

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT

FINANCIAL STATEMENTS

December 31, 2020 and 2019

TABLE OF CONTENTS

Independent Auditor’s Report.....	1
Management’s Discussion and Analysis (unaudited)	3
Financial Statements:	
Statements of Net Position	10
Statements of Revenues, Expenses, and Changes in Net Position	12
Statements of Cash Flows	13
Notes to Financial statements.....	15
Supplementary Information:	
Schedule of Budget to Actual Comparison	37
Schedule of Insurance Coverage	38
Required Supplementary Information:	
Schedule of Proportionate Share of the Net Pension Liability	39
Schedule of Contributions	40
Notes to Required Supplementary Information.....	41
Other Reports:	
Independent Auditor’s Report on Internal Control Over Financial Reporting And on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	42
Independent Auditor’s Report on Compliance and Report on Internal Control Over Compliance as Required by the State <i>Compliance Audit Guide</i>	44



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INDEPENDENT AUDITOR'S REPORT

To the Chairman and Board of Trustees
Taylorsville-Bennion Improvement District

Report on the Financial Statements

We have audited the accompanying financial statements of Taylorsville-Bennion Improvement District (the District) as of and for the years ended December 31, 2020, and 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audits opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Taylorsville-Bennion Improvement District, as of December 31, 2020, and 2019, the changes in financial position, and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, Schedule of Proportionate Share of Net Pension Liability, Schedule of Contributions, and the related notes to the required supplementary information, as listed in the table of contents 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 audits of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audits were conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The supplementary information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 5, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Keddington & Christensen, LLC

Keddington & Christensen, LLC
Salt Lake City, Utah
April 5, 2021

**TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)
For the Year Ended December 31, 2020, and 2019**

Management's Discussion and Analysis is presented in three sections. The introductory section will show some of the highlights of the past year along with other important data, figures, and facts. The second section analyzes the results of operations, and the final section will address our consolidated revenues, expenses, and other liabilities.

Cautionary Statements

From time to time, in written reports and oral statements, we discuss our expectations regarding Taylorsville-Bennion Improvement District's future performance. These "forward-looking statements" are based on currently available financial and economic data and our operating plans. They are also inherently uncertain, and readers must recognize that events could turn out to be significantly different from what we expect.

Introduction

Taylorsville-Bennion Improvement District offers readers of its financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2020. The District encourages readers to consider the information presented in conjunction with the schedules, notes, and other reports found herein.

Taylorsville-Bennion Improvement District provides competitively-priced, customer-focused, drinking water and wastewater services. Our strategy recognizes that our products and services are essential to life and that our customers' expectations are high.

Taylorsville-Bennion Improvement District owns 11 active wells, 16 reservoirs, 3 active booster stations, 3 fluoride and chlorine injection plants, 2 lift stations and over 244 miles of water pipeline and over 190 miles of sewer pipeline. The District provides operations and maintenance for culinary water distribution and wastewater collection to:

- 16,573 individual residential households
- 517 commercial customers
- 202 institutional customers
- 5 industrial customers
- 70,300 population

The following is a discussion and analysis of Taylorsville-Bennion Improvement District's financial activities for the year ended December 31, 2020 and 2019. Please read it in conjunction with the District's financial statements, which follow this section.

Financial Highlights

- The District increased rates by 3% in 2020 and 4% in 2019, as recommended by our 3rd party rate consultant. This funding allows us to be proactive in reviewing, maintaining and repairing our aging infrastructure.
- The assets and deferred outflows of resources of the District exceeded its liabilities and deferred inflows of resources at December 31, 2020 by \$86,511,967 (net position). Of this amount, \$29,477,167 (unrestricted net assets) may be used to meet the District's ongoing obligations to citizens and creditors. The assets and deferred outflows of resources of the District exceeded its liabilities and deferred inflows of resources at December 31, 2019 by \$81,045,113 (net position). Of this amount, \$23,284,721 (unrestricted net assets) may be used to meet the District's ongoing obligations to citizens and creditors.

**TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)
For the Year Ended December 31, 2020, and 2019**

- The District's total net position increased by \$5,466,854 as of December 31, 2020. The total increase was primarily a result of a \$2,766,799 increase from operating income, a \$615,574 decrease from non-operating income and an increase of \$680,163 from capital contributions. The District's total net position increased by \$2,635,466 as of December 31, 2019. The total increase was made up of a \$2,678,936 increase from operating income, a \$407,752 decrease from non-operating income and an increase of \$364,282 from capital contributions.
- The District's operating revenue increased by \$3,697,362 (24.79%) as of December 31, 2020. The increase in operating revenues was primarily a result of increased revenue from water sales and sewer services. The District's operating revenue decreased by \$585,567 (3.8%) as of December 31, 2019. The decrease in operating revenues was a result of lower water sales than expected due to an abnormally wet spring.

The District's total long-term debt decreased by \$244,329 during the 2020 fiscal year. The decrease was attributable to a significant decrease in net pension liability, which was partially offset by an increase in accrued termination benefits and accrued compensated absences. The District's total long-term debt decreased by \$901,643 during the 2019 fiscal year. The decrease was attributable to principal payments and bond discount amortization on the Series 2010B bond. The decrease caused by principal payments was partially offset by an increase in net pension liability.

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements and notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Overview of the financial statements

The District's financial statements are prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States as promulgated by the Governmental Accounting Standards Board ("GASB"). The District reports as a single enterprise fund. Revenues are recognized when earned and expenses are recognized in the period in which they are incurred. See the notes to the financial statements for a summary of the District's significant accounting policies.

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

The statements of revenues, expenses and changes in net position present information showing how the net position changed during the fiscal years. 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, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods.

The statements of cash flows show a summary of the District's cash receipts and disbursements from operating, financing and investing activities.

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

**TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)
For the Year Ended December 31, 2020, and 2019**

Net Position

The District's net position is comprised of net investments in capital assets (\$57,034,800) and unrestricted (\$29,477,167). Net investment in capital assets reflects the District's investment in capital assets (e.g. land, buildings, water system, sewer system, equipment, and water rights) less any related debt used to acquire those assets that is still outstanding. Resources needed to repay capital-related debt must be provided from other sources. The District's net position restricted for debt service is subject to external restrictions.

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT'S STATEMENTS OF NET POSITION

	2020	2019	2018
Current and other assets	\$ 35,272,257	\$ 28,649,374	\$ 29,159,372
Capital assets, net	57,034,800	57,754,879	55,731,276
Total assets	<u>92,307,057</u>	<u>86,404,253</u>	<u>84,890,648</u>
Deferred outflows of resources	592,324	961,941	797,875
Long-term liabilities	4,769,161	5,019,679	4,153,363
Other liabilities	1,161,137	1,226,100	2,705,981
Total liabilities	<u>5,930,298</u>	<u>6,245,779</u>	<u>6,859,344</u>
Deferred inflows of resources	457,116	75,302	419,532
Net position			
Net investment in capital assets	57,034,800	57,754,879	54,258,277
Restricted	-	5,513	70,881
Unrestricted	29,477,167	23,284,721	24,080,489
Total net position	<u>\$ 86,511,967</u>	<u>\$ 81,045,113</u>	<u>\$ 78,409,647</u>

Changes in Net Position

The District's net position increased by \$5,466,854 during the year ended December 31, 2020. Key elements of this overall increase are as follows:

- An increase in net operating income of \$2,766,799.
- A net loss in equity in Central Valley Water Reclamation Facility of \$2,898,997.
- An decrease in interest income of \$187,387 and an increase in impact fees of \$410,257.

**TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)
For the Year Ended December 31, 2020, and 2019**

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT'S CHANGES IN NET POSITION

	2020	2019	2018
Operating revenues:			
Water sales	\$ 10,445,762	\$ 8,498,618	\$ 9,279,156
Sewer service	7,781,255	6,061,925	5,943,401
Other	384,791	353,903	277,456
Nonoperating revenues:			
Property taxes and assessments	474,012	470,805	470,981
Interest income	346,771	534,158	339,672
Gain on disposal of capital assets	57,130	30,949	39,490
Impact fees	997,758	587,501	213,189
Total revenues	<u>20,487,479</u>	<u>16,537,859</u>	<u>16,563,345</u>
Operating expenses:			
Direct operation and maintenance - water	4,401,855	3,913,336	4,371,990
Direct operation and maintenance - sewer	2,718,501	2,526,155	2,579,624
General and administrative	3,200,403	3,067,037	2,472,585
Depreciation and amortization	2,845,314	2,728,982	2,608,687
Nonoperating expenses:			
Interest expense	-	63,766	122,160
Loss in equity of Central Valley Water Reclamation Facility	<u>2,898,997</u>	<u>1,967,399</u>	<u>2,120,511</u>
Total expenses	<u>16,065,070</u>	<u>14,266,675</u>	<u>14,275,557</u>
Excess (deficiency) before capital contributions	<u>4,422,409</u>	<u>2,271,184</u>	<u>2,287,788</u>
Capital contributions	<u>1,044,445</u>	<u>364,282</u>	<u>459,506</u>
Change in net position	5,466,854	2,635,466	2,747,294
Net position, beginning	<u>81,045,113</u>	<u>78,409,647</u>	<u>75,662,353</u>
Net position, ending	<u>\$ 86,511,967</u>	<u>\$ 81,045,113</u>	<u>\$ 78,409,647</u>

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The District's capital assets, as of December 31, 2020 totaled \$57,034,800 (net of accumulated depreciation) which is a decrease of \$720,079 from December 31, 2019. The increase in assets of \$664,519 was less than the increase in accumulated depreciation of \$1,384,598, which creates an overall decrease in capital assets. This investment in capital assets includes the water system, sewer system, administrative buildings and land, water rights, well houses, reservoirs, and equipment.

**TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)
For the Year Ended December 31, 2020, and 2019**

Major capital asset events during the fiscal year 2020 included the following:

- Decrease in meters and accessories of \$842,514.
- Increase in accumulated depreciation of \$1,384,598.

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT CAPITAL ASSETS

	<u>2020</u>	<u>2019</u>	<u>2018</u>
Land	\$ 2,585,609	\$ 2,588,709	\$ 2,604,804
Water rights	1,512,644	1,512,644	1,526,395
Construction in process	-	-	-
Buildings	5,072,061	5,051,599	5,051,599
Sewer systems	25,832,973	25,181,733	22,953,438
Water systems	55,371,562	54,771,945	53,454,398
Water wells	16,797,908	16,661,968	16,164,439
Meters and accessories	8,028,558	8,871,072	8,750,964
Equipment	4,885,414	4,782,540	4,513,742
Less accumulated depreciation	<u>(63,051,929)</u>	<u>(61,667,331)</u>	<u>(59,288,503)</u>
Capital assets, net of accumulated depreciation	<u>\$ 57,034,800</u>	<u>\$ 57,754,879</u>	<u>\$ 55,731,276</u>

Additional information on the District's capital assets can be found in the notes to the financial statements.

Long-Term Debt

At December 31, 2020, the District had no water and sewer revenue bonds outstanding. The final payment of \$1,475,000 was paid in December, 2019.

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT'S OUTSTANDING DEBT

	<u>2020</u>	<u>2019</u>	<u>2018</u>
Accrued termination benefits	\$ 3,621,327	\$ 3,181,057	\$ 3,160,449
Accrued compensated absences	518,970	413,510	434,478
Water and sewer revenue bond, series 2010B	-	-	1,475,000
Discount on bonds payable	-	-	(2,001)
Net pension liability	<u>735,853</u>	<u>1,525,912</u>	<u>954,196</u>
Total long-term liabilities	<u>\$ 4,876,150</u>	<u>\$ 5,120,479</u>	<u>\$ 6,022,122</u>

**TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)
For the Year Ended December 31, 2020, and 2019**

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT'S BUDGET VS. ACTUAL AMOUNTS

	Budget Amount	Actual Results	Variance
Operating revenues:			
Water and sewer service fees	\$ 17,575,000	\$ 18,227,017	\$ 652,017
Miscellaneous	251,000	384,791	133,791
Total operating revenues	<u>17,826,000</u>	<u>18,611,808</u>	<u>785,808</u>
Non-operating revenues:			
Property tax	476,399	474,012	(2,387)
Contributions from builders and subdividers	-	1,044,445	1,044,445
Impact fees	124,600	997,758	873,158
Interest income	372,000	346,771	(25,229)
Gain on disposal of capital assets	-	57,130	57,130
Total non-operating revenues	<u>972,999</u>	<u>2,920,116</u>	<u>1,947,117</u>
Total revenues	<u>18,798,999</u>	<u>21,531,924</u>	<u>2,732,925</u>
Operating expenses:			
Salaries and benefits	4,372,400	4,282,117	90,283
Office expenses	633,600	544,036	89,564
Water and sewer system	3,066,300	2,511,045	555,255
Utilities	785,000	778,982	6,018
Gas and oil	64,000	45,903	18,097
Water purchases	1,932,000	1,827,069	104,931
Professional fees	93,000	84,765	8,235
Depreciation and amortization	2,754,000	2,845,314	(91,314)
Miscellaneous expense	339,000	246,842	92,158
Total operating expense	<u>14,039,300</u>	<u>13,166,073</u>	<u>873,227</u>
Non-operating expenses			
Loss in equity of Central Valley Water Reclamation Facility	<u>2,000,000</u>	<u>2,898,997</u>	<u>(898,997)</u>
Total non-operating expenses	<u>2,000,000</u>	<u>2,898,997</u>	<u>(898,997)</u>
Total expenses	<u>16,039,300</u>	<u>16,065,070</u>	<u>(25,770)</u>
Excess of revenues over expenses	<u>2,759,699</u>	<u>5,466,854</u>	<u>2,758,695</u>
Capital projects	<u>7,444,200</u>	<u>5,139,680</u>	<u>2,304,520</u>
Debt service	<u>-</u>	<u>-</u>	<u>-</u>

**TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)
For the Year Ended December 31, 2020, and 2019**

**TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT'S TOTAL TAXABLE VALUATION,
CERTIFIED TAX RATE/MILL LEVY, AND TAXES LEVIED AND COLLECTED**

The following is a summary of Taylorsville-Bennion Improvement District's certified tax rate, and taxes levied and collected by year for a ten-year period including 2011-2020, as provided by Salt Lake County.

<u>Year</u>	<u>Tax Rate</u>	<u>Taxes Levied</u>	<u>Taxes Collected</u>	<u>Collection Percentage</u>
2011	0.0168%	425,676	411,710	96.72%
2012	0.0181%	434,038	419,730	96.70%
2013	0.0173%	434,745	423,661	97.45%
2014	0.0164%	418,411	421,664	100.78%
2015	0.0157%	438,436	420,374	95.88%
2016	0.0146%	445,687	432,341	97.01%
2017	0.0136%	448,094	437,619	97.66%
2018	0.0125%	453,381	439,788	97.00%
2019	0.0116%	458,439	447,800	97.68%
2020	0.0112%	439,399	441,559	100.49%

Requests for Information

This financial report is designed to provide a general overview of Taylorsville-Bennion Improvement District's finances for all those with an interest. Questions concerning any of the information provided in this report, or requests for additional financial information should be addressed to the accounting office at P.O. Box 18579, Taylorsville, Utah 84118-0579.

FINANCIAL STATEMENTS

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
STATEMENTS OF NET POSITION
December 31, 2020 and 2019

	2020	2019
Current assets:		
Cash and cash equivalents	\$ 9,060,727	\$ 3,997,579
Marketable securities	10,715,295	10,413,796
Receivables:		
Water and sewer charges	1,352,087	1,060,635
Certified liens	262,310	258,181
Impact fees	177,176	286,792
Unremitted property taxes	7,711	8,006
Prepaid expenses	-	140,362
Inventory	344,223	343,412
Total current assets	21,919,529	16,508,763
Noncurrent assets:		
Restricted cash and cash equivalents	-	5,513
Capital assets:		
Land	2,585,609	2,588,709
Water rights	1,512,644	1,512,644
Buildings	5,072,061	5,051,599
Sewer systems	25,832,973	25,181,733
Water systems	55,371,562	54,771,945
Water wells	16,797,908	16,661,968
Meters and accessories	8,028,558	8,871,072
Equipment	4,885,414	4,782,540
Less accumulated depreciation	(63,051,929)	(61,667,331)
Investment in Central Valley		
Water Reclamation Facility	13,352,728	12,135,098
Total noncurrent assets	70,387,528	69,895,490
Total assets	92,307,057	86,404,253
Deferred outflows of resources:		
Deferred outflows of resources relating to pensions	592,324	961,941
Total deferred outflows of resources	592,324	961,941
Total assets and deferred outflows of resources	\$ 92,899,381	\$ 87,366,194

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
STATEMENTS OF NET POSITION (Continued)
December 31, 2020 and 2019

