

White City Water  
Improvement District  
Meeting of the  
Staff Planning /  
Board of Trustees

May 21, 2025

5:00 p.m.

# **WHITE CITY WATER IMPROVEMENT DISTRICT**

## **BOARD OF TRUSTEES**

999 East Galena Drive  
Sandy, Utah 84094  
Wednesday May 21, 2025  
5:00 P.M.

### **A G E N D A**

**This meeting will not have a virtual/electronic component. Those interested in participating will need to attend personally or make other arrangements.**

**Portions of the meetings may be closed for reasons allowed by statute. Motions relating to any of the items listed below, including final action, may be taken.**

#### **5:00 p.m. – PLANNING MEETING**

##### **1. Call to Order and Determination of Quorum**

##### **2. Sunrise Engineering Report -- Cliff Linford**

- Update-- Poppy Ln-Galena to 9400 S
- Utility Easement Canal Property
- General Engineering

##### **3. Manager Reports**

###### **Operations Manager Report**

- Well 5A Pump Replacement
- 100 HP Booster Station Seal Repair
- General Repair and Maintenance Update
- Water Use Report

###### **Assistant General Manager's Report**

- Newsletter Deadline – May 29, 2025-- CCR

###### **General Manager's Report**

- Legislative Report
- Newsletter Ideas
- Educational Training Reimbursement Update
- Discussion regarding Canal Property

##### **4. Close Planning Meeting**

## OPEN BOARD OF TRUSTEES MEETING

1. Call to Order and Determination of Quorum

2. Public Comment

**Any person wishing to comment on non-public hearing matters or other water system issues, may do so by coming to the table and giving their name and address for the record. Comments should be limited to 3 minutes, unless additional time is granted by the Chair.**

3. Approval of Minutes of April 16, 2025

4. Approval of Minutes of Special Board Meeting May 07, 2025

5. 2024 Audit Presentation and Board Action – Jeff Miles of HBME

6. Accountant/Financial Report

- Year to Date Report for April 2025
- Approval of April 2025 Expenses

7. General Managers Report

Upcoming Conferences, Seminars & Meetings:

- IMS -AWWA Annual Conference September 29-October 2, 2025
- Utah Water Users Conference September 30, 2025, Davis Conf. Center
- RWAU Fall Conference August 25- 27, 2025
- Caselle Annual Conference October 7-8, 2025
- RWAU Spring Conference February 23-27, 2026, St. George
- Utah Water Users Summit March 16-18, 2026, St. George

8. Closed Sessions, if needed as allowed under Utah Code Ann. 52-4-205

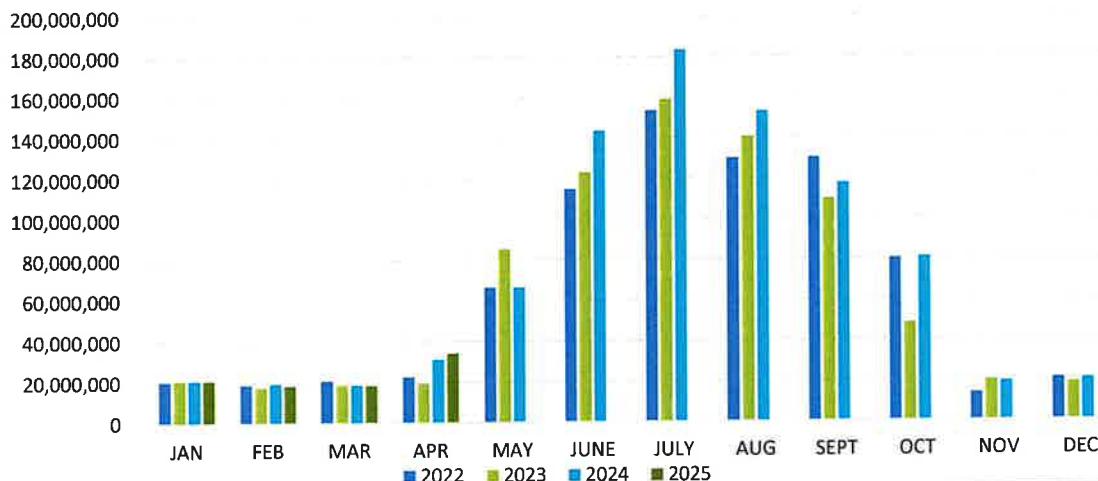
- A. Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual. (Utah Code Ann. 52-4-205)
- B. Strategy sessions to discuss pending or reasonably imminent litigation. (Utah Code Ann. 52-4-205)
- C. Strategy sessions to discuss the purchase, exchange, or lease of real property. (Utah Code Ann. 52-4-205)
- D. Discussion regarding deployment of security, personnel, devices, or systems; and (Utah Code Ann. 52-4-205)
- E. Investigative proceedings regarding allegations of criminal misconduct. (Utah Code Ann. 52-4-205)

9. Water System Issues

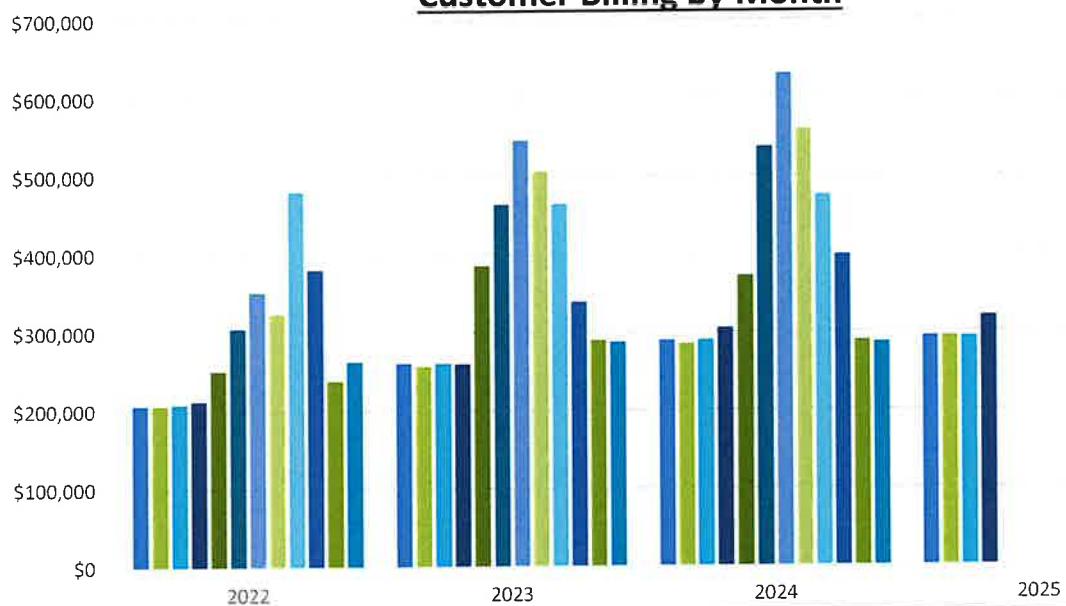
10. Suggested Items for Future Board Meetings.

11. Adjourn

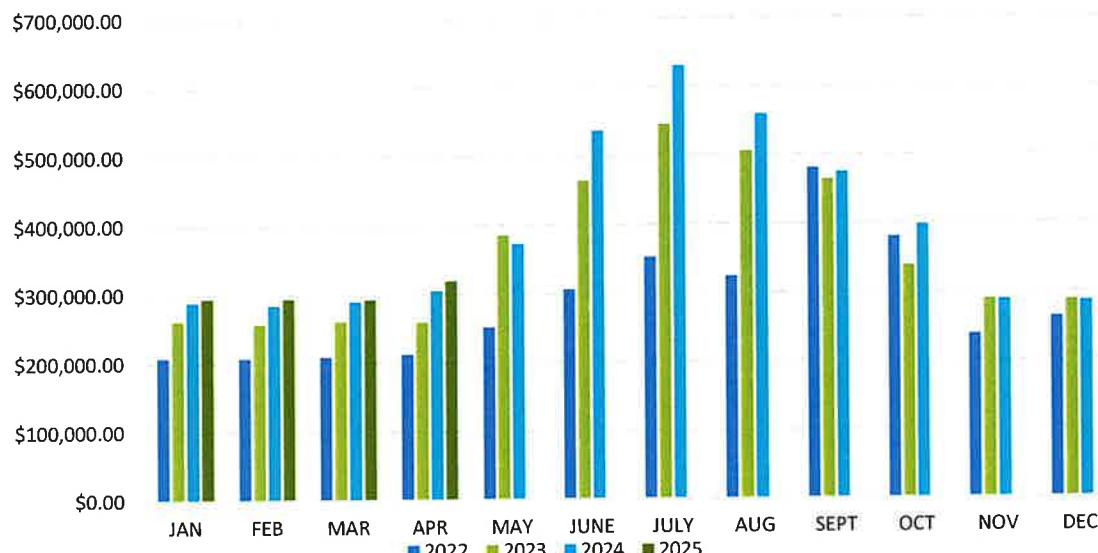
### Customer Usage by Year (Gallons)



### Customer Billing by Month



### Customer Billing by Year



**WHITE CITY WATER IMPROVEMENT DISTRICT  
PLANNING COMMITTEE MEETING**  
**District Office**  
**999 Galena Drive**  
**Sandy, Utah**  
**Wednesday, April 16, 2025**

**Members**

**Present:** Paulina Flint, Chair; Bob Johansen, Vice Chair; Garry True, Treasurer; Christy Seiger-Webster, Clerk; Cody Cutler

**Others**

**Present:** Paul Ashton, Sue Dean, Ryan Johnson, James Lucas

**5:00 PLANNING COMMITTEE MEETING**

1. Call to Order and Determination of Quorum - The meeting of the Planning Committee of the White City Water Improvement District Board of Trustees was called to order at 5:00 p.m. on Wednesday, April 16, 2025 at the District Office. It was determined a quorum was present with all members in attendance.

**It was moved by Mr. True, seconded by Mr. Johansen the Sunrise Engineering Report be moved to a later point on the agenda. The motion was approved with the following vote: Messrs. True, Johansen, and Cutler aye; Ms. Seiger-Webster and Flint, aye.**

2. Sunrise Engineering Report - Cliff Linford

- Work Release 2025-91 Poppy Lane - Galena to 9400 South - Ryan reported for Cliff Linford who was unable to attend the meeting. Ryan reported Sunrise Engineering Work Release 2025-01 is in the meeting packet which covers design work for Poppy Lane to 9400 South. Galena to Onyx has already been done. Cost of design will be \$36,200 and will cover 2800 linear ft.
- General Engineering - There were no General Engineering items for discussion.

**It was moved by Mr. True, seconded by Mr. Johansen the Sunrise Engineering Report be accepted. The motion was approved with the following vote: Ms. Flint and Seiger-Webster, aye; Messrs. Johansen, True and Cutler, aye.**

3, **Manager Reports**

**Operations Manager**

- Discussion regarding ADU's - At James request, the Board discussed ADU's in the District. We have not had a large number of requests at this point. He noted we do not have a District policy on ADU's. He has reached out to Sandy City to

Planning Committee - Board of Trustees  
Wednesday, April 16, 2025

talk about what they do, but has not yet heard back. He did check on-line to see what they do. There was no mention of mechanical issues. He does not know what their criteria may be. Various concerns were discussed: do we install a 2<sup>nd</sup> meter for an external ADU?, How do we handle backflow? , do we allow homeowner to T off the current service? Do we initiate a new service? utilities connections are also a question, Ms. Flint stated that White City does not currently allow external ADU's, only inside the house. Sandy City does allow external ADU's. Mr. Ashton suggested we continue to talk with Sandy City about ADU's Mr. True noted a homeowner may need to have 2 meters one for house, one for ADU, but homeowner is responsible. James is looking for input on how to proceed with requests. We also need to see what the Legislature does, and move forward to develop a District policy. Water letter requests were also discussed.

General Repair and Maintenance Update - James reviewed 2 main line breaks on Phlox, and a long side service replacement on Statice and one on Violet Capital improvement meters have been delivered and are being installed, and the 6" line by Macey's has been abandoned.

