MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES, MIDVALLEY SEWER DISTRICT, HELD AT 160 EAST 7800 SOUTH, MIDVALE, UTAH 84047 ON OCTOBER 8, 2025, AT THE TIME OF 5:00 PM, PURSUANT TO NOTICE.

BOARD OF TRUSTEES PRESENT

SONDRA SMITH – CHAIR
BLAKE ROEMMICH – VICE-CHAIR

OTHERS PRESENT

MARK BELL – ATTORNEY
JARED SYME – GENERAL MANAGER
BRENT CHRISTENSEN – CHIEF FINANCIAL OFFICER, DISTRICT CLERK
RICK CECALA – OPERATIONS SUPERVISOR
ZETH DOCTER – TREASURER
ALEX HANSEN – RESIDENT

RON SPERRY – TRUSTEE (EXCUSED)

The meeting was called to order at 5:02 PM by Chair Smith

1. **PUBLIC COMMENTS/CEREMONIES/PRESENTATION**

Chair Smith welcomed Mr. Hansen to the public meeting. Mr. Hansen stated that he has no comments or concerns at this time.

2. **MINUTES – APPROVAL**

Upon Motion made by Ms. Smith, seconded by Mr. Roemmich, and passed unanimously, the Board accepted the September 10, 2025, minutes as written.

	YEA	NAY	ABSTAIN/ABSENT
Ms. Smith	X		
Mr. Roemmich	X		
Mr. Sperry			X

3. ATTORNEY REPORT

a. AUTHORITY OF THE GENERAL MANAGER

Mr. Bell reported on the updates of the Board Meeting Policy. He stated that over the next month he will discuss these Rules and Regulations with Mr. Syme on how the Board Meetings should operate going forward and have a Resolution for one of the following meetings.

4. GENERAL MANAGER REPORT

a. 7500 SOUTH SEWER PROJECT

Mr. Syme stated that Newman Construction is in the final stage of the project and is expected to be 100% completed by the end of October.

Mr. Syme stated that he received a change order request for the project about the installation of the water line at the intersection of 7500 South State Street. He stated that he had a meeting with Newman Construction and Dan Woodbury, Aqua Engineering. Mr. Syme stated that there are some discrepancies with the change order and has asked Newman Construction to revise the amount. Mr. Syme stated that he will have an update for the November 12, 2025 meeting.

b. 2025 HOLIDAY SCHEDULE

Mr. Syme noted that in previous years, the District has adjusted the work schedule when Christmas and New Year's fall near the end of the week. He proposed that the District remain closed on Friday, December 26, 2025, and Friday, January 2, 2026.

Upon Motion made by Mr. Roemmich, seconded by Ms. Smith and passed unanimously, the Board approved December 26, 2025, and January 2, 2026, as paid days off for all employees. Field staff, on a 4/10 schedule, will observe these as scheduled days off, while office staff will have the option to take these days off at a later date.

	YEA	NAY	ABSTAIN/ABSENT
Ms. Smith	X		
Mr. Roemmich	X		
Mr. Sperry			X

c. 2025 CIPP PROJECT

Mr. Syme stated that the 2025 Cured-In-Place Pipe (CIPP) rehabilitation project is currently underway and has a completion date of November 9, 2025.

d. RATIFY RESOLUTION 2025-10-08B

Mr. Syme stated that this resolution, implementing Commercial Sewer Billing based on indoor water use and Equivalent Residential Units (ERUs), was presented and approved by the Board at the September 10, 2025, meeting.

Upon Motion made by Mr. Roemmich, seconded by Ms. Smith and passed unanimously, the Board ratified Resolution No. 2025-10-08B, implementing Commercial Sewer Billing based on indoor water use and Equivalent Residential Units, as presented and approved at the September 10, 2025, meeting.

	YEA	NAY	ABSTAIN/ABSENT
Ms. Smith	X		
Mr. Roemmich	X		
Mr. Sperry			X

e. IMPACT FEE ANALYSIS – RESOLUTION 2025-10-08A

Mr. Syme noted that the Trustees would need to adopt the new impact fee facilities plan and related impact fees, as presented in the Public Hearing held today, by resolution.

Upon Motion made by Mr. Roemmich, seconded by Ms. Smith and passed unanimously, the Board approved and adopted Resolution No. 2025-10-08A, the Amendment to the Impact Fee Facilities Plan and Impact Fee Analysis as prepared by Bowen Collins & Associates, and adopting the updated impact fee schedule, effective January 7, 2026.

	YEA	NAY	ABSTAIN/ABSENT
Ms. Smith	X		
Mr. Roemmich	X		
Mr. Sperry			X

f. 2026 WAGES

Mr. Syme stated in accordance with the Utah Open and Public Meetings Act (Utah Code Section 52-4-205), Mr. Syme requested that the Board enter a closed meeting to discuss the character, professional competence, or physical or mental health of individual employees. This discussion will allow the Board and Staff to review compensation adjustments and market alignment for the specific positions.

Upon Motion made by Mr. Roemmich, seconded by Ms. Smith and passed unanimously, the Board moved to postpone the 2026 Wages item until Agenda Item 11 "Closed Meeting". (See Agenda item 11 below).

	YEA	NAY	ABSTAIN/ABSENT
Ms. Smith	X		
Mr. Roemmich	X		
Mr. Sperry			X

5. SOUTH VALLEY WATER RECLAMATION FACILITY (SVWRF) (Information & Update)

Mr. Syme stated that at the recent South Valley Water Reclamation Facility (SVWRF) board meeting, Bowen & Collins presented their assessment of the C-2 Line and Canal Siphon. He stated that the trunk line from 400 West to the Siphon is in great condition considering how old the line is and the consistent flow that the line receives. Mr. Syme stated that Bowen & Collins mentioned the condition of the Siphon and recommended the Siphon to be rehabilitated by 2029.

6. REVIEW, APPROVE AND RATIFY CASH DISBURSEMENTS

Upon Motion made by Ms. Smith, seconded by Mr. Roemmich and passed unanimously, the Board approved the September 2025 cash disbursements for $873,749.20.

	YEA	NAY	ABSTAIN/ABSENT
Ms. Smith	X		
Mr. Roemmich	X		
Mr. Sperry			X

7. OFFICE REPORT

a. HOLIDAY LUNCHEON SCHEDULING

Mr. Docter stated that the Employee Holiday Luncheon will be on December 10, 2025, at 12:00PM.

8. CHIEF FINANCIAL OFFICER REPORT

Mr. Christensen stated that prior to the meeting the Board had received an email and a printed copy of the tentative budget and the detailed tentative budget report, that provides additional information on the budget.