	2020	2019
Current liabilities:		
Accounts payable	\$ 153,115	\$ 381,541
Payable to Central Valley Water		
Reclamation Facility	738,338	546,584
Engineering deposits	70,480	57,029
Unearned revenue	92,215	140,146
Accrued compensated absences - current portion	106,989	100,800
Total current liabilities	1,161,137	1,226,100
Noncurrent liabilities:		
Accrued compensated absences	411,981	312,710
Accrued termination benefits	3,621,327	3,181,057
Net pension liability	735,853	1,525,912
Total noncurrent liabilities	4,769,161	5,019,679
Total liabilities	5,930,298	6,245,779
Deferred inflows of resources:		
Deferred inflows of resources relating to pensions	457,116	75,302
Total deferred inflows of resources	457,116	75,302
Net position:		
Net investment in capital assets	57,034,800	57,754,879
Restricted for debt service	-	5,513
Unrestricted	29,477,167	23,284,721
Total net position	86,511,967	81,045,113
Total liabilities, deferred inflows of resources, and net position	\$ 92,899,381	\$ 87,366,194

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
For the Years Ended December 31, 2020 and 2019

	2020	2019
Operating revenues:		
Water sales	\$ 10,445,762	\$ 8,498,618
Sewer service	7,781,255	6,061,925
Other	384,791	353,903
Total operating revenues	18,611,808	14,914,446
Operating expenses:		
Direct operation and maintenance - water	4,401,855	3,913,336
Direct operation and maintenance - sewer	2,718,501	2,526,155
General and administrative	3,200,403	3,067,037
Depreciation and amortization	2,845,314	2,728,982
Total operating expenses	13,166,073	12,235,510
Operating income	5,445,735	2,678,936
Nonoperating revenues (expenses)		
Property taxes	474,012	470,805
Interest income	346,771	534,158
Impact fees	997,758	587,501
Interest expense	-	(63,766)
Gain (loss) on disposal of capital assets	57,130	30,949
Net gain (loss) in equity of Central Valley		
Water Reclamation Facility	(2,898,997)	(1,967,399)
Total nonoperating revenues (expenses)	(1,023,326)	(407,752)
Income before capital contributions	4,422,409	2,271,184
Capital contributions from builders and subdividers	1,044,445	364,282
Change in net position	5,466,854	2,635,466
Net position, beginning	81,045,113	78,409,647
Net position, ending	\$ 86,511,967	\$ 81,045,113

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
STATEMENTS OF CASH FLOWS
For the Years Ended December 31, 2020 and 2019

	2020	2019
Cash flows from operating activities:		
Receipts from customers and users	\$ 17,883,505	\$ 14,687,619
Receipts from other sources	384,791	353,903
Payments to employees for services	(3,775,015)	(3,947,054)
Payment to suppliers of goods and services	(5,922,312)	(5,471,619)
Net cash provided by operating activities	8,570,969	5,622,849
Cash flows from noncapital financing activities:		
Cash received from property taxes	474,307	468,348
Net cash provided by noncapital financing activities	474,307	468,348
Cash flows from capital and related financing activities:		
Proceeds from sale of fixed assets	60,230	52,204
Acquisition and construction of capital assets	(1,084,032)	(4,567,012)
Impact fees	1,107,374	530,602
Principal paid on capital debt	-	(1,475,000)
Interest paid on capital debt	-	(62,688)
Net investment in Central Valley Water Reclamation Facility	(4,116,627)	(3,196,541)
Net cash provided by capital and related financing activities	(4,033,055)	(8,718,435)
Cash flows from investing activities:		
Interest income on investments	203,797	405,040
Net cash received (paid) for purchase of marketable securities	(158,383)	(103,189)
Net cash provided by investment activities	45,414	301,851
Net increase (decrease) in cash and cash equivalents	5,057,635	(2,325,387)
Cash and cash equivalents, beginning of year	4,003,092	6,328,479
Cash and cash equivalents, end of year	\$ 9,060,727	\$ 4,003,092
As reported on the statement of net position:		
Cash and cash equivalents	\$ 9,060,727	\$ 3,997,579
Restricted cash and cash equivalents	-	5,513
Total cash and cash equivalents, end of year	\$ 9,060,727	\$ 4,003,092

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
STATEMENTS OF CASH FLOWS (Continued)
For the Years Ended December 31, 2020 and 2019

	2020	2019
Reconciliation of operating income to net cash provided by operating activities:		
Operating income	\$ 5,445,735	\$ 2,678,936
Noncash operating activities adjustment:		
Depreciation and amortization	2,845,314	2,728,982
Pension adjustment	(38,628)	63,420
Changes in assets and liabilities:		
(Increase) decrease in operating assets:		
Accounts receivable	(295,581)	74,993
Prepaid expenses	140,362	(53,297)
Inventory of materials	(811)	(158,826)
Increase (decrease) in operating liabilities:		
Accounts payable	(228,426)	85,502
Unearned revenue	(47,931)	52,083
Other payables	205,205	151,416
Accrued compensated absences	105,460	(20,968)
Accrued termination benefits	440,270	20,608
Net cash provided by operating activities	\$ 8,570,969	\$ 5,622,849
Schedule of non-cash capital and related financing activities:		
Capital contributions - builders and subdividers	\$ 1,044,445	\$ 364,282
Gain (loss) on investment in Central Valley Water Reclamation Facility	\$ (2,898,997)	\$ (1,967,399)

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 1 SIGNIFICANT ACCOUNTING POLICIES

A summary of the significant accounting policies of Taylorsville-Bennion Improvement District (the District) consistently applied in the preparation of the accompanying financial statements follows:

The Reporting Entity

The Taylorsville-Bennion Improvement District is a political subdivision of the State of Utah organized during June 1957 for the purpose of providing sewer and water services. The District is not a component unit of another government as defined by Governmental Accounting Standards Board (GASB) Statement 61, *The Financial Reporting Entity: Omnibus*, since the District is a special service district governed by a board of trustees which are elected by the public and have decision-making authority, the authority to levy taxes, the power to designate management, the ability to significantly influence operations and primary accountability for fiscal matters. In addition, there are no component units defined in GASB Statement 39, *Determining Whether Certain Organizations Are Component Units*, which are included in the District's reporting entity.

The accounting policies of the District conform to accounting principles generally accepted in the United States of America as applicable to government entities. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing accounting and financial reporting principles. Financial reporting is based upon accounting guidance codified by GASB.

Financial Statement Presentation and Basis of Accounting

The District prepares its financial statements on an enterprise fund basis, which is reporting using the *economic resources measurement focus* and the *accrual basis of accounting*. Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business, where the intent is that all costs of providing certain goods and services to the general public be financed or recovered primarily through user charges, or where it has been deemed that periodic determination of net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes. Revenues from operations, investments, and other sources are recorded when earned and expenses are recorded when liabilities are incurred. Non-exchange transactions, in which the District receives value without directly giving equal value in return, includes property tax revenue and contributed water and sewer lines.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods and services in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District are charges to customers of the system. Operating expenses for the District include the costs of treatment, personnel, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Cash and Cash Equivalents

The District's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with maturities of three months or less from the date of acquisition.

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 1 SIGNIFICANT ACCOUNTING POLICIES (Continued)

Inventories

Materials and supplies inventories are stated at the lower of cost (first-in, first-out) or market.

Management Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Capital Contributions

In accordance with GASB Statement No. 33, *Accounting and Financial Reporting for Nonexchange Transactions*, capital contributions are recorded as revenues.

Accounts Receivable

Accounts receivable are comprised of receivables on water sales and sewer service charges, certified liens, and impact fees. Accounts receivable are stated at the amount management expects to collect from outstanding balances. Management does not expect any material uncollectible amounts as uncollected fees are certified to the county and attached as liens on the related real estate.

Investments

Investments are stated at fair value in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. This Statement generally requires investments to be measured at fair value. Investments not measured at fair value continue to include, for example, money market investments and synthetic guaranteed investment contracts. A government is permitted in certain circumstances to establish the fair value of an investment that does not have a readily determinable fair value by using the net asset value per share (or its equivalent) of the investment. Valuation techniques should be applied consistently, though a change may be appropriate in certain circumstances. Valuation techniques maximize the use of relevant observable inputs and minimize the use of unobservable inputs.

Joint Venture

The District accounts for its interest in a joint venture with Central Valley Water Reclamation Facility with the equity method of accounting.

Budgetary Accounting

For management and control purposes, the District adopts and maintains a budget each year. Budgets are prepared on the accrual basis of accounting, with the exception of sale of assets and contributions from builders and subdividers not being budgeted.

Pension Plans

The District participates in the Utah State Retirement Systems.