Water Use Report - James reported 29.8 M gallons pumped, 18.5M billed in March, 11.3 unaccounted for. He went back 5 years to see what is different now in unaccounted for numbers which have been about the same. **It was moved by Mr. True, seconded by Mr. Johansen the Operations Manager Report be accepted. The motion was approved with the following vote: Messrs. Cutler, Johansen and True, aye; Ms. Seiger-Webster and Flint, aye.**

#### **Assistant General Manager Report**

Newsletter Deadline - April 22, 2025 - Ryan stated the deadline for input to the upcoming newsletter is April 22, 2025. Please forward suggestions to Ryan or Paul. A review of projects will be included. It was suggested a report on where we will be working this summer also be included.

The Board moved back to the Sunrise Engineering Report to be given by Ryan

Fraud Risk Assessment - Ryan stated information from Dave is included in the meeting packet regarding fraud risk assessment. We did well with very low risk. Ryan noted that JHB44 will require a policy from us on how we handle training on how we handle data internally, due December 31, 2025. Will need someone to be certified. All staff need to be trained, with one certified. Ryan will get more information including requirements when published. **It was moved by Mr. Johansen, seconded by Mr. Cutler the Assistant General Manager Report be accepted. The motion was approved with the following vote: Messrs Cutler, Johansen and True, aye; Ms. Flint and Seiger-Webster, aye. 1**

Planning Committee - Board of Trustees  
Wednesday, April 16, 2025

**General Manager Report**

- Legislative Report - Paul stated the Legislative Session is over. The Governor has signed all bills we supported. A brief summary has been prepared for the newsletter. Overall we did well.
- Newsletter Ideas -
  - Summer upcoming projects locations
  - Poppy Lane -9400 So. Project This pipe is the original from construction of Note this is the original pipe installed when the road was built in 1959
  - If a resident is thinking about replacing main line pipes on their property now would be a good time when things are torn up. Not at District expense.
- Discussion of Policy and Procedure Manual - Sections 3.16.2 - Educational Training Reimbursement - Paul stated He would like to authorize Ryan Johnson to go back to school. We have a policy in place, but it is not funded and we will need to amend the budget. The policy was briefly reviewed and provides for permission being granted, and reimbursement of tuition and books after courses are passed paid by the employee, up front.
- Resolution 2025-04-01 - Amending Chapter 1 of White City Water Improvement District's Policy and Procedure Manual.- Paul stated due to legislative changes our manual is no longer good because it is tied to statutory limits. Therefore, we need to set our own trustee compensation amount A proposed Resolution is in the meeting packet increasing compensation from \$5,000 to 7,5000 annually. A public hearing will commence at 6:00 pm. Public notices have been posted and Sent to appropriate websites for public information. **It was moved by Mr. True, seconded by Mr. Cutler the General Manager Report be accepted. The motion was approved with the following vote: Messrs. Cutler, Johansen and True, aye; Ms. Flint and Seiger-Webster, aye.**

Close Planning Committee Meeting

The Planning Committee meeting was closed.

**PUBLIC HEARING - TIME CERTAIN 6:00 P.M.**

5      OPEN PUBLIC HEARING Re: A- RESOLUTION AMENDING CHAPTER 1 OF THE WHITE CITY WATER IMPROVEMENT DISTRICT POLICY AND PROCEDURES MANUAL REGARD TRUSTEE COMPENSATION PURSUANT TO S.B.50 PASSED BY THE 2025 UTAH LEGISLATURE AND SIGNED BY THE GOVERNOR (Increasing the yearly stipend from \$5,000 to \$7,500 to reflect inflation since 2007\_).

**It was moved by Mr. True, seconded by Me. Cutler The Public Hearing be opened Re: A Resolution amending Chapter 1 of the White City Water Improvement District Policy and Procedures Manual regarding trustee compensation pursuant to SB 50 Passed by the 2025 Utah Legislature and signed by the Governor. The motion was approved with the following vote: Messrs. True, Johansen and Cutler, aye; Ms. Seiger-Webster and Flint, aye.**

Mr. Ashton stated this is a Time Set Public meeting to discuss amendments to the District Policy an Procedures Manual regarding trustee compensation, pursuant to SB 50 passed by the 2025 Utah legislature and signed by the Governor that compensation be set by the trustees themselves after a Public Hearing. H advised that the meeting has been postedand duly noticed on public websitesd as required by the statutes. A copy of the amendment is included in the meeting packet.

There were no public representatives present, and no public comment has been received in person, in writing or electronically.

**6.      Close Public Meeting**

**It was moved by Mr. Johansen, seconded by Mr. True the public hearing be closed. The motion was approved with the following vote: Ms. Flint and Seiger-Webster, aye; Messrs. Johansen, True and Cutler, aye.**

To Do's

White City Water Improvement District  
Planning Committee  
Wednesday, April 16, 2025

1. James to continue talking with Sandy City regarding ADU criteria: -- **In Process**

2 Newsletter items:

Summer projects locations - where we will be working -- **Completed**

Outline of Poppy Lane Project - note this pipe was original - installed when the road went in – 1959 -- **Completed**

If a resident of replacing water lines now would be a good time when things are torn up.  
-- **Completed**

3. Develop policy on how data is handled internally with one certified person and all staff trained. As required by HB 444 deadline of December 31, 2025. Ryan will get additional information and requirements. – **In Process**

## OPEN BOARD OF TRUSTEES MEETING

### WHITE CITY WATER IMPROVEMENT DISTRICT BOARD OF TRUSTEES

District Office

999 Galena Drive

Sandy, Utah

Wednesday, April 16, 2025

Minutes

#### Members

Present: Paulina Flint, Chair; Bob Johansen, Vice Chair; Garry True, Treasurer; Christy Seiger-Webster, Clerk; Cody Cutler

#### Others

Present: Paul Ashton, Sue Jean Ryan Johnson

**D R A F T**

1. Call to Order and Determination of Quorum

The meeting of the White City Water Improvement District Board of Trustees was called to order by Chair Paulina Flint on Wednesday, April 16, 2025 at the District Office. It was determined a quorum was present.

2 Public Comment

Mr. Ashton stated no public comment has been received in writing, in person or electronically.

3 Approval of Minutes of March 20, 2025

After review, it was moved by Ms. Seiger-Webster, seconded by Mr. Johansen the minutes of the Board of Trustees meeting of March 20, 2025 be approved. The motion was approved with the following vote: Messrs. True, Johansen and Cutler, aye; Ms. Seiger-Webster and Flint, aye.

4, Accountant/Financial Report

Ryan Johnson reporting for Dave Sanderson

Year to Date Report for March, 2025 - Mr. Johnson stated the financial statements look pretty normal and that information is in the meeting packet. Financial statements were briefly reviewed. It was moved by Mr. Johansen, seconded by Ms. Seiger-Webster the Year to Date Report for March, 2025 be accepted, The motion was approved with the following vote: Messrs. Johansen, Cutler and True, aye; Ms. Seiger-Webster and Flint, aye

Approval of March, 2025 Expenses - After review, it was moved by Mr. True, seconded by Ms. Seiger-Webster the March, 2025 Expenses be approved. The motion was approved with the following vote: Ms. Flint and Seiger-Webster, aye; Messrs. True, Cutler and Johansen, aye.

Planning Committee - Board of Trustees  
Wednesday, April 16, 2025

5. **General Manager Report**

UPCOMING CONFERENCES, SEMINARS AND MEETINGS

Mr. Ashton reported he has updated the listing of upcoming meetings, seminars and conferences which are listed below. Attendees at the various meeting were reviewed. Board members should be aware of the dates and let him know if they are planning to attend. He would like to have some idea of attendance next month. We don't yet have the UASD information. Meetings normally held in November. Ryan will have info next month

- IMS AWWA Annual Conference - September 29 - October 2, 2025
- Utah Water Users Conference - September 30, 2025 - Davis Convention Center
- RWAU Fall Conference - August 25-27, 2025
- Casselle Annual Conference - October 18, 2025
- RWAU Spring Conference - February 23-27, 2027 - St. George, Ut
- Utah Water Users Summit - March 16-18, 2026, St. George

After discussion, **it was moved by Mr. Johansen, seconded by Ms. Seiger-Webster the General Manager Report be accepted. The motion was approved with the following vote: Messrs. Cutler, Johansen and True, aye; Ms. Seiger-Webster and Flint, aye.**

6. Discussion and Action re: Sunrise Work Release 2025-01 - Poppy Ln - Galena to 9400 South -

Mr. Ashton stated Sunrise Work Release #2025-01 Poppy Lane - covers design work in the amount of about \$36,000. and would be 2,800 linear ft. The bid has gone out. Next month the contract will come back to the Board. if necessary he will prepare a letter to justify Matrixx doing the work. He will also prepare a contract with Matrixx for next month. After additional discussion, **it was moved by Mr. True, seconded by Mr. Johansen Sunrise Engineering Work Release # 2025-01 - Poppy Lane -Galena-9400 South be approved. The motion was approved with the following vote: Messrs. Cutler, True and Johansen, aye; Ms. Flint and Seiger-Webster, aye.-**

7. Discussion and Action Re: Resolution 2025-04-01; RESOLUTION AMENDING CHAPTER 1 OF THE WHITE CITY WATER IMPROVEMENT DISTRICT POLICY AND PROCEDURES MANUAL REGARD TRUSTEE COMPENSATION PURSUANT TO S.B.50 PASSED BY THE 2025 UTAH LEGISLATURE AND SIGNED BY THE GOVERNOR

Mr. Ashton stated a copy of Resolution 2025-04-01 is included in the meeting packet. **Me. True read the short title of Resolution 2025-05-01 and moved it be accepted.**  
**"RESOLUTION AMENDING CHAPTER 1 OF THE WHITE CITY WATER IMPROVEMENT DISTRICT POLICY AND PROCEDURES MANUAL REGARD TRUSTEE COMPENSATION PURSUANT TO SB 50 increasing compensation from \$%,— to #7,400 PASSED BY THE 2025 UTAH LEGISLATURE AND SIGNED BY THE GOVERNOR** The motion was seconded by Ms. Seiger-Webster and approved with the

**following vote: Ms. Seiger-Webster and Flint, aye; Messrs. True, Johansen and Cutler, aye.**

White City Water Improvement District

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Planning Committee - Board of Trustees

Wednesday, April 16, 2025

8. Closed Session if Necessary as allowed under Utah Code Ann. 52-4-2025

There are no Closed Session items for discussion.

- A. Discussion of the Character, Professional Competence, or Physical or Mental Health of an Individual. (Utah Code Ann 52040205)
- B. Strategy Session to discuss pending or reasonably imminent litigation (Utah Code Ann 52040205)
- C. Strategy Session to discuss the purchase, exchange, or lease of real property. (Utah Code Ann 52040205)
- D. Discussion regarding Deployment of security personnel or devices or systems (Utah Code Ann 52040205)
- E. Investigative Proceedings regarding allegations of criminal misconduct (Utah Code Ann 52040205)

9. Water System Issues

There were no additional water systems matters for discussion.

