

CENTRAL WASATCH COMMISSION
BASIC FINANCIAL STATEMENTS AND
REQUIRED SUPPLEMENTARY INFORMATION
WITH INDEPENDENT AUDITOR'S REPORTS
YEAR ENDED JUNE 30, 2026

CENTRAL WASATCH COMMISSION

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GILBERT & STEWART
CERTIFIED PUBLIC ACCOUNTANTS
A PROFESSIONAL CORPORATION
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INDEPENDENT AUDITORS' REPORT

Honorable Chair
Members of the Commission
Central Wasatch Commission

Opinions

We have audited the accompanying financial statements of Central Wasatch Commission ("CWC") as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of Central Wasatch Commission as of June 30, 2026, and the change in financial position and where applicable cash flows, for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Central Wasatch Commission 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

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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 Central Wasatch Commission'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.

Management's Responsibility for the Financial Statements

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our objectives to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Central Wasatch Commission'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 Central Wasatch Commission'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, defined benefit pension schedules, be presented to supplement the basic financial statements. Such information, 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 also issued our report dated September 17, 2026, on our consideration of CWC's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on 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 CWCs internal control over financial reporting and compliance.

Sincerely,

Gilbert & Stewart

Gilbert & Stewart
Provo, Utah
September 17, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

MANAGEMENT'S DISCUSSION AND ANALYSIS

INTRODUCTION

As management of Central Wasatch Commission (CWC), we offer readers of CWC's financial statements this narrative overview and analysis of the financial activities of CWC for the fiscal year ended June 30, 2026. We encourage readers to consider the information presented here in conjunction with the financial statements which follow this section.

Central Wasatch Commission was created with an inter-local agreement on May 30, 2017.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to Central Wasatch Commission's basic financial statements. CWC's basic financial statements consist of two components: 1) financial statements and 2) notes to the financial statements.

CWC uses proprietary fund accounting 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 the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges. Therefore, the financial statements are designed to provide readers with a broad overview of CWC's finances in a manner similar to a private-sector business.

- *The Statement of Net Position* represents information on all of CWC's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of CWC is improving or deteriorating.
- *The Statement of Revenues, Expenses, and Change in Net Position* represents information showing how CWC's net position changed during the fiscal year being reported. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus all of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.
- *The Statement of Cash Flows* shows what effect CWC's operating activities, investing activities, and financing activities had on cash flows. Cash is vital to all organizations, and this statement helps the reader understand how CWC received and used cash during the fiscal year being reported.

NOTES TO THE FINANCIAL STATEMENTS

The notes to the financial statements provide additional information that is essential for a more complete understanding of the data provided in the financial statements. The notes are an integral part of the financial statements.

FINANCIAL SUMMARY

The following tables summarize information presented in the financial statements over the last two years:

Net Position

	2026	2025
Current and Other Assets	\$ 1,268,137	\$ 1,167,799
Net Capital Assets	148,558	169,048
Total Assets	1,416,695	1,336,847
Deferred Outflows of Resources related to Pensions	36,246	49,724
Current and Other Liabilities	227,360	55,024
Long-Term Liabilities	173,419	213,246
Total Liabilities	400,779	268,270
Deferred Inflows of Resources related to Pensions	21,849	964
Net position		
Net investment in capital assets	(15,875)	(8,194)
Restricted for Pensions	3,017	-
Unrestricted	1,043,171	1,125,531
Total Net Position	\$ 1,030,313	\$ 1,117,337

Central Wasatch Commission changes in net position are shown below for the year ended June 30:

Changes in Net Position

	2026	2025
Operating Revenues	\$ 554,936	\$ 519,195
Operating Expenses	831,695	729,518
Net Operating Income (Loss)	(276,759)	(210,323)
Non-Operating Income (Loss)	189,736	286,383
Income (Loss) before Contributions	(87,023)	76,060
Change in Net Position	(87,023)	76,060
Net Position - Beginning of Year	1,117,336	1,041,277
Net Position - Ending of Year	\$ 1,030,313	\$ 1,117,337

