



NORTH CLACKAMAS COUNTY WATER COMMISSION
CLACKAMAS COUNTY, OREGON

FINANCIAL REPORT

FOR THE YEARS ENDED JUNE 30, 2024 AND 2025

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**NORTH CLACKAMAS COUNTY WATER COMMISSION
CLACKAMAS COUNTY, OREGON**

FOR THE YEARS ENDED JUNE 30, 2024 and 2025

FINANCIAL REPORT

NORTH CLACKAMAS COUNTY WATER COMMISSION
CLACKAMAS COUNTY, OREGON

JUNE 30, 2025

Board of Directors

Chris Hawes - Chair

Paul Gornick

Kevin Williams

Luke Roberts

Kevin Bailey

Registered Agent

Wade Hathhorn
14496 S.E. River Road
Oak Grove, OR 97267

NORTH CLACKAMAS COUNTY WATER COMMISSION
CLACKAMAS COUNTY, OREGON

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FINANCIAL SECTION

Report of Independent Auditors

The Board of Commissioners
North Clackamas County Water Commission

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of North Clackamas County Water Commission (the Commission), which comprise the statements of net position as of June 30, 2025 and 2024, and the related statements of revenues, expenses, and changes in net position, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Commission as of June 30, 2025 and 2024, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Commission and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Commission's basic financial statements. The combining schedules and budgetary schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining schedules and budgetary schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Minimum Standards for Audits of Oregon Municipal Corporations

In accordance with the *Minimum Standards for Auditors of Oregon Municipal Corporations*, we have also issued our report dated October 31, 2025, on our consideration of the Commission's compliance with certain provisions of laws and regulations, including the provisions of the Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.

A handwritten signature in black ink, appearing to read "Keith Simovic". The signature is written in a cursive, flowing style.

Keith Simovic, Principal,
for Baker Tilly US, LLP
Portland, Oregon
October 31, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

MANAGEMENT'S DISCUSSION & ANALYSIS

As management of the North Clackamas County Water Commission (Commission), we offer readers of the Commission's financial statements this narrative overview and analysis of the financial activities of the Commission for the fiscal years ended June 30, 2024, and 2025. We encourage readers to consider the information presented here in conjunction with additional information that are furnished in the notes to the financial statements.

Financial Highlights

- At June 30, 2025, the Commission's assets and deferred outflows exceeded its liabilities and deferred inflows by \$32.4 million; of this amount, \$24.9 million represents investment in capital assets, net of related debt; while \$7.5 million represents unrestricted net position, which may be used to satisfy ongoing obligations to members and creditors.
- Net position increased \$0.1 million or 0.1% with revenues of \$5.1 million exceeding expenses of \$5.0 million.
- The Commission has \$24.9 million invested in capital assets, net of accumulated depreciation; of this amount, \$9.9 million is comprised of water rights. Net capital assets decreased by \$0.7 million (or 2.9%) for the year as a result of new additions less than depreciation.

Overview of the Financial Statements

These discussion and analysis are intended to serve as an introduction to the Commission's basic financial statements. The Commission's basic financial statements consist of the following: 1) Statements of Net Position, 2) Statements of Revenues, Expenses and Changes in Net Position, 3) Statements of Cash Flows, and 4) Notes to the Basic Financial Statements. All statements are presented as comparative to the prior year.

The basic financial statements are intended to provide a broad overview of the Commission's finances. The Statements of Net Position present information on assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the Commission is improving or deteriorating. The Statements of Revenues, Expenses and Changes in Net Position present information on the Commission's operating and non-operating activities and resulting change in net position. 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 items that will only result in cash flows in future fiscal periods (i.e., uncollected fees, unused vacation leave, future pension expense, etc.). The Statements of Cash Flows present information indicating how the Commission's cash changed as a result of current year operations. The notes to the basic financial statements provide additional information that is essential to a complete understanding of the data provided in the basic financial statements.

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

MANAGEMENT’S DISCUSSION & ANALYSIS (Continued)

The Commission provides wholesale water to its members and recovers its costs through service charges and sundry fees. Accordingly, the Commission is an enterprise entity, and its finances are accounted for using proprietary fund accounting. Proprietary activities report using accrual accounting and provide that revenue is recorded when it is earned, and expenses are recorded when they are incurred.

Financial Summary

The following schedule presents a summary of revenues, expenses and change in net position for the Commission for the last two fiscal years.

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
(in thousands)

| | 2023 | 2024 | 2025 |
|------------------------|------------------|------------------|------------------|
| Operating Revenues | \$ 4,487 | \$ 5,025 | \$ 4,778 |
| Operating Expenses | 4,224 | 4,702 | 5,038 |
| Operating Income | 263 | 323 | (260) |
| Non-operating revenue | 181 | 318 | 305 |
| Change in Net Position | 444 | 641 | 44 |
| Beginning Net Position | 31,260 | 31,705 | 32,346 |
| Ending Net Position | <u>\$ 31,705</u> | <u>\$ 32,346</u> | <u>\$ 32,391</u> |

The Commission’s General Fund accounts for all revenues and related costs of providing water to the members. Actual operating expense exceeded revenue, yielding negative operating income for fiscal year 2024-25. Prior years yielded positive net operating income. Operating revenues decreased in fiscal year 2024-25 due to the absence of providing Clackamas River Water wholesale water through the duration of its water treatment plant maintenance that required shutdown of their water plant production facilities. Operating expense increased due to the prior year PERS Side Account contribution expenditure recognition and an increase in contractual services coverage resulting from an increase in employee turnover.

Water revenues each year reflect sales to the members, while costs are driven by actual production, treatment, and delivery of water to those same members. Water rates are initially calculated on budgeted costs based on budgeted demand of all members. Following the close of each year, a true-up is established by reconciling actual costs and actual demand. Also included in the true-up are any sundry revenues received by the Commission. In the event amounts are refunded to the members, water sales are reduced.

Fiscal 2023-24 reflects full staffing for the entire year and increases in personnel services costs of 8.1% due to increases in annual benefit costs and salary increases. Fiscal 2024-25 reflects a transitional year in staffing resulting in a small increase of 0.1% in personnel services costs due to turnover and recruitment time.

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

MANAGEMENT’S DISCUSSION & ANALYSIS (Continued)

Materials and services increased 17.4% for fiscal 2023-24 due to increases in cost of goods/services plus additional water purchase cost associated with Clackamas River Water's plant shut down. Fiscal 2024-25 increased by 7.1% inclusive of greater intergovernmental support cost due to personnel turnover. Wholesale water purchase, contracted services, and utilities are the primary drivers within this category.

The following schedule presents a summary of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position.

STATEMENTS OF NET POSITION
(in thousands)

| | Fiscal year ended June 30, | | |
|--|----------------------------|------------------|------------------|
| | 2023 | 2024 | 2025 |
| ASSETS AND DEFERRED OUTFLOWS | | | |
| Current Assets | \$ 7,277 | \$ 7,669 | \$ 8,328 |
| Non-Current Assets | | | |
| Capital Assets (Net) | 25,163 | 25,639 | 24,900 |
| Total Non-Current Assets | 25,163 | 25,639 | 24,911 |
| Total Assets | 32,440 | 33,308 | 33,239 |
| Deferred Outflows | 374 | 489 | 578 |
| Total Assets and Deferred Outflows | \$ 32,814 | \$ 33,797 | \$ 33,817 |
| LIABILITIES, DEFERRED INFLOWS, AND NET POSITION | | | |
| Current Liabilities: | \$ 349 | \$ 690 | \$ 615 |
| Long-Term Liabilities: | | | |
| Proportionate Share of Net Pension Liability | 555 | 667 | 674 |
| Total Long-Term Liabilities | 555 | 667 | 674 |
| Total Liabilities | 904 | 1,357 | 1,289 |
| Deferred Inflows | 205 | 94 | 138 |
| Total Liabilities and Deferred Inflows | 1,109 | 1,451 | 1,427 |
| Net Position: | | | |
| Net Investment in Capital Assets | 25,163 | 25,639 | 24,900 |
| Unrestricted | 6,542 | 6,707 | 7,490 |
| Total Net Position | 31,705 | 32,346 | 32,390 |
| Total Liabilities, Deferred Inflows, and Net Position | \$ 32,814 | \$ 33,797 | \$ 33,817 |

Net position serves as one useful indicator of a government’s financial condition. At the close of the fiscal year ended June 30, 2025 the Commission’s assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$32.4 million (Net Position). The largest portion of net position (76.9%) reflects the Commission’s investment in capital assets, net of related debt. The Commission uses these capital assets to provide water to its members; consequently, these assets are not available for future spending. As of fiscal year 2024-25 the remaining portion of net position (23.1%) is unrestricted and may be used to meet the Commission’s ongoing obligations to members and creditors.