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 Plan (URS) and additions to/deductions from URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 1 SIGNIFICANT ACCOUNTING POLICIES (Continued)

Compensated Absences

Accumulated unpaid sick leave is accrued each year. Employees are paid for sick leave days accrued at retirement or termination at their rate of pay at that time. These accrued days can be used for sick leave at any time. Employees can carry over unused sick leave up to 75 days. Unused days above 75 days are converted at half their normal pay rate to either vacation days or are paid out as cash. The sick leave year end is December 31. Accrued leave payable at December 31, 2020 and 2019 was \$518,970 and \$413,510, respectively. The District allows employees to carry over up to 7 days of unused vacation hours.

Impact Fees

The District charges impact fees to new customers based on meter size, the number of laterals and/or the number of fixture units.

Net Position

The District's net position is classified as follows:

- *Net Investment in Capital Assets*
This component of net position consists of the District's total investment in capital assets, net of accumulated depreciation, reduced by the outstanding debt obligations related to those assets. To the extent debt has been incurred, but not yet expended for capital assets, such amounts are not included as a component of net investment in capital assets.
- *Restricted for Debt Service*
This component of net position consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments, or 2) law through constitutional provisions or enabling legislation.
- *Unrestricted*
This component of net position consists of net position that does not meet the definition of "restricted" or "net investment in capital assets".

Property Taxes

Property tax rates are set in June of each year. The property taxes levied by the District are assessed and collected by Salt Lake County. Taxes are attached as an enforceable lien as of January 1, are levied as of October 1, and are due November 30. The District's certified tax rate for 2020 was 0.000112.

**TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019**

NOTE 1 SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets

Capital assets are stated at cost. Capital assets donated to the District are recorded at the estimated fair value at the date of donation. Contributed easements are not valued and therefore not included as capital assets. Normal maintenance and repairs, which neither materially add to the value of the property nor appreciably prolong its life, are charged to expense as incurred. Depreciation of property, plant, and equipment is calculated using the straight-line method over the following estimated useful lives:

	<u>Years</u>
Sewer and water systems	50
Buildings	30
Furniture and fixtures	8
Automotive equipment	5
Other equipment	3-8
Fence enclosures and landscaping	20
Water wells	25
Telemetry system	8
Wells mechanical	10

Investments in surface water resources represent investments in water stock and are stated at cost.

Bond Discounts and Bond Premiums

Bond discounts and premiums are deferred and amortized over the term of the related bonds. Bond discounts and premiums are presented as a reduction or addition to the face amount of bonds payable.

Water and Sewer Sales Revenue

Revenue from water and sewer service charges is recorded based on monthly usage at the stated retail rates. Water and sewer usage are measured by flow meters located throughout the system.

Deferred Outflows/Inflows of Resources

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

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

Subsequent Events

The District evaluated all events or transactions that occurred after December 31, 2020 through April 5, 2021, the date these financial statements were available to be issued. During this period, the District issued bonds in March of 2021. Bond issuance closed in February 2021 and included Water and Sewer Revenue Bonds for \$25,000,000, maturing in 2040, rates from .75% to 2.45%.

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 2 CASH & CASH EQUIVALENTS AND INVESTMENTS

The State of Utah Money Management Council has the responsibility to advise the State Treasurer about investment policies, promote measure and rules that will assist in strengthening the banking and credit structure of the State, and review the rules adopted under the authority of the State of Utah Money Management Act that relate to the deposit and investment of public funds.

The District follows the requirements of the Utah Money Management Act (the Act) (Utah Code, Section 51, Chapter 7) in handling its depository and investment transactions. The Act requires the depositing of the District's funds in a qualified depository. The Act defines qualified depository as any financial institution whose deposits are insured by an agency of the Federal Government and that has been certified by the State Commission of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

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

Statutes authorize the District to invest in negotiable or nonnegotiable deposits of qualified depositories; negotiable certificates of deposits must be equal to, or less than, 97% of the FDIC limit. The purchase price of the negotiable deposit must be equal to or less than par; repurchase and reverse repurchase agreements; commercial paper that is classified as "first-tier" by two nationally recognized statistical rating organizations; bankers' acceptances; obligations of the United States Treasury including bills, notes, and bonds; obligations, other than mortgage derivative products, issued by U.S. government-sponsored enterprises (U.S. Agencies) such as the Federal Home Loan Bank System, Federal Home Loan Mortgage Corporation (Freddie Mac), and Federal National Mortgage Association (Fannie Mae); bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed-rate corporate obligations and variable rate securities rated "A" or higher, or the equivalent of "A" or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in the Money Management Act; and the Utah State Public Treasurers' Investment Fund.

The Utah State Treasurer's Office operates the Public Treasurers' Investment Fund (PTIF). The PTIF is available for investment of funds administered by any Utah public treasurer and is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Act. The Act established the Money Management Council, which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses of the PTIF, net of administration fees, are allocated based upon the participant's average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares.

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 2 CASH & CASH EQUIVALENTS AND INVESTMENTS (Continued)

Cash and cash equivalents consisted of the following amounts:

	2020	2019
Unrestricted:		
Cash on hand	\$ 1,000	\$ 1,000
Cash on deposit - demand	1,714,441	603,417
Utah Public Treasurer's Investment Fund	7,345,286	3,393,162
Total unrestricted cash and cash equivalents	9,060,727	3,997,579
Restricted:		
Debt service account - 2010B bond	-	5,513
Total restricted cash and cash equivalents	-	5,513
Total cash and cash equivalents	\$ 9,060,727	\$ 4,003,092

Custodial Credit Risk

Custodial credit risk for deposits is the risk that in the event of a bank failure, the District's deposits may not be recovered. The District's policy for managing custodial credit risk is to adhere to the Money Management Act. The Act requires all deposits of the District to be in a qualified depository, defined as any financial institution whose deposits are insured by an agency of the federal government and which has been certified by the Commission of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council (the Council). As of December 31, 2020, and 2019, the District's cash deposits exceeded National Credit Union Administration (NCUA) federally insured amounts by \$1,284,575 and \$378,612, respectively.

Credit Risk

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

The District is authorized to invest in the Utah Public Treasurer's Investment Fund (PTIF), an external pooled investment fund managed by the Utah State Treasurer and subject to the Act and Council requirements. The PTIF is not registered with the SEC as an investment company. The PTIF is authorized and regular by the Money Management Act, Section 51-7, Utah Code Annotated, 1953, as amended. The Act established the Money Management Council, which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses – net of administration fees of the PTIF, are allocated based upon the participant's average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares. As of December 31, 2020, and 2019, the District had funds of \$7,345,286 and \$3,393,162, respectively, with the PTIF. The entire balance had a maturity of less than three months. The PTIF pool has not been rated.

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 2 CASH & CASH EQUIVALENTS AND INVESTMENTS (Continued)

At December 31, 2020, the District had the following quality ratings:

Average Rating	Agency	CD	Corporate	Money		Totals
				Market Fund	PTIF	
AAA	\$ -	\$ -	\$ -	\$ 32,360	\$ -	\$ 32,360
AA+	-	260,483	778,998	-	-	1,039,481
AA	-	-	402,621	-	-	402,621
AA-	-	755,986	100,469	-	-	856,455
A+	-	768,290	2,065,720	-	-	2,834,010
A	251,191	240,897	1,539,201	-	-	2,031,289
A-	-	241,245	251,922	-	-	493,167
BBB+	-	492,438	1,027,753	-	-	1,520,191
A-2	-	-	250,450	-	-	250,450
Unrated	-	1,255,271	-	-	7,373,462	8,628,733
Totals	\$ 251,191	\$ 4,014,610	\$ 6,417,134	\$ 32,360	\$ 7,373,462	\$ 18,088,757

Fair Value of Investments

The District measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Valuations based on quoted prices in active markets for identical assets or liabilities that the District can access. Since valuations are based on quoted prices that are readily and regularly available in an active market, the valuation of these securities does not entail any significant degree of judgment. Securities classified as Level 1 inputs include U.S. Government securities and certain other U.S. Agency and sovereign government obligations.;
- *Level 2:* Valuations based on quoted prices in markets that are not active or for which all significant inputs are observable, either directly or indirectly. Securities classified as Level 2 include corporate and municipal bonds, and “brokered” or securitized certificates of deposit; and,
- *Level 3:* Valuations based on inputs that are unobservable and significant to the overall fair value measurement.

On December 31, 2020, the District had the following recurring fair value measurements.