DETAILED ANALYSIS

Government Wide

- At June 30, 2026, the Commissions' assets and deferred outflows exceeded the liabilities and deferred inflows by \$1,030,313 Of this amount \$878,38 is unrestricted and may be used to meet the Commission's ongoing obligations.
- The investment in capital assets reports a negative amount of (15,875). The reason for the negative figure is that the right-to-use asset is being depreciated over the life of the lease using a straight-line method of depreciation. The lease liability principal payments gradually increase as the lease is paid down. In the future the principal payments will exceed the depreciation and the investment in capital assets will become a positive number.
- The Commission's net position decreased by \$87,023 The decrease resulted from a reduction of grant revenue from the prior year.
- Noncurrent assets decreased by \$17,473, the decrease resulted from accumulated depreciation.
- Noncurrent liabilities decreased by \$39,827, the decrease resulted in lease liability payments and a decrease in the net pension liability.
- Operating revenues increased by \$35,741, the increase resulted from an increase in member dues.
- Operating expenses increased by \$102,177, the increase resulted from an increase in salaries and wages.
- Nonoperating revenues decreased by \$96,647, the major reason for the change was a decrease in grant funding.

BUDGETARY HIGHLIGHTS

- Budgeted revenues exceeded actual revenues by \$123,953.
- Budgeted expenses exceeded actual expenses by 36,931.

CAPITAL ASSETS AND LONG-TERM DEBT FINANCING

Capital Assets

The Commission's investment in capital assets at June 30, 2026, was \$148,558 net of depreciation. The investment in capital assets includes Equipment, and right to use assets. The investment in capital assets decreased by \$20,491. The decrease resulted in no capital additions and depreciation expense of \$20,491.

Long-term Debt

The Commission's long-term debt is comprised of a right-to-use lease payable. The balance of the lease at June 30, 2026, was \$164,433. The balance of the lease decreased from the prior year in the amount of \$12,809 which was the current year debt payments.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of Central Wasatch Commission's finances for all those with an interest in CWC's finances. Questions concerning any information provided in this report or requests for additional financial information should be addressed to:

Finance Director, 311 South State St. Suite 330 Salt Lake City, Utah 84111

BASIC FINANCIAL STATEMENTS

CENTRAL WASATCH COMMISSION
STATEMENT OF NET POSITION
JUNE 30, 2026

ASSETS

CURRENT ASSETS

Cash and Cash Equivalents	\$	1,248,166
Accounts Receivable		12,253
Prepaid Expenses		-
TOTAL CURRENT ASSETS		<u>1,260,419</u>

NONCURRENT ASSETS

Deposits		4,701
Net Pension Asset		3,017
Depreciable Capital Assets, Net Of Accumulated Depreciation		<u>148,558</u>
TOTAL NONCURRENT ASSETS		<u>156,276</u>
TOTAL ASSETS		<u>1,416,695</u>

DEFERRED OUTFLOWS OF RESOURCES

Deferred Outflows of Resources Related To Pensions		<u>36,246</u>
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES		<u>1,452,941</u>

LIABILITIES

CURRENT LIABILITIES

Accounts Payable		157,851
Wages and Payroll Liabilities Payable		54,714
Current Portion of Lease Liability		<u>14,795</u>
TOTAL CURRENT LIABILITIES		<u>227,360</u>

NONCURRENT LIABILITIES

Lease Liability - Net of Current Portion		149,638
Compensated Absences		11,707
Net Pension Liability		<u>12,074</u>
TOTAL NONCURRENT LIABILITIES		<u>173,419</u>
TOTAL LIABILITIES		<u>400,779</u>

DEFERRED INFLOWS OF RESOURCES

Deferred Inflows of Resources Related To Pensions		<u>21,849</u>
TOAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES		<u>422,628</u>

NET POSITION

Net Investment in Capital Assets		(15,875)
Restricted for Pensions		3,017
Unrestricted		<u>1,043,171</u>
TOTAL NET POSITION	\$	<u>1,030,313</u>

CENTRAL WASATCH COMMISSION
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2026

OPERATING REVENUES

Member Dues	\$ 482,000
Miscellaneous Income	<u>72,936</u>

TOTAL OPERATING REVENUES	<u>554,936</u>
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OPERATING EXPENSES

Salaries, Wages and Benefits	443,629
Professional Services	311,223
Operation and Maintenance	56,353
Depreciation	<u>20,490</u>

TOTAL OPERATING EXPENSES	<u>831,695</u>
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OPERATING INCOME (LOSS)	<u>(276,759)</u>
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NON-OPERATING REVENUES (EXPENSES)

Interest Expense	(14,574)
Interest Income	48,780
Grants	100,000
Donations	530
Contributions from Other Governments	<u>55,000</u>