Mr. Christensen explained this "tentative" budget should be adopted today and he will provide updated budget information as it becomes available. The final draft of the budget will be provided to the Board in early November for approval of the final budget in the November meeting.

Mr. Christensen reminded the Board that they can change the 2026 budget at any time until the end of next year. Mr. Christensen reviewed the one-page tentative budget, and the following major budget line items were discussed:

Sewer Service Fees: The sewer service fees are budgeted to increase 10% starting with the customer billings in January 2026. The increase was recommended in 2022 by an engineering firm that performed the rate study. In November 2022, the District adopted a five-year rate increase at that time. The District has determined that this increase is still needed based on the current cash flow projections that include near-term capital projects and capital assessment from the treatment plant.

Sewer Treatment Expenses: The sewage treatment plant expenses are budgeted to increase by about 47%. Mr. Christensen explained that the Sewer Treatment Expenses is the District's largest expense. The expense is composed of the District's share of the operation costs, contributions to a repair and maintenance fund, contributions to a future capital projects fund, the District's share of debt payments, and any other special assessments that may occur.

The actual sewage treatment costs are budgeted to go down $68,000. The large increase of about $1,040,000 is to pay for the repairs and rehabilitation of the main trunk line to the north of the treatment plant and the siphon that runs under the canal and the main line that runs along 7200 South. Mr. Christensen presented two charts that show the different components of the payment that the District pays to the treatment plant.

Mr. Christensen stated that he attended a meeting with all the finance officers, of the entities that participate in the treatment plant, to review the tentative budget for the next year. He reminded the Board that the General Manager is on the treatment plant's board and has a vote on how the money is spent there.

Salaries & Wages*:* Mr. Syme stated that as part of the employee raises this year, he would like a closed meeting to discuss the professional competence of the individual employees.

Employee Benefits Expense: The employee benefits expense is budgeted to increase about 5% due to the increase in health insurance of 4.9%. The District has received a 2% rebate check every year for the past several years, so the overall health insurance costs are estimated to increase by about 3%. The District is budgeting $40,000 for the Utah Retirement System (URS) assessment knowing that in the past 5 years the actual assessment has ranged from a refund of about $187,800 to an amount owing of about $42,000.

System Rehabilitation Expense: Mr. Christensen showed the budget for the system rehabilitation expense (pipe-lining and manhole rehabilitation) is $900,000 for next year. This is consistent with prior years. The increase is about $31,000 more than the District will spend this year and $100,000 more than the prior year budget.

Office & Administration Expense: Mr. Christensen noted that the budget shows a 5.5% increase in the Office & Administration Expense. The increase is due to an expected increase in credit card and bank processing fees. As customer sewer service fees increase, the related credit card and processing fees also increase. The District will have an increase in bank fees which will be offset by interest earned on the District's sweep account that pays interest.

Other increases are the computer and software costs that are anticipated to be purchased next year. The cost of postage has increased during the past year, however, Mr. Christensen noted that Mr. Docter has saved the District about $5,000 a year by using a mailing service.

Engineering Expense: The District is budgeting $50,000 to hire an engineering firm to provide an updated Sewer Master Plan which will help the District see any potential sewer line issues and they will recommend future sewer service rates and impact fee rates.

Property Tax Revenues: Property taxes are budgeted for a slight increase. Property tax increases occur when there is new growth in the District or the District raises the certified tax rate. The District is not raising property taxes next year.

Impact Fees: Budgeted impact fee revenue has increased by $100,000 over last year's budget of $100,000 for a budgeted amount of $200,000. Impact fee revenue is hard to predict and beyond the control of the District. The District will budget a conservative amount.

Investment Income: The District has budgeted conservatively for next year's investment income (from the savings and investment accounts) as the District cannot predict where interest rates will be. Mr. Christensen noted that the District has benefited from the higher interest rates in the past several years.

Mr. Christensen reviewed selected pages from the District's Tentative Budget Detailed Report.

Award for Distinguished Budget Presentation: The District received an award for their 2025 budget from the Government Finance Officers Association of the United States. This award is the highest form of recognition in governmental budgeting in the United States. This award was only given to three special districts in Utah. This is the tenth year that the District has received this award.

Major Revenues and Expenses Pie Charts**:** Mr. Christensen reviewed two pie charts (based on the 2026 tentative budget) that show the major sources of revenues, and where the major expenses are spent.

Major Uses of Revenues (Expenses): Mr. Christensen showed a graph depicting the four major areas of expense in the budget.

1. ***Administrative & Operations:*** Mr. Christensen stated that costs were consistent, as expected, with inflation being the main driver for increased costs.

2. ***Wages & Benefits:*** Mr. Christensen stated that these costs have increased in the past several years due to inflation (COLA or cost-of-living adjustment) and market wage increases. This District feels that competitive wages are necessary to retain our employees. Due to the small size of the District, our employees have multiple responsibilities that employees of larger districts do not have to perform. The surrounding governmental entities are also having to pay more in wages to retain their employees.

3. ***Sewer Treatment Costs:*** Mr. Christensen stated that these costs are assessed by the District's treatment plant. Mr. Christensen reminded the Trustees that the District's General Manager is a board member of the treatment plant and has input on the costs the District is charged.

4. ***Sewer System Rehabilitation:*** Mr. Christensen stated that these costs are for rehabilitation of the sewer system. The costs include pipe-lining, manhole rehabilitation, and system maintenance projects. As shown on the graph, the timing of these projects, in the past 9 years.

Cash Reserve Balance Chart: Mr. Christensen showed a chart of the projected cash reserve funds for the next five years. Mr. Christensen explained that the projection is based on the middle of the range of inflationary costs, wage increases, construction costs, sewer treatment costs, sewer treatment plant capital construction assessments, interest rates, and other factors.

Mr. Christensen stated that the District would like to maintain a cash reserve fund balance of about four million dollars. He stated that this level of cash reserve does not seem out of line as the last major unanticipated project (7200 South mainline upgrade) cost about $3.5 million to complete. Mr. Christensen stated that the charts show that the estimated cash reserves will be lower than the District's goal of four million dollars by the year 2030, however, there are a lot of unknown variables, estimates, and timing of the projects that could change in the next five years.

Five Year Forecast – Capital Related Costs: Mr. Christensen showed a schedule of the estimated capital related costs for the next 5 years. He briefly reviewed the costs for maintenance projects, costs for capacity deficiencies, costs for capital equipment, costs for the rehabilitation of lines and manholes, and treatment plant capital costs.

Mr. Christensen stated that the estimated costs for the District's share over the next five years amount to $5,147,000, including:

1. The pipe-lining of the main trunk line from the treatment plant that goes North to the intersection where the flows from other entities converge.