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

MANAGEMENT’S DISCUSSION & ANALYSIS (Continued)

Capital Assets

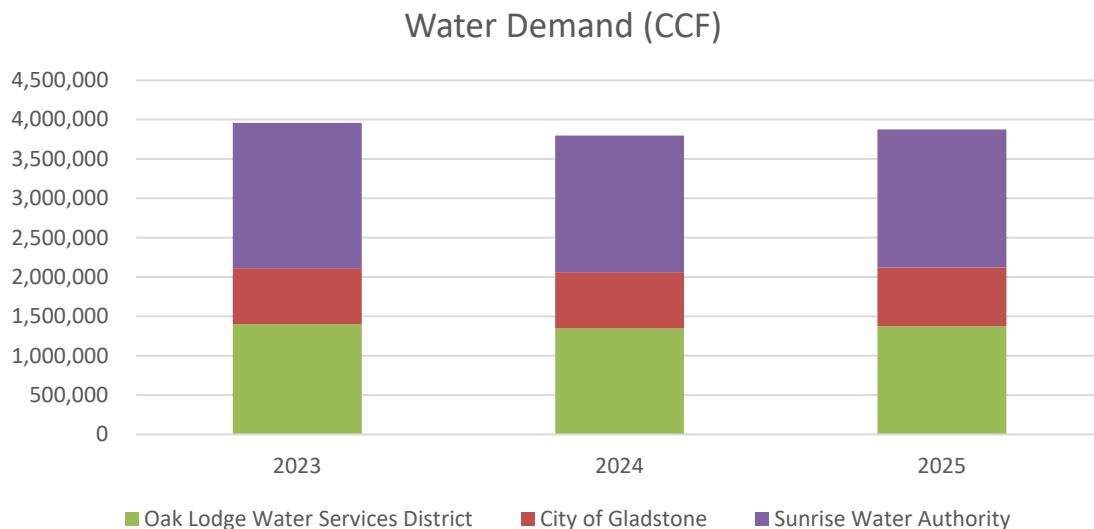
The Commission’s capital assets include investments in land, buildings, machinery and equipment, and water treatment and distribution systems. Current period capital expenditures totaled \$312,751. These expenditures capitalized, increasing total capital assets, which were then reduced by depreciation expense of approximately \$1,050,990. Total net capital assets decreased by almost \$738,240 or (2.9%). At June 30, 2025, the Commission had \$24.9 million invested in a broad range of capital assets, net of accumulated depreciation, including \$9.9 million invested in water rights. See Note 1 Subsection H as well as Note 4 of the Notes to Basic Financial Statements for additional information on capital assets.

Economic Factors and Next Year’s Budget and Rates

The Commission’s commitment and obligation to provide safe, public water for drinking and other purposes is the driver to its business decisions and corresponding financial results. Moreover, these outcomes are achieved through collaboration among its member agencies. The Commission’s water rates are, in turn, established under an "equal unit cost of water" model which is set to recover the total cost of operations based on total production. Members are charged an "equal unit price" for water and operating costs based on their respective annual consumption plus any additional costs incurred for delivery to set points of use.

The cost of operations is expected to continue to increase as the cost of labor, materials, energy, and capital investment also escalate. As such, next year’s water sales are expected to change in line with increases in the costs of water production relative to demand.

The chart below illustrates changes in water demand by the Commission’s members over the last three fiscal years:



NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

MANAGEMENT’S DISCUSSION & ANALYSIS (Continued)

The chart illustrates an increased demand for fiscal year 2024-25 from prior fiscal year however remains slightly below 2022-2023. The increased demand in fiscal year 2024-25 is attributable to an early start to outdoor usage due to lower than usual precipitation beginning April 2025 and lasting through June 2025.

Both Oak Lodge Water Services Authority and City of Gladstone rely solely on the Commission for their water. Water demand for Oak Lodge Water Services Authority decreased 4% from 2023 to 2024 followed by a slight increase of 2% from 2024 to 2025, whereas demand from Sunrise Water Authority decreased 6% from 2023 to 2024 followed by an increase of 1% from 2024 to 2025. City of Gladstone’s year over year comparison reflects a 1% increase from 2023 to 2024 followed by a 4% increase from 2024 to 2025.

The Commission’s water treatment plant is over 20 years old and as such requires repair and replacement of key capital elements. The existing capital plan in addition to a recent study estimates an additional \$4.0 million in capital investment is required in the next four years. This amount is planned to be funded by existing reserves within the Plant Reserve Fund. Notwithstanding, the Board has authorized the continued funding of future capital through annual reserves created from water sales (subject to transfer to the Plant Reserve Fund). The plan is strategically structured to grow reserves each year through wholesale service charges. Hence, in the next four years, the Commission is forecasting to accumulate \$4.0 million in additional capital reserves. The Commission has no current plans to issue debt of any kind.

Requests for Information

This financial report is designed to provide a general overview of the North Clackamas County Water Commission’s finances for all those with an interest in the Commission’s finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, 14496 SE River Road, Milwaukie, Oregon, 97267.

BASIC FINANCIAL STATEMENTS

North Clackamas County Water Commission
Clackamas County, Oregon

Statements of Net Position
June 30, 2024 and 2025

| | <u>2024</u> | <u>2025</u> |
|---|-----------------------------|-----------------------------|
| Assets: | | |
| Current: | | |
| Cash and Cash Equivalents | \$ 6,459,374 | \$ 7,393,991 |
| Accounts Receivable, net | 555,360 | 32,865 |
| Intergovernmental Receivables | 574,719 | 836,816 |
| Prepaid Expenses | 79,951 | 64,455 |
| Total Current Assets | <u>7,669,404</u> | <u>8,328,127</u> |
| Non-Current: | | |
| Capital Assets (Net) | 25,638,637 | 24,900,397 |
| OPEB Asset - GASB 75 Implicit Rate Subsidy | - | 10,927 |
| Total Non-current Assets | <u>25,638,637</u> | <u>24,911,324</u> |
| Total Assets | <u>33,308,041</u> | <u>33,239,451</u> |
| Deferred Outflows of Resources: | | |
| Net Pension Related Deferrals | 488,778 | 577,892 |
| Total Deferred Outflows of Resources | <u>488,778</u> | <u>577,892</u> |
| Total Assets and Deferred Outflows | <u>\$ 33,796,819</u> | <u>\$ 33,817,343</u> |
| Liabilities: | | |
| Current Liabilities: | | |
| Accounts Payable | \$ 667,025 | \$ 576,701 |
| Accrued Compensated Absences | 23,053 | 38,743 |
| Total Current Liabilities | <u>690,078</u> | <u>615,444</u> |
| Long-term Liabilities: | | |
| Proportionate Share of Net Pension Liability | 666,812 | 673,819 |
| Total Long-term Liabilities | <u>666,812</u> | <u>673,819</u> |
| Total Liabilities | <u>1,356,890</u> | <u>1,289,263</u> |
| Deferred Inflows of Resources: | | |
| Net Pension Related Deferrals | 93,856 | 132,490 |
| OPEB Related Deferrals | - | 5,060 |
| Total Deferred Inflows of Resources | <u>93,856</u> | <u>137,550</u> |
| Total Liabilities and Deferred Inflows | <u>1,450,746</u> | <u>1,426,813</u> |
| Net Position: | | |
| Net Investment in Capital Assets | 25,638,637 | 24,900,397 |
| Unrestricted | 6,707,436 | 7,490,133 |
| Total Net Position | <u>32,346,073</u> | <u>32,390,530</u> |
| Total Liabilities, Deferred Inflows and Net Position | <u>\$ 33,796,819</u> | <u>\$ 33,817,343</u> |

The accompanying notes are an integral part of these statements.

North Clackamas County Water Commission
Clackamas County, Oregon

Statements of Revenues, Expenses and Changes in Net Position
For the Years Ended June 30, 2024 and 2025

| | 2024 | 2025 |
|--|----------------------|----------------------|
| Operating Revenue: | | |
| Water Sales | \$ 4,987,322 | \$ 4,746,850 |
| Miscellaneous | 38,122 | 31,319 |
| Total Operating Revenues | 5,025,444 | 4,778,169 |
| Operating Expenses: | | |
| Personnel Services | 687,774 | 688,078 |
| Materials and Services | 3,082,061 | 3,299,259 |
| Depreciation and Amortization | 932,512 | 1,050,990 |
| Total Operating Expenses | 4,702,347 | 5,038,327 |
| Net Income From Operations | 323,097 | (260,158) |
| Non-operating Revenues (Expenses) | | |
| Earnings on Investments | 318,238 | 304,615 |
| Total Non-operating Revenues | 318,238 | 304,615 |
| Change in Net Position | 641,335 | 44,457 |
| Beginning Net Position | 31,704,738 | 32,346,073 |
| Ending Net Position | \$ 32,346,073 | \$ 32,390,530 |

The accompanying notes are an integral part of these statements.