TOTAL NON-OPERATING REVENUES (EXPENSES)	<u>189,736</u>
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CHANGE IN NET POSITION	(87,023)
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TOTAL NET POSITION AT BEGINNING OF YEAR	<u>1,117,336</u>
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TOTAL NET POSITION AT END OF YEAR	<u><u>\$ 1,030,313</u></u>
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See the accompanying notes to the financial statements and accountant's report

CENTRAL WASATCH COMMISSION
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2026

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from Members and Miscellaneous	\$ 551,383
Payments to Suppliers	(239,981)
Payments to Employees	<u>(392,345)</u>

NET CASH FLOWS FROM OPERATING ACTIVITIES	<u>(80,943)</u>
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CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES

Interest paid on Right of use Lease	(14,574)
Principal payments on Lease Liability	(12,809)
Grants	100,000
Donations	530
Contributions from Other Governments	<u>55,000</u>
NET CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	<u>128,147</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest Income	<u>48,780</u>
NET CASH FLOWS FROM INVESTING ACTIVITIES	<u>48,780</u>

NET CHANGE IN CASH AND CASH EQUIVALENTS	95,984
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>1,152,182</u>

CASH AND CASH EQUIVALENTS AT END OF YEAR	<u><u>\$ 1,248,166</u></u>
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RECONCILIATION OF OPERATING INCOME TO NET CASH FLOWS FROM OPERATING ACTIVITIES

Operating Income (Loss)	\$ (276,759)
Adjustments	
Depreciation	20,490
Changes in Assets and Liabilities	
Accounts Receivable	(3,553)
Prepaid Expenses	2,216
Net Pension Assets	(3,017)
Deferred Outflows	13,478
Accounts Payable	125,379
Wages and Payroll Liabilities Payable	44,970
Unearned Revenues	-
Compensated Absences	(270)
Net Pension Liability	(24,762)
Deferred Inflows	<u>20,885</u>

NET CASH FLOWS FROM OPERATING ACTIVITIES	<u><u>\$ (80,943)</u></u>
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CENTRAL WASATCH COMMISSION
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2026

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of Central Wasatch Commission (CWC) have been prepared in conformity with generally accepted accounting principles (GAAP) as applicable to state and local governments. Generally accepted accounting principles for local governments include those principles prescribed by the Governmental Accounting Standards Boards (GASB). The following is a summary of the more significant of CWC's accounting policies.

Financial Reporting Entity

Central Wasatch Commission is a separate legal entity and political subdivision of the State of Utah. It was formed by an interlocal agreement dated May 30, 2017, pursuant to the provisions of the Utah Interlocal Co-Operational Act. The area of focus is between I-80 and the Salt Lake County line south of Little Cottonwood Canyon. The Commission seeks to engage the public, build consensus, and coordinate the actions in the Central Wasatch Mountains. CWC's purposes include the following:

- 1) engage the public and collaborate with stakeholders.
- 2) seek transportation solutions focused on transit, walking, and biking.
- 3) develop visitor amenities and trails and focus on canyon stewardship.
- 4) watershed protection.

The following governmental entities were financial contributors to CWC as of June 30, 2026:

Cottonwood Heights City	Park City
Salt Lake City	Summit County
Millcreek City	Town of Alta
Brighton City	Utah Transit Authority (Ex Officio)
Sandy City	Metro Water District (Ex Officio)
High Valley Transit (Ex Officio)	Holladay City

The reporting entity is comprised of the primary government and other organizations that are included to ensure that the financial statements are not misleading. The primary government of CWC consists of all funds, departments, boards, and agencies not legally separate from CWC.

Basis of Presentation

CWC's basic financial statements consist of a statement of net position, a statement of revenues, expenses, and change in net position, and a statement of cash flows.

The statement of net position presents the financial position of the business-type activities of CWC at year-end.

Fund Accounting – CWC uses a proprietary fund to maintain its financial records during the year. A fund is a fiscal and accounting entity with a self-balancing set of accounts.

NOTE 1 – (CONTINUED)

Proprietary Funds – Proprietary fund reporting focuses on the determination of operating income, changes in net position, financial position and cash flows. Proprietary funds are classified as either enterprise or internal service.

Measurement Focus

Proprietary fund types are accounted for on a flow of economic resources measurement focus on both financial reporting levels. All assets and liabilities associated with the operation of these funds are included on the statements of net position. The statement of revenues, expenses, and change in net position presents increases (i.e., revenues) and decreases (i.e., expenses) in net position. The statement of cash flows provides information about how CWC finances and meets the cash flow needs of its proprietary activities.