2. The canal siphon

3. The costs of rehabilitating the main line that runs along 7200 South.

The District will be charged a distinct special capital assessment for this project, with the costs excluded from other capital funding programs of the treatment plant. Mr. Christensen noted that these estimated costs have been factored into the planning of next year's operating budget and the long-term impact on the District's cash reserves.

Mr. Christensen stated that he wanted to acknowledge the assistance in preparing the budget from Mr. Syme, General Manager, and Mr. Docter, Treasurer.

The Trustees thanked Mr. Christensen and staff for their good work on the budget.

Upon motion made by Mr. Roemmich and seconded by Ms. Smith, and passed unanimously, the Board approved the 2026 Tentative Budget as presented by Mr. Christensen and set the final budget at the Public Hearing on November 12, 2025, at 12:00 PM to be held at Midvalley Sewer District office, 160 East 7800 South, Midvale, UT 84047.

	YEA	NAY	ABSTAIN/ABSENT
Ms. Smith	X		
Mr. Roemmich	X		
Mr. Sperry			X

9. SUPERVISOR'S REPORT

No updates at this time.

10. TRUSTEES

Upon motion made by Mr. Roemmich and seconded by Ms. Smith, and passed unanimously, the Board approved for the meeting to recess at 5:51PM to prepare for the Public Hearing Meeting at 6:00PM

	YEA	NAY	Abstain/Absent
Ms. Smith	X		
Mr. Roemmich	X		
Mr. Sperry			X

11. CLOSED MEETING– (if Necessary) – For the purpose(s) described in U.C.A. 52-4-205

Upon Motion made by Mr. Roemmich, seconded by Ms. Smith and passed unanimously, the Board motioned to close the open meeting and go into a closed meeting at 6:15PM to discuss the character, professional competence, or physical or mental health of individual employees.

	YEA	NAY	ABSTAIN/ABSENT
Ms. Smith	X		
Mr. Roemmich	X		
Mr. Sperry			X

Attendance – Ms. Smith, Mr. Roemmich, Mr. Bell, Mr. Syme, and Mr. Christensen

Upon Motion made by Mr. Roemmich, seconded by Ms. Smith and passed unanimously, the Board motioned to close the closed meeting and open the public meeting at 6:53PM and go back to item 4.f. on the agenda.

Ms. Smith stated that the closed meeting pertained to the character, professional competence, or physical or mental health of individual employees.

	YEA	NAY	ABSTAIN/ABSENT
Ms. Smith	X		
Mr. Roemmich	X		
Mr. Sperry			X

ADJOURN

The meeting was adjourned at 6:55PM and the next Board meeting will be on November 12, 2025, at 12:00 PM.

MINUTES OF THE MEETING OF THE PUBLIC HEARING, MIDVALLEY SEWER DISTRICT, HELD AT 160 EAST 7800 SOUTH, MIDVALE, UTAH 84047 ON OCTOBER 8, 2025, AT THE TIME OF 6:00 PM, PURSUANT TO NOTICE.

BOARD OF TRUSTEES PRESENT

SONDRA SMITH – CHAIR
BLAKE ROEMMICH – VICE-CHAIR

OTHERS PRESENT

MARK BELL – ATTORNEY
JARED SYME – GENERAL MANAGER
BRENT CHRISTENSEN – CHIEF FINANCIAL OFFICER, DISTRICT CLERK
RICK CECALA – OPERATIONS SUPERVISOR
ZETH DOCTER – TREASURER
WYATT ANDERSON – ENGINEER – BOWEN & COLLINS
ALEX HANSEN – RESIDENT

RON SPERRY – TRUSTEE (EXCUSED)

The meeting was called to order at 6:02 PM by Chair Smith

1. **PUBLIC COMMENTS/CEREMONIES/PRESENTATION**

   Alex Hansen – Resident of the District.

2. **AMENDMENT TO IMPACT FEE FACILITIES PLAN (IFFP) AND IMPACT FEE ANALYSIS (IFA)**

   Ms. Smith opened the Public Hearing and welcomed Mr. Hansen (Resident) and Mr. Anderson (Bowen & Collins). She stated that the Public Hearing is to discuss the proposed increase to the impact fees. Ms. Smith turned the time over to Mr. Anderson to present the District's IFFP and IFA.

   Mr. Anderson reported that Bowen & Collins amended the 2022 IFFP and the IFA. He outlined the areas of study that remained unchanged, which include the District's service area, growth projections, the flow per Equivalent Residential Unit (ERU), and the fee calculation method. Mr. Anderson explained that the amendment was due to construction bid results and updated cost estimates influenced by inflation since 2022.

Mr. Anderson presented a Cost to Growth chart for the 3-year window.

	2022	**2025**
Treatment Cost	$261,000.00	$462,000.00
Collection Cost	$466,000.00	$556,000.00
Total	$728,000.00	≈$1,000,000.00

Mr. Anderson noted that the amended fees are for future development in the District and will take effect on January 7, 2026, after a 90-day wait.

Mr. Syme stated that the current impact fee is $2,241 (per ERU) and will increase to $2,526 (per ERU) starting January 7, 2026. He also stated that the IFFP and IFA are scheduled for revision in 2026 due to ongoing development in the District.