North Clackamas County Water Commission
Clackamas County, Oregon

Statements of Cash Flows
For the Years Ended June 30, 2024 and 2025

| | <u>2024</u> | <u>2025</u> |
|--|----------------------------|----------------------------|
| Cash Flows From Operating Activities: | | |
| Cash Received from Customers | \$ 4,706,724 | \$ 5,038,567 |
| Cash Paid to Suppliers | (2,764,104) | (3,374,087) |
| Cash Paid to Employees | (797,795) | (721,728) |
| Net Cash Provided (Used) By Operating Activities | <u>1,144,825</u> | <u>942,752</u> |
| Cash Flows From Capital Related Financing Activities: | | |
| Purchase of Capital Assets | (1,408,172) | (312,750) |
| Net Cash Provided, (Used) By Financing Activities | <u>(1,408,172)</u> | <u>(312,750)</u> |
| Cash Flows From Investing Activities: | | |
| Earnings on Investments | 318,238 | 304,615 |
| Net Cash Provided, (Used) By Investing Activities | <u>318,238</u> | <u>304,615</u> |
| Net Increase in Cash | 54,891 | 934,617 |
| Beginning Cash and Cash Equivalents | 6,404,483 | 6,459,374 |
| Ending Cash and Cash Equivalents | <u>\$ 6,459,374</u> | <u>\$ 7,393,991</u> |
| (1) Cash and cash equivalents are reflected on the Statement of Net Position as follows: | | |
| Cash and Investments | \$ 6,459,374 | \$ 7,393,991 |
| Reconciliation of Operating Income to Net Cash Provided (Used) By Operating Activities | | |
| Net Income, (Loss) From Operations | \$ 323,097 | \$ (260,158) |
| Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities | | |
| Depreciation Expense | 932,512 | 1,050,990 |
| Proportional Pension Estimate, Inflows/Outflows | (115,515) | (43,473) |
| OPEB Estimate and Net Outflow/Inflow of Resources | 925 | (5,867) |
| Decrease, (Increase) In: | | |
| Accounts Receivable, net | (470,337) | 522,495 |
| Intergovernmental Receivables | 151,617 | (262,097) |
| Prepaid Expenses | (18,531) | 15,496 |
| Increase, (Decrease) In: | | |
| Accounts Payable | 336,488 | (90,324) |
| Accrued Vacation Payable | 4,569 | 15,690 |
| Net Cash Provided, (Used) By Operating Activities | <u>\$ 1,144,825</u> | <u>\$ 942,752</u> |

The accompanying notes are an integral part of these statements.

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the North Clackamas County Water Commission (the Commission) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the Commission's accounting policies are described below.

A. The Financial Reporting Entity

The North Clackamas County Water Commission, an ORS Chapter 190 Organization, was formed in February of 1996 through an Intergovernmental Agreement (the IGA), which allowed Damascus Water District, Mt. Scott Water District and Oak Lodge Water District to complete capital construction, improvements, and purchase equipment, useful or convenient for the water system. In September 1998, the IGA was first revised, after which the members formally adopted the IGA by ordinance and began construction of the Slow Sand Filter Plant (the Plant). Construction of the Plant was completed and went into operation in August 1999. On May 14, 2001, the IGA was revised for the second time to incorporate the combining of Damascus and Mt. Scott Water District into the Sunrise Water Authority and to accommodate debt financing. On July 18, 2005, the IGA was again revised to add the City of Gladstone as a member of the Commission. The role of the Commission is to be the water supply agency for operating the Plant to provide water for the members. A Board of Directors with representatives of all members governs the Commission. In September 2018, the IGA was again amended and restated. The most notable change was reducing the Board of Directors from a seven-member Board to a five-member board.

The accompanying financial statements present all activities of the Commission. The Commission has no component units.

B. Basis of Presentation - Fund Accounting

The Commission's accounting records are maintained on a fund accounting basis for budgetary purposes. For financial reporting purposes, the basic financial statements are presented as a unitary enterprise operation, and as such, are reported as a single column in the basic financial statements.

Financial operations of the Commission are accounted for in the following funds:

General Fund

This fund accounts for all revenues and expenditures of the Commission except those required to be accounted for in another fund. The principal revenue source is water sales.

Plant Reserve Fund

This fund accounts for future capital replacements. The principal resource is operating transfers.

C. Basis of Accounting

The Commission's financial statements are prepared on the accrual basis of accounting using the "economic resources" measurement focus. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recognized when liabilities are incurred, regardless of the timing of the related cash flow. Accordingly, all assets, deferred outflows of resources, and liabilities and deferred inflows of resources are reflected within the statements of net position with the equity section representing "net position."

Proprietary funds (enterprise) distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Commission is water

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Basis of Accounting (continued)

charges. Water revenue is recorded when the service is rendered. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

D. Estimates

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

E. Budget

As an entity formed under ORS Chapter 190, the Commission is not subject to Oregon Local Budget Law but chooses to follow the process for adopting and amending budgets as provided for therein. A budget is prepared and adopted for each fund on the accrual basis of accounting in the main program categories identified by Oregon Local Budget Law, as listed below. The budgets for all funds are adopted on a basis consistent with generally accepted accounting principles, except depreciation expense is not recorded in budgetary statements. The Commission begins its budget process early in each fiscal year with the establishment of the budget committee. Recommendations are developed through late winter with the budget committee approving the budget in early spring. Public notices of the budget hearing are generally published in early spring with a public hearing being held approximately three weeks later. The Board may amend the budget prior to adoption. However, budgeted expenditures for each fund may not be increased by more than ten percent. The budget is adopted, and appropriations are made no later than June 30th. Expenditure budgets are appropriated at the following levels for each fund: Personnel Services, Materials and Services, Debt Service, Transfers, Capital Outlay, and Contingency.

Expenditures cannot legally exceed the adopted appropriation levels. Appropriations lapse at fiscal year-end. Supplemental appropriations may occur if the Board approves them due to a need. There were no supplemental appropriations during the period July 1, 2024 to June 30, 2025. Expenditures of the various funds were within authorized appropriations for the period July 1, 2024 through June 30, 2025.

F. Cash and Cash Equivalents

For purposes of the statements of cash flows, cash and cash equivalents are defined as short-term, highly liquid investments that are both:

- (1) readily convertible to known amounts of cash.
- (2) and, so near their maturity that they present insignificant risk of changes in value because of changes in interest rates.

Generally, only investments with original maturities of three months or less meet this definition.

G. Investments

Current investments are investments that mature within twelve months. Non-current investments are investments that mature after twelve or more months. Investments are reported at fair market value, generally based on market prices.

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Observable inputs are developed based on market

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Investments

data obtained from sources independent of the reporting entity. Unobservable inputs are developed based on the best information available about the assumptions market participants would use in pricing the asset. The classification of securities within the fair value hierarchy is based upon the activity level in the market for the security type and the inputs used to determine their fair value, as follows:

Level 1 – unadjusted price quotations in active markets/exchanges for identical assets or liabilities that each participant has the ability to access.

Level 2 – other observable inputs including, but not limited to, quoted prices for similar assets or liabilities in markets that are active, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the assets or liabilities (such as interest rates, yield curves, volatilities, loss severities, credit risks and default rates) or other market–corroborated inputs.

Level 3 – unobservable inputs based on the best information available in the circumstances, to the extent observable inputs are not available including each participant’s own assumptions used in determining the fair value of investments.

The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). Accordingly, the degree of judgment exercised in determining fair value is greatest for instruments categorized in Level 3. The inputs used to measure fair value may fall into various levels of the fair value hierarchy. In such cases, for disclosure purposes, the fair value hierarchy classification is determined based on the lowest level input that is significant to the fair value measurement in its entirety.

H. Capital Assets

Capital assets are stated at cost or estimated historical cost. Donated capital assets are stated at acquisition value at the time received. Maintenance and repairs are expensed as incurred. Replacements that improve or extend the lives of property are capitalized. The Commission capitalizes items over \$5,000 with an estimated useful life greater than one year.

Water rights (an intangible asset) consist of rights to the use of water from the Clackamas River. Amortization is not recorded since the intangible has an indefinite life. The recorded amount of such asset is based upon the fair value of the water rights when they were transferred by respective members to the Commission.

