCE AUDIT GUIDE

Administrative Control Board
Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah

REPORT ON COMPLIANCE

We have audited the Mountain Regional Water Special Service District's (the District) compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the Utah State Auditor, for the year ended December 31, 2022.

State compliance requirements were tested for the year ended December 31, 2022 in the following areas:

- Budgetary Compliance
- Fraud Risk Assessment
- Government Fees

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

Opinion on General State Compliance Requirements

In our opinion, the District complied, in all material respects, with the state compliance requirements referred to above for the year ended December 31, 2022.

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 detect and correct, noncompliance with a state compliance requirement on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a state compliance requirement will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

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

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

Osborne, Robbins & Buhler, PLLC

April 24, 2023

April 24, 2023

Administrative Control Board
Mountain Regional Water Special Service District
A Component Unit of Summit County, Utah

We have audited the financial statements of Mountain Regional Water Special Service District (the District) for the year ended December 31, 2022. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated January 4, 2023. Professional standards also require that we communicate to you the following information related to our audit.

Qualitative Aspects of Accounting Practices

Significant Accounting Policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in Note 1 to the financial statements. As described in Note 5 to the financial statements, the District adopted the provisions of Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*, effective January 1, 2021. There was no effect on beginning net assets as a result of adopting this statement. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the District's financial statements were:

Management's estimate of the net pension liability is based on information provided by Utah Retirement Systems (URS). The net pension liability was calculated by actuaries hired by URS, and details about it and the related deferred inflows and outflows of resources were included in the URS annual report as of December 31, 2021. We traced the information to the URS annual report, as well as to specific other data provided by URS to the District. We also noted that URS engaged its auditor to issue a Service Organization Controls (SOC 1) Type 2 report on the design and operating effectiveness regarding census data maintained by URS. This report was intended to meet the needs of the participating employers and their auditors in evaluating the effectiveness of the controls at URS on the URS financial statement assertions. We noted that the opinion of the URS auditors in the SOC 1 Type 2 report was unqualified.

Management's estimate of the depreciation methods and useful lives of the District's capital assets is based on management's determination of the rate at which the usefulness of the capital assets is expected to deteriorate. We have compared the lives and methods used by the District to independent expectations we have established and have concluded they are reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to the financial statement users. The most sensitive disclosures affecting the financial statements were:

Note 4 regarding the District's restricted assets because it provides information about assets that are required to be used for certain purposes and aren't available for general operating needs of the District.

Notes 7 and 8 regarding long-term debt outstanding and pledged revenues at December 31, 2022 is significant to financial statement users because it can be used to understand how the District will meet its debt obligations.

Financial Statement Disclosures

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. We noted no such misstatements.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated April 24, 2023.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the District's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

Required Supplementary Information

We applied certain limited procedures to the Management's Discussion and Analysis and the Pension information, which are required supplementary information that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

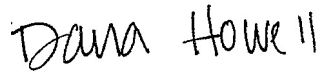
Other Information

We were not engaged to report on the transmittal letter and other supplemental financial information, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the use of the Board of Trustees and management of the District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,
OSBORNE ROBBINS & BUHLER PLLC

A handwritten signature in black ink that reads "Dana Howell". The signature is written in a cursive, slightly slanted style.

Dana Howell