ADJOURN

The Public Hearing was adjourned at 6:13PM

Sondra F Smith

MIDVALLEY SEWER DISTRICT
Cash Disbursements
October 2025

Total Cash Disbursement of:
$ 1,137,954.89

Num	Date	Name	Account	Memo	Paid Amount
	10/01/2025	**QuickBooks Payroll Service**	**Cash In Bank - WF**	**Created by Direct Deposit Service on 09/26...**	
			Bank Service Charges	Fee for 2 direct deposit(s) at $1.75 each	-3.50
TOTAL					-3.50
	10/14/2025	**QuickBooks Payroll Service**	**Cash In Bank - WF**	**Created by Payroll Service on 10/09/2025**	
		QuickBooks Payroll Service	Direct Deposit Liabilities	Created by Payroll Service on 10/09/2025	-26,123.34
TOTAL					-26,123.34
	10/30/2025	**QuickBooks Payroll Service**	**Cash In Bank - WF**	**Created by Payroll Service on 10/27/2025**	
		QuickBooks Payroll Service	Direct Deposit Liabilities	Created by Payroll Service on 10/27/2025	-24,243.19
TOTAL					-24,243.19
	10/31/2025		**Cash In Bank - WF**	**Bank and credit card fees**	
			Bank Service Charges	Bank and credit card fees	-5,274.37
TOTAL					-5,274.37
ACH-eftps	**10/15/2025**	**United States Treasury**	**Cash In Bank - WF**	**Federal Withholding Taxes**	
			Fed W/H & FICA Payable	Employee withholdings	-4,289.00
			Fed W/H & FICA Payable	Distict match	-579.77
			Fed W/H & FICA Payable	Employee withholdings	-579.77
			Fed W/H & FICA Payable	District match	-2,478.94
			Fed W/H & FICA Payable	Employee withholdings	-2,478.94
TOTAL					-10,406.42
ACH-eftps	**10/31/2025**	**United States Treasury**	**Cash In Bank - WF**	**Federal Withholding Taxes**	
			Fed W/H & FICA Payable	Employee withholdings	-4,289.00
			Fed W/H & FICA Payable	District match	-579.75
			Fed W/H & FICA Payable	Employee withholdings	-579.75
			Fed W/H & FICA Payable	District match	-2,478.95
			Fed W/H & FICA Payable	Employee withholdings	-2,478.95
TOTAL					-10,406.40
ACH-taps	**10/31/2025**	**UTAH STATE TAX COMMISSION**	**Cash In Bank - WF**	**Utah State Withholding Taxes**	
			UT State Withholding	Employee Withholdings	-3,302.00
TOTAL					-3,302.00
ACH-ulgt	**10/07/2025**	**UTAH LOCAL GOVERNMENTS...**	**Cash In Bank - WF**		
			Life & Disability Insurance	October Accidental Dental Insurance	-7.80
TOTAL					-7.80
ACH-urs	**10/31/2025**	**UTAH STATE RETIREMENT**	**Cash In Bank - WF**	**745**	
			Retirement Expense	October retirement	-17,706.68
			401(k) Employee Contrib Payable	Employee Withholdings	-3,202.00
			401(k) Employee Loan pmts	Employee Withholdings	-2,000.02
			457 - Employee Contribution	Employee Withholdings	-2,582.00
			Roth IRA	Employee Withholdings	-990.00
			URS Employee Contribution	Employee Withholdings	-205.76
TOTAL					-26,686.46

MIDVALLEY SEWER DISTRICT
Cash Disbursements
October 2025

Num	Date	Name	Account	Memo	Paid Amount
1001	**10/02/2025**	**CATHY M KINGSBURY**	**Cash In Bank - WF**		
	10/02/2025		Health Insurance - Retire Reimb	October insurance reimbursement	-136.27
TOTAL					-136.27
1002	**10/02/2025**	**SONDRA F. SMITH**	**Cash In Bank - WF**		
	10/02/2025		Health Insurance - Retire Reimb	October insurance reimbursement	-170.55
TOTAL					-170.55
12986	**10/01/2025**	**CASELLE**	**Cash In Bank - WF**	**Acct #: C-11521**	
	10/01/2025		Computers & Software	October billing software support	-290.00
TOTAL					-290.00
12987	**10/01/2025**	**PEHP HEALTH INSURANCE**	**Cash In Bank - WF**	**Acct #: 738 Policy #: AC-2050**	
	10/01/2025		Health Insurance - Employees	October health insurance	-25,960.15
TOTAL					-25,960.15
12988	**10/09/2025**	**ACE RECYCLING & DISPOSAL**	**Cash In Bank - WF**	**Account #: 803150**	
	10/07/2025		Utilities	Octoberr dumpster service	-110.39
TOTAL					-110.39
12989	**10/09/2025**	**ALLSTREAM**	**Cash In Bank - WF**	**Acct # 906629**	
	10/07/2025		Telephone & Internet	October land-line phone service	-443.81
TOTAL					-443.81
12990	**10/09/2025**	**ANSERFONE**	**Cash In Bank - WF**	**Acct # 2217**	
	10/01/2025		Telephone & Internet	October after-hours answering service	-95.00
TOTAL					-95.00
12991	**10/09/2025**	**BLUE STAKES OF UTAH**	**Cash In Bank - WF**	**MDVLYID**	
	09/30/2025		Blue Stakes	September Blue Stakes Notifications	-267.71
TOTAL					-267.71
12992	**10/09/2025**	**ESRI**	**Cash In Bank - WF**	**Customer #439806**	
	10/07/2025		Computers & Software	ArcGIS Desktop Standard Maintenance Fees	-5,411.00
TOTAL					-5,411.00
12993	**10/09/2025**	**FUEL NETWORK**	**Cash In Bank - WF**	**Invoice # F2603 E00889**	
	09/30/2025		Auto & Truck Expense	September fuel costs	-1,199.08
TOTAL					-1,199.08
12994	**10/09/2025**	**HOME DEPOT CREDIT SERVI...**	**Cash In Bank - WF**		
	09/30/2025		Shop Supplies	Shop supplies	-47.87
			Property & Equipment	Landscape supplies	-93.42
TOTAL					-141.29

MIDVALLEY SEWER DISTRICT
Cash Disbursements
October 2025

Num	Date	Name	Account	Memo	Paid Amount
12995	**10/09/2025**	**TEN POINT SALES AND MARK...**	**Cash In Bank - WF**	**Invoice#: 33376**	
	09/30/2025		Auto & Truck Expense	Camera truck repair	-1,432.47
TOTAL					-1,432.47
12996	**10/09/2025**	**WATER STAR USA**	**Cash In Bank - WF**	**Contract #: 100-9297501-001**	
	09/30/2025		Supplies	July water cooler for shop	-99.27
			Supplies	August water coolers	-199.98
			Supplies	Sept water coolers	-199.98
TOTAL					-499.23
12997	**10/09/2025**	**ZIONS BANKCARD CENTER #...**	**Cash In Bank - WF**	**Acct #: 0667**	
	09/30/2025		Computers & Software	Computer cabel	-19.99
			Computers & Software	Boardroom projector	-167.98
			Supplies	Printer toner	-19.06
			Computers & Software	ChatGPT subscription	-64.47
			Shop Supplies	iPad cover	-22.99
			Seminars & Education	Rural Water Assn training	-372.00
			Supplies	Safety meeting & reward luncheon	-302.62
			Telephone & Internet	Emails accounts	-28.00
TOTAL					-997.11
12998	**10/07/2025**	**AT&T MOBILITY**	**Cash In Bank - WF**	**Account: 2872 8608 5147**	
	09/30/2025		Telephone & Internet	September cell phone, iPad, & radio service	-890.92
TOTAL					-890.92
12999	**10/07/2025**	**AFFORDABLE PRINTING**	**Cash In Bank - WF**	**Invoice #: 18522**	
			Clothing Allowance	District logo employee clothing	-4,056.00
TOTAL					-4,056.00
13000	**10/09/2025**	**WELLS FARGO #0551**	**Cash In Bank - WF**	**Acct # 0551**	
	09/30/2025		Shop Supplies	Shop kitchen supplies	-103.91
			Supplies	Admin kitchen supplies	-103.91
			Shop Supplies	Safety luncheon	-18.32
TOTAL					-226.14
13001	**10/09/2025**	**WELLS FARGO #4777**	**Cash In Bank - WF**	**Acct # 4777**	
	09/30/2025		Auto & Truck Expense	Truck OnStar subscription	-19.34
			Supplies	Boardroom TV mount	-87.98
			Auto & Truck Expense	Truck cell phone charger	-16.98
			Supplies	Networking GM meeting	-43.34
TOTAL					-167.64
13002	**10/09/2025**	**C & L WATER SOLUTIONS, INC**	**Cash In Bank - WF**	**Invoice #: 804509 Proj # 47400166**	
	09/30/2025		Pipe Lining	2025 CIPP project	-163,564.06
TOTAL					-163,564.06
13003	**10/09/2025**	**NEWMAN CONSTRUCTION INC**	**Cash In Bank - WF**	**VOID: Invoice No.: 24091D 8**	
TOTAL					0.00
13004	**10/14/2025**	**NEWMAN CONSTRUCTION INC**	**Cash In Bank - WF**	**Invoice No.: 24091D 8**	
			CIP 7500 S Sewer Line Project	September - 7500 S Sewer Line Project	-662,904.30
TOTAL					-662,904.30