10. Suggested Items for Future Board Meetings

Employee evaluations will be on the agenda for the May meeting  
Matrixx construction contract

Additional ADU discussion after discussions with Sandy  
Job descriptions for General Manager and General Counsel  
Dates for Retreat

**It was moved by Mr. True, seconded by Mr. Johansen the Public Hearing be Opened. The motion was approved with the following vote: Messrs. True, Johansen and Cutler, aye.**

11. Adjourn

**It was moved by Mr. Johansen the meeting adjourn.**

Respectfully submitted,

\Approved:

Susan A. Dean, Secretary

Paulina

Flint, Chair

D R A F T

To Do's

White City Water Improvement District  
Board of Trustees  
Wednesday, April 16, 2025

- 1, Board members to check calendars Re: attendance at upcoming conferences and meetings. Let Paul or Ryan know – **In Process**
2. Amendment to Policy and Procedures Manual Chapter 1 approved regarding trustee compensation. -- **Completed**
- 3, Suggested items for future Board meetings

Employee evaluations – **In Process**

Matrixx Construction contract – **In Process**

Additional ADU Discussions –**In Process**

Job descriptions - General Manager and General Counsel -- **Completed**

Dates for Retreat – **In Process**

**SPECIAL MEETING  
WHITE CITY WATER IMPROVEMENT DISTRICT  
BOARD OF TRUSTEES**

District Office  
999 Galena Drive  
Sandy, Utah

Wednesday, May 7, 2025

Agenda

Members

Present: Paulina Flint, Chair; Bob Johansen, Vice Chair; Garry True, Treasurer; Christy Seiger-Webster (by telephone), Cody Cutler

Others

Present: Paul Ashton, Sue Deal, Ryan Johansen, James Lucas

**D R A F T**

**1. Call to Order and Determination of Quorum -**

The meeting of the White City Water Improvement District Board of Trustees was called to order at 4:00 p.m. on Wednesday, May 7, 2025. It was determined a quorum was present

**2. Discussion and Action Re: Emergency Procurement Well#5A Pump and Motor Repairs-**

Mr. Ashton stated this is a special meeting to consider emergency procurement. James reviewed recent issues at Well 5A. Widdison came out and verified the pump was going out on the well. Paul stated it has been 15 years since the pump went down. The pump will be pulled on Monday. Turn around time much faster for a new pump than for a rebuilt one. Bid priced out a cost of new pump also want to do a new motor at the same time if necessary. The existing motor is about 10 years old. Bid included in meeting packet. Delivery could be as soon as 2 weeks. Hoping for the end of May. After discussion, **It was moved by Mr. True, seconded by Mr. Johansen that emergency procurement replacement of pump and rewind motor if we need to be approved in the amount of \$77,540. The motion was approved with the following vote: Ms. Seiger-Wester and Flint, aye; Messrs. Johansen, Cutler and True, aye.** James noted there may be some additional costs.

**3. Closed Session if needed as allowed under Utah Code Ann. 52-4-22065**

Mr. Ashton stated there were no Closed Session items for discussion.

**A** Discussion of the Character, Professional Competence or Physical or mental Health of an Individual/

**B** Strategy session to discuss pending or reasonably imminent litigation (52-4-205)

White City Water Improvement District

Board of Trustees Special Meeting  
Wednesday, May 7, 2025

- C** Strategy session to discuss the purchase, exchange or lease of real property (Utah Code Ann. 53-4-205)
- D** Discussion regarding the deployment of security, personnel, devices or systems and (52-4-205)
- E** Investigative Proceedings regarding allegations of Criminal conduct. (Utah Code Ann. 52-4-205)

3. Adjourn Special Meeting

**D R A F T**  
It was moved by Mr. Johnson the Special Meeting of the Board of Trustees be adjourned.

Respectfully Submitted:

Approved:

Susan A. Dean, Secretary

Paulina  
Flint, Chair

## WHITE CITY WATER (DISTRICT)

## BALANCE SHEET

APRIL 30, 2025

## FUND 51

## ASSETS

51-1111	CASH - US BANK CHECKING ACCT	197,026.43
51-1113	XPRESS BILL PAY CLEARING	44,393.89
51-1131	PETTY CASH	150.00
51-1153	PTIF #5822 RW FUND	22,317.32
51-1155	PTIF #5507 - OPERATING FUND	1,553,842.64
51-1156	PTIF #1454 CAPITAL RESERVE	809,586.73
51-1158	PTIF #4779 CAPITAL IMPROVEMENT	1,532,955.60
51-1159	2020 BOND DEBT 248891000	43,772.20
51-1161	2020 BOND DEBT RES 248891001	118,661.79
51-1163	2015 BOND SERIES 240217000	.01
51-1180	2021 BOND DEBT #221884000	232,260.81
51-1181	2021 BOND SINK A #221884001	3,464.75
51-1182	2021 BOND SINK B #221884002	60,213.80
51-1183	2021 COI #221884003	6.58
51-1192	2022 PROJECT FUND 247852001	445,164.58
51-1193	2022 BOND FUND 247852000	160,853.51
51-1194	2022 BOND FUND 247852002	23,520.62
51-1311	CUSTOMER ACCOUNTS RECEIVABLE	195,073.47
51-1511	INVENTORY	240,225.13
51-1561	PREPAID INSURANCE	30,598.44
51-1610	CONSTRUCTION IN PROGRESS	( .02)
51-1611	LAND	682,813.32
51-1621	BUILDINGS	3,304,822.34
51-1631	WELLS AND STORAGE FACILITIES	11,532,642.06
51-1632	SUPPLY TRANSMISSION LINE	12,669,649.40
51-1633	METERS AND HYDRANTS	1,544,049.65
51-1640	INVESTMENT\COMPANY	3,354,986.92
51-1641	OFFICE FURNITURE AND EQUIPMENT	82,900.59
51-1642	ACCUMULATED DEPRECIATION	( 11,523,993.07)
51-1651	MACHINERY & EQUIPMENT	808,962.88
51-1661	VEHICLES	84,183.91
51-1800	DEFERRED OUTFLOW PENSION	259,829.00
51-1802	DEFERRED OUTFLOW REFUNDING 16	21,718.11
51-1804	DEFERRED OUTFLOW REFUNDING 21	518,723.78

TOTAL ASSETS

29,055,377.17

## LIABILITIES AND EQUITY

## WHITE CITY WATER (DISTRICT)

## BALANCE SHEET

APRIL 30, 2025

## FUND 51

## LIABILITIES

51-2131	ACCOUNTS PAYABLE	144,475.08
51-2211	ACCRUED PAYROLL PAYABLE	( 2,655.59)
51-2221	FEDERAL TAX PAYABLE	( 20,128.96)
51-2222	STATES PAYROLL TAXES PAYABLE	( 2,456.65)
51-2223	RETIREMENT PAYABLE	( 4,759.84)
51-2224	INSURANCE PAYABLE	( 19,723.65)
51-2225	WORKERS COMP PAYABLE	2,818.04
51-2228	MISC DEDUCTIONS	649.99
51-2300	NET PENSION LIABILITY	114,131.00
51-2503	CURRENT BOND MATORITES 2020	176,000.00
51-2504	CURRENT BOND MATORITES 2021 B	205,000.00
51-2507	CURRENT BOND MATORITES 2021 A	450,000.00
51-2508	CURRENT BOND MATORITES 2022	125,000.00
51-2510	ST COMPENSATED ABSENCES	60,205.84
51-2551	ACCRUED INTEREST PAYABLE	258,083.00
51-2630	LT COMPENSATED ABSENCES	41,601.88
51-2649	2022 BOND PAYABLES	7,755,000.00
51-2656	2020 BOND PAYABLES	1,756,000.00
51-2657	2021 BOND PAYABLES B	6,910,000.00
51-2664	2015 PREMIUM ON REFUNDING	404,486.00
51-2668	2022 PREMIUM ON REFUNDING	245,478.20
51-2795	DEFERRED INFLOWS PENSION	1,221.00
		<hr/>
	TOTAL LIABILITIES	18,600,425.34

## FUND EQUITY

## UNAPPROPRIATED FUND BALANCE:

51-2999	RETAINED EARNINGS-BEGIN OF YR	11,081,631.50
	REVENUE OVER EXPENDITURES - YTD	( 626,679.67)
		<hr/>
	BALANCE - CURRENT DATE	10,454,951.83
		<hr/>
	TOTAL FUND EQUITY	10,454,951.83
		<hr/>
	TOTAL LIABILITIES AND EQUITY	29,055,377.17
		<hr/>

WHITE CITY WATER (DISTRICT)  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 4 MONTHS ENDING APRIL 30, 2025

FUND 51

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<b>REVENUE</b>						
51-3710	METERED SALES - RES CUSTOMERS	309,428.03	1,171,056.59	4,612,500.00	3,441,443.41	25.4
51-3715	OTHER WATER REVENUES	2,998.86	5,247.95	2,500.00	( 2,747.95)	209.9
51-3720	METERED SALES - COMMERCIAL	6,347.31	17,079.95	92,250.00	75,170.05	18.5
51-3780	LATE CHARGES	2,662.50	10,680.00	40,000.00	29,320.00	26.7
51-3810	MISCELLANEOUS REVENUE	3,041.30	9,742.12	10,774.00	1,031.88	90.4
51-3900	INTEREST & DIVIDEND INCOME	17,688.24	71,156.89	50,000.00	( 21,156.69)	142.3
<b>TOTAL FUND REVENUE</b>		<b>342,166.24</b>	<b>1,284,963.30</b>	<b>4,808,024.00</b>	<b>3,523,060.70</b>	<b>26.7</b>

WHITE CITY WATER (DISTRICT)  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 4 MONTHS ENDING APRIL 30, 2025

FUND 51

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<b>ADMINISTRATION</b>						
51-5100-110	SALARIES & WAGES - EMPLOYEES	24,272.25	102,022.05	581,719.00	479,696.95	17.5
51-5100-111	OVERTIME/ON-CALL	.00	6.00	1,000.00	994.00	.6
51-5100-115	COMPENSATION - TRUSTEES	2,083.35	6,975.05	42,000.00	35,024.95	16.6
51-5100-130	BENEFITS	11,278.77	38,338.51	295,062.00	256,723.49	13.0
51-5100-210	DUES & MEMBERSHIPS	1,094.04	3,416.72	31,942.00	28,525.28	10.7
51-5100-231	TRAVEL EXPENSES	770.52	4,152.48	23,000.00	18,847.52	18.1
51-5100-240	OFFICE SUPPLIES	177.80	1,281.03	10,500.00	9,218.97	12.2
51-5100-245	POSTAGE / PRINTING	3,934.22	18,930.97	50,550.00	31,619.03	37.5
51-5100-250	EQUIP. MAINT. CONTRACTS	3,342.46	13,592.08	52,910.00	39,317.92	25.7
51-5100-270	UTILITIES	4,680.73	12,811.79	38,040.00	25,228.21	33.7
51-5100-300	BAD DEBT EXPENSE	( 20.70)	51.64	.00	( 51.64)	.0
51-5100-310	MISC. PROFESSIONAL SERVICES	10,326.38	37,518.40	137,000.00	99,481.60	27.4
51-5100-311	ACCOUNTING	3,400.00	12,600.00	43,500.00	30,900.00	29.0
51-5100-330	TRAINING REGISTRATIONS	.00	507.70	14,810.00	14,302.30	3.4
51-5100-510	INSURANCE - GENERAL LIABILITY	.00	305.00	65,000.00	64,695.00	.5
51-5100-530	INTEREST EXPENSES	.00	1,089,699.95	1,056,078.00	( 33,621.95)	103.2
51-5100-610	BANK / TRUSTEE FEES	1,700.40	1,627.01	27,000.00	25,372.99	6.0
51-5100-620	EQUIPMENT REPLACEMENT	.00	2,566.41	.00	( 2,566.41)	.0
51-5100-622	LITIGATION	.00	.00	3,000.00	3,000.00	.0
51-5100-625	MISC. EXPENSES	25.96	222.21	8,400.00	8,177.79	2.7
51-5100-629	BOARD CONTINGENCY	328.83	7,272.05	14,000.00	6,727.95	51.9
51-5100-720	BUILDING IMPROVEMENTS/MAINT	1,157.94	3,036.47	18,488.00	15,451.53	16.4
51-5100-730	EQUIPMENT	.00	.00	3,200.00	3,200.00	.0
51-5100-740	UNIFORMS	.00	376.18	7,750.00	7,373.82	4.9
<b>TOTAL ADMINISTRATION</b>		<b>68,552.95</b>	<b>1,357,309.70</b>	<b>2,524,949.00</b>	<b>1,167,639.30</b>	<b>53.8</b>

**CAPITAL PROJECTS**

51-5110-751	MAINLINE REPLACEMENTS	3,720.00	3,720.00	580,000.00	576,280.00	.6
51-5110-765	METER REPLACEMENTS	198,585.00	198,585.00	200,000.00	1,415.00	99.3
51-5110-770	10000 SOUTH TRANSMISSION LINE	.00	14,458.50	.00	( 14,458.50)	.0
51-5110-775	HARSTON TANK NO. 2	.00	2,686.50	.00	( 2,686.50)	.0
<b>TOTAL CAPITAL PROJECTS</b>		<b>202,305.00</b>	<b>219,450.00</b>	<b>780,000.00</b>	<b>560,550.00</b>	<b>28.1</b>