Depreciation of capital assets has been recognized and reflected in the basic financial statements. Depreciation is calculated on the straight-line method based upon the estimated useful lives of the assets:

| | |
|--------------------------|-------------|
| Water Piping Systems | 30-75 years |
| Buildings & Improvements | 5-50 years |
| Equipment | 5-20 years |

I. Compensated Absences

Vacation pay is vested when earned. Employees earn annual leave based on length of service to the Commission. Unpaid vested vacation is shown in accrued compensated absences on the Statements of Net Position and recorded as an expense when earned. The Commission provides vesting of one-fourth (1/4) or twenty-five percent (25%) of sick pay for employees with ten (10) years of service.

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

J. Retirement Plans

Substantially all the Commission's employees are participants in the State of Oregon Public Employees Retirement System (PERS). For the purpose of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about fiduciary net position of PERS and additions to/deductions from PERS's fiduciary net position have been determined on the same basis as PERS reports them. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

K. Net Position

Net position comprises the various net earnings from operations, non-operating revenues, expenses, and contributions of capital. Net position is made up of the following three categories.

Net Investment in Capital Assets – consists of all capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds or other borrowings attributable to the acquisition, construction, or improvement of those assets.

Restricted – consists of external constraints placed on net position use by creditors, grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

Unrestricted – consists of net position items that are not included in the other categories previously mentioned.

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

L. Deferred Outflows/Inflows of Resources

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

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

NORTH CLACKAMAS COUNTY WATER COMMISSION

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NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

2. CASH AND INVESTMENTS

Cash and cash equivalents

The cash and cash equivalents are comprised of cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. State statutes govern the Commission's cash management policies because the Commission does not have an official investment policy. Statutes authorize the Commission to invest in banker's acceptances, time certificates of deposit, repurchase agreements, obligations of the United States and its agencies and instrumentalities, and the Oregon State Treasurer's Local Government Investment Pool (LGIP or Pool).

Investments

The Commission participates in the LGIP, which is an open-ended, no-load diversified portfolio created under ORS 294.805 to 294.895 and is not registered with the U.S. Securities and Exchange Commission as an investment company. The State Treasurer is the investment officer for the Pool and is responsible for all funds in the Pool. These funds must be invested and managed, like that of a prudent investor, exercising reasonable care, skill, and caution. Investments in the fund are further governed by portfolio guidelines issued by the Oregon Short-term Funds Board (OSTFB), which establish diversification percentages and specify the types and maturities of investments. The Oregon Audits Division of the Secretary of State's Office audits the Pool annually. The Division's report on the Pool as of and for the year ended June 30, 2024 was unmodified and may be obtained at the Oregon State Treasury, 350 Winter St. NE, Ste 100, Salem, OR 97310.

Amounts in the LGIP are not required to be collateralized. The audited financial reports of the Oregon Short Term Fund can be found here:

[http://www.oregon.gov/treasury/Divisions/Investment/Pages/Oregon-Short-Term-Fund-\(OSTF\).aspx](http://www.oregon.gov/treasury/Divisions/Investment/Pages/Oregon-Short-Term-Fund-(OSTF).aspx). If the link has expired, please contact the Oregon Short Term Fund directly.

Cash and investments at June 30, 2024 and 2025, (recorded at fair value) consisted of the following:

| | <u>2024</u> | <u>2025</u> |
|----------------------------|---------------------|---------------------|
| Cash on hand | \$ 16 | \$ -0- |
| Demand deposits | 1,126,499 | 806,518 |
| Investments | 5,332,859 | 6,587,473 |
| Total cash and investments | <u>\$ 6,459,374</u> | <u>\$ 7,393,991</u> |

The Commission had the following investments and maturities at June 30, 2024:

| Investment Type | Amortized Value | Investment Maturities (in months) | |
|-----------------------------------|---------------------|-----------------------------------|---------------|
| | | Less than 3 | More than 3 |
| State Treasurer's Investment Pool | \$ 5,332,859 | \$ 5,332,859 | \$ -0- |
| Total investments | <u>\$ 5,332,859</u> | <u>\$ 5,332,859</u> | <u>\$ -0-</u> |

The Commission had the following investments and maturities at June 30, 2025:

| Investment Type | Amortized Value | Investment Maturities (in months) | |
|-----------------------------------|---------------------|-----------------------------------|---------------|
| | | Less than 3 | More than 3 |
| State Treasurer's Investment Pool | \$ 6,587,473 | \$ 6,587,473 | \$ -0- |
| Total investments | <u>\$ 6,587,473</u> | <u>\$ 6,587,473</u> | <u>\$ -0-</u> |

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

2. CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

Oregon Revised Statutes require investments to not exceed a maturity of 18 months, except when the local government has adopted a written investment policy that was submitted to and reviewed by Oregon State Treasury (OST). The Commission does not have any investments that have a maturity date in excess of 18 months.

Concentration of Credit Risk

Deposits with financial institutions include bank demand deposits. Oregon Revised Statutes require deposits to be adequately covered by federal depository insurance or deposited at an approved depository as identified by the Treasury. Oregon Revised Statutes does not limit investments as to credit rating for securities purchased from US Government Agencies or USGSE. The LGIP is not rated.

Custodial Credit Risk - Deposits

This is the risk that, in the event of a bank failure, the Commission's deposits may not be returned. The Federal Depository Insurance Corporation (FDIC) provides Insurance for the Commission's deposits with financial institutions up to \$250,000 each for the aggregate of all non-interest-bearing accounts and the aggregate of all interest-bearing accounts at each institution. Deposits in excess of FDIC coverage with institutions participating in the Oregon Public Funds Collateralization Program. Oregon Revised Statutes and Commission policy require depository institutions to maintain on deposit, with the collateral pool manager, securities having a value not less than 10% of their quarter-end public fund deposits if they are well capitalized, 25% of their quarter-end public fund deposits if they are adequately capitalized, or 110% of their quarter-end public fund deposits if they are undercapitalized or assigned to pledge 110% by the Office of the State Treasurer. As of June 30, 2025, the total bank balance per the bank statements was \$850,254. Of these deposits, \$250,000 was covered by federal depository insurance while the remainder is collateralized by the Oregon Public Funds Collateralization Program (PFCP).

3. ACCOUNTS RECEIVABLE

Accounts receivable primarily represent amounts due from the Commission's member agencies for water purchases. Water usage typically peaks during the summer months; therefore, receivable balances at fiscal year-end reflect higher consumption volumes. At June 30, 2025, intergovernmental accounts receivable totaled \$311,863 from Oak Lodge Water Services Authority, \$128,650 from the City of Gladstone, and \$396,302 from Sunrise Water Authority. An allowance for uncollectible accounts is not considered necessary, as the Commission has historically experienced no delinquent accounts.

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

4. CAPITAL ASSETS

Capital Assets and the related changes for the year ended June 30, 2024, are summarized below:

| | Balance June 30, 2023 | Additions | Disposals | Transfers | Balance June 30, 2024 |
|--|--------------------------|-------------------|----------------|-----------------|--------------------------|
| Capital Assets Not Being Depreciated: | | | | | |
| Land | \$ 701,351 | \$ - | \$ - | \$ - | \$ 701,351 |
| Intangibles | 9,915,662 | - | - | - | 9,915,662 |
| Construction in Progress | 138,225 | 16,174 | - | (97,641) | 56,758 |
| Total Capital Assets Not Being Depreciated | <u>10,755,238</u> | <u>16,174</u> | <u>-</u> | <u>(97,641)</u> | <u>10,673,771</u> |
| Capital Assets Being Depreciated: | | | | | |
| Water Treatment Plant | 27,897,323 | 1,391,999 | 380,054 | 97,641 | 29,006,909 |
| Equipment | 1,484,206 | - | - | - | 1,484,206 |
| Transmission Line | 1,970,274 | - | - | - | 1,970,274 |
| Total Capital Assets Being Depreciated | <u>31,351,803</u> | <u>1,391,999</u> | <u>380,054</u> | <u>97,641</u> | <u>32,461,389</u> |
| Total Capital Assets | <u>42,107,041</u> | <u>1,408,173</u> | <u>380,054</u> | <u>-</u> | <u>43,135,160</u> |
| Less Accumulated Depreciation for: | | | | | |
| Water Treatment Plant | 15,326,893 | 839,982 | 380,054 | - | 15,786,821 |
| Equipment | 1,034,994 | 66,259 | - | - | 1,101,253 |
| Transmission Line | 582,178 | 26,271 | - | - | 608,449 |
| Total Accumulated Depreciation | <u>16,944,065</u> | <u>932,512</u> | <u>380,054</u> | <u>-</u> | <u>17,496,523</u> |
| Total Capital Assets Being Depreciated, Net | <u>14,407,738</u> | <u>459,487</u> | <u>-</u> | <u>97,641</u> | <u>14,964,866</u> |
| Total Capital Assets, Net | <u>\$ 25,162,976</u> | <u>\$ 475,661</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 25,638,637</u> |