Security Type Category	Level 1	Level 2	Level 3	Total
Marketable securities				
Agency	\$ -	\$ 251,191	\$ -	\$ 251,191
CD	-	4,014,610	-	4,014,610
Corporate	-	6,417,134	-	6,417,134
Money market fund	32,360	-	-	32,360
Total marketable securities	32,360	10,682,935	-	10,715,295
Public treasurer's investment fund	-	7,373,462	-	7,373,462
Totals	\$ 32,360	\$ 18,056,397	\$ -	\$ 18,088,757

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities.

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 2 CASH & CASH EQUIVALENTS AND INVESTMENTS (Continued)

For securities that generally have market prices from multiple sources, it can be difficult to select the best individual price, and the best source one day may not be the best source on the following day. The solution is to report a “consensus price” or a weighted average price for each security. The District receives market prices for these securities from a variety of industry-standard data providers (e.g., Bloomberg), security master files from large financial institutions, and other third-party sources. Through the help of an investment advisor, the District uses these multiple prices as inputs into a distribution-curve based algorithm to determine the daily market value.

- U.S. Treasuries, Money Markets, U.S. Agencies: quoted prices for identical securities in markets that are active;

Debt securities classified in Level 2 are valued using the following approaches

- Corporate and Municipal Bonds and Commercial Paper: quoted prices for similar securities in active markets;
- Repurchase Agreements, Negotiable Certificates of Deposit, and Collateralized Debt Obligations: matrix pricing based on the securities’ relationship to benchmark quoted prices;
- Bond Mutual Funds: published fair value per share (unit) for each fund;
- Utah Public Treasurers’ Investment Fund: application of the December 31, 2020, fair value factor, as calculated by the Utah State Treasurer, to the District’s average daily balance in the Fund; and,
- Donated Real Estate: recent appraisals of the real estate’s value.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District’s policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the State’s Money Management Act. Section 51-7-11 of the Money Management Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity on all investments in commercial paper, bankers’ acceptances, fixed-rate negotiable deposits, and fixed-rate corporate obligations to 270 days - 15 months or less. The Act further limits the remaining term to maturity on all investments in obligations of the United States Treasury, obligations issued by U.S. government-sponsored enterprises, and bonds, notes, and other evidence of indebtedness of political subdivisions of the State to 5 years. Also, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding three years.

**TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019**

NOTE 2 CASH & CASH EQUIVALENTS AND INVESTMENTS (Continued)

As of December 31, 2020, the District's investments had the following maturities:

<u>Type of Investment</u>	<u>Fair Value</u>	<u>Investment Maturities (in Years)</u>		
		<u>Less than 1</u>	<u>1 - 5</u>	<u>More than 5</u>
Marketable securities				
Agency	\$ 251,191	\$ -	\$ 251,191	\$ -
CD	4,014,610	-	4,014,610	-
Corporate	6,417,134	2,084,145	4,332,989	-
Money market fund	32,360	32,360	-	-
Total marketable securities	10,715,295	2,116,505	8,598,790	-
Public treasurer's investment fund	7,373,462	-	-	-
Totals	<u>\$ 18,088,757</u>	<u>\$ 2,116,505</u>	<u>\$ 8,598,790</u>	<u>\$ -</u>

NOTE 3 NET POSITION

Net position is restricted by provisions of the bond resolutions adopted by the District (Note 6) as follows:

Amounts restricted for Revenue Bond Debt Service

On March 9, 2010, the District issued Water and Sewer Revenue Bonds, Series 2010A and 2010B. The bond covenants require the District to maintain in a debt service account an amount not less than the debt service reserve requirement outlined in the bond issuance documents.

Use of Restricted Assets

When both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

Restricted net position are as follows as of December 31:

	<u>2020</u>	<u>2019</u>
Debt service account - 2010B bond	\$ -	\$ 5,513
Total restricted net position	<u>\$ -</u>	<u>\$ 5,513</u>

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2020 and 2019 is as follows:

	December 31, 2019	Additions	Deletions	December 31, 2020
Capital assets not being depreciated:				
Land	\$ 2,588,709	\$ -	\$ (3,100)	\$ 2,585,609
Water rights	1,512,644	-	-	1,512,644
Construction in process	-	-	-	-
Total capital assets not being depreciated	<u>4,101,353</u>	<u>-</u>	<u>(3,100)</u>	<u>4,098,253</u>
Capital assets being depreciated:				
Buildings	5,051,599	31,275	(10,813)	5,072,061
Sewer systems	25,181,733	651,240	-	25,832,973
Water systems	54,771,945	599,617	-	55,371,562
Water wells	16,661,968	135,940	-	16,797,908
Meters and accessories	8,871,072	99,715	(942,229)	8,028,558
Equipment	4,782,540	610,547	(507,673)	4,885,414
Total capital assets being depreciated	<u>115,320,857</u>	<u>2,128,334</u>	<u>(1,460,715)</u>	<u>115,988,476</u>
Accumulated depreciation for:				
Buildings	(3,033,729)	(121,164)	10,814	(3,144,079)
Sewer systems	(11,419,017)	(473,332)	-	(11,892,349)
Water systems	(27,094,439)	(1,087,511)	-	(28,181,950)
Water wells	(7,909,626)	(566,637)	-	(8,476,263)
Meters and accessories	(8,383,290)	(202,714)	942,229	(7,643,775)
Equipment	(3,827,230)	(393,956)	507,673	(3,713,513)
Total accumulated depreciation	<u>(61,667,331)</u>	<u>(2,845,314)</u>	<u>1,460,716</u>	<u>(63,051,929)</u>
Total capital assets being depreciated, net	<u>53,653,526</u>	<u>(716,980)</u>	<u>1</u>	<u>52,936,547</u>
Capital assets, net	<u>\$ 57,754,879</u>	<u>\$ (716,980)</u>	<u>\$ (3,099)</u>	<u>\$ 57,034,800</u>

	December 31, 2018	Additions	Deletions	December 31, 2019
Capital assets not being depreciated:				
Land	\$ 2,604,804	\$ -	\$ (16,095)	\$ 2,588,709
Water rights	1,526,395	15,987	(29,738)	1,512,644
Construction in process	-	-	-	-
Total capital assets not being depreciated	<u>4,131,199</u>	<u>15,987</u>	<u>(45,833)</u>	<u>4,101,353</u>
Capital assets being depreciated:				
Buildings	5,051,599	-	-	5,051,599
Sewer systems	22,953,438	2,239,188	(10,893)	25,181,733
Water systems	53,454,398	1,454,203	(136,656)	54,771,945
Water wells	16,164,439	497,529	-	16,661,968
Meters and accessories	8,750,964	120,108	-	8,871,072
Equipment	4,513,742	620,266	(351,468)	4,782,540
Total capital assets being depreciated	<u>110,888,580</u>	<u>4,931,294</u>	<u>(499,017)</u>	<u>115,320,857</u>
Accumulated depreciation for:				
Buildings	(2,912,605)	(121,124)	-	(3,033,729)
Sewer systems	(10,990,461)	(428,883)	327	(11,419,017)
Water systems	(26,038,614)	(1,061,343)	5,518	(27,094,439)
Water wells	(7,349,218)	(560,408)	-	(7,909,626)
Meters and accessories	(8,130,869)	(252,421)	-	(8,383,290)
Equipment	(3,866,736)	(304,803)	344,309	(3,827,230)
Total accumulated depreciation	<u>(59,288,503)</u>	<u>(2,728,982)</u>	<u>350,154</u>	<u>(61,667,331)</u>
Total capital assets being depreciated, net	<u>51,600,077</u>	<u>2,202,312</u>	<u>(148,863)</u>	<u>53,653,526</u>
Capital assets, net	<u>\$ 55,731,276</u>	<u>\$ 2,218,299</u>	<u>\$ (194,696)</u>	<u>\$ 57,754,879</u>

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 5 CENTRAL VALLEY WATER RECLAMATION FACILITY

During 1978, the District entered into a joint venture with four other special districts and two cities. The joint venture was organized to construct and operate a regional sewage treatment facility, known as Central Valley Water Reclamation Facility (CVWRF), for the benefit of the seven members. Effective January 1, 2017, CVWRF implemented amendments to the interlocal agreement regarding ownership. The amendments define Post-2016 beneficial ownership and each member's undivided beneficial ownership interest in CVWRF as a percentage of the net value of all ownership categories of CVWRF as of the most recent annual audit report. The Post-2016 beneficial ownership and valuation of each members undivided beneficial ownership interest will then be recomputed on an annual basis at the end of each calendar year as outlined in the interlocal agreement. The seven members and their related ownership interest, as amended, are listed below:

<u>Member</u>	<u>December 31, 2020</u>		<u>December 31, 2019</u>	
	<u>Ownership</u>		<u>Ownership</u>	
Cottonwood Improvement District	\$ 21,948,010	17.90%	\$ 19,077,151	17.67%
Mt. Olympus Improvement District	28,691,811	23.40%	25,565,756	23.68%
Granger-Hunter Improvement District	27,796,728	22.67%	24,324,177	22.53%
Kearns Improvement District	13,033,930	10.63%	11,336,168	10.50%
Murray City	10,667,469	8.70%	9,371,232	8.68%
South Salt Lake City	7,123,907	5.81%	6,153,920	5.70%
Talyorsville-Bennion Improvement District	13,352,728	10.89%	12,135,098	11.24%
Totals	<u>\$ 122,614,583</u>	<u>100.00%</u>	<u>\$ 107,963,502</u>	<u>100.00%</u>

CVWRF is administered by a joint administration board. Each member appoints one member to the board, and voting power is not related to ownership. Therefore, each member is equal to another for voting privileges. The joint venture is responsible for adopting a budget and financing its operations, subject to the approval by each of the seven members.