WHITE CITY WATER (DISTRICT)  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 4 MONTHS ENDING APRIL 30, 2025

FUND 51

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<b>OPERATIONS</b>						
51-5160-110	SALARIES & WAGES - EMPLOYEES	27,433.84	109,735.36	257,004.00	147,268.64	42.7
51-5160-111	OVERTIME/ON-CALL	1,439.75	7,138.63	25,400.00	18,261.37	28.1
51-5160-130	BENEFITS	13,223.08	45,835.26	159,771.00	113,935.74	28.7
51-5160-210	DUES & MEMBERSHIPS	.00	660.35	2,120.00	1,459.65	31.2
51-5160-211	GIS MAINTENANCE	260.00	260.00	.00	( 260.00)	.0
51-5160-230	VEHICLE MAINTENANCE	1,878.75	4,110.61	34,880.00	30,769.39	11.8
51-5160-231	TRAVEL EXPENSES	770.52	1,220.52	3,000.00	1,779.48	40.7
51-5160-250	REPAIRS & MAINTENANCE SUPPLY	56,340.69	110,672.52	463,200.00	352,527.48	23.9
51-5160-270	UTILITIES	11,081.80	49,642.90	441,520.00	391,877.10	11.2
51-5160-310	SCADA/WELL MAINTENANCE	.00	.00	21,000.00	21,000.00	.0
51-5160-330	TRAINING & REGISTRATIONS	.00	.00	2,680.00	2,680.00	.0
51-5160-620	WATER SAMPLING/TESTING	525.00	3,357.19	50,000.00	46,642.81	6.7
51-5160-640	EQUIPMENT REPLACEMENT	.00	2,158.87	.00	( 2,158.87)	.0
51-5160-740	EQUIPMENT	.00	91.06	42,500.00	42,408.94	.2
<b>TOTAL OPERATIONS</b>		<b>112,953.43</b>	<b>334,883.27</b>	<b>1,503,075.00</b>	<b>1,168,191.73</b>	<b>22.3</b>
<b>TOTAL FUND EXPENDITURES</b>		<b>383,811.38</b>	<b>1,911,642.97</b>	<b>4,808,024.00</b>	<b>2,896,381.03</b>	<b>39.8</b>
<b>NET REVENUE OVER EXPENDITURES</b>		<b>( 41,645.14)</b>	<b>( 626,679.67)</b>	<b>.00</b>	<b>626,679.67</b>	<b>.0</b>

Journal	Payee or Description	Date	Check Number	Amount
CD	PAYMENT TECH	04/30/2025	1	1,368.47
CD1	UT WORKFORCE SERVICES Q- year	04/30/2025	1	385.65
CD	IT NOW	04/30/2025	3	1,620.25
CD1	FEDERAL EFT TAX DEPOSIT – PAYROLL	04/30/2025	3	4,016.74
CD	PAYMENT TECH	04/30/2025	5	2,020.08
CD1	URS ACH RETIREMENT DEPOSIT -- PAYROLL	04/30/2025	5	4,644.42
CD	BANK CHARGES	04/30/2025	7	.40
CD1	XPRESS BILL PAY MONTHLY BILLING –	04/30/2025	7	2,279.58
CD1	CASELLE MONTHLY BILLING --	04/30/2025	9	1,438.00
CD1	IT NOW MONTHLY BILLING –	04/30/2025	11	1,592.85
CD1	FEDERAL EFT TAX DEPOSIT – PAYROLL	04/30/2025	13	4,158.33
CD1	URS ACH RETIREMENT DEPOSIT -- PAYROLL	04/30/2025	15	4,866.81
CDA	JEFF GATELEY	04/15/2025	30520	82.55-
CDA	BARNETT INTERMOUNTAIN WATER	04/03/2025	30538	50.00
CDA	CERTIFIED FIRE & SECURITY	04/03/2025	30539	100.00
CDA	COMCAST CABLE	04/03/2025	30540	132.61
CDA	DS ACCOUNTING SERVICES LLC	04/03/2025	30541	1,650.00
CDA	GOTO COMMUNICATIONS, INC.	04/03/2025	30542	453.47
CDA	HOME DEPOT CREDIT SERVICES	04/03/2025	30543	331.06
CDA	JOSE SOSA	04/03/2025	30544	44.52
CDA	METERWORKS, INC	04/03/2025	30545	191,005.00
CDA	PRO SECURITY PRODUCTS	04/03/2025	30546	1,110.00
CDA	RDX, LLC	04/03/2025	30547	462.00
CDA	ROCKY MOUNTAIN POWER	04/03/2025	30548	782.46
CDA	U.S. BANK CORP TRUST SERVICES	04/03/2025	30549	1,700.00
CDA	US BANK	04/03/2025	30550	2,512.30
CDA	WASTE MANAGEMENT OF UTAH, INC	04/03/2025	30551	224.61
CDA	WHEELER MACHINERY COMPANY	04/03/2025	30552	1,971.20
CDA	XMISSION	04/03/2025	30553	15.00
CDA	BLUE STAKES OF UTAH 811	04/10/2025	30554	125.00
CDA	CHEMTECH/FORD LABORATORIES	04/10/2025	30555	175.00
CDA	CUMMINS, INC	04/10/2025	30556	1,339.62
CDA	DARIN WEBSTER	04/10/2025	30557	74.45
CDA	FREEDOM MAILING SERVICE	04/10/2025	30558	2,811.98
CDA	GOTO COMMUNICATIONS, INC.	04/10/2025	30559	453.64
CDA	HILLSIDE TIRE & SERVICE	04/10/2025	30560	907.64
CDA	MOUNTAINLAND SUPPLY DEPT	04/10/2025	30561	4,433.68
CDA	NORTH DRY CREEK IRRIGATION CO.	04/10/2025	30562	690.00
CDA	ORS – CHILD SUPPORT SERVICES	04/10/2025	30563	110.77
CDA	PITNEY BOWES	04/10/2025	30564	120.85
CDA	ROCKY MOUNTAIN POWER	04/10/2025	30565	490.23
CDA	SANDY CITY CORPORATION	04/10/2025	30566	14.98
CDA	STATE OF UTAH FUEL NETWORK	04/10/2025	30567	821.17
CDA	SUNRISE ENGINEERING	04/10/2025	30568	2,988.00
CDA	THOMSON REUTERS – WEST	04/10/2025	30569	327.60
CDA	UPPER CASE PRINTING, INC.	04/10/2025	30570	1,001.39
CDA	UTAH STATE TREASURERS OFFICE	04/10/2025	30571	63,102.85
CDA	WASATCH FRONT WASTE & RECYCLING	04/10/2025	30572	78.00
CDA	CHEMTECH/FORD LABORATORIES	04/16/2025	30573	175.00
CDA	CLAIRE MA	04/16/2025	30574	82.55
CDA	CLINTON BRADLEY	04/16/2025	30575	88.58
CDA	COMCAST CABLE	04/16/2025	30576	232.42
CDA	ENBRIDGE	04/16/2025	30577	313.56
CDA	FERGUSON ENTERPRISES	04/16/2025	30578	7,730.00
CDA	JORDAN VALLEY WATER CONS. DIST	04/16/2025	30579	50.00
CDA	MATRIXX EXCAVATION, INC.	04/16/2025	30580	7,384.00
CDA	MOUNTAINLAND SUPPLY DEPT	04/16/2025	30581	84.59
CDA	ROCKY MOUNTAIN POWER	04/16/2025	30582	9,428.68

Journal	Payee or Description	Date	Check Number	Amount
CDA	USA BLUE BOOK	04/16/2025	30583	1,637.55
CDA	VERIZON WIRELESS	04/16/2025	30584	1,188.32
CDA	WHEELER MACHINERY COMPANY	04/16/2025	30585	4,802.42
CDP	Dean-Kimball, Susan A	04/25/2025	30586	270.65
CDA	BRIAN BRAITHWAITE	04/24/2025	30588	80.00
CDA	CHEMTECH/FORD LABORATORIES	04/24/2025	30589	175.00
CDA	COMCAST CABLE	04/24/2025	30590	935.62
CDA	DON OULAY	04/24/2025	30591	34.31
CDA	GREATAMERICA FINANCIAL SERVICES CORPORAT	04/24/2025	30592	211.61
CDA	GREATER SALT LAKE MUNICIPAL SERVICES DIS	04/24/2025	30593	3,720.00
CDA	HD FOWLER COMPANY	04/24/2025	30594	254.75
CDA	MATRIXX EXCAVATION, INC.	04/24/2025	30595	21,293.50
CDA	MOUNTAINLAND SUPPLY DEPT	04/24/2025	30596	1,397.81
CDA	ODP BUSINESS SOLUTIONS, LLC	04/24/2025	30597	145.69
CDA	ORS -- CHILD SUPPORT SERVICES	04/24/2025	30598	110.77
CDA	PEHP - LTD PROGRAM	04/24/2025	30599	346.14
CDA	PEHP GROUP INSURANCE	04/24/2025	30600	369.40
CDA	PEHP INSURANCE -- HEALTH & DENTAL	04/24/2025	30601	16,940.91
CDA	RUNYAN NICHOLAS	04/24/2025	30602	333.25
CDA	UTAH STATE TAX COMMISSION	04/24/2025	30603	3,936.00
CDA	SUNRISE ENVIRONMENTAL	04/30/2025	30613	150.00-
CDP	DIRECT DEPOSIT TOTAL	04/11/2025	92201	20,874.41
CDP	DIRECT DEPOSIT TOTAL	04/25/2025	92202	20,005.59
CDP	Ashton, Paul H - DIR DEP	04/11/2025	4062501	.00
CDP	Bowles, Daniel S. - DIR DEP	04/11/2025	4062502	.00
CDP	Cardenaz, Phillip S. - DIR DEP	04/11/2025	4062503	.00
CDP	Cutler, Cody - DIR DEP	04/11/2025	4062504	.00
CDP	Flint, Paulina - DIR DEP	04/11/2025	4062505	.00
CDP	GUZMAN,MISHELL - DIR DEP	04/11/2025	4062506	.00
CDP	Johansen, Robert - DIR DEP	04/11/2025	4062507	.00
CDP	Johnson, Ryan R. - DIR DEP	04/11/2025	4062508	.00
CDP	Lucas, James B. - DIR DEP	04/11/2025	4062509	.00
CDP	Peterson, Ian - DIR DEP	04/11/2025	4062510	.00
CDP	Seiger-Webster, Christy M - DIR DEP	04/11/2025	4062511	.00
CDP	Teran, Madison - DIR DEP	04/11/2025	4062512	.00
CDP	True, Garry - DIR DEP	04/11/2025	4062513	.00
CDP	Winger, David S. - DIR DEP	04/11/2025	4062514	.00
CDP	Ashton, Paul H - DIR DEP	04/25/2025	4202501	.00
CDP	Bowles, Daniel S. - DIR DEP	04/25/2025	4202502	.00
CDP	Cardenaz, Phillip S. - DIR DEP	04/25/2025	4202503	.00
CDP	GUZMAN,MISHELL - DIR DEP	04/25/2025	4202504	.00
CDP	Johnson, Ryan R. - DIR DEP	04/25/2025	4202505	.00
CDP	Lucas, James B. - DIR DEP	04/25/2025	4202506	.00
CDP	Peterson, Ian - DIR DEP	04/25/2025	4202507	.00
CDP	Teran, Madison - DIR DEP	04/25/2025	4202508	.00
CDP	Winger, David S. - DIR DEP	04/25/2025	4202509	.00
Grand Totals:				435,403.19

## Report Criteria:

Includes the following check types:

Manual, Payroll, Supplemental, Termination, Void

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount	D
04/20/2025	PC	04/25/2025	30586	Dean-Kimball, Susan A	22		51-1111	270.65-	
04/06/2025	PC	04/11/2025	4062501	Ashton, Paul H	86		51-1111	3,687.23-	D
04/06/2025	PC	04/11/2025	4062502	Bowles, Daniel S.	30		51-1111	1,937.19-	D
04/06/2025	PC	04/11/2025	4062503	Cardenaz, Phillip S.	40		51-1111	1,933.49-	D
04/06/2025	PC	04/11/2025	4062504	Cutler, Cody	150		51-1111	410.63-	D
04/06/2025	PC	04/11/2025	4062505	Flint, Paulina	80		51-1111	403.20-	D
04/06/2025	PC	04/11/2025	4062506	GUZMAN,MISHELL	43		51-1111	1,465.91-	D
04/06/2025	PC	04/11/2025	4062507	Johansen, Robert	130		51-1111	378.20-	D
04/06/2025	PC	04/11/2025	4062508	Johnson, Ryan R.	47		51-1111	3,168.79-	D
04/06/2025	PC	04/11/2025	4062509	Lucas, James B.	52		51-1111	2,756.87-	D
04/06/2025	PC	04/11/2025	4062510	Peterson, Ian	54		51-1111	1,456.92-	D
04/06/2025	PC	04/11/2025	4062511	Seiger-Webster, Christy M	140		51-1111	410.63-	D
04/06/2025	PC	04/11/2025	4062512	Teran, Madison	48		51-1111	356.06-	D
04/06/2025	PC	04/11/2025	4062513	True, Garry	120		51-1111	405.63-	D
04/06/2025	PC	04/11/2025	4062514	Winger, David S.	70		51-1111	2,103.66-	D
04/20/2025	PC	04/25/2025	4202501	Ashton, Paul H	86		51-1111	3,687.23-	D
04/20/2025	PC	04/25/2025	4202502	Bowles, Daniel S.	30		51-1111	2,097.19-	D
04/20/2025	PC	04/25/2025	4202503	Cardenaz, Phillip S.	40		51-1111	1,933.48-	D
04/20/2025	PC	04/25/2025	4202504	GUZMAN,MISHELL	43		51-1111	1,508.20-	D
04/20/2025	PC	04/25/2025	4202505	Johnson, Ryan R.	47		51-1111	3,168.79-	D
04/20/2025	PC	04/25/2025	4202506	Lucas, James B.	52		51-1111	2,595.47-	D
04/20/2025	PC	04/25/2025	4202507	Peterson, Ian	54		51-1111	1,509.36-	D
04/20/2025	PC	04/25/2025	4202508	Teran, Madison	48		51-1111	1,307.55-	D
04/20/2025	PC	04/25/2025	4202509	Winger, David S.	70		51-1111	2,198.32-	D
05/04/2025	PC	05/09/2025	5042501	Ashton, Paul H	86		51-1111	3,687.23-	D
05/04/2025	PC	05/09/2025	5042502	Bowles, Daniel S.	30		51-1111	2,014.00-	D
05/04/2025	PC	05/09/2025	5042503	Cardenaz, Phillip S.	40		51-1111	1,933.48-	D
05/04/2025	PC	05/09/2025	5042504	Cutler, Cody	150		51-1111	606.77-	D
05/04/2025	PC	05/09/2025	5042505	Flint, Paulina	80		51-1111	608.51-	D
05/04/2025	PC	05/09/2025	5042506	GUZMAN,MISHELL	43		51-1111	1,480.02-	D
05/04/2025	PC	05/09/2025	5042507	Johansen, Robert	130		51-1111	583.51-	D
05/04/2025	PC	05/09/2025	5042508	Johnson, Ryan R.	47		51-1111	3,168.79-	D
05/04/2025	PC	05/09/2025	5042509	Lucas, James B.	52		51-1111	2,756.87-	D
05/04/2025	PC	05/09/2025	5042510	Peterson, Ian	54		51-1111	1,509.36-	D
05/04/2025	PC	05/09/2025	5042511	Seiger-Webster, Christy M	140		51-1111	615.94-	D
05/04/2025	PC	05/09/2025	5042512	Teran, Madison	48		51-1111	1,604.65-	D
05/04/2025	PC	05/09/2025	5042513	True, Garry	120		51-1111	610.94-	D
05/04/2025	PC	05/09/2025	5042514	Winger, David S.	70		51-1111	2,040.57-	D
Grand Totals:								<u>64,371.29-</u>	

**WHITE CITY WATER IMPROVEMENT DISTRICT**

**Financial Statements  
and  
Independent Auditor's Report**

**As of and for the Year Ended  
December 31, 2024**

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## WHITE CITY WATER IMPROVEMENT DISTRICT

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COMMITTED. EXPERIENCED. TRUSTED.

## INDEPENDENT AUDITOR'S REPORT

### PARTNERS

MICHAEL L. SMITH, CPA  
JASON L. TANNER, CPA  
ROBERT D. WOOD, CPA  
AARON R. HIXSON, CPA  
TED C. GARDINER, CPA  
JEFFREY B. MILES, CPA  
JESSE S. MALMROSE, EA  
JANICE ANDERSON, EA  
TROY F. NILSON, CPA

Board of Trustees  
White City Water Improvement District  
Sandy, Utah

### *Opinions*

We have audited the financial statements of the business-type activities and each major fund of White City Water Improvement District (the District), as of and for the year ended December 31, 2024, 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 accompanying financial statements present fairly, in all material respects, the respective financial position of the business-type activities and each major fund of the District, as of December 31, 2024 and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### *Responsibilities of Management for the Financial Statements*

The District's 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 opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS 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 GAAS, 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 5 – 10 and pension schedules on pages 34 – 37 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is

required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have issued our report May 5, 2025 on our consideration of White City Water Improvement District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is 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 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.

May 13, 2025  
Bountiful, UT

DRAFT

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Management's Discussion & Analysis**  
**December 31, 2024**

This section of the White City Water Improvement District's (the District) annual financial report presents our analysis of the District's financial performance during the year ended December 31, 2024. We encourage readers to consider the information presented here in conjunction with the basic financial statements and accompanying notes to enhance their understanding of the District's financial activities.

### **HISTORY OF DISTRICT**

In December of 1993, the White City Water Improvement District was created as a political subdivision of Salt Lake County under section 17A-2-301 of the Utah State Code. The District purchased the water system from private owners, which provided water services to the White City residents. The District has the authority to levy taxes and issue bonds. The current Board of Trustees believes in cost-based rates, therefore, we currently do not levy a property tax. The District currently serves 6,459 connections with an estimated population of 18,000.

### **FINANCIAL HIGHLIGHTS**

The District's net position increased in the amount of \$1,372,483 for 2024. The increase is more than the prior year, due to an increase in water rates in September 2024. Revenues totaled \$5,128,351, including non-operating revenues, for the fiscal year. This was an increase of \$233,674 from the previous year. The changes from the previous fiscal year are depicted by category as follows:

	2024	2023	Change
Water Sales	\$ 4,702,231	\$ 4,278,319	\$ 423,912
Interest income	355,979	563,394	(207,415)
Penalty charges	35,062	34,343	719
Miscellaneous	35,079	18,621	16,458
<b>Total</b>	<b>\$ 5,128,351</b>	<b>\$ 4,894,677</b>	<b>\$ 233,674</b>

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Management's Discussion & Analysis**  
**December 31, 2024**

Expenses increased from the previous year. Expenses were \$3,755,868 in 2024 compared with \$3,377,459 in 2023. This was an increase of \$378,409 or a 11% increase from the previous year. The increase is primarily due to an increase of \$92,547 and \$249,921 in utilities and repairs and maintenance costs, respectively, and an increase in payroll taxes and benefits of \$25,789 as a result of recognizing GASB 68 pension cost changes.

	2024	2023	Change
Salaries and wages	\$ 693,304	\$ 643,318	\$ 49,986
Dues and memberships	27,606	34,182	(6,576)
Payroll taxes and benefits	277,705	251,916	25,789
Contract services	156,432	85,889	70,543
Repairs and maintenance	543,281	293,360	249,921
Utilities and telephone	435,334	342,787	92,547
Insurance	62,079	74,042	(11,963)
Office supplies and postage	50,066	54,070	(4,004)
Travel	52,890	34,548	18,342
Accounting	36,188	37,200	(1,012)
Employee training	6,449	7,755	(1,306)
Depreciation expense	762,014	836,861	(74,847)
Interest expense	600,166	631,528	(31,362)
Miscellaneous	52,354	50,003	2,351
<b>Total</b>	<b>\$ 3,755,868</b>	<b>\$ 3,377,459</b>	<b>\$ 378,409</b>

## OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of a series of financial statements:

*The Statement of Net Position* presents information on all the District's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

*The Statement of Revenues, Expenses, and Changes in Net Position* presents information showing how the District's net position changed during the year presented. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in 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 net changes in cash resulting from operations, investing, and financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in cash balance during the reporting period.

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Management's Discussion & Analysis**  
**December 31, 2024**

*The notes to the financial statements* provide additional information that is essential to the full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 16-32 of this report.

*Required supplementary information* includes the Schedule of the Proportionate Share of the Net Pension Liability, Schedule of Pension Contributions, and notes to RSI – Actuarially Determined Pension Contributions and can be found on pages 34-37 of this report.

### **FINANCIAL ANALYSIS**

To begin our analysis, a summary of the District's Statement of Net Position is presented in Table A-1.

As noted earlier, net position may serve, over time, as a useful indicator of the District's financial position. As of December 31, 2024, the District's assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$11,128,511. Previous year net position was \$9,756,028. Total net position increased by \$1,372,483, due to results of operations during the year.

**TABLE A-1**  
**Condensed Statement of Net Position**

	December 31, 2024	December 31, 2023	Change
Current and other assets	\$ 6,362,933	\$ 10,527,914	\$ (4,164,981)
Capital assets	22,575,669	19,073,300	3,502,369
Deferred outflows of resources	800,271	767,538	32,733
<b>Total assets and deferred outflows of resources</b>	<b>29,738,873</b>	<b>30,368,752</b>	<b>(629,879)</b>
Current liabilities	1,382,444	2,405,887	(1,023,443)
Non-current liabilities	17,226,697	18,205,366	(978,669)
Deferred inflows of resources	1,221	1,471	(250)
<b>Total liabilities and deferred inflows of resources</b>	<b>18,610,362</b>	<b>20,612,724</b>	<b>(2,002,362)</b>
Net investment in capital assets	5,842,339	5,800,230	42,109
Net position restricted for debt service and replacement	775,117	874,019	(98,902)
Net position unrestricted	4,511,055	3,081,779	1,429,276
<b>Total net position</b>	<b>\$ 11,128,511</b>	<b>\$ 9,756,028</b>	<b>\$ 1,372,483</b>

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Management's Discussion & Analysis**  
**December 31, 2024**

**TABLE A-2**  
**Change in Net Position**

	December 31, 2024	December 31, 2023	Change
Operating revenues			
Water sales	\$ 4,702,231	\$ 4,278,319	\$ 423,912
Revenue from water sales	4,702,231	4,278,319	423,912
Penalty charges	35,062	34,343	719
Miscellaneous	35,079	18,621	16,458
Total net operating revenues	<u>4,772,372</u>	<u>4,331,283</u>	<u>441,089</u>
Operating expenses			
Salaries and wages	693,304	643,318	49,986
Dues and memberships	27,606	34,182	(6,576)
Payroll taxes and benefits	277,705	251,916	25,789
Contract services	156,432	85,889	70,543
Repairs and maintenance	543,281	293,360	249,921
Utilities and telephone	435,334	342,787	92,547
Insurance	62,079	74,042	(11,963)
Office supplies and postage	50,066	54,070	(4,004)
Travel	52,890	34,548	18,342
Accounting	36,188	37,200	(1,012)
Employee training	6,449	7,755	(1,306)
Depreciation expense	762,014	836,861	(74,847)
Miscellaneous	52,354	50,003	2,351
Total operating expenses	<u>3,155,702</u>	<u>2,745,931</u>	<u>409,771</u>
Operating income	<u>1,616,670</u>	<u>1,585,352</u>	<u>31,318</u>
Non-operating revenues (expenses)			
Interest income	355,979	563,394	(207,415)
Interest expense	(600,166)	(631,528)	31,362
Total non-operating revenues (expenses)	<u>(244,187)</u>	<u>(68,134)</u>	<u>(176,053)</u>
Change in net position	1,372,483	1,517,218	\$ (144,735)
Net position at beginning of year	<u>9,756,028</u>	<u>8,238,810</u>	
Net position at end of year	<u>\$ 11,128,511</u>	<u>\$ 9,756,028</u>	

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Management's Discussion & Analysis**  
**December 31, 2024**

**BUDGETARY HIGHLIGHTS**

During the year, the budgeted revenues were not changed from the original budget of \$11,929,651. Monthly reports that monitor revenues and expenses are presented to the Board of Trustees. Water sales exceeded the budget projection of \$4,500,000 by \$202,231.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Capital Assets**

At the end of fiscal year 2024, \$19,186,031 had been invested in capital assets, as shown in Table A-3. This amount increased by \$3,502,369 over the prior year due to construction of a new water tank.