Capital Assets and the related changes for the year ended June 30, 2025, are summarized below:

| | Balance June 30, 2024 | Additions | Disposals | Balance June 30, 2025 |
|--|--------------------------|---------------------|-------------|--------------------------|
| Capital Assets Not Being Depreciated: | | | | |
| Land | \$ 701,351 | \$ - | \$ - | \$ 701,351 |
| Intangibles | 9,915,662 | - | - | 9,915,662 |
| Construction in Progress | 56,758 | 157,211 | - | 213,969 |
| Total Capital Assets Not Being Depreciated | <u>10,673,771</u> | <u>157,211</u> | <u>-</u> | <u>10,830,982</u> |
| Capital Assets Being Depreciated: | | | | |
| Water Treatment Plant | 29,006,909 | 111,268 | - | 29,118,177 |
| Equipment | 1,484,206 | 44,272 | - | 1,528,478 |
| Transmission Line | 1,970,274 | - | - | 1,970,274 |
| Total Capital Assets Being Depreciated | <u>32,461,389</u> | <u>155,540</u> | <u>-</u> | <u>32,616,929</u> |
| Total Capital Assets | <u>43,135,160</u> | <u>312,751</u> | <u>-</u> | <u>43,447,911</u> |
| Less Accumulated Depreciation for: | | | | |
| Water Treatment Plant | 15,786,821 | 959,592 | - | 16,746,413 |
| Equipment | 1,101,253 | 65,128 | - | 1,166,381 |
| Transmission Line | 608,449 | 26,271 | - | 634,720 |
| Total Accumulated Depreciation | <u>17,496,523</u> | <u>1,050,991</u> | <u>-</u> | <u>18,547,514</u> |
| Total Capital Assets Being Depreciated, Net | <u>14,964,866</u> | <u>(895,451)</u> | <u>-</u> | <u>14,069,415</u> |
| Total Capital Assets, Net | <u>\$ 25,638,637</u> | <u>\$ (738,240)</u> | <u>\$ -</u> | <u>\$ 24,900,397</u> |

NORTH CLACKAMAS COUNTY WATER COMMISSION
Clackamas County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

5. ACCRUED COMPENSATORY LEAVE ABSENCES

Changes in Accrued Compensated Absences Liability

The Commission estimates its total accrued compensated absences leave liability, including salary and related payroll expenses, is current and due within one fiscal year, and accordingly, reports total accrued compensated absences leave liability as a current liability. In accordance with GASB Statement No. 101, the Commission recognizes a liability for compensated absences as leave is earned and expected to be paid out on a more likely than not basis. The liability is measured at the amount of leave expected to be paid using current pay rates and includes salary-related payments.

The Commission’s accrued compensated absence leave liability balance changed as follows:

| | Balance June 30, 2023 | Change | Balance June 30, 2024 |
|------------------------------|--------------------------|-----------|--------------------------|
| Accrued Compensated Absences | \$ 18,484 | \$ 4,569 | \$ 23,053 |
| | | | |
| | Balance June 30, 2024 | Change | Balance June 30, 2025 |
| Accrued Compensated Absences | \$ 23,053 | \$ 15,690 | \$ 38,743 |

6. DEFINED BENEFIT PENSION PLAN

Plan Description – The Oregon Public Employees Retirement System (PERS) consists of a single cost-sharing multiple-employer defined benefit plan. All benefits of the system are established by the legislature pursuant to Oregon Revised Statute (ORS) Chapters 238 and 238A. Oregon PERS produces an independently audited Annual Comprehensive Financial Report (ACFR) which can be found at:

<https://www.oregon.gov/pers/Pages/Financials/Actuarial-Financial-Information.aspx>

If the link is expired, please contact Oregon PERS for this information.

- a. **PERS Pension (Chapter 238).** The ORS Chapter 238 Defined Benefit Plan is closed to new members hired on or after August 29, 2003.
 - i. **Pension Benefits.** The PERS retirement allowance is payable monthly for life. It may be selected from 13 retirement benefit options. These options include survivorship benefits and lump-sum refunds. The basic benefit is based on years of service and final average salary. A percentage (2.0 percent for police and fire employees, 1.67 percent for general service employees) is multiplied by the number of years of service and the final average salary. Benefits may also be calculated under either a formula plus annuity (for members who were contributing before August 21, 1981) or a money match computation if a greater benefit results. Monthly payments must be a minimum of \$200 per month or the member will receive a lump-sum payment of the actuarial equivalent of benefits to which he or she is entitled.

Under Senate Bill 1049, passed during the 2019 legislative session, the salary included in the determination of Final Average Salary will be limited for all members beginning in 2021. The limit was equal to \$232,976 in 2024 and \$238,567 in 2025 and will be indexed with inflation in later years.

A member is considered vested and will be eligible at minimum retirement age for a service retirement allowance if he or she has had a contribution in each of five calendar years or has reached at least 50 years of age before ceasing employment with a participating employer (age 45 for police and fire members). General service employees

NORTH CLACKAMAS COUNTY WATER COMMISSION

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NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

6. DEFINED BENEFIT PENSION PLAN (CONTINUED)

may retire after reaching age 55. Police and fire members are eligible after reaching age 50. Tier One general service employee benefits are reduced if retirement occurs prior to age 58 with fewer than 30 years of service. Police and fire member benefits are reduced if retirement occurs prior to age 55 with fewer than 25 years of service. Tier Two members are eligible for full benefits at age 60.

The ORS Chapter 238 Defined Benefit Pension Plan is closed to new members hired on or after August 29, 2003.

ii. **Death Benefits.** Upon the death of a non-retired member, the beneficiary receives a lump-sum refund of the member's account balance (accumulated contributions and interest). In addition, the beneficiary will receive a lump-sum payment from employer funds equal to the account balance, provided on or more of the following contributions are met:

- member was employed by PERS employer at the time of death,
- member died within 120 days after termination of PERS covered employment,
- member died as a result of injury sustained while employed in a PERS-covered job, or
- member was on an official leave of absence from a PERS-covered job at the time of death.

iii. **Disability Benefits.** A member with 10 or more years of creditable service who becomes disabled from other than duty-connected causes may receive a non-duty disability benefit. A disability resulting from a job-incurred injury or illness qualifies a member (including PERS judge members) for disability benefits regardless of the length of PERS-covered service. Upon qualifying for either a non-duty or duty disability, service time is computed to age 58 (55 for police and fire members) when determining the monthly benefit.

iv. **Benefit Changes After Retirement.** Members may choose to continue participation in a variable equities investment account after retiring and may experience annual benefit fluctuations due to changes in the market value equity investments. Under ORS 238.360 monthly benefits are adjusted annually through cost-of-living changes (COLA). The COLA is capped at 2.0%.

b. **OPSRP Pension Program (OPSRP DB).** The ORS Chapter 238A Defined Benefit Pension Program provides benefits to members hired on or after August 29, 2003.

i. **Pension Benefits.** This portion of OPSRP provides a life pension funded by employer contributions. Benefits are calculated with the following formula for members who attain normal retirement age:

Police and fire: 1.8 percent are multiplied by the number of years of service and the final average salary. Normal retirement age for police and fire members is age 60 or age 53 with 25 years of retirement credit. To be classified as a police and fire member, the individual must have been employed continuously as a police and fire member for at least five years immediately preceding retirement.

General service: 1.5 percent is multiplied by the number of years of service and the final average salary. Normal retirement age for general service members is age 65, or age 58 with 30 years of retirement credit.

Under Senate Bill 1049, passed during the 2019 legislative session, the salary included in the determination of final average salary will be limited for all members beginning in 2021. The limit will be equal to \$210,582 in 2023, \$232,976 in 2024 and will be indexed with inflation in later years.

A member of the pension program becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches

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NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

6. DEFINED BENEFIT PENSION PLAN (CONTINUED)

normal retirement age, and, if the pension program is terminated, the date on which termination becomes effective.

- ii. **Death Benefits.** Upon the death of a non-retired member, the spouse or other person who is constitutionally required to be treated in the same manner as the spouse, receives for life 50 percent of the pension that would otherwise have been paid to the deceased member.
- iii. **Disability Benefits.** A member who has accrued 10 or more years of retirement credits before the member becomes disabled or a member who becomes disabled due to job-related injury shall receive a disability benefit of 45 percent of the member's salary determined as of the last full month of employment before the disability occurred.
- iv. **Benefit Changes After Retirement.** Under ORS 238A.210 monthly benefits are adjusted annually through cost-of-living changes. Under current law, the cap on the COLA in fiscal year 2015 and beyond will vary based on 1.25 percent on the first \$60,000 of annual benefit and 0.15 percent on annual benefits over \$60,000.

c. OPSRP Individual Account Program (OPSRP IAP).