The District accounts for its investment in CVWRF using the equity method of accounting. Summarized financial information of CVWRF as of December 31, 2020 and 2019 and for the years then ended is as follows:

	<u>2020</u>	<u>2019</u>
Total assets	<u>\$ 216,991,015</u>	<u>\$ 188,190,620</u>
Net position:		
Net investment in capital assets	\$ 108,509,163	\$ 101,766,087
Restricted for debt service	7,544,778	3,032,733
Unrestricted	<u>6,560,642</u>	<u>3,164,682</u>
Total net position	<u>\$ 122,614,583</u>	<u>\$ 107,963,502</u>
Operating revenues	<u>\$ 19,936,823</u>	<u>\$ 18,776,614</u>
Change in net position	<u>\$ 14,651,081</u>	<u>\$ 13,784,262</u>

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 5 CENTRAL VALLEY WATER RECLAMATION FACILITY (Continued)

	2020	2019
The District's interest in:		
Net position	\$ 13,352,728	\$ 12,135,098
Income (loss) from operations	\$ (724,354)	\$ (561,417)

Audited statements are available at Central Valley Water Reclamation Facility, 800 West Central Valley Road, Salt Lake City, Utah 84119.

The District incurred the following costs from the joint venture for the years ended December 31, 2020 and 2019:

	2020	2019
Operating costs	\$ 1,804,528	\$ 1,740,292
Project costs	4,116,627	3,196,541
Total	\$ 5,921,155	\$ 5,921,155

At December 31, 2020 and 2019, the District had a balance due to CVWRF of \$738,338 and \$546,584, respectively.

NOTE 6 RETIREMENT PLANS

Plan Description

Eligible plan participants are provided with pensions through the Utah Retirement Systems. 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 Utah State Retirement Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms. URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S., Salt Lake City, Utah 84102 or visiting the website: www.urs.org/general/publications.

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 6 RETIREMENT PLANS (Continued)

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

System	Final Average Salary	Years of Service Required and/or Age Eligible for Benefit	Benefit Percentage per Year of Service	COLA**
Noncontributory System	Highest 3 Years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Tier 2 Public Employees System	Highest 5 Years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%

* Actuarial reductions are applied.

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

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 Utah State Retirement Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable), is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability.

Contribution rates as of December 31, 2020 are as follows:

As of December 31, 2020	Employee	Employer	Employer 401(k)
Contributory System			
111 Local Government Div - Tier 2	N/A	15.80%	0.89%
Noncontributory System			
15 Local Government Div - Tier 1	N/A	18.47%	N/A
Tier 2 DC Only			
211 Local Government	N/A	6.69%	10.00%

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 6 RETIREMENT PLANS (Continued)

Contribution rates as of December 31, 2019 are as follows:

As of December 31, 2019	Employee	Employer	Employer 401(k)
Contributory System			
111 Local Government Div - Tier 2	N/A	15.66%	1.03%
Noncontributory System			
15 Local Government Div - Tier 1	N/A	18.47%	N/A
Tier 2 DC Only			
211 Local Government	N/A	6.69%	10.00%

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

For fiscal year ended December 31, 2020 and 2019, the employer and employee contributions to the Systems were as follows.

System	2020		2019	
	Employer Contributions	Employee Contributions	Employer Contributions	Employee Contributions
Noncontributory System	\$ 331,595	N/A	\$ 314,157	N/A
Tier 2 Public Employees System	97,171	-	78,862	-
Tier 2 DC Only System	344	N/A	131	N/A
Total Contributions	\$ 429,110	\$ -	\$ 393,150	\$ -

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.

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

At December 31, 2020, we reported a net pension asset of \$0 and a net pension liability of \$735,853. At December 31, 2019, we reported a net pension asset of \$0 and a net pension liability of \$1,525,912.

	(Measurement Date): December 31, 2019			December 31, 2018	
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share	Change (Decrease)
Noncontributory System	\$ -	\$ 727,611	0.1930583%	0.2049192%	(0.0118609%)
Tier 2 Public Employees System	\$ -	\$ 8,242	0.0366463%	0.0395628%	(0.0029165%)
Total	\$ -	\$ 735,853			

	(Measurement Date): December 31, 2018			December 31, 2017	
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share	Change (Decrease)
Noncontributory System	\$ -	\$ 1,508,968	0.2049192%	0.2171544%	(0.0122352%)
Tier 2 Public Employees System	\$ -	\$ 16,944	0.0395628%	0.0315080%	0.0080548%
Total	\$ -	\$ 1,525,912			

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 6 RETIREMENT PLANS (Continued)

The net pension asset and liability was measured as of December 31, 2019, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2019, and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended December 31, 2020, and 2019 we recognized pension expense of \$390,962 and \$455,821, respectively.

At December 31, 2020, and 2019 we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

<u>December 31, 2020</u>	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 68,491	\$ 13,281
Changes in assumptions	80,582	237
Net difference between projected and actual earnings on pension plan investments	-	374,296
Changes in proportion and differences between contri- butions and proportionate share of contributions	14,141	69,302
Contributions subsequent to the measurement date	<u>429,110</u>	<u>-</u>
	<u>\$ 592,324</u>	<u>\$ 457,116</u>
<u>December 31, 2019</u>	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 19,526	\$ 31,646
Changes in assumptions	206,391	304
Net difference between projected and actual earnings on pension plan investments	319,518	-
Changes in proportion and differences between contri- butions and proportionate share of contributions	23,356	43,352
Contributions subsequent to the measurement date	<u>393,150</u>	<u>-</u>
	<u>\$ 961,941</u>	<u>\$ 75,302</u>

\$429,110 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, 2019.

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 6 RETIREMENT PLANS (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>Net Deferred Outflows (Inflows) of Resources</u>
2020	\$ (54,447)
2021	(107,166)
2022	3,635
2023	(141,600)
2024	827
Thereafter	4,849

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

For the year ended December 31, 2020, we recognized pension expense of \$ 344,629.

At December 31, 2020, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following:

<u>December 31, 2020</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual experience	\$ 66,185	\$ 10,452
Changes in assumptions	77,063	-
Net difference between projected and actual earnings on pension plan investments	-	367,960
Changes in proportion and differences between contributions and proportionate share of contributions	7,917	69,302
Contributions subsequent to the measurement date	<u>331,595</u>	<u>-</u>
	<u>\$ 482,760</u>	<u>\$ 447,714</u>

\$331,595 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, 2019.

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:

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 6 RETIREMENT PLANS (Continued)

<u>Year ended December 31,</u>	<u>Net Deferred Outflows (Inflows) of Resources</u>
2020	\$ (53,564)
2021	(106,406)
2022	3,312
2023	(139,892)
2024	-
Thereafter	-

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

For the year ended December 31, 2020, we recognized pension expense of \$ 46,333.

At December 31, 2020, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following:

<u>December 31, 2020</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual experience	\$ 2,306	\$ 2,829
Changes in assumptions	3,519	237
Net difference between projected and actual earnings on pension plan investments	-	6,336
Changes in proportion and differences between contri- butions and proportionate share of contributions	6,224	-
Contributions subsequent to the measurement date	<u>97,515</u>	<u>-</u>
	<u>\$ 109,564</u>	<u>\$ 9,402</u>

\$97,515 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, 2019.