**TABLE A-3**  
**Capital Assets at Cost, Net of Depreciation**

	December 31, 2024	December 31, 2023
Land	\$ 682,814	\$ 682,814
Construction in progress	-	3,505,623
Buildings and improvements	2,566,413	2,597,707
Office furniture and equipment	-	822
Machinery and equipment	242,468	240,770
Water wells and storage facilities	5,653,790	1,316,159
Supply and transmission lines	9,658,101	7,085,614
Water meters and hydrants	382,445	254,153
	<hr/> <u>\$ 19,186,031</u>	<hr/> <u>\$ 15,683,662</u>

Additional information on the District's capital assets can be found in Note 4 on page 21 of this report.

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Management's Discussion & Analysis**  
**December 31, 2024**

**Debt Administration**

The District's total long-term obligations decreased during 2024 by \$957,000. The District issued bonds during 2022 for \$8,000,000.

The following summarizes the long-term debt activity for the District for fiscal year 2024:

	December 31, 2024	December 31, 2023	Change
Water refunding series 2015	-	110,000	(110,000)
Water revenue bond series 2020	1,932,000	2,104,000	(172,000)
Water refunding series 2021A	450,000	975,000	(525,000)
Water refunding series 2021B	7,115,000	7,145,000	(30,000)
Water refunding series 2022	7,880,000	8,000,000	(120,000)
 Total Bonds	 \$ 17,377,000	 \$ 18,334,000	 \$ (957,000)

In 2015, the District obtained a bond rating of AA- from Standard and Poor's in conjunction with the bond refunding in 2015. The 2016, 2020, 2021, and 2022 refundings were direct placements, so a rating for those refundings was not obtained.

Additional information on the District's Long-Term Debt can be found in Note 5 on pages 22-23 of this report.

**ECONOMIC FACTORS AND NEXT YEAR'S OPERATIONS**

Many operational issues are affecting the District. The primary issue is to upgrade existing wells to continually produce quality water at a quality price. Also, the District continues to implement the latest in security protection and assess the vulnerability of the District based on a catastrophic event.

The fiscal year 2025 budget reflects a decrease from the fiscal year 2024 budget in the amount of \$7,121,627. The increase primarily represents the construction of a new 2 million gallon water tank. This project was completed by December 31, 2024.

**CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

This report is designed to provide a general overview of the District's finances and to demonstrate the District's accountability for the money it receives. If you have questions about this report or need additional information, contact the District's General Manager at 999 E Galena Drive, Sandy UT 84070, or by phone at (801) 571-3991.

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Statement of Net Position**  
**December 31, 2024**

	<u>Water District</u>	<u>Water Company</u>	<u>Total</u>
<b><u>ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</u></b>			
Current assets:			
Cash and cash equivalents			
Unrestricted	\$ 4,287,324	\$ 12,231	\$ 4,299,555
Restricted	<u>1,528,309</u>	<u>-</u>	<u>1,528,309</u>
Total cash and cash equivalents	5,815,633	12,231	5,827,864
Customer accounts receivable	264,246	-	264,246
Inventories	240,225	-	240,225
Prepaid expenses	<u>30,598</u>	<u>-</u>	<u>30,598</u>
Total current assets	<u>6,350,702</u>	<u>12,231</u>	<u>6,362,933</u>
Capital assets, net of accumulated depreciation	19,186,031	-	19,186,031
Water stock and water rights	<u>-</u>	<u>3,389,638</u>	<u>3,389,638</u>
Total non-current assets	<u>19,186,031</u>	<u>3,389,638</u>	<u>22,575,669</u>
Deferred outflows of resources:			
Deferred loss on refundings	540,442	-	540,442
Related to pensions	<u>259,829</u>	<u>-</u>	<u>259,829</u>
Total deferred outflows of resources	<u>800,271</u>	<u>-</u>	<u>800,271</u>
Total assets and deferred outflows of resources	<u>\$ 26,337,004</u>	<u>\$ 3,401,869</u>	<u>\$ 29,738,873</u>

(Continued)

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Statement of Net Position (Continued)**  
**December 31, 2024**

	Water District	Water Company	Total
<b><u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION</u></b>			
Liabilities:			
Current liabilities:			
Accounts payable	\$ 104,225	\$ -	\$ 104,225
Accrued expenses	3,930	-	3,930
Accrued interest expense	258,083	-	258,083
Accrued compensated absences	60,206	-	60,206
Current maturities - revenue bonds payable	956,000	-	956,000
Total current liabilities	<u>1,382,444</u>	-	<u>1,382,444</u>
Non-current liabilities:			
Bond issuance premium	649,964	-	649,964
Revenue bonds payable, net of current maturities	16,421,000	-	16,421,000
Net pension liability	114,131	-	114,131
Compensated absences	41,602	-	41,602
Total non-current liabilities	<u>17,226,697</u>	-	<u>17,226,697</u>
Total liabilities	<u>18,609,141</u>	-	<u>18,609,141</u>
Deferred inflows of resources:			
Related to pensions	<u>1,221</u>	-	<u>1,221</u>
Net position:			
Net investment in capital assets	2,452,701	3,389,638	5,842,339
Restricted:			
Debt service	775,117	-	775,117
Unrestricted	4,498,824	12,231	4,511,055
Total net position	<u>7,726,642</u>	<u>3,401,869</u>	<u>11,128,511</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 26,337,004</u>	<u>\$ 3,401,869</u>	<u>\$ 29,738,873</u>

(Continued)

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Statement of Revenues, Expenses, and Changes in Net Position**  
**For the Year Ended December 31, 2024**

	Water District	Water Company	Total
Operating revenues:			
Water sales	\$ 4,702,231	\$ -	\$ 4,702,231
Service connections and other service fees	210	-	210
Penalty charges	35,062	-	35,062
Miscellaneous revenues	34,869	-	34,869
Total net operating revenues	<u>4,772,372</u>	<u>-</u>	<u>4,772,372</u>
Operating expenses:			
Salaries and wages	693,304	-	693,304
Dues and memberships	27,606	-	27,606
Payroll taxes and benefits	277,705	-	277,705
Contract services	156,427	5	156,432
Repairs and maintenance	543,281	-	543,281
Utilities and telephone	435,334	-	435,334
Insurance	62,079	-	62,079
Office supplies and postage	50,066	-	50,066
Travel	52,890	-	52,890
Accounting	36,188	-	36,188
Employee training	6,449	-	6,449
Depreciation expense	762,014	-	762,014
Miscellaneous	52,354	-	52,354
Total operating expenses	<u>3,155,697</u>	<u>5</u>	<u>3,155,702</u>
Net operating income (loss)	<u>1,616,675</u>	<u>(5)</u>	<u>1,616,670</u>
Non-operating revenues (expenses):			
Interest income	355,977	2	355,979
Interest expense	(600,166)	-	(600,166)
Total non-operating revenues (expenses)	<u>(244,189)</u>	<u>2</u>	<u>(244,187)</u>
Change in net position	1,372,486	(3)	1,372,483
Net position, beginning of year	<u>6,354,156</u>	<u>3,401,872</u>	<u>9,756,028</u>
Net position, end of year	<u>\$ 7,726,642</u>	<u>\$ 3,401,869</u>	<u>\$ 11,128,511</u>

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

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Statement of Cash Flows**  
**For the Year Ended December 31, 2024**

	Water District	Water Company	Total
Cash flows from operating activities:			
Receipts from customers and users	\$ 4,756,383	\$ -	\$ 4,756,383
Payments to suppliers	(2,332,170)	-	(2,332,170)
Payments to employees	<u>(1,022,992)</u>	<u>(5)</u>	<u>(1,022,992)</u>
Net cash provided (used) by operating activities	<u>1,401,226</u>	<u>(5)</u>	<u>1,401,221</u>
Cash flows from capital and related financing activities:			
Purchase of capital assets	(4,264,383)	-	(4,264,383)
Principal paid on bonds	(957,000)	-	(957,000)
Interest paid on bonds	<u>(628,555)</u>	<u>-</u>	<u>(628,555)</u>
Net cash used by capital and related financing activities	<u>(5,849,938)</u>	<u>-</u>	<u>(5,849,938)</u>
Cash flows from investing activities:			
Interest received	355,977	2	355,979
Net cash provided by investing activities	<u>355,977</u>	<u>2</u>	<u>355,979</u>
Decrease in cash and cash equivalents	(4,092,735)	(3)	(4,092,738)
Cash and cash equivalents, beginning of year	<u>9,908,368</u>	<u>12,234</u>	<u>9,920,602</u>
Cash and cash equivalents, end of year	<u>\$ 5,815,633</u>	<u>\$ 12,231</u>	<u>\$ 5,827,864</u>
Cash as it appears on the statement of net position:			
Cash and cash equivalents, unrestricted	\$ 4,287,324	\$ 12,231	\$ 4,299,555
Cash and cash equivalents, restricted	1,528,309	-	1,528,309
	<u>\$ 5,815,633</u>	<u>\$ 12,231</u>	<u>\$ 5,827,864</u>

(Continued)

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Statement of Cash Flows (Continued)**  
**For the Year Ended December 31, 2024**

	<u>Water District</u>	<u>Water Company</u>	<u>Total</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:			
Operating income (loss)	\$ 1,616,675	\$ (5)	\$ 1,616,670
Adjustments to reconcile operating income (loss) to net cash from operating activities:			
Depreciation	762,014	-	762,014
Change in receivables	(15,989)	-	(15,989)
Change in inventories	90,329	-	90,329
Change in prepaid expenses	(2,097)	-	(2,097)
Change in accounts payable	(997,728)	-	(997,728)
Change in accrued expenses	(22,001)	-	(22,001)
Change in accrued compensated absences	(6,590)	-	(6,590)
Change in net pension assets and liabilities	(23,387)	-	(23,387)
Net cash provided (used) by operating activities	<u>\$ 1,401,226</u>	<u>\$ (5)</u>	<u>\$ 1,401,221</u>

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

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Financial Statements**  
**December 31, 2024**

**1. REPORTING ENTITY AND SIGNIFICANT ACCOUNTING POLICIES**

The accounting policies of White City Water Improvement District (the District) conform to generally accepted accounting principles in the United States of America (U.S. GAAP) as applicable to government units and are in accordance with established State of Utah legal restrictions as promulgated in the Fiscal Procedures Act. The following is a summary of the more significant policies.

**Reporting Entity**

In determining the reporting entity, the District applied the criteria of Statement No. 61 of the Government Accounting Standards Board. These criteria include (1) substantively the same governing body, (2) the primary government and the component unit have a financial benefit or burden relationship, or (3) management (below the level of the elected officials) of the primary government have operational responsibility for the activities of the component unit. The District applied these criteria and concluded White City Water Company, a public utility corporation which is owned 100% by the District, should be reported as a blended component unit.

**Measurement Focus and Basis of Accounting**

The District is an enterprise fund which is reported using the economic resources measurement focus and the accrual basis of accounting. Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises - where the intent of the governing body is that costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. Revenues are recognized when they are earned, expenses are recognized when a liability is incurred, regardless of the timing of related cash flows.

**Cash Equivalents**

For purposes of the statement of cash flows, the District considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents.

**Receivables**

The District records utility revenues billed to customers when meters are read on a monthly basis. Unbilled service accounts receivable at December 31, 2024 are not material and are not recorded.

**Inventories and Prepaid Items**

Inventories of materials and supplies, consisting principally of materials used in the repair of the transmission, distribution, collection and treatment systems, are valued at cost and accounted for on a first-in, first-out basis (FIFO). Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in the financial statements.

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

1. REPORTING ENTITY AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets and Related Depreciation

Capital assets, which included property, plant, equipment, and infrastructure assets, are defined by the District as assets with an individual cost of more than \$5,000 and an estimated useful life in excess of three years. Such assets are recorded as historical cost or estimated historical cost if purchased or constructed. Depreciation is computed on the straight-line method based on the estimated useful life of the assets ranging from 3 to 50 years. Maintenance and repairs are charged against income as incurred.