- i. **Pension Benefits.** The IAP is an individual account-based program under the PERS tax-qualified governmental plan as defined under ORS 238A.400. An IAP member becomes vested on the date the employee account is established or on the date the rollover account was established. If the employer makes optional employer contributions for a member, the member becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches normal retirement age, the date the IAP is terminated, the date the active member becomes disabled, or the date the active member dies.

Upon retirement, a member of the OPSRP Individual Account Program (IAP) may receive the amounts in his or her employee account, rollover account, and vested employer account as a lump-sum payment or in equal installments over a 5-, 10-, 15-, 20-year period or an anticipated life span option. Each distribution option has a \$200 minimum distribution limit.

- ii. **Death Benefits.** Upon the death of a non-retired member, the beneficiary receives in a lump sum the member's account balance, rollover account balance, and vested employer optional contribution account balance. If a retired member dies before the installment payments are completed, the beneficiary may receive the remaining installment payments or choose a lump-sum payment.
- iii. **Recordkeeping** OPERS Contracts with VOYA Financial to Maintain IAP Participant records.

d. Contributions

- i. Employer Contributions

PERS funding policy provides for monthly employer contributions at actuarially determined rates. These contributions, expressed as a percentage of covered payroll, are intended to accumulate sufficient assets to pay benefits when due. This funding policy applies to the PERS Defined Benefit Plan and the Other Postemployment Benefit Plans. Employer contribution rates during the period were based on the December 31, 2021 actuarial valuation. The rates based on a percentage of payroll, first became effective July 1, 2021. Effective January 1, 2020, Senate Bill 1049 required employers to pay

NORTH CLACKAMAS COUNTY WATER COMMISSION

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NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

6. DEFINED BENEFIT PENSION PLAN (CONTINUED)

contributions on re-employed PERS retirees' salary as if they were an active member, excluding IAP (6 percent) contributions. Re-employed retirees do not accrue additional benefits while they work after retirement. Employer contributions for the year ended June 30, 2025 were \$345,931 excluding amounts to fund employer specific liabilities. The rates in effect for the fiscal year ended June 30, 2025 were 30.57 percent for Tier One/Tier Two General Service Member, 24.27 percent for OPSRP Pension Program General Service Members.

ii. Employee Contributions

Beginning January 1, 2004, all employee contributions were placed in the OPSRP Individual Account Program (IAP), a defined contribution pension plan established by the Oregon Legislature. Prior to that date, all member contributions were credited to the Defined Benefit Pension Plan. Member contributions are set by statute at 6.0 or 7.0 percent of salary and are remitted by participating employers. The contributions are either deducted from member salaries or paid by the employers on the members behalf. The IAP member accounts represent member contributions made on or after January 1, 2004, plus earnings allocations less disbursements for refunds, death benefits, and retirements.

Starting July 1, 2020, Senate Bill 1049 required a portion of member contributions to their IAP accounts to be redirected to the Defined Benefit fund. If the member earns more than \$3,333 per month, 0.75 percent (if OPSRP member) or 2.5 percent (if Tier One/Tier Two member) of the member's contributions that were previously contributed to the member's IAP now fund the new Employee Pension Stability Accounts (EPSA). The EPSA accounts will be used to fund the cost of future pension benefits without changing those benefits, which means reduced contributions to the member's IAP account. Members may elect to make voluntary IAP contributions equal to the amount redirected.

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

At June 30, 2025, the Commission reported a liability of \$673,819 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2022 rolled forward to June 30, 2024. The Commission's proportion of the net pension liability was based on a projection of the Commission's long-term share of contributions to the pension plan relative to the projected contributions of all participating entities, actuarially determined. At June 30, 2024, the Commission's proportion was 0.003032 percent, which was a decrease from its proportion of 0.003560 measured as of June 30, 2023.

For the year ended June 30, 2025, the Commission's recognized pension expense of \$148,038. At June 30, 2024, the Commission reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

NORTH CLACKAMAS COUNTY WATER COMMISSION

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NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

6. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Deferred outflows and inflows as of June 30, 2025 comprised as follows:

| | <u>Deferred Outflow of Resources</u> | <u>Deferred Inflow of Resources</u> |
|---|--|---|
| Difference between expected and actual experience | \$ 39,918 | \$ 1,608 |
| Changes of assumptions | 67,746 | 87 |
| Net difference between projected and actual earnings on investments | 42,806 | - |
| Changes in proportion | 96,553 | 74,901 |
| Differences between employer contributions and employer's proportionate share of contributions | 134,938 | 55,894 |
| Total (prior to post-measurement date (MD) contributions) | 381,961 | 132,490 |
| Contributions subsequent to the MD | 195,931 | - |
| Subtotal | <u>\$ 577,892</u> | <u>\$ 132,490</u> |

Deferred outflows and inflows as of June 30, 2024 comprised as follows:

| | <u>Deferred Outflow of Resources</u> | <u>Deferred Inflow of Resources</u> |
|---|--|---|
| Difference between expected and actual experience | \$ 32,609 | \$ 2,644 |
| Changes of assumptions | 59,236 | 442 |
| Net difference between projected and actual earnings on investments | 11,985 | - |
| Changes in proportion | 137,677 | 9,647 |
| Differences between employer contributions and employer's proportionate share of contributions | 0 | 81,123 |
| Total (prior to post-measurement date (MD) contributions) | 241,507 | 93,856 |
| Contributions subsequent to the MD | 247,271 | - |
| Subtotal | <u>\$ 488,778</u> | <u>\$ 93,856</u> |

Commission's contributions subsequent to the measurement date of \$345,931 and \$247,271 in years ending June 30, 2025 and 2024 are reported as deferred outflows of resources related to pensions and will be recognized as a reduction of the net pension liability in the year following. Included in deferred outflows for June 30, 2024 is \$150,000, a lump sum deposit to establish a side account which will be valued in the year ending June 30, 2025 and an additional \$150,000 remitted in 2025 and will be valued in the year ending June 30, 2026. 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 Ending June 30,</u> | <u>Amount</u> |
|-----------------------------|-------------------|
| 2026 | 36,219 |
| 2027 | 109,609 |
| 2028 | 60,843 |
| 2029 | 33,996 |
| 2030 | 8,805 |
| Thereafter | - |
| Total | <u>\$ 249,471</u> |

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

6. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Actuarial Methods and Assumptions:

Actuarial Assumptions

The total pension liability in the December 31, 2022 actuarial valuation was determined using the following actuarial assumptions:

| | |
|-----------------------------------|--|
| Valuation Date | December 31, 2022 |
| Measurement Date | June 30, 2024 |
| Experience Study Report | 2022, Published July 24, 2023 |
| Actuarial Cost Method | Entry Age Normal |
| Actuarial Assumptions: | |
| Inflation Rate | 2.40 percent |
| Long-Term Expected Rate of Return | 6.90 percent |
| Discount Rate | 6.90 percent |
| Projected Salary Increases | 3.40 percent of overall payroll growth |
| Cost of Living Adjustments | Blend of 2.00% COLA and grade COLA (1.25%/.015%) in accordance with Moro decision, blend based on service |
| Mortality | Healthy retirees and beneficiaries: Pub-2010 Healthy Retiree, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation. Active members: Pub-2010 Employee, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation. Disabled retirees: Pub-2010 Disabled Retiree, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation. |

Actuarial valuations of an ongoing plan involve estimates of the value of projected benefits and assumptions about the probability of events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future. Experience studies are performed as of December 31 of even numbered years. The methods and assumptions shown above are based on the 2022 Experience Study which reviewed experience for the four-year period ending on December 31, 2022.