Basis of Accounting

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Proprietary funds use the accrual basis of accounting at all reporting levels. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recognized when the liability is incurred or the economic asset is used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange or exchange-like transactions are recognized when the exchange takes place.

Revenues – Exchange Transactions – Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place.

Revenues – Non-exchange Transactions – Non-exchange transactions, in which CWC receives value without directly giving equal value in return, include grants and donations. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which CWC must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to CWC on a reimbursement basis.

Expenses/Expenditures – On the accrual basis of accounting, expenses are recognized at the time they are incurred, if measurable.

NOTE 1 – (CONTINUED)

Assets, Liabilities and Fund Equity

Cash, cash equivalents, and investments

Cash and cash equivalents include cash on hand, demand deposits with banks and other financial institutions, and deposits in other types of accounts or cash management pools that have the general characteristics of demand deposit accounts. CWC's investment policy allows for the investment of funds in time certificates of deposit with federally insured depositories, investment in the Utah Public Treasurer's Investment Fund (Fund) and other investments allowed by the State of Utah's Money Management Act. Investments are reported at fair value. The Fund operates in accordance with state laws and regulations. The reported value of CWC's cash in the Fund is the same as the fair value of the Fund shares.

Cash equivalents are defined as short-term highly liquid investments that are both readily convertible to known amounts of cash and so near maturity that they present insignificant risk of changes in value because of changes in interest rates. Investments with maturities of three months or less, when purchased, meet this definition.

Restricted assets

Cash which is restricted to a particular use due to statutory, budgetary or bonding requirements is classified as "restricted cash" on the statement of net position and on the balance sheets. Restricted cash would be spent first and then unrestricted resources would be used when the restricted funds are depleted. CWC had restricted assets related to pensions at June 30, 2026.

Deferred Outflows/Inflows of Resources

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

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

NOTE 1 – (CONTINUED)

Leases

CWC implemented GASB No. 87 Lease in fiscal year 2022. The primary objective of this statement is to establish a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and a right to use asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. The lease liability or receivable is the present value of the payments what will be made to the lessor over the lease term.

Pension

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

Fund equity

Net Position Flow Assumptions – CWC has established a flow assumption policy to use restricted net position first before using unrestricted net position.

Net Position – The net position represents the difference between assets and liabilities. The net position component, net investment in capital assets, consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets, and adding back unspent proceeds. The net position is reported as restricted when there are limitations imposed on its use either through enabling legislation or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. The balance of the net position is reported as unrestricted.

Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. Operating expenses are necessary costs incurred to provide the good or service that are the primary activity of each fund. All other revenues and expenses are classified as non-operating including investment earnings, interest expense, and the gain or loss on the disposition of capital assets.

NOTE 1 – (CONTINUED)

Contributions of Capital

Contributions of capital reported in proprietary fund financial statements arise from outside contributions of capital assets (e.g. member cities), and grants or outside contributions of resources restricted to capital acquisition and construction.

Estimates and Assumptions

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements and the accompanying notes. Actual results may differ from estimates.

NOTE 2 – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

Prior to the first regularly scheduled meetings of the Board in May, the Board submits a proposed operating budget for the fiscal year commencing the following July 1. The operating budget includes proposed expenses and proposed sources of revenues.

Between May 1 and June 23, the Board members review and adjust the proposed budget. On or before June 23, a public hearing is held and the budget is legally adopted through passage of a resolution.

Under Utah State law, CWC's budget establishes maximum legal authorization for expenses during the fiscal year. Expenses are not to exceed the budgeted amounts, including revisions, except as allowed by the code for certain events.

Annual budgets for the proprietary fund are legally adopted by CWC and prepared on the accrual method of accounting.

NOTE 3 – CASH AND INVESTMENTS

CWC maintains cash and investment accounts. Cash accounts are not collateralized nor are they required to be by State statute. Investments are stated at cost or amortized cost, which approximates fair value.

Cash deposits and investments for CWC are governed by the Utah Money Management Act (*Utah Code Annotated*, Title 51, Chapter 7) (The Act) and by rules of the Utah Money Management Council(the Council). Following are discussions of CWC's exposure to various risks related to its cash management activities.