MIDVALLEY SEWER DISTRICT

Cash Disbursements

October 2025

Num	Date	Name	Account	Memo	Paid Amount
13005	**10/14/2025**	**ENBRIDGE**	**Cash In Bank - WF**	**4589520000**	
	09/30/2025		Utilities	September natural gas	-57.47
TOTAL					-57.47
13006	**10/14/2025**	**HAYES GODFREY BELL, P.C.**	**Cash In Bank - WF**		
	09/30/2025		Legal Fees	September legal services	-1,824.00
TOTAL					-1,824.00
13007	**10/14/2025**	**NAPA AUTO PARTS**	**Cash In Bank - WF**	**Acct #16105666**	
	09/30/2025		Auto & Truck Expense	Oil & filters for trucks	-108.91
TOTAL					-108.91
13008	**10/21/2025**	**FCF BENEFITS & ADMINISTR...**	**Cash In Bank - WF**		
			Other Employee Benefit Expenses	Admin fee	-75.00
			Flexible Spending	Employee contribution	-1,468.32
TOTAL					-1,543.32
13009	**10/24/2025**	**AQUA ENGINEERING**	**Cash In Bank - WF**	**Invoice: 31331 & 31334**	
			CIP 7500 S Sewer Line Project	September - 7500 S. Sewer Line engineering	-1,890.00
TOTAL					-1,890.00
13010	**10/21/2025**	**Dezra Franks Estate**	**Cash In Bank - WF**	**Refund overpayment acct #22058**	
			Accounts Receivable - Customers	Refund overpayment acct #22058	-2,579.60
TOTAL					-2,579.60
13011	**10/22/2025**	**SOUTH VALLEY WATER RECL...**	**Cash In Bank - WF**		
			Sewage Treatment Expenses	October sewage treatment expense	-150,649.00
			Sewage Treatment Expenses	September YD Meter Billings	-31.13
TOTAL					-150,680.13
13012	**10/27/2025**	**BOWEN COLLINS & ASSOCIA...**	**Cash In Bank - WF**	**Project No: 353-15-01**	
	09/30/2025		Engineer Fees	September 2025 IFFP & IFA update study	-1,812.00
TOTAL					-1,812.00
13013	**10/27/2025**	**PEHP LIFE AD&D**	**Cash In Bank - WF**	**Account # 738**	
	10/27/2025		Life & Disability Insurance	October Life and AD&D insurance	-457.92
TOTAL					-457.92
13014	**10/27/2025**	**PEHP LTD PROGRAM**	**Cash In Bank - WF**	**Acct # 738**	
	10/27/2025		Life & Disability Insurance	October long-term disability insurance	-531.04
TOTAL					-531.04
13016	**10/29/2025**	**MIDVALE CITY CORPORATION**	**Cash In Bank - WF**	**Acct # 4.4026.00**	
	10/23/2025		Utilities	October water & storm drain & streetlight	-319.60
TOTAL					-319.60

MIDVALLEY SEWER DISTRICT

Cash Disbursements

October 2025

Num	Date	Name	Account	Memo	Paid Amount
13017	**10/29/2025**	**ROCKY MOUNTAIN POWER**	**Cash In Bank - WF**	**Acct # 32065636-001 5**	
	10/23/2025		Utilities	October power	-519.30
TOTAL					-519.30
13021	**10/31/2025**	**AQUA ENGINEERING**	**Cash In Bank - WF**	**Invoice: 31506**	
			CIP 7500 S Sewer Line Project	September - CIPP rehab engineering	-215.00
TOTAL					-215.00

RESOLUTION NO 2025-11-12A
A RESOLUTION OF THE MIDVALLEY SEWER DISTRICT
ADOPTING ITS 2026 BUDGET

RECITALS

A. The Midvalley Sewer District (the "District") is required by law to adopt a budget on an annual basis.

B. The Board of Trustees has considered the estimated revenues and expenditures of the District for the year 2026 and has reviewed and approved a tentative budget for the year 2026.

C. All notices have been given and public hearings have been held as required by law.

RESOLUTION

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE MIDVALLEY SEWER DISTRICT, AS FOLLOWS:

Section 1. <u>Budget Adoption.</u> The District's budget for the year 2026 is hereby adopted as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2. <u>Certification.</u> The District shall certify and file a copy of the 2026 budget with the office of the Utah State Auditor as required by law.

Section 3. <u>Severability.</u> The provisions of this Resolution are severable. If any portion of this Resolution is held invalid or unenforceable, the remainder of the Resolution shall not be affected by said holding, and all sections, parts and divisions of this Resolution shall remain in full force and effect.

Section 4. <u>Effective Date.</u> This resolution and the budget for the year 2026 shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE MIDVALLEY SEWER DISTRICT, STATE OF UTAH, ON NOVEMBER 12, 2025.

MIDVALLEY SEWER DISTRICT

By: Sondra J Smith
Chair, Board of Trustees

ATTEST:

By: Brent Christensen
District Clerk

Vote Recorded:	Aye	Nay
Sondra Smith	X	
Blake Roemmich	X	
Ron Sperry	X	

RESOLUTION NO. 2025-11-12B

A RESOLUTION OF THE MIDVALLEY SEWER DISTRICT TO AMEND ITS 2025 BUDGET

RECITALS

A. The Midvalley Sewer District (the "District") has previously adopted a budget for the year 2025.

B. The Board of Trustees has considered the revenues and expenditures of the District and desires to amend the budget for the year 2025.