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

6. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Long-term Expected Rate of Return

To develop an analytical basis for the selection of the long-term expected rate of return assumption, in January 2023 the PERS Board reviewed long-term assumptions developed by both Milliman’s capital market assumptions team and the Oregon Investment Council’s (OIC) investment advisors. The table below shows Milliman’s assumptions for each of the asset classes in which the plan was invested at that time based on the OIC long-term target asset allocation. The OIC’s description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions and includes adjustment for the inflation assumption. These assumptions are not based on historical returns but instead are based on a forward-looking capital market economic model.

| <u>Asset Class/Strategy</u> | <u>Low Range</u> | <u>High Range</u> | <u>Target Allocation</u> |
|-----------------------------|------------------|-------------------|--------------------------|
| Debt Securities | 20.0% | 30.0% | 25.0% |
| Public Equity | 22.5% | 32.5% | 27.5% |
| Real Estate | 7.5% | 17.5% | 12.5% |
| Private Equity | 15.0% | 27.5% | 20.0% |
| Real Assets | 2.5% | 10.0% | 7.5% |
| Diversifying Strategies | 2.5% | 10.0% | 7.5% |
| Opportunity Portfolio | 0.0% | 5.0% | 0.0% |
| Total | | | <u>100.0%</u> |

| <u>Asset Class</u> | <u>Target Allocation</u> | <u>Compounded Annual Return (Geometric)</u> |
|--------------------------------------|--------------------------|---|
| Global Equity | 27.50% | 7.07% |
| Private Equity | 25.50% | 8.83% |
| Core Fixed Income | 25.00% | 4.50% |
| Real Estate | 12.25% | 5.83% |
| Master Limited Partnerships | 0.75% | 6.02% |
| Infrastructure | 1.50% | 6.51% |
| Commodities | 0.00% | 0.00% |
| Hedge Fund of Funds – Multi-strategy | 1.25% | 6.27% |
| Hedge Fund Equity - Hedge | 0.63% | 6.48% |
| Hedge Fund - Macro | 5.62% | 4.83% |
| Total | <u>100.00%</u> | |

Assumed Inflation - Mean 2.35%

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

6. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Depletion Date Projection

GASB 68 generally requires that a blended discount rate be used to measure the Total Pension Liability (the Actuarial Accrued Liability calculated using the Individual Entry Age Normal Cost Method). The long-term expected return on plan investments may be used to discount liabilities to the extent that the plan's Fiduciary Net Position is projected to cover benefit payments and administrative expenses. A 20-year high quality (AA/Aa or higher) municipal bond rate must be used for periods where the Fiduciary Net Position is not projected to cover benefit payments and administrative expenses. Determining the discount rate under GASB 68 will often require that the actuary perform complex projections of future benefit payments and pension plan investments. GASB 68 (paragraph 67) does allow for alternative evaluations of projected solvency, if such evaluation can reliably be made. GASB does not contemplate a specific method for making an alternative evaluation of sufficiency; it is left to professional judgment.

The following circumstances justify an alternative evaluation of sufficiency for PERS:

- PERS has a formal written policy to calculate an Actuarially Determined Contribution (ADC), which is articulated in the actuarial valuation report.
- The ADC is based on a closed, layered amortization period, which means that payment of the full ADC each year will bring the plan to a 100% funded position by the end of the amortization period if future experience follows assumption.
- GASB 68 specifies that the projections regarding future solvency assume that plan assets earn the assumed rate return and there are no future changes in the plan provisions or actuarial methods and assumptions, which means that the projections would not reflect any adverse future experience which might impact the plan's funded position.

Based on these circumstances, it is our independent actuary's opinion that the detailed depletion date projections outlined in GASB 68 would clearly indicate that the Fiduciary Net Position is always projected to be sufficient to cover benefit payments and administrative expenses.

Discount Rate

The discount rate used to measure the total pension liability was 6.90 percent for the Defined Benefit Pension Plan. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. 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 plan members. Therefore, the long-term expected rate of return on pension plan investments for the Defined Benefit Pension Plan was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Commission's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the Commission's proportionate share of the net pension liability calculated using the discount rate of 6.90 percent, as well as what the Commission's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.90 percent) or 1-percentage-point higher (7.90 percent) than the current rate:

| | <u>1% Decrease (5.90%)</u> | <u>Discount Rate (6.90%)</u> | <u>1% Increase (7.90%)</u> |
|---|--------------------------------|------------------------------|--------------------------------|
| Commission's proportionate share of the net pension liability (asset) | \$ 1,062,922 | \$ 673,819 | \$ 347,926 |

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

6. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Pension Plan Fiduciary Net Position

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

Changes in Plan Provisions During the Measurement Period

There were no changes during the June 30, 2024 measurement period that require disclosure.

Changes in Plan Provisions Subsequent to Measurement Date

There were no changes subsequent to the June 30, 2024 measurement period that require disclosure.

7. OTHER POST-EMPLOYMENT BENEFITS (RHIA)

Plan Description:

The Commission contributes to the PERS Retirement Health Insurance Account (RHIA) for each of its eligible employees. RHIA is a cost-sharing multiple-employer defined benefit other postemployment benefit plan administered by PERS. RHIA pays a monthly contribution toward the cost of Medicare companion health insurance premiums for eligible retirees. ORS 238.420 established this trust fund. The Oregon Legislature has delegated authority to the Public Employees Retirement Board to administer and manage the system. The plan is closed to new entrants hired after August 29, 2003. PERS issues publicly available financial statements and required supplementary information. That report may be obtained by writing to Oregon Public Employees Retirement System, PO Box 23700, Tigard, OR 97281-3700, or online at <https://www.oregon.gov/pers/Pages/Financials/Actuarial-Financial-Information.aspx>

Benefits Provided:

Because RHIA was created by enabling legislation (ORS 238.420), contribution requirements of the plan members and the participating employers were established and may be amended only by the Oregon Legislature. ORS require that an amount equal to \$60 or the total monthly cost of Medicare companion health insurance premiums coverage, whichever is less, shall be paid from the RHIA established by the employer, and any monthly cost in excess of \$60 shall be paid by the eligible retired member in the manner provided in ORS 238.410. To be eligible to receive this monthly payment toward the premium cost, the member must: (1) have eight years or more of qualifying service in PERS at the time of retirement or receive a disability allowance as if the member had eight years or more of creditable service in PERS, (2) receive both Medicare Parts A and B coverage, and (3) enroll in a PERS-sponsored health plan. A surviving spouse or dependent of a deceased PERS retiree who was eligible to receive the subsidy is eligible to receive the subsidy if he or she (1) is receiving a retirement benefit or allowance from PERS or (2) was insured at the time the member died and the member retired before May 1, 1991.

Contributions:

PERS funding policy provides for employer contributions at actuarially determined rates. These contributions, expressed as a percentage of covered payroll, are intended to accumulate sufficient assets to pay benefits when due. Employer contribution rates for the period were based on the December 31, 2021 actuarial valuation and a percentage of payroll that first became effective July 1, 2023. The Commission contributed 0.00% of PERS-covered salaries for Tier One/Tier Two members to fund the normal cost portion of RHIA benefits and 0.00% of all PERS-covered salaries to amortize the unfunded actuarial accrued liability over a fixed period with new unfunded

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

7. OTHER POST-EMPLOYMENT BENEFITS (RHIA) (CONTINUED)

actuarial accrued liabilities being amortized over 20 years. The Commission’s total for the year ended June 30, 2025 contributions was \$0.

At June 30, 2025, the Commission held a post-employment benefit asset of \$10,927, its proportionate share of the net post-employment benefit asset for the RHIA. The post-employment benefit asset was measured as of June 30, 2024, and the total post-employment benefit asset used to calculate the net post-employment benefit asset was determined by an actuarial valuation dated December 31, 2022.

The Commission’s proportion of the net post-employment benefit asset was based on a projection of the Commission’s long-term share of contributions to the RHIA relative to the projected contributions of all participating employers, actuarially determined. As of the measurement date of June 30, 2024, the Commission’s proportion was zero. The amount of contributions subsequent to the measurement date was included as a reduction of the net pension liability in the fiscal year ended June 30, 2025.

There were no deferred outflows or inflows related to the RHIA plan for June 30, 2024.

Deferred outflows and inflows as of June 30, 2025 comprised as follows:

| | Deferred Outflow of Resources | Deferred Inflow of Resources |
|---|----------------------------------|---------------------------------|
| Difference between expected and actual experience | \$ - | \$ 214 |
| Changes of assumptions | - | 138 |
| Net difference between projected and actual earnings on investments | 309 | - |
| Changes in proportion | - | 5017 |
| Differences between employer contributions and employer's proportionate share of contributions | - | - |
| Total (prior to post-measurement date (MD) contributions) | 309 | 5,369 |
| Contributions subsequent to the MD | - | - |
| Subtotal | <u>\$ -</u> | <u>\$ 5,060</u> |

8. DEFERRED COMPENSATION PLAN

A deferred compensation plan is available to employees wherein they may execute an individual agreement with the Commission for amounts earned by them to not be paid until a future date when certain circumstances are met. These circumstances are termination by reason of death, disability, resignation, or retirement. Payment to the employee will be made over a period not to exceed 15 years. The deferred compensation plan is one which is authorized under IRC Section 457 and has been approved in its specifics by a private ruling from the Internal Revenue Service. The assets of the plan are held by the administrator for the sole benefit of the plan participants and are not considered assets or liabilities of the Commission.