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:

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 6 RETIREMENT PLANS (Continued)

<u>Year ended December 31,</u>	<u>Net Deferred Outflows (Inflows) of Resources</u>
2020	\$ (883)
2021	(760)
2022	323
2023	(1,708)
2024	827
Thereafter	4,848

Actuarial Assumptions

The total pension liability in the December 31, 2019, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50%
Salary Increase	3.25 – 9.75%, average, including inflation.
Investment Rate of Return	6.95%, net of pension plan investment expense, including inflation.

Mortality rates were developed from actual experience and mortality tables based on gender, occupation and age as appropriate, with adjustments for future improvement in mortality based on Scale AA, a model developed by the Society of Actuaries.

The actuarial assumptions used in the January 1, 2019, valuation were based on the results of an actuarial experience study for the five year period ending December 31, 2016.

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:

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 6 RETIREMENT PLANS (Continued)

Asset Class	Expected Return Arithmetic Basis		
	Target Asset Allocation	Real Return Arithmetic Basis	Long Term Expected Portfolio Real Rate of Return
Equity securities	40.00%	6.15%	2.46%
Debt securities	20.00%	0.40%	0.08%
Real assets	15.00%	5.75%	0.86%
Private equity	9.00%	9.95%	0.89%
Absolute return	16.00%	2.85%	0.46%
Cash and cash equivalents	0.00%	0.00%	0.00%
Totals	100.00%		4.75%
Inflation			2.50%
Expected arithmetic nominal return			7.25%

The 6.95% assumed investment rate of return is comprised of an inflation rate of 2.50%, and a real return of 4.45% that is net of investment expense.

Discount rate: The discount rate used to measure the total pension liability was 6.95 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. The discount rate remained unchanged at 6.95 percent.

Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate: The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.95 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 (5.95 percent) or 1 percentage point higher (7.95 percent) than the current rate:

System	1% Decrease (5.95%)	Discount Rate (6.95%)	1% Increase (7.95%)
Noncontributory System	\$ 2,272,584	\$ 727,611	\$ (560,879)
Tier 2 Public Employees System	71,075	8,242	(40,316)
Total	\$ 2,343,659	\$ 735,853	\$ (601,195)

Pension plan fiduciary net position: Detailed information about the fiduciary net position of the pension plans is available in separately issued URS financial report.

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 6 RETIREMENT PLANS (Continued)

Defined Contribution Savings Plans

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

TAYLORSVILLE-BENNION IMP participates in the following Defined Contribution Savings Plans with Utah Retirement Systems:

- 401(k) Plan
- 457(b) Plan
- Roth IRA Plan
- Traditional IRA Plan

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

	2020	2019	2018
401(k) Plan			
Employer Contributions	\$ 35,597	\$ 65,667	\$ 134,949
Employee Contributions	20,570	38,385	85,207
457 Plan			
Employer Contributions	\$ 6,903	\$ 4,542	\$ -
Employee Contributions	6,473	27,160	74,125
Roth IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	\$ 13,480	\$ 11,360	\$ 8,880
Traditional IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	\$ -	\$ -	\$ 6,495

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 7 TERMINATION BENEFITS

Retirement Benefit – Purchase of Future Service Years

The District participates in a retirement benefit program where they share in the purchase of future service years upon retirement for employees who meet the retirement eligibility requirements of the Utah Retirement System with not actuarial reduction. The District will purchase between 65% and 95% of future service years based on an employee’s years of service at retirement, determined from a table found in the District’s Personnel Policy Handbook (Handbook). Based on the calculations obtained using the Utah Retirement System’s Service Purchase Estimate Calculator, the specified employer share from the table in the Handbook and the likelihood that an employee will meet the retirement eligibility requirements of the Utah Retirement System with no actuarial reduction, as estimated by management, the District has estimated the retirement buyout liability as of December 31, 2020 and 2019 to be \$2,411,357 and \$2,116,659, respectively.

Early Retirement Incentive Pay Policy

For employees hired on or before December 31, 2019, the District will pay employees with over 20 years of service to the District an early retirement incentive given that the employee 1) gives the District at least 6 months-notice of retirement; or, 2) have suffered a catastrophic illness or injury preventing them from returning to work; or, 3) the General Manager, in his sole discretion for either health or other significant reasons, decides less than 6 months-notice could be given. Employees electing to retire early under this policy will receive up to a full year’s salary paid on the next pay day following retirement according to the following scale:

- Completed 20 years of full time service but less than 21, 50% of salary
- Completed 21 years of full time service but less than 22, 60% of salary
- Completed 22 years of full time service but less than 23, 70% of salary
- Completed 23 years of full time service but less than 24, 80% of salary
- Completed 24 years of full time service but less than 25, 90% of salary
- Completed 25 years or more of full time service, 100% of salary

The District has estimated the early retirement incentive liability for December 31, 2020 and 2019 to be \$1,209,970 and \$1,064,398, respectively.

NOTE 8 LONG-TERM LIABILITIES

Long-term liability activity as of and for the years ended December 31, 2020 and 2019 are as follows:

	December 31, 2019	Additions	Deletions	December 31, 2020	Due Within One Year
Accrued termination benefits	\$ 3,181,057	\$ 475,986	\$ (35,716)	\$ 3,621,327	\$ -
Accrued compensated absences	413,510	108,233	(2,773)	518,970	106,989
Water and sewer revenue bond, series 2010B	-	-	-	-	-
Discount on revenue bond payable	-	-	-	-	-
Net pension liability	1,525,912	-	(790,059)	735,853	-
Total	<u>\$ 5,120,479</u>	<u>\$ 584,219</u>	<u>\$ (828,548)</u>	<u>\$ 4,876,150</u>	<u>\$ 106,989</u>

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2020 and 2019

NOTE 8 LONG-TERM LIABILITIES (Continued)

Water and Sewer Revenue Bonds, Series 2010B

During 2010, the District issued Water and Sewer Revenue Bonds to finance a portion of the cost of the construction and improvements of various projects to improve and expand the District's water and sewer system. The Series 2010B bond was paid in full during the year ended December 31, 2019.

NOTE 9 BOARD DESIGNATED RESERVES

The Board has designated \$4,100,000 for emergencies and unforeseeable expenses, \$2,500,000 for construction of future projects, and \$2,000,000 for retirement benefits. Water sources continue to undergo more restrictions and lower maximum contaminant levels (MCL's) every year, which may result in additional levels of water treatment. Also, much of the District's infrastructure reservoirs, water wells, water lines, and sewer lines is reaching their projected life expectancy. This infrastructure will need to be replaced as required.

NOTE 10 RISK MANAGEMENT

The District is exposed to various risk of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which the District purchases commercial insurance, a schedule of which is included at page 38.

During the years ended December 31, 2020 and 2019, the District did not reduce insurance coverages. No settlements have exceeded coverage levels in place during the previous three years.

NOTE 11 SUBSEQUENT EVENTS

Subsequent to year end, the District issued Water and Sewer Revenue Bonds. These bond issuances closed in February 2021. The Water and Sewer Revenue Bonds were issued for \$25,000,000, having a maturity year of 2040 with rates ranging from .75% to 2.45%.

SUPPLEMENTAL INFORMATION

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
SCHEDULE OF BUDGET TO ACTUAL COMPARISON
For the Year Ended December 31, 2020

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues:			
Water sales	\$ 9,690,000	\$ 10,445,762	\$ 755,762
Sewer service	7,885,000	7,781,255	(103,745)
Property taxes	476,399	474,012	(2,387)
Impact fees	124,600	997,758	873,158
Interest income	372,000	346,771	(25,229)
Capital contributions from builders and subdividers*	-	1,044,445	1,044,445
Gain on disposal of capital assets*	-	57,130	57,130
Other	251,000	384,791	133,791
Total revenues	<u>18,798,999</u>	<u>21,531,924</u>	<u>2,732,925</u>
Expenses:			
Depreciation and amortization	2,754,000	2,845,314	(91,314)
Water purchases	1,932,000	1,827,069	104,931
Salaries and wages	2,424,900	2,359,876	65,024
Employee benefits	1,947,500	1,922,241	25,259
Central Valley Water Reclamation Facility expenses	2,145,000	1,804,528	340,472
Utilities	785,000	778,982	6,018
Net loss (gain) in equity of Central Valley Water			
Reclamation Facility	2,000,000	2,898,997	(898,997)
System maintenance and landscaping	921,300	706,517	214,783
Office expenses	633,600	544,036	89,564
Insurance	135,000	141,262	(6,262)
Professional fees	93,000	84,765	8,235
Gas and oil	64,000	45,903	18,097
Miscellaneous	204,000	105,580	98,420
Total expenses	<u>16,039,300</u>	<u>16,065,070</u>	<u>(25,770)</u>
Excess revenues over expenses	<u>2,759,699</u>	<u>5,466,854</u>	<u>2,758,695</u>
Capital Projects	<u>7,444,200</u>	<u>5,139,680</u>	<u>2,304,520</u>
Debt Service	<u>-</u>	<u>-</u>	<u>-</u>

***Note:** These items do not have a corresponding budget figure. They are included above in order to balance the "Excess revenues over expenses" in the "Actual" column to the Change in Net Position as shown on the Statements of Revenues, Expenses, and Changes in Net Position for the year ended December 31, 2020.

**TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
SCHEDULE OF INSURANCE COVERAGE
For the Year Ended December 31, 2020**

<u>Carrier</u>	<u>Policy Number</u>	<u>Insurance Coverage</u>	<u>Amount</u>	<u>Term</u>
Philadelphia Indemnity Insurance Co.	PHPK2070282	Public Official Bond	\$ 1,000,000	1/1/2021
		Commercial Package:		
		Building	10,194,815	
		Equipment	7,438,256	
		Contents	475,000	
		Data Processing Equipment	350,000	
		Inland Marine	329,840	
		Flood	10,000,000	
		Earthquake	10,000,000	
		General Liability:		
		Each Occurrence	1,000,000	
		Damage to Premises Rented to You	1,000,000	
		Personal and Advertising Injury	1,000,000	
		General Aggregate	3,000,000	
		Medical expense	10,000	
		Employee Benefits Liability Per Person	1,000,000	
		Employee Benefits Liability Aggregate	3,000,000	
		Professional Liability Per Claim	1,000,000	
		Professional Liability Aggregate	3,000,000	
		Employment Practices Liability Per Claim	1,000,000	
		Employment Practices Liability Aggregate	3,000,000	
		Commercial Auto:		
		Liability	1,000,000	
		Uninsured Motorists	1,000,000	
		Underinsured Motorists	1,000,000	
Travelers	107187262	Crime:		1/1/2021
		Employee Dishonesty	1,000,000	
		Forgery or Alteration	1,000,000	
		Theft Disappearance & Destruction Inside/Outside	1,000,000	
		Computer Fraud/Funds Transfer Fraud	1,000,000	
Philadelphia Indemnity Insurance Co.	PHUB703126	Commercial Excess Liability 1	10,000,000	1/1/2021
Markel	MKLM5EUE100630	Commercial Excess Liability 2	10,000,000	1/1/2021
Workers Compensation Fund	1554371	Workers Compensation	500,000	1/1/2021

REQUIRED SUPPLEMENTARY INFORMATION

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
LAST 10 FISCAL YEARS*
December 31, 2020

Measurement Date December 31,	Proportion of the net pension liability (asset)	Proportionate share of the net pension liability (asset)	Covered Payroll	Proportionate share of the net pension liability (asset) as a percentage of its covered- employee payroll	Plan fiduciary net position as a percentage of the total pension liability
Noncontributory Retirement System					
2019	0.1930583%	\$ 727,611	\$ 1,700,908	42.78%	93.70%
2018	0.2049192%	1,508,968	1,776,660	84.93%	87.00%
2017	0.2171544%	951,419	1,905,210	49.94%	91.90%
2016	0.2091700%	1,343,127	1,865,456	72.00%	87.30%
2015	0.2083086%	1,178,711	1,810,177	65.12%	87.80%
2014	0.2054688%	892,194	1,773,905	50.30%	90.20%
Tier 2 Public Employees Retirement System					
2019	0.0366463%	\$ 8,242	\$ 509,458	1.62%	96.50%
2018	0.0395628%	16,944	461,822	3.67%	90.80%
2017	0.0315080%	2,778	308,247	0.90%	97.40%
2016	0.0231123%	2,578	189,536	1.36%	95.10%
2015	0.0195960%	(43)	126,661	(0.03%)	100.20%
2014	0.0189049%	(573)	92,818	(0.62%)	103.50%

** In accordance with paragraph 81.a of GASB 68, employers are required to disclose a 10-year history of their proportionate share of the Net Pension Liability (Asset) in their RSI. The 10-year schedule will be built prospectively from the implementation date of GASB 68.*

TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
SCHEDULE OF CONTRIBUTIONS
LAST 10 FISCAL YEARS*
December 31, 2020

	Actuarial Determined Contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered payroll
Noncontributory Retirement System					
2020	\$ 331,595	\$ 331,595	\$ -	\$ 1,795,315	18.47%
2019	314,157	314,157	-	1,906,154	16.48%
2018	328,900	328,900	-	2,146,824	15.32%
2017	361,174	361,174	-	1,955,463	18.47%
2016	344,550	344,550	-	1,913,203	18.01%
2015	334,340	334,340	-	1,810,177	18.47%
2014	317,403	317,403	-	1,778,732	17.84%
Tier 2 Public Employees Retirement System**					
2020	\$ 97,171	\$ 97,171	\$ -	\$ 617,612	15.73%
2019	78,862	78,862	-	505,541	15.60%
2018	70,834	70,834	-	467,388	15.16%
2017	46,272	46,272	-	308,247	15.01%
2016	28,261	28,261	-	189,536	14.91%
2015	18,895	18,895	-	126,611	14.92%
2014	13,488	13,488	-	92,818	14.53%
Tier 2 Public Employees DC Only System**					
2020	\$ 344	\$ 344	\$ -	\$ 5,142	6.69%
2019	131	131	-	1,958	6.69%
2018	-	-	-	-	0.00%
2017	-	-	-	-	0.00%
2016	-	-	-	-	0.00%
2015	-	-	-	-	0.00%
2014	-	-	-	-	0.00%

* In accordance with paragraph 81.b of GASB 68, employers are required to disclose a 10-year history of contributions in their RSI. The 10-year schedule will be built prospectively from the implementation date of GASB 68. Contributions as a percentage of covered payroll may be different than the certified board rate due to rounding and other administrative practices.

** Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems.

**TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
For the Year Ended December 31, 2020**

NOTE 1 CHANGES IN ASSUMPTION

As a result of the passage of SB 129, the retirement rates for members in the Tier 2 Public Safety and Firefighter Hybrid System have been modified to be the same as the assumption used to model the retirement pattern in the Tier I Public Safety and Firefighter Systems, except for a 10% load at first eligibility for unreduced retirement prior to age 65.



KEDDINGTON & CHRISTENSEN, CPAS
CERTIFIED PUBLIC ACCOUNTANTS

Gary K. Keddington, CPA
Phyl R. Warnock, CPA
Marcus K. Arbuckle, CPA
Steven M. Rowley, CPA

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

To the Chairman and Board of Trustees
Taylorsville-Bennion Improvement District

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 Taylorsville-Bennion Improvement District (the District), as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated April 5, 2021.

Internal Control over Financial Reporting

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

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

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free 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 audits, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

Keddington & Christensen, LLC

Keddington & Christensen, LLC
Salt Lake City Utah
April 5, 2021



KEDDINGTON & CHRISTENSEN, CPAS
CERTIFIED PUBLIC ACCOUNTANTS

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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*

To the Chairman and Board of Trustees
Taylorsville-Bennion Improvement District

Report on Compliance

We have audited Taylorsville-Bennion Improvement District's (the District) compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the State Auditor for the year ended December 31, 2020.

State compliance requirements were tested for the year ended December 31, 2020 in the following areas:

- Budgetary Compliance
- Fund Balance
- Open and Public Meetings Act
- Fraud Risk Assessment
- Impact Fees

Management's Responsibility

Management is responsible for compliance with the state requirements referred to above.

Auditor's Responsibility

Our responsibility is to express an opinion on the District's compliance based on our audits of the state compliance requirements referred to above. We conducted our audits of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the *State Compliance Audit Guide*. Those standards and the *State Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the state compliance requirements referred to above that could have a direct and material effect on a state compliance requirement occurred. An audit includes examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audits provide a reasonable basis for our opinion on compliance for each state compliance requirement referred to above. However, our audits do not provide a legal determination of the District's compliance with those requirements.

Opinion on Compliance

In our opinion, Taylorsville-Bennion Improvement District complied, in all material respects, with the state compliance requirements referred to above for the year ended December 31, 2020.

Report On Internal Control Over Compliance

Management of the District is responsible for establishing and maintaining effective internal control over compliance with the state compliance requirements referred to above. In planning and performing our audits of compliance, we considered the District's internal control over compliance with the state compliance requirements referred to above to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance with those state compliance requirements and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over compliance.

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

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

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

Keddington & Christensen, LLC

Keddington & Christensen, LLC
Salt Lake City, Utah
April 5, 2021