RESOLUTION

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE MIDVALLEY SEWER DISTRICT, AS FOLLOWS:

Section 1. Budget Amendment. The District's budget for the year 2025 is hereby amended as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2. Filing. The District shall maintain a copy of the amended budget in its offices and shall file copies thereof with other agencies as may be required by law.

Section 3. Severability. The provisions of this Resolution are severable. If any portion of this Resolution is held invalid or unenforceable, the remainder of the Resolution shall not be affected by said holding, and all sections, parts and divisions of this Resolution shall remain in full force and effect.

Section 4. Effective Date. This resolution and the amended budget for the year 2025 shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE MIDVALLEY SEWER DISTRICT, STATE OF UTAH, ON NOVEMBER 12, 2025.

MIDVALLEY SEWER DISTRICT

By: Sondra J Smith
Chair, Board of Trustees

ATTEST:

By: Brent Christensen
District Clerk

Vote Recorded:	Aye	Nay
Sondra Smith	X	
Blake Roemmich	X	
Ron Sperry	X	

MIDVALLEY
SEWER DISTRICT

RESOLUTION NO 2025-11-12C

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE MIDVALLEY SEWER DISTRICT APPROVING AND ADOPTING AN AMENDMENT TO THE SCHEDULE OF MONTHLY TRUSTEE MEETINGS DURING THE CALENDAR YEAR 2026

RECITALS

A. Utah Code §52-4-202(2) (a), requires that the Midvalley Sewer District (District) give public notice of its annual meeting schedule.

B. The District holds its monthly Board of Trustees Meeting at 5:00 PM on the second Wednesday of each month located at the District office 160 East 7800 South, Midvale UT 84047.

C. The District desires to adopt and give public notice of its schedule of meetings for the calendar year 2026.

RESOLUTION

IT IS RESOLVED by the Board of Trustees of the Midvalley Sewer District as follows:

1. **Date, Time and Place for Monthly Meetings.** The Board of Trustees of the Midvalley Sewer District will hold its monthly meetings as set forth on the Notice of Annual Meeting Schedule attached hereto as Exhibit "A" and incorporated herein by reference at 5:00 PM on the second Wednesday of each month located at the District office 160 East 7800 South, Midvale UT 84047.

2. **Notice of Meeting Schedule.** Notice of the 2026 meeting schedule shall be given as follows: (a) by posting at the District office; (b) by posting on the Utah Public Notice Website; (c) The meeting schedule attached as Exhibit "A" shall be published on the District's internet website and otherwise posted and published as required by law.

3. **Modification of Schedule.** The meeting schedule may be amended from time to time upon approval of the Board of Trustees and proper public notice.

MIDVALLEY
SEWER DISTRICT

4. **Effective Date.** This Resolution shall take effect immediately upon its passage and approval by the Board of Trustees of the Midvalley Sewer District.

PASSED AND ADOPTED by unanimous vote of the Midvalley Sewer District Board of Trustees on November 12, 2025.

	YEA	NAY	Abstain/Absent
Ms. Smith	_X__	___	___
Mr. Roemmich	_X_	___	___
Mr. Sperry	_X__	___	___

MIDVALLEY SEWER DISTRICT

Sondra Smith
Sondra Smith
Chair, Board of Trustees

Attest:

Brent Christensen
Brent Christensen
District Clerk

MIDVALLEY
SEWER DISTRICT

EXIBIT A – 2026 BOARD MEETING SCHEDULE

MIDVALLEY SEWER DISTRICT

SCHEDULE OF MONTHLY TRUSTEE MEETING

CALENDAR YEAR 2026

The monthly meeting of the Board of Trustees will be held on the second Wednesday of each month at 5:00 PM at the District Office located at 160 East 7800 South, Midvale, Utah. All meetings are open to the public unless closed in accordance with legal provisions. Additional meetings may be held or cancelled by the Board of Trustees as necessary.

- JANUARY 14, 2026
- FEBRUARY 11, 2026
- MARCH 11, 2026
- APRIL 8, 2026
- MAY 13, 2026
- JUNE 10, 2026
- JULY 8, 2026
- AUGUST 12, 2026
- SEPTEMBER 9, 2026
- OCTOBER 14, 2026
- NOVEMBER 12, 2026 (Public Hearing – 2027 Budget)
- DECEMBER 9, 2026

MIDVALLEY SEWER DISTRICT

Formerly Know As Midvalley Improvement District

BUDGET 2026

	Budget 2026	Current Year Estimated 2025	Amended Adopted Budget 2025	2024
Operating Revenues:				
Sewer Service Fees	$ 5,401,000	$ 4,885,173	$ 4,860,000	$ 4,385,504
Finance Charges & Other Income	31,000	45,073	22,000	25,139
Total Operating Revenues	5,432,000	4,930,246	4,882,000	4,410,643
Operating Expenses:				
Sewage Treatment Expenses	3,234,000	2,291,384	2,316,000	1,977,072
Salaries & Wages	1,170,000	1,146,547	1,133,000	1,058,570
Employee Benefits	785,000	777,255	748,000	635,312
System Rehabilitation	900,000	868,560	800,000	917,432
Repairs & Maintenance	79,000	70,823	79,000	40,415
Depreciation	459,000	476,499	477,000	438,462
Office & Administrative	233,000	177,210	221,000	201,732
Insurance	57,000	45,172	57,000	51,040
Auto & Truck Expense	70,000	41,259	70,000	47,281
Legal & Accounting Services	42,000	37,358	42,000	30,111
Engineering	50,000	39,811	3,000	8,280
Election	-	3,000	30,000	-
Total Operating Expenses	7,079,000	5,974,877	5,976,000	5,405,707
Total Loss From Operations	(1,647,000)	(1,044,631)	(1,094,000)	(995,064)
Non-Operating Revenues & Expense				
Property Tax Revenue	1,472,000	1,459,832	1,465,000	1,465,701
Impact Fees	200,000	766,115	750,000	132,326
Other Non-Operating Revenue	260,000	677,168	669,000	439,718
Total Non-Operating Revenues & Expense	1,932,000	2,903,115	2,884,000	2,037,745
Net Income (Loss)	$ 285,000	$ 1,858,484	$ 1,790,000	$ 1,042,681