NOTE 3 – (CONTINUED)

Custodial Credit Risk

Custodial credit risk for deposits is the risk that in the event of a bank failure, CWC's deposits may not be recovered. CWC's policy for managing custodial credit risk is to adhere to the Money Management Act. The Act requires all deposits of CWC 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 Utah Money Management Council. As of June 30, 2026, all of CWC's bank balances were insured.

Credit Risk

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

CWC 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 subjected 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 participants' average daily balances.

The deposits and investments included on the statement of net position as per the following reconciliation:

<u>Depository Account</u>	<u>Balance June 30, 2026</u>
Deposits	\$ 9,595
Investments	1,238,571
Total Deposits	<u><u>\$ 1,248,166</u></u>

NOTE 3 – (CONTINUED)

Fair Value of Investments

CWC measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles (GAAP). These guidelines recognize a three-tiered fair value hierarchy as follows:

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

Investments	Investment Maturities (in Years)				Quality Ratings
	Less Than 1	1-5	6-10	More Than 10	
Utah Public Treasurer's Investment Fund	\$ 1,238,571	\$ -	\$ -	\$ -	Unrated
Total Investments	<u>\$ 1,238,571</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

NOTE 4 – PENSION PLANS

General Information about the Pension Plan

Plan Description: Eligible plan participants are provided with pensions throughout the Utah Retirement Systems (URS). The Utah Retirement Systems are comprised of the following pension trust funds:

Defined Benefit Plans

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

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

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the URS Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and

NOTE 4 – (CONTINUED)

other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S., Salt Lake City, Utah 84102 or visiting the website: www.urs.org.

Benefits Provided: URS provides retirement, disability, and death benefits. Retirement benefits areas follows:

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

*with actuarial reductions

**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.

NOTE 4 – (CONTINUED)

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 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 June 30, 2026 are as follows:

	Employee Paid	Paid by Employer for Employee	Employer Contribution Rates	Employer rate for 401(k) Plan
Contributory System				
111- Local Government Division Tier 2	N/A	N/A	14.19%	0.00%
Noncontributory System				
15 - Local Government Division Tier 1	N/A	N/A	15.97%	N/A
Tier 2 DC Only				
211 Local Government	N/A	N/A	4.19%	10.00%

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

For the fiscal year ended June 30, 2026, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions		Employee Contributions	
Noncontributory System	\$	-	\$	N/A
Tier 2 Public Employees System		21,047		1,193
Tier 2 DC Only System		6,239		-
Total Contributions	\$	27,286		1,193

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

NOTE 4 – (CONTINUED)

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

At June 30, 2026, we reported a net pension asset of \$3,017 and a net pension liability of \$12,074.

	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2023	Change (Decrease)
Noncontributory System	\$ 3,107	\$ -	0.0061660%	0.0057973%	0.0003686%
Tier 2 Public Employees System	-	12,074	0.0048971%	0.0061869%	-0.0012898%
Total Net Pension Asset / Liability	<u>\$ 3,107</u>	<u>\$ 12,074</u>			

The net pension asset and liability was measured as of December 31, 2025, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2025, 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 June 30, 2026, we recognized pension expense of \$33,789.

At June 30, 2026, we reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflow of Resources
Differences between expected and actual experience	\$ 16,681	\$ 60
Changes in Assumptions	4,300	-
Net differences between projected and actual earnings on pension plan investments	-	21,091
Changes in proportion and differences between contributions and proportionate share of contributions	2,686	698
Contributions subsequent to the measurement date	12,579	-
Total Net Pension Asset / Liability	<u>\$ 36,246</u>	<u>\$ 21,849</u>

	Deferred Outflows of Resources	Deferred Inflow of Resources
Differences between expected and actual experience	\$ 18,931	\$ 128
Changes in Assumptions	7,683	2
Net differences between projected and actual earnings on pension plan investments	6,717	-
Changes in proportion and differences between contributions and proportionate share of contributions	-	834
Contributions subsequent to the measurement date	13,162	-
Total Net Pension Asset / Liability	<u>\$ 49,724</u>	<u>\$ 964</u>

\$12,579 was 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, 2025.

NOTE 4 – (CONTINUED)

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:

<u>Year Ended December 31,</u>	<u>Deferred Outflows (Inflows) of Resources</u>
2026	\$ 11,415
2027	(6,623)
2028	(5,539)
2029	(5,066)
2030	1,684
Thereafter	5,948

Noncontributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2026, we recognized pension expense of \$17,034.