Compensated Absences

District employees are granted vacation and sick leave in varying amounts. No more than 28 days of vacation can be carried over to the next year. Terminated employees are paid 25% of the current year's sick time accrued. Upon retirement, employees are paid 25% of their unused sick leave to be used for health insurance premiums or they can receive a 10% payout of unused sick leave. The cost of vacation and sick leave is recorded as a liability when earned.

Pensions

For purposes of measuring the net position liability, deferred outflows or resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and 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 or employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position 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 assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has a deferred loss on bond refundings and deferred outflows related to pensions that are reported in this category.

In addition to liabilities, the statement of financial position 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 so will not be recognized as an inflow of resources (revenue) until that time. The District has deferred inflows related to pensions reported in this category.

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

1. REPORTING ENTITY AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property Taxes

The District was created as a special taxing district and has the authority to tax the real property of property owners within the District. During the year ended December 31, 2024 and for the foreseeable future, the District has elected not to collect property taxes.

Income Taxes

The District is exempt from all federal and state income taxes as a political division created by Utah State law.

Use of Estimates

Presenting financial statements in conformity with U.S. GAAP requires management to make certain estimates concerning assets, liabilities, revenues and expenses. Actual results may vary from these estimates.

Change in Accounting Principle

Effective January 1, 2024, the financial statements include the adoption of GASB No. 101, *Compensated Absences*. The objective of this Statement is to update the recognition and measurement guidance for compensated absences. The Statement requires that liabilities for compensated absences be recognized for (1) leave that has not been used, (2) leave that have been used but not yet paid in cash or settled through noncash means, and (3) leave that is more likely than not to be paid out by the District. The beginning balance for compensated absences on January 1, 2024 was \$108,398. Compensated absences decreased (net) by \$6,590, and the ending balance as of December 31, 2024 is \$101,808.

2. DEPOSITS AND INVESTMENTS

Utah State law establishes the rules and regulations for deposits and investments and is known as the Utah Money Management Act. The Act established the Money Management Council that promulgates additional rules and determines which financial institutions may qualify to hold deposits and investments for state and local entities. The District has complied with the Utah Money Management Act and rules of the Money Management Council with regard to deposits and investments.

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

2. **DEPOSITS AND INVESTMENTS (CONTINUED)**

**Custodial Credit Risk**

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 Money Management 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. As of December 31, 2024, \$209,782 of the District's \$209,782 bank balance was insured by FDIC limits and, therefore, is not exposed to custodial credit risk.

**Investments**

The Money Management 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.

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 rated "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, 2024 are presented below:

<u>Investment type</u>	<u>Fair Value</u>	Investment Maturities (in years)			
		<u>Less than 1</u>	<u>1 - 5</u>	<u>6 - 10</u>	<u>More than 10</u>
Debt securities:					
Utah Public Treasurer's Investment Fund	\$ 3,981,921	\$ 3,981,921	\$ -	\$ -	\$ -
Total debt securities	\$ 3,981,921	\$ 3,981,921	\$ -	\$ -	\$ -

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

2. DEPOSITS AND INVESTMENTS (CONTINUED)

Credit Risk

Credit risk is the risk that the counterparty to an investment will not fulfill its obligations. The District's policy for limiting the credit risk of investments is to comply with the Money Management Act.

The District is authorized to invest in the Utah Public Treasurer's Investment fund (PTIF), an external pooled investment fund managed by the Utah State Treasurer and subject to the Act and Council requirements. The PTIF is not registered with the SEC as an investment company, and deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah. The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses, net of administration fees, of the PTIF are allocated based upon the participant's average daily balances.

The District's debt investments ratings at December 31, 2024 are presented below:

<u>Investment type</u>	<u>Fair Value</u>	<u>Quality Ratings</u>			
		AAA	AA	A	Unrated
Debt securities:					
Utah Public Treasurer's Investment Fund	\$ 3,981,921	\$ -	\$ -	\$ -	\$ 3,981,921
Total debt securities	\$ 3,981,921	\$ -	\$ -	\$ -	\$ 3,981,921

Interest Rate Risk

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 Money Management Act. The Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested.

Concentration of Credit Risk

District policy requires diversification and limits the amount that may be invested in the same company. First, the District may not invest more than 20% of its idle funds outside of the Utah Public Treasurer's Investment Fund. Second, not more than 10% of the total portfolio may be invested in a single company's credit instruments. The Utah Public Treasurer's Investment Fund is highly diversified and must comply with various rules of the Utah State Money Management Act and Money Management Council.

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

**3. RESTRICTED ASSETS**

Restricted assets consisted of amounts maintained by bond trustees as required by the 2015, 2020, 2021, and 2022 bond issuances. Following is a summary of restricted assets at December 31, 2024:

Restricted assets:

2022 Water Revenue Project bond fund	\$ 460,990
2022 Water Revenue Refunding bond fund	177,322
2022 Water Revenue Refunding bond fund	114,880
2021 Water Revenue Refunding bond fund	80,142
2021 Water Revenue sinking fund	601,975
2020 Water Revenue bond fund	19,602
2020 Water Revenue sinking fund	<u>73,398</u>
	<u><u>\$ 1,528,309</u></u>

Total restricted assets, maintained by trustee

**4. CAPITAL ASSETS**

Capital asset activity for the year ended December 31, 2024 was as follows:

	Beginning Balance	Increases	Decreases / Transfers	Ending Balance
Capital assets, not being depreciated:				
Land	\$ 682,814	\$ -	\$ -	\$ 682,814
Construction in progress	<u>3,505,623</u>	<u>-</u>	<u>(3,505,623)</u>	<u>-</u>
Total capital assets, not depreciated	<u>4,188,437</u>	<u>-</u>	<u>(3,505,623)</u>	<u>682,814</u>
Capital assets, being depreciated:				
Buildings and improvements	3,224,642	80,180	-	3,304,822
Office furniture and equipment	82,901	-	-	82,901
Machinery and equipment	852,176	40,971	-	893,147
Water wells and storage facilities	7,817,716	4,629,873	-	12,447,589
Supply and transmission lines	9,833,541	2,836,107	-	12,669,648
Water meters and hydrants	<u>1,361,175</u>	<u>182,875</u>	<u>-</u>	<u>1,544,050</u>
Total capital assets, depreciated	<u>23,172,151</u>	<u>7,770,006</u>	<u>-</u>	<u>30,942,157</u>
Less: accumulated depreciation for:				
Buildings and improvements	626,935	111,474	-	738,409
Office furniture and equipment	82,079	822	-	82,901
Machinery and equipment	611,406	39,273	-	650,679
Water wells and storage facilities	6,501,557	292,242	-	6,793,799
Supply and transmission lines	2,747,927	263,620	-	3,011,547
Water meters and hydrants	<u>1,107,022</u>	<u>54,583</u>	<u>-</u>	<u>1,161,605</u>
Total accumulated depreciation	<u>11,676,926</u>	<u>762,014</u>	<u>-</u>	<u>12,438,940</u>
Total capital assets depreciated, net	<u>11,495,225</u>	<u>7,007,992</u>	<u>-</u>	<u>18,503,217</u>
Capital assets, net	<u><u>\$ 15,683,662</u></u>	<u><u>\$ 7,007,992</u></u>	<u><u>\$ (3,505,623)</u></u>	<u><u>\$ 19,186,031</u></u>

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

5. LONG-TERM DEBT

Changes in Long-Term Liabilities

Long-term liability activity for the year ended December 31, 2024 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
<b>Business-type activities:</b>					
Bonds payable:					
Revenue bonds	\$ 18,334,000	\$ -	\$ 957,000	\$ 17,377,000	\$ 956,000
Bond premiums	695,826	-	45,862	649,964	-
Total bonds payable	<u>19,029,826</u>	<u>-</u>	<u>1,002,862</u>	<u>18,026,964</u>	<u>956,000</u>
Compensated absences	108,398	57,512	64,102	101,808	60,206
Net pension liability	79,541	34,590	-	114,131	-
Total long-term liabilities	<u>\$ 19,217,765</u>	<u>\$ 92,102</u>	<u>\$ 1,066,964</u>	<u>\$ 18,242,903</u>	<u>\$ 1,016,206</u>

Revenue Bonds

The District issues revenue bonds to provide funds for the acquisition and construction of major capital facilities. Revenue bonds currently outstanding are as follows as of December 31, 2024 (all direct placements):

Purpose	Original Issue	Annual Principal	Interest Rates	Installments Begin Date	Maturity Date	Amount
Water Revenue Bond, Series 2020	\$2,600,000	\$162,000 to \$211,000	2.07%	August 2020	August 2034	\$ 1,932,000
Water Revenue Refunding Bonds, series 2021A	\$1,515,000	\$450,000 to \$540,000	0.86%	February 2022	February 2025	450,000
Water Revenue Refunding Bonds, series 2021B	\$7,150,000	\$5,000 to \$740,000	2.25%	February 2022	February 2035	7,115,000
Water Revenue Refunding Bonds, series 2022	\$8,000,000	\$120,000 to \$525,000	5.00%	February 2023	February 2052	7,880,000
Total revenue bonds payable						17,377,000
Less: current maturities						(956,000)
Total long-term revenue bonds						<u>\$ 16,421,000</u>

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

**5. LONG-TERM DEBT (CONTINUED)**

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

December 31,	Principal	Interest	Total
2025	\$ 956,000	\$ 612,034	\$ 1,568,034
2026	1,015,000	589,774	1,604,774
2027	1,048,000	563,142	1,611,142
2028	967,000	536,929	1,503,929
2029	991,000	511,158	1,502,158
2030 - 2034	5,380,000	2,138,328	7,518,328
2035 - 2039	1,925,000	1,520,313	3,445,313
2040 - 2044	1,555,000	1,136,613	2,691,613
2045 - 2049	2,040,000	649,675	2,689,675
2050 - 2052	1,500,000	115,000	1,615,000
	<hr/>	<hr/>	<hr/>
	\$ 17,377,000	\$ 8,372,965	\$ 25,749,965

**6. RELATED PARTY TRANSACTIONS**

**Water Purchases and Facility Lease**

The District has entered into a contract to purchase water from Lone Peak Water Company (a wholly owned company). The agreement requires the Company to supply the District water pumped from their wells on an as needed basis. During 2024, no water was purchased under this contract.

**Operation and Maintenance Fee**

In conjunction with the purchase of water and the leasing of storage facilities from Lone Peak, the District assesses Lone Peak a fee to operate and maintain the new sites and storage facilities and for water transportation. No amount was assessed Lone Peak Water Company during 2024.

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

7. EMPLOYEE RETIREMENT PLANS

General Information about the Pension Plan

*Plan Description*

Eligible plan participants are provided with pensions through Utah Retirement Systems. Utah Retirement Systems is comprised of the following pension trust funds:

- 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 East 200 South, Salt Lake City, Utah 84102 or visiting the website: [www.urs.org/general/publications](http://www.urs.org/general/publications).

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

7. EMPLOYEE RETIREMENT PLANS (CONTINUED)

Benefits provided

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

System	Final Average Salary	Years of Service Required and/or Age Eligible for Benefit		Benefit Percent Per Year of Service	COLA**
		Benefit	Service		
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 2.50%

\*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.

Contribution Rate Summary

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 the 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, 2024 are as follows:

<u>Utah Retirement Systems</u>	<u>Employee</u>	<u>Employer</u>	<u>Employer 401(k)</u>
Contributory System 111 - Local Governmental Division Tier 2	0.70%	15.19%	-
Noncontributory System 15 - Local Governmental Division Tier 1	-	16.97%	-
Tier 2 DC Only 211 - Local Government	-	5.19%	10.00%

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

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

7. EMPLOYEE RETIREMENT PLANS (CONTINUED)

For fiscal year ended December 31, 2024, the employer and employee contributions to the Systems were as follows:

<u>System</u>	<u>Employer Contributions</u>	<u>Employee Contributions</u>
Noncontributory System	\$ 62,756	-
Tier 2 Public Employees System	47,975	1,217
Total Contributions	<u>\$ 110,731</u>	<u>\$ 1,217</u>

Contributions reported at 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.

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

At December 31, 2024, the District reported a net pension asset of \$0 and a net pension liability of \$114,131.