MIDVALLEY SEWER DISTRICT
AMENDED BUDGET 2025

	Original Adopted Budget 2025	Changes		Amended Adopted Budget 2025
Operating Revenues:				
Sewer Service Fees	$ 4,860,000	$ -		$ 4,860,000
Finance Charges & Other Income	22,000	-		22,000
Total Operating Revenues	4,882,000	-		4,882,000
Operating Expenses:				
Sewage Treatment Expenses	2,191,000	125,000	**A**	2,316,000
Salaries & Wages	1,133,000	-		1,133,000
Employee Benefits	748,000	-		748,000
System Rehabilitation	800,000	-		800,000
Repairs & Maintenance	79,000	-		79,000
Depreciation	432,000	45,000	**B**	477,000
Office & Administrative	221,000	-		221,000
Insurance	57,000	-		57,000
Auto & Truck Expense	70,000	-		70,000
Legal & Accounting Services	42,000	-		42,000
Engineering	3,000	-		3,000
Elections	30,000	-		30,000
Total Operating Expenses	5,806,000	170,000		5,976,000
Total Loss From Operations	(924,000)	(170,000)		(1,094,000)
Non-Operating Revenues & Expenses				
Property Tax Revenue	1,465,000	-		1,465,000
Impact Fees	100,000	650,000	**C**	750,000
Other Non-Operating Revenue	189,000	480,000	**D**	669,000
Total Non-Operating Revenues & Expenses	1,754,000	1,130,000		2,884,000
Net Income (Loss)	$ 830,000	$ 960,000		$ 1,790,000

A Budget increase is due to the sewer treatment plant charging more than was anticipated in the original budget. Additionally, compared to the prior year, the District does not anticipate as large of a refund from the treatment plant.

B Budget increase is due to additional depreciation expense on capital projects completed during the year, new jet truck and camera truck costs, and contributed capital sewer lines and manholes received. The additional depreciation was more than was anticipated in the original budget.

C Budget increase is due to receiving more impact fee revenue than was anticipated in the original budget.

D Budget increase is due to receiving more interest income on the District's savings account and investments than was anticipated in the original budget.

Fraud Risk Assessment

Continued

*Total Points Earned: 375 /395 *Risk Level:

Very Low	Low	Moderate	High	Very High
> 355	316-355	276-315	200-275	< 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	X	200
2. Does the entity have governing body adopted written policies in the following areas:	X	
a. Conflict of interest?	X	5
b. Procurement?	X	5
c. Ethical behavior?	X	5
d. Reporting fraud and abuse?	X	5
e. Travel?	X	5
f. Credit/Purchasing cards (where applicable)?	X	5
g. Personal use of entity assets?	X	5
h. IT and computer security?	X	5
i. Cash receipting and deposits?	X	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	X	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	X	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	X	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	X	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	X	20
7. Does the entity have or promote a fraud hotline?	X	20
8. Does the entity have a formal internal audit function?		20
9. Does the entity have a formal audit committee?	X	20

*Entity Name: Midvalley Improvement District

*Completed for Fiscal Year Ending: November 30, 2025 *Completion Date: November 12, 2025

*CAO Name: Jared Syme *CFO Name: Brent Christensen

*CAO Signature: Jared Syme *CFO Signature: Brent Christensen

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?		X	X	
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check “N/A”.		X	X	
4. Are all the people who have access to blank checks different from those who are authorized signers?		X	X	
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check “N/A”.	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check “N/A”.	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check “N/A”.	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check “N/A”.	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check “N/A”.	X			

* MC = Mitigating Control

MIDVALLEY SEWER DISTRICT
Balance Sheet Two Year Comparison
As of September 30, 2025

	Sep 30, 25	Sep 30, 24	$ Change
ASSETS			
Current Assets			
Checking/Savings	636,072	430,531	205,541
Other Current Assets			
Petty Cash	400	400	0
PTIF #666 - General Account	3,719,042	3,029,908	689,134
PTIF #4886 - SVWRF 4D Bond	781	379	402
Accounts Receivable - Customers	67,875	37,254	30,620
Liens Receivable	83,146	74,029	9,117
Prepaid Expenses	28,446	26,830	1,617
Prepaid Treatment Costs ST	178,935	178,935	0
Prepaid - SWVRF Bond Pmt	31,587	33,173	(1,586)
Total Other Current Assets	4,110,212	3,380,908	729,304
Total Current Assets	4,746,284	3,811,439	934,845
Fixed Assets			
Capital Assets - Not Depreciate			
Intangible Asset - SVWRF	3,414,424	3,414,424	0
Land	300,370	300,370	0
CIP 7500 S Sewer Line Project	1,495,469	89,388	1,406,080
Total Capital Assets - Not Depreciate	5,210,263	3,804,182	1,406,080
Capital Assets - Depreciated			
Buildings & Improvements	1,986,140	1,986,140	0
Sewer System - Contributed	5,086,351	4,929,599	156,752
Sewer System - Constructed	9,684,324	9,684,324	0
Trucks & Equipment	1,954,046	1,646,323	307,724
Machinery & Equipment	77,826	77,826	0
Office Equipment	133,462	112,864	20,598
Accumulated Depreciation	(7,906,810)	(7,875,393)	(31,417)
Total Capital Assets - Depreciated	11,015,339	10,561,682	453,657
Total Fixed Assets	16,225,601	14,365,864	1,859,737
Other Assets			
Prepaid Treatment Costs LT	1,793,150	1,972,085	(178,935)
Investments	6,281,707	5,966,732	314,975
Deferred Outflows - Pensions	374,855	291,907	82,948
Total Other Assets	8,449,712	8,230,724	218,988
TOTAL ASSETS	**29,421,598**	**26,408,027**	**3,013,571**

MIDVALLEY SEWER DISTRICT

Balance Sheet Two Year Comparison

As of September 30, 2025

	Sep 30, 25	Sep 30, 24	$ Change
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable	173,188	18,825	154,364
Other Current Liabilities			
Deferred Revenue	205,055	186,578	18,477
Refundable Deposits	406,136	47,239	358,897
Comp Absences - Current	200,252	204,466	(4,214)
Total Other Current Liabilities	811,443	438,283	373,160
Total Current Liabilities	984,631	457,107	527,524
Long Term Liabilities			
Comp Absences - Long Term	383,368	373,154	10,214
Net Pension Liability	165,977	115,907	50,070
Deferred Inflows - Pensions	1,445	1,129	316
Total Long Term Liabilities	550,790	490,190	60,600
Total Liabilities	1,535,421	947,297	588,124
Equity			
Net Position			
Donated Sewer System	4,941,645	4,765,679	175,966
URS Net Pension Adjustment	(174,871)	(101,863)	(73,008)
Total Net Position	4,766,774	4,663,816	102,958
Retained Earnings	21,463,815	20,348,216	1,115,599
Net Income	1,655,588	448,699	1,206,889
Total Equity	27,886,176	25,460,730	2,425,447
TOTAL LIABILITIES & EQUITY	**29,421,598**	**26,408,027**	**3,013,571**

Midvalley Improvement District
Profit & Loss YTD - Comparison To Prior Year
January to September 2025