At June 30, 2026, we reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflow of Resources</u>
Differences between expected and actual experience	\$ 8,284	\$ -
Changes in Assumptions	-	-
Net differences between projected and actual earnings on pension plan investments	-	16,709
Changes in proportion and differences between contributions and proportionate share of contributions	-	121
Contributions subsequent to the measurement date	-	-
Total Net Pension Asset / Liability	<u>\$ 8,284</u>	<u>\$ 16,830</u>

\$0 was 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, 2025.

NOTE 4 – (CONTINUED)

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:

<u>Year Ended December 31,</u>	<u>Deferred Outflows (Inflows) of Resources</u>
2026	\$ 9,777
2027	(6,792)
2028	(5,984)
2029	(5,548)
2030	-
Thereafter	-

Tier 2 Public Employees System Pension and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2026, we recognized pension expense of \$16,755.

At June 30, 2026, we reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflow of Resources</u>
Differences between expected and actual experience	\$ 8,397	\$ 60
Changes in Assumptions	4,300	-
Net differences between projected and actual earnings on pension plan investments	-	4,381
Changes in proportion and differences between contributions and proportionate share of contributions	2,686	577
Contributions subsequent to the measurement date	12,579	-
Total Net Pension Asset / Liability	<u>\$ 27,962</u>	<u>\$ 5,018</u>

\$12,579 was 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, 2025.

NOTE 4 – (CONTINUED)

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:

<u>Year Ended December 31,</u>	<u>Deferred Outflows (Inflows) of Resources</u>
2026	\$ 1,638
2027	169
2028	445
2029	481
2030	1,684
Thereafter	5,948

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

Inflation	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 80% of the ultimate rates from the MP-2020 improvement assumption using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2023 valuation were based on an 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:

NOTE 4 – (CONTINUED)

Expected Return Arithmetic Basis			
Asset Class	Target Asset Allocation	Real Return Arithmetic Basis	Long-Term Expected Portfolio Real Rate of Return
Equity securities	35%	6.68%	2.34%
Debt securities	20%	2.06%	0.41%
Real assets	18%	5.26%	0.95%
Private equity	12%	9.80%	1.18%
Absolute return	15%	3.96%	0.59%
Cash and cash equivalents	0%	0.49%	0.00%
Totals	100%		5.47%
	Inflation		2.50%
	Expected arithmetic nominal return		7.97%

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 discount rate: The following presents the proportionate share of the net pension liability calculated using the discount 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%)
Noncontributory System	\$ 62,126	\$ (3,017)	\$ (58,394)
Tier 2 Public Employees System	47,485	12,074	(15,558)
Total	\$ 109,611	\$ 9,057	\$ (73,952)

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

NOTE 5 – DEFINED CONTRIBUTIONS SAVINGS PLANS

The Defined Contribution Saving 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.

Central Wasatch Commission participates in the following Defined Contribution Savings Plans with Utah Retirement Systems:

401(k) Plan

Employee and employer contributions to the Utah Retirement Defined Contribution Savings Plans for fiscal year ended June 30, were as follows:

401(k) Plan	2026		2025		2024	
Employer Contributions	\$	14,892	\$	7,790	\$	804
Employee Contributions	\$	5,781	\$	-	\$	-

NOTE 6 – FIXED ASSETS

Capital asset activity is summarized as follows:

	June 30, 2025	Increase	Decrease	June 30, 2026
Capital Assets Being Depreciated:				
Equipment	\$ 6,700	\$ -	\$ -	\$ 6,700
Right to use assets	189,539	-	-	189,539
Total Capital Assets Being Depreciated	196,239	-	-	196,239
Less Accumulated Depreciation:				
Equipment	6,700	-	-	6,700
Right to use assets	20,491	20,491	-	40,982
Total Accumulated Depreciation	27,191	20,491	-	47,682
Total Net Capital Assets Being Depr.	169,048	(20,491)	-	148,557
Total Net Capital Assets	<u>\$ 169,048</u>	<u>\$ (20,491)</u>	<u>\$ -</u>	<u>\$ 148,557</u>

NOTE 7 – LONG TERM LIABILITIES

Changes in long term liabilities are as follows:

	June 30 2024	Increase	Decrease	June 30 2025	Due In One Year
Right of Use Lease Payable	\$ 177,242	\$ -	\$ 12,809	\$ 164,433	\$ 14,795
Compensated Absences	11,977	-	270	11,707	-
Net Pension Liability	36,836	-	24,762	12,074	-
Total Long Term Liabilities	<u>\$ 226,055</u>	<u>\$ -</u>	<u>\$ 37,841</u>	<u>\$ 188,214</u>	<u>\$ 14,795</u>