	(Measurement Date): December 31, 2023			Proportionate Share	
	Net Pension Asset	Net Pension Liability	Proportionate Share	December 31, 2022	Change
	\$	\$	%	%	%
Noncontributory System	-	99,423	0.0428627%	0.0414000%	0.0014627%
Tier 2 Public Employees System	-	14,708	0.0075567%	0.0079288%	-0.0003721%
Total Net Pension Asset / Liability	<u>\$ -</u>	<u>\$ 114,131</u>			

The pension asset and liability were measured as of December 31, 2023, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2023 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, 2024, the District recognized pension expense of \$87,311.

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

7. EMPLOYEE RETIREMENT PLANS (CONTINUED)

Combined Pension Assets, Liabilities, Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

At December 31, 2024, the District reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 74,328	\$ 241
Changes in assumptions	38,254	12
Net difference between projected and actual earnings on pension plan investments	33,992	-
Changes in proportion and differences between contributions and proportionate share of contributions	2,524	968
Contributions subsequent to the measurement date	<u>110,731</u>	<u>-</u>
<b>Total</b>	<b>\$ 259,829</b>	<b>\$ 1,221</b>

\$110,731 was reported as deferred outflows of resources related to pensions results from contributions made by the District prior to the fiscal year end, but subsequent to the measurement date of December 31, 2023.

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 the pension expense as follows:

<b>Year Ended December 31,</b>	<b>Deferred Outflows (Inflows) of Resources</b>
2024	\$ 44,630
2025	42,915
2026	64,243
2027	(12,411)
2028	1,579
Thereafter	6,922

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

7. EMPLOYEE RETIREMENT PLANS (CONTINUED)

Noncontributory System Pension Expense and Deferred Outflows and Inflows of Resources

For the year ended December 31, 2024, the District recognized pension expense of \$68,029.

At December 31, 2024, the District reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 69,617	\$ -
Changes in assumptions	29,835	-
Net difference between projected and actual earnings on pension plan investments	32,331	-
Changes in proportion and differences between contributions and proportionate share of contributions	-	538
Contributions subsequent to the measurement date	<u>62,756</u>	-
<b>Total</b>	<b>\$ 194,539</b>	<b>\$ 538</b>

\$62,756 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2023.

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:

<b>Year Ended December 31,</b>	<b>Deferred Outflows (Inflows) of Resources</b>
2024	\$ 43,170
2025	40,870
2026	60,785
2027	(13,579)

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

7. EMPLOYEE RETIREMENT PLANS (CONTINUED)

Tier 2 Public Employees System Pension Expense and Deferred Outflows and Inflows or Resources

For the year ended December 31, 2024, the District recognized pension expense of \$19,282.

At December 31, 2024, the District reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 4,711	\$ 241
Changes in assumptions	8,419	12
Net difference between projected and actual earnings on pension plan investments	1,661	-
Changes in proportion and differences between contributions and proportionate share of contributions	2,524	430
Contributions subsequent to the measurement date	<u>47,975</u>	<u>-</u>
 Total	 \$ 65,290	 \$ 683

\$47,975 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2023.

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 to pensions, will be recognized in pension expense as follows:

<b>Year Ended December 31,</b>	<b>Deferred Outflows (Inflows) of Resources</b>
2024	\$ 1,460
2025	2,045
2026	3,458
2027	1,168
2028	1,579
Thereafter	6,922

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

7. EMPLOYEE RETIREMENT PLANS (CONTINUED)

Actuarial Assumptions

The total pension liability in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary increases	3.5 - 9.5 percent, average, including inflation
Investment rate of return	6.85 percent, net of pension plan investment expense, including inflation

Mortality rates were adopted from an actuarial experience study dated January 1, 2023. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using the ultimate rates from the MP-2020 improvement scale 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, 2023 valuation were based on the results of an actuarial experience study for the period ending December 31, 2022.

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:

Asset Class	Target Asset Allocation	Expected Return Arithmetic Basis	
		Real Return Arithmetic Basis	Long-Term Expected Portfolio Real Rate of Return
Equity securities	35%	6.87%	2.40%
Debt securities	20%	1.54%	0.31%
Real assets	18%	5.43%	0.98%
Private equity	12%	9.80%	1.18%
Absolute return	15%	3.86%	0.58%
Cash and cash equivalents	0%	0.24%	0.00%
Totals	100%		5.45%
	Inflation		2.50%
	Expected arithmetic nominal return		7.95%

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

7. EMPLOYEE RETIREMENT PLANS (CONTINUED)

Actuarial Assumptions (Continued)

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 percent. 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.

*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 asset and liability using the rate of 6.85 percent, 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 percent) or 1-percentage-point higher (7.85 percent) than the current rate:

System	1% Decrease (5.85%)	Discount Rate (6.85%)	1% Increase (7.85%)
	\$ 515,999	\$ 99,423	\$ (249,431)
Tier 2 Public Employees System	50,536	14,708	(13,076)
Total	\$ 566,535	\$ 114,131	\$ (262,507)

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.

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

7. EMPLOYEE RETIREMENT PLANS (CONTINUED)

Defined Contribution Savings Plans (Continued)

The District participates in the 401(k), 457(b), and Roth IRA plans sponsored and administered by URS. Employee and employer contributions to the Utah Retirement Defined Contribution Savings Plans for fiscal year ended December 31, were as follows:

	<b>2024</b>	<b>2023</b>	<b>2022</b>
401(k) Plan*			
Employer contributions	\$ 242	\$ 4,494	\$ 5,954
Employee contributions	7,582	7,037	6,238
457 Plan			
Employer contributions	-	-	-
Employee contributions	1,750	6,750	6,500
Roth IRA Plan			
Employer contributions	N/A	N/A	N/A
Employee contributions	-	2,800	4,898

8. COMMITMENTS

The District has entered into a long-term contract (perpetual) with the Jordan Valley Water Conservancy District to purchase the rights to a minimum of 100 acre feet of water annually. The contract can be modified by mutual consent of the parties. The District purchased no water under this contract in 2024.

9. SUBSEQUENT EVENTS

The District evaluated all events or transactions that occurred after December 31, 2024 through May 5, 2025, the date the financial statements were available to be issued.

**REQUIRED SUPPLEMENTARY INFORMATION**

**DRAFT**

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Schedule of Proportionate Share of the Net Pension Liability**  
**December 31, 2024**

As of December 31, 2023	Proportion of Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset)	Covered Payroll	Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered payroll		Plan Fiduciary Net Position as a Percentage of its Covered Payroll
				Proportionate Share of the Net Pension Liability (Asset)	Covered Payroll	
Noncontributory System						
2014	0.0438930%	\$ 190,594	\$ 366,168	52.10%		90.20%
2015	0.0444374%	251,448	366,351	68.60%		87.80%
2016	0.0439791%	282,400	375,643	75.18%		87.30%
2017	0.0453959%	198,893	389,084	51.12%		91.90%
2018	0.0464072%	341,730	403,882	84.61%		87.00%
2019	0.0412610%	155,507	338,430	45.95%		93.70%
2020	0.0421676%	21,630	346,625	6.24%		193.50%
2021	0.0419162%	(240,058)	351,364	-68.32%		211.40%
2022	0.0414000%	70,907	369,534	19.19%		189.10%
2023	0.042286227%	99,423	412,941	24.08%		96.90%
Tier 2 Public Employees System						
2014	0.1148220%	\$ (348)	\$ 56,460	-0.60%		103.50%
2015	0.0978650%	(21)	63,199	-3.00%		100.20%
2016	0.0614190%	685	50,369	1.36%		95.10%
2017	0.0453959%	474	52,572	0.90%		97.40%
2018	0.0052116%	2,232	60,765	3.67%		90.80%
2019	0.0096344%	2,167	133,833	1.62%		96.50%
2020	0.0096588%	-	1,389	154,416	0.90%	98.30%
2021	0.0087015%	(3,683)	161,468	-2.28%		103.80%
2022	0.0079288%	8,634	172,939	4.99%		92.30%
2023	0.0075567%	14,708	195,367	7.53%		89.58%

WHITE CITY WATER IMPROVEMENT DISTRICT  
 Schedule of Pension Contributions  
 December 31, 2024

	As of fiscal year ended December 31,	Actuarial Determined Contributions	Contributions in Relation to the Contractually Required Contribution			Contributions Deficiency (Excess)	Contributions as a Percentage of Covered Payroll
			2015	2016	2017		
<b>Noncontributory System</b>							
	2015	67,665	67,665	69,381	71,864	-	366,351
	2016	69,381	69,381	71,864	74,597	-	375,643
	2017	71,864	71,864	74,597	74,597	-	389,084
	2018	74,597	74,597	62,508	62,508	-	403,882
	2019	62,508	62,508	61,626	61,626	-	338,430
	2020	61,626	61,626	64,897	64,897	-	333,653
	2021	64,897	64,897	67,284	67,284	-	351,364
	2022	67,284	67,284	74,206	74,206	-	369,534
	2023	74,206	74,206	62,756	62,756	-	412,941
	2024	62,756	62,756	-	-	359,147	17.47%
<b>Tier 2 Public Employees System*</b>							
	2015	9,616	9,616	7,510	7,510	-	64,439
	2016	7,510	7,510	7,894	7,894	-	50,369
	2017	7,894	7,894	9,326	9,326	-	52,572
	2018	9,326	9,326	20,887	20,887	-	60,765
	2019	20,887	20,887	23,425	23,425	-	133,833
	2020	23,425	23,425	25,745	25,745	-	148,872
	2021	25,745	25,745	27,736	27,736	-	161,468
	2022	27,736	27,736	31,278	31,278	-	172,939
	2023	31,278	31,278	47,975	47,975	-	195,367
	2024	47,975	47,975	-	-	308,564	15.55%

(Continued)  
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WHITE CITY WATER IMPROVEMENT DISTRICT  
 Schedule of Pension Contributions (Continued)  
 December 31, 2024

As of fiscal year ended December 31,	Actuarial Determined Contributions	Contributions in Relation to the Contractually Required Contribution			Contributions as a Percentage of Covered Payroll
			Contribution Deficiency (Excess)	Covered Payroll	
Tier 2 Public Employees DC Only System*					
2015	1,198	1,198	-	17,909	6.69%
2016	2,396	2,396	-	35,813	6.69%
2017	2,513	2,513	-	37,570	6.69%
2018	2,646	2,646	-	39,548	6.69%
2019	3,021	3,021	-	45,164	6.69%
2020	3,120	3,120	-	46,632	6.69%
2021	3,335	3,335	-	49,850	6.69%
2022	3,396	3,396	-	52,851	6.43%
2023	2,564	2,564	-	41,426	6.19%
2024	-	-	-	-	0.00%

**Note:**

Contributions as a percentage of covered-employee payroll may be different than the Board certified rate due to rounding or other administrative issues.

\* 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.

**WHITE CITY WATER IMPROVEMENT DISTRICT**  
**Notes to the Required Supplementary Information**  
**Actuarially Determined Pension Contributions**  
**December 31, 2024**

1. CHANGES IN ASSUMPTIONS

Changes include updates to the mortality improvement assumption, salary increase assumption, disability incidence assumption, assumed retirement rates, and assumed termination rates, as recommended with the January 1, 2023 actuarial experience study.

DRAFT



COMMITTED. EXPERIENCED. TRUSTED.

## PARTNERS

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

### Board of Trustees White City Water Improvement District

We have audited, 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, the financial statements of White City Water Improvement District (the District) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated May 5, 2025.

### *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) to determine the 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 District'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 or significant deficiencies may exist that were not 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 grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### ***Purpose of this Report***

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District'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 District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 13, 2025  
Bountiful, UT



COMMITTED. EXPERIENCED. TRUSTED.

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

### PARTNERS

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Board of Trustees  
White City Water Improvement District

### *Report on Compliance*

We have audited White City Water Improvement 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, 2024.

State compliance requirements were tested for the year ended December 31, 2024 in the following areas:

Budgetary Compliance  
Fraud Risk Assessment

Fund Balance

### *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 Utah State Compliance Audit Guide. Those standards and the Utah 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 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 Compliance***

In our opinion, the District complied, in all material respects, with the State compliance requirements referred to above for the year ended December 31, 2024.

### ***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 Utah State Compliance 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 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 a 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 or 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.

### ***Purpose of This Report***

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.

May 13, 2025  
Bountiful, UT