	2025	2024	Change		% Change
Operating Revenues					
Sewer Service Fees	$ 3,655,609	$ 3,305,239	$ 350,370	A	10.60%
Finance Charges & Other	43,380	16,077	27,303	B	170%
Total Operating Revenues	3,698,989	3,321,316	377,673		11%
Operating Expenses					
Sewage Treatment Fees	1,585,335	1,550,145	35,190		2%
Salary and Wages	812,753	781,905	30,848		4%
Employee Benefits	487,700	453,045	34,655		8%
Depreciation and Amortization	321,300	321,300	0		0%
Pipe-Lining and Manhole Rehab	169,319	227,256	(57,937)	C	(25%)
Repairs & Maintenance	23,985	30,357	(6,372)		(21%)
Insurance	42,171	49,816	(7,645)		(15%)
Legal & Accounting Services	29,196	25,911	3,285		13%
Office & Administrative	137,971	141,201	(3,230)		(2%)
Auto & Truck Expense	28,283	35,806	(7,523)		(21%)
Engineering Fees	13,848	8,280	5,568		67%
Election Expense	3,000	0	3,000		100%
Total Operating Expenses	3,654,861	3,625,022	29,839		1%
Net Income (Loss) From Operations	44,128	(303,706)	347,834		(115%)
Non-Operating Revenues					
Property Tax Revenue	187,168	204,514	(17,346)		(8%)
Impact Fee Income	696,644	103,284	593,360	D	574%
Interest Income	320,490	294,305	26,185		9%
Lien Fees	983	1,729	(746)		(43%)
Gain or Loss on Sale of Asset	261,468	(15,347)	276,815	E	1,804%
Total Non-Operating Revenues	1,466,753	588,485	878,268		149%
Contributed Capital - Sewer Lines	144,706	163,920	(19,214)	F	(12%)
Net Income (Loss)	**$ 1,655,587**	**$ 448,699**	**$ 1,206,888**		**269%**

Midvalley Improvement District
Profit & Loss YTD - Comparison To Prior Year
January to September 2025

Explanation of changes greater than $10,000 and 10%.

A This increase was expected as the District increased sewer service fees in 2025 by 10%.

B The change between years is not expected to be consistent as these revenues depend on construction projects in the District. Increase in revenue is primarily related to the large Midvale Townhomes inpsection fees and manhole fees.

C The change between years is not expected to be consistent as the costs depend on when the rehabilitation projects are completed. Current year costs are related to 2025 pipe-lining and man-hole rehabilitation project and additional costs of $696,550 are expected to be paid by the end of the year.

D Impact fee revenue is not expected to be consistent with the prior year as impact fee revenue is dependent on construction in the District. The following is a breakdown of the impact fees collected:

	Impact Fees **2025**	Impact Fees **2024**	Difference More (Less)
Residential housing	$ 658,854	$ 42,446	$ 616,408
Commercial / Business	37,790	60,838	(23,048)
January to September	$ 696,644	$ 103,284	$ 593,360

During 2025, the largest payor of inpact fees was Midvale Townhomes in the amount of $504,225 for 225 units (7309 S. 180 W.).

E This account is used to track the gains and losses on the disposition of District assets, usually vehicles. This year, majority of the gains came from the sale of the 2018 CCTV camera truck with a gain of $109,078 and the sale of the 2015 VACTOR jet cleaning truck with a gain of $157,784.

F The decrease is due to the District receiving less contributed sewer lines, from developers, than the prior year.

Midvalley Improvement District
Profit & Loss YTD - Budget vs Actual
January to September 2025

	Actual	Budget	Over (Under) Budget		% Change
Operating Revenues					
Sewer Service Fees	$ 3,655,609	$ 3,645,000	$ 10,609		0.3%
Finance Charges & Other	43,380	15,300	28,080	A	184%
Total Operating Revenues	3,698,989	3,660,300	38,689		1%
Operating Expenses					
Sewage Treatment Fees	1,585,335	1,638,000	(52,665)		(3%)
Salary and Wages	812,753	794,250	18,503		2%
Employee Benefits	487,700	523,170	(35,470)		(7%)
Depreciation and Amortization	321,300	324,000	(2,700)		(1%)
Pipe-Lining and Manhole Rehab	169,319	170,000	(681)		(0%)
Repairs & Maintenance	23,985	58,860	(34,875)	B	(59%)
Insurance	42,171	45,500	(3,329)		(7%)
Legal & Accounting Services	29,196	34,500	(5,304)		(15%)
Office & Administrative	137,971	151,980	(14,009)		(9%)
Auto & Truck Expense	28,283	52,200	(23,917)	C	(46%)
Engineering Fees	13,848	2,250	11,598		515%
Total Operating Expenses	3,651,861	3,794,710	(142,849)		(4%)
Net Income (Loss) From Operations	47,128	(134,410)	181,538		135%
Non-Operating Revenues					
Property Tax Revenue	187,168	199,250	(12,082)		(6%)
Impact Fee Income	696,644	74,700	621,944	D	833%
Interest Income	320,490	135,000	185,490	E	137%
Lien Fees	983	4,500	(3,517)		(78%)
Gain or Loss on Sale of Asset	261,468	2,250	259,218	F	11,521%
Total Non-Operating Revenues	1,466,753	415,700	1,051,053		253%
Contributed Capital - Sewer Lines	144,706	0	144,706	G	100%
Net Income (Loss)	**$ 1,658,587**	**$ 281,290**	**$ 1,232,591**		**490%**

Midvalley Improvement District
Profit & Loss YTD - Budget vs Actual
January to September 2025

Explanation of major over or (under) budget line items (greater than 10% and $10,000):

A The over budget is due to receiving more contractor related fees than budgeted. The over budget primarily related to the Midvale Townhomes inpsection fees and manhole fees.

B The under budget amount is due to the District having less sewer system repairs than anticipated. Budgeting for sewer system repairs is difficult as the repair costs are not expected to be consistent from year to year. The District budgets conservatively higher for unexpected repairs.

C The under budget amount is expected as the District has not incurred any unanticipated auto and truck costs. The District has traditionally budgeted this area high to cover any unexpected truck repairs.

D The over budget amount is a result of the District receiving more impact fees than were budgeted. Budgeting for impact fee revenue is very difficult as the impact revenues are not expected to be consistent from year to year, and are based on estimated development and construction in the District.

E The over budget is due to interest rates remaining higher than was anticipated during the budgeting process last Fall. The Interest Income earned during the year of $320,490 has already exceeded the yearly budget of $135,000.

F The over budget is due selling the 2015 VACTOR jet truck and the 2018 CCTV camera truck for more than was expected. The trucks held their re-sell values much higher than was expected when they were originally purchased.

G The District does not budget for contributed sewer lines as they do not represent spendable resources received.