Lease payable

During 2024 CWC entered into a lease agreement for office space with a present value of \$189,539. Due to the implementation of Governmental Accounting Standards Board (GASB) Statement No. 87, Leases, CWC has recorded a lease payable and a right to use asset. The right to use asset will be amortized over the life of the lease term. A summary of the principal and interest payments of the lease liability are as follows:

Fiscal Year	Principal	Interest	Total
2027	\$ 14,795	\$ 13,409	\$ 28,204
2028	16,756	12,083	28,839
2029	19,137	10,568	29,705
2030	21,755	8,840	30,595
2031	24,632	6,881	31,513
2032-2034	67,358	6,956	74,314
	<u>\$ 164,433</u>	<u>\$ 58,737</u>	<u>\$ 223,170</u>

NOTE 8 - ECONOMIC DEPENDENCY

CWC depends upon the continued financial support of Members. The Members have committed to remit funds sufficient to cover the operating expenses of CWC.

NOTE 9 – RISK MANAGEMENT

CWC is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. CWC obtained liability insurance through the Utah Local Governments Trust. No claims have been paid in the current or prior three years.

NOTE 10 – SUBSEQUENT EVENTS

In preparing these financial statements, CWC has evaluated events and transactions for potential recognition or disclosure through September 17, 2026.

REQUIRED SUPPLEMENTARY INFORMATION

CENTRAL WASATCH COMMISSION
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
UTAH RETIREMENT SYSTEMS
JUNE 30, 2026

Measurement Date as of December 31

Last 10 Fiscal Years *

		Non- contributory System	Tier 2 Public Employees System
Proportion of the net pension liability (asset)	2019	0.0109303%	0.0083236%
	2020	0.0114491%	0.0047087%
	2021	0.0112878%	0.0043654%
	2022	0.0879030%	0.0043042%
	2023	0.5624900%	0.5229300%
	2024	0.5797300%	0.0618690%
	2025	0.0061660%	0.0048971%
Proportionate share of the net pension liability (asset)	2019 \$	41,195	\$ 1,872
	2020	5,873	677
	2021	(64,646)	(1,848)
	2022	15,056	4,687
	2023	13,047	10,178
	2024	18,384	18,452
	2025	(3,017)	12,074
Covered payroll	2019 \$	146,412	\$ 115,975
	2020	163,301	75,300
	2021	157,354	81,000
	2022	82,069	93,850
	2023	-	135,194
	2024	-	183,556
	2025	-	158,128
Proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll	2019	28.14%	1.61%
	2020	3.60%	0.90%
	2021	-41.08%	-2.28%
	2022	18.35%	4.99%
	2023	-	7.53%
	2024	-	10.05%
	2025	-	7.64%
Plan fiduciary net position as a percentage of the total pension liability (asset)	2019	93.70%	96.50%
	2020	99.20%	98.30%
	2021	108.70%	103.80%
	2022	97.50%	92.30%
	2023	96.90%	89.58%
	2024	96.02%	87.44%
	2025	100.58%	91.60%

* In accordance with paragraph 81.a of GASB 68, employers will need to disclose a 10-year history of their proportionate share of the net pension liability (asset) in their required supplementary information. The 10-year schedule will be built prospectively. The schedule above is only for the past two years CWC in the system.

CENTRAL WASATCH COMMISSION
SCHEDULE OF CONTRIBUTIONS
UTAH RETIREMENT SYSTEMS
JUNE 30, 2026

Last 10 Fiscal Years *

		Non- contributory System	Tier 2 Public Employees System **	Tier 2 Public Employees DC Only
Actuarial determined contributions	2018	\$ 620	\$ -	\$ -
	2019	8,538	22,045	-
	2020	10,402	11,925	5,039
	2021	10,576	11,850	5,293
	2022	10,538	13,981	5,820
	2023	-	16,162	6,249
	2024	-	30,059	289
	2025	-	22,873	4,043
	2026	-	21,047	6,240
Contributions in relation to the contractually required contribution	2018	\$ 620	\$ -	\$ -
	2019	8,538	22,045	-
	2020	10,402	11,925	5,039
	2021	10,576	11,850	5,293
	2022	10,538	13,981	5,820
	2023	-	16,162	6,249
	2024	-	30,059	289
	2025	-	22,873	404
	2026	-	21,047	6,240
Contribution deficiency (excess)	All Years	\$ -	\$ -	\$ -
Covered employee payroll	2018	\$ 9,381	\$ -	\$ -
	2019	129,166	141,860	-
	2020	157,370	76,146	75,319
	2021	160,001	75,000	79,113
	2022	159,423	87,000	87,000
	2023	-	100,951	100,951
	2024	-	187,752	4,661
	2025	-	150,580	77,896
	2026	-	148,320	148,916
Contributions as a percentage of covered-employee payroll	2018	6.61%	0.00%	0.00%
	2019	6.61%	15.54%	0.00%
	2020	6.61%	15.66%	6.69%
	2021	6.61%	15.80%	6.69%
	2022	6.61%	16.07%	6.69%
	2023	0.00%	16.01%	6.19%
	2024	0.00%	16.01%	6.19%
	2025	0.00%	15.19%	5.19%
	2026	0.00%	14.19%	4.19%

* Paragraph 81.b of GASB 68 requires employers to disclose a 10-year history of contributions in their Required Supplementary Information. This history will need to be created prospectively. The schedule above is only for the past four years. Contributions as a percentage of covered payroll may be different than the board certified rate due to rounding and 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.

CENTRAL WASATCH COMMISSION
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION - PENSIONS
UTAH RETIREMENT SYSTEMS
JUNE 30, 2026

Changes in Assumptions Related To Pensions

There were no changes in the actuarial assumptions or methods since the prior actuarial valuation.

GOVERNMENT AUDITING STANDARDS REPORT



**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***

Honorable Chair
Members of the Commission
Central Wasatch Commission

September 17, 2026

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activity, each major fund, and the aggregate remaining fund information of Central Wasatch Commission, as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise Central Wasatch Commission's basic financial statements, and have issued our report thereon dated September 17, 2026.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Central Wasatch Commission's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Central Wasatch Commission's internal control. Accordingly, we do not express an opinion on the effectiveness of Central Wasatch Commission's internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Central Wasatch Commission's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the 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.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Gilbert & Stewart

GILBERT & STEWART
Certified Public Accountants
Provo, Utah

STATE COMPLIANCE REPORT



GILBERT & STEWART

CERTIFIED PUBLIC ACCOUNTANTS
A PROFESSIONAL CORPORATION
ESTABLISHED 1974

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

Honorable Chair
Members of the Commission
Central Wasatch Commission

REPORT ON COMPLIANCE WITH STATE REQUIREMENTS

Opinion on Each State Compliance Requirement

We have audited Central Wasatch Commission's compliance with the applicable state requirements described in the *State Compliance Audit Guide*, issued by the Office of the Utah State Auditor for the year ended June 30, 2026.

State compliance requirements were tested for the year ended June 30, 2026 in the following areas:

Budgetary Compliance
Fund Balance
Fraud Risk Assessment
Utah Retirement Systems

In our opinion, Central Wasatch Commission complied, in all material respects, with the state compliance requirements referred to above for the year ended June 30, 2026.

Basis for Opinion on Each State Requirement

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (Government Auditing Standards); and the *State Compliance Audit Guide* (Guide), issued by the Office of the Utah State Auditor. Our responsibilities under those standards and the *State Compliance Audit Guide* are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Central Wasatch Commission and to meet our other ethical responsibilities, in accordance with 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 opinion. Our audit does not provide a legal determination of Central Wasatch Commission's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Central Wasatch Commission's government programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Central Wasatch Commission's compliance based on our audit. 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, Government Auditing Standards, and the Guide will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Central Wasatch Commission's compliance with the requirements of the government program as a whole.

In performing an audit in accordance with GAAS, Government Auditing Standards, and the Guide, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 Central Wasatch Commission's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Central Wasatch Commission's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Guide but not for the purpose of expressing an opinion on the effectiveness of Central Wasatch Commission's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

REPORT ON INTERNAL CONTROL OVER COMPLIANCE

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

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 Guide. Accordingly, this report is not suitable for any other purpose. However, pursuant to *Utah Code* Title 63G, Chapter 2, this report is a matter of public record, and as such, its distribution is not limited.

Gilbert & Stewart

GILBERT & STEWART

Certified Public Accountants

Provo, UT

September 17, 2026