9. RISK MANAGEMENT

The Commission is subject to the risk of loss related to torts, theft, damage to and destruction of assets, errors and omissions and natural disasters. The Commission purchases commercial insurance for all significant risks of loss. There was no significant reduction in the Commission’s major categories of insurance coverage and settlements have not exceeded insurance coverage for each of the past three years. Note the Commission’s insurance company has the right to assess additional amounts.

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

10. NET POSITION

The balance of net position utilizing the accounting methods and principles of the Commission is comprised of the following:

| | <u>June 30, 2024</u> | <u>June 30, 2025</u> |
|---|--------------------------|--------------------------|
| Ending Fund Balance | 7,002,380 | 7,751,425 |
| Compensated Absences | (23,054) | (38,743) |
| Capital Assets, net of Accumulated Depreciation | 25,638,637 | 24,900,397 |
| GASB 68 net pension asset/(liability) and related deferred inflows/outflows | (271,890) | (228,416) |
| GASB 75 net pension asset/(liability) and related deferred inflows/outflows | - | 5,867 |
| Net Position | <u><u>32,346,073</u></u> | <u><u>32,390,530</u></u> |

Member investments in net position comprised the following:

| Investment in NCCWC | <u>Member Share</u> | <u>June 30, 2024</u> | <u>June 30, 2025</u> |
|------------------------------------|---------------------|----------------------|----------------------|
| Oak Lodge Water Services Authority | 42% | \$ 13,585,351 | \$ 13,604,023 |
| Sunrise Water Authority | 48% | 15,526,115 | 15,547,454 |
| City of Gladstone | 10% | 3,234,607 | 3,239,053 |
| | <u>100%</u> | <u>\$ 32,346,073</u> | <u>\$ 32,390,530</u> |

12. CONSTRUCTION AND OTHER SIGNIFICANT COMMITMENTS

The Commission did not have any significant commitments at the close of the fiscal year ended June 30, 2025.

13. RELATED PARTY

Revenue – In the fiscal years ended June 30, 2024 and June 30, 2025 the Commission earned a total of \$3,172,644 and \$3,311,858, respectively, from Oak Lodge Water Services Authority, Sunrise Water Authority, and the City of Gladstone. Additionally, in fiscal years ended June 30, 2024 and June 30, 2025 the Commission earned revenue from wholesale water sales to Sunrise Water Authority in the amount of \$1,463,627 and \$1,415,528. Other non-related party water and wholesale water sales totaled \$423,380 and \$19,464 for 2024 and 2025, respectively.

Expense – In the fiscal years ended June 30, 2024 and June 30, 2025 the Commission paid a total of \$51,575 and \$48,000 to Oak Lodge Water Services Authority for financial services and the Commission paid a total of \$69,187 and \$201,709 to Sunrise Water Authority for management and engineering services, respectively.

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)

14. NEW PRONOUNCEMENTS

The Government Accounting Standards Board (GASB) issues new pronouncements from time to time. For copies of original pronouncements please visit the GASB's website www.gasb.org.

GASB Statement No. 101, "Compensated Absences". The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023. This statement was implemented in the fiscal year ended June 30, 2025 as discussed in Note 5.

GASB Statement No. 102, "Certain Risk Disclosures". The objective of this Statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. This Statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. The requirements of this Statement are effective for fiscal years beginning after June 15, 2024. This statement was implemented in the fiscal year ended June 30, 2025 and had no impact on the financial statements.

GASB Statement No. 103, "Financial Reporting Model Improvements". The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025.

GASB Statement No. 104, "Disclosure of Certain Capital Assets". The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets and requires that these certain types of capital assets to be disclosed separately in the capital assets note disclosures. These assets include leased assets, subscription-based information technology assets, and other intangible right to use assets. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter.

REQUIRED SUPPLEMENTARY INFORMATION

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

| Year Ended June 30, | (a) Employer's proportion of the net pension liability (NPL) | (b) Employer's proportionate share of the net pension liability (NPL) | (c) Employer's covered payroll | (b/c) NPL as a percentage of covered payroll | Plan fiduciary net position as a percentage of the total pension liability |
|---------------------|---|--|-----------------------------------|---|--|
| 2024 | 0.003% | \$ 673,819 | \$ 395,093 | 171% | 79.29% |
| 2023 | 0.004% | 666,812 | 409,676 | 163% | 81.68% |
| 2022 | 0.002% | 555,487 | 232,852 | 239% | 84.60% |
| 2021 | 0.002% | 291,099 | 270,166 | 108% | 87.60% |
| 2020 | 0.002% | 503,384 | 261,982 | 192% | 75.80% |
| 2019 | 0.002% | 405,570 | 255,438 | 159% | 80.23% |
| 2018 | 0.002% | 330,549 | 246,762 | 134% | 82.07% |
| 2017 | 0.003% | 289,598 | 268,100 | 108% | 83.10% |
| 2016 | 0.003% | 392,862 | 198,044 | 198% | 80.50% |
| 2015 | 0.003% | 182,899 | 200,489 | 91% | 91.90% |

SCHEDULE OF CONTRIBUTIONS

| Year Ended June 30, | Statutorily required contribution | Contributions in relation to the statutorily required contribution | Contribution deficiency (excess) | Employer's covered payroll | Contributions as a percent of covered payroll |
|---------------------|-----------------------------------|--|----------------------------------|----------------------------|---|
| 2025 | \$ 57,321 | \$ 195,931 | \$ (138,611) | \$ 388,575 | 50.42% |
| 2024 | 97,271 | 247,271 | (150,000) | 395,093 | 62.59% |
| 2023 | 77,144 | 77,144 | - | 409,676 | 18.83% |
| 2022 | 43,570 | 43,570 | - | 232,852 | 18.71% |
| 2021 | 36,995 | 36,995 | - | 270,166 | 13.69% |
| 2020 | 41,538 | 41,538 | - | 261,982 | 15.86% |
| 2019 | 38,297 | 38,297 | - | 255,438 | 14.99% |
| 2018 | 36,177 | 36,177 | - | 246,762 | 14.66% |
| 2017 | 18,083 | 18,083 | - | 268,100 | 6.74% |
| 2016 | 20,808 | 20,808 | - | 198,044 | 10.51% |

The amounts presented for each fiscal year were actuarially determined at 12/31 and rolled forward to the measurement date.

NORTH CLACKAMAS COUNTY WATER COMMISSION

Clackamas County, Oregon

**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
For the fiscal year ended June 30, 2025**

Changes in Plan Provisions

There were no changes in plan provisions occurred since the December 31, 2022 actuarial valuation. A complete summary of the Tier 1/Tier 2, OPSRP, RHIA, and RHIPA plan provisions valued is provided as part of the system-wide actuarial valuation report.

Changes in Actuarial Methods and Allocation Procedures

There were no changes in actuarial methods and allocation procedures since the December 31, 2022 actuarial valuation. A complete summary of the Tier 1/Tier 2, OPSRP, RHIA, and RHIPA actuarial methods and allocation procedures is provided as part of the system-wide valuation report.

Changes in Assumptions

There were no changes in assumptions since the December 31, 2022 actuarial valuation. A complete summary of the Tier 1/Tier 2, OPSRP, RHIA, and RHIPA assumptions is provided as part of the system-wide valuation report.

Resources

Audited Schedules of Employer Allocations and Pension Amounts as well as documents explaining methods and assumptions on how amounts were developed from the PERS Consulting Actuary can be found at <https://www.oregon.gov/pers/emp/pages/GASB.aspx>.

SUPPLEMENTARY INFORMATION

This part of the Commission’s Financial Report presents supplementary information to demonstrate and report on its compliance with finance-related legal requirements.

Budgetary Reporting – This section provides schedules that reconcile the differences between budgetary financial reports and financial statements prepared on the basis of Generally Accepted Accounting Principles (GAAP) as well as schedules that report on budget to actual financial performance.

| | |
|--|----|
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| Combining Schedule of Revenues, Expenditures, Other Financing Sources and Uses and Changes in Fund Balance – Actual and Budget (Budgetary Basis) | 35 |
| Schedule of Revenues, Expenditures, Other Financing Sources and Uses and Changes in Fund Balance - Budget (Non-GAAP Basis) and Actual | |
| General Fund | 36 |
| Plant Reserve Fund | 37 |

BUDGETARY REPORTING

**North Clackamas County Water Commission
Clackamas County, Oregon**

**Combining Balance Sheet
June 30, 2025**

| | General Fund | Plant Reserve Fund | Total |
|--|-------------------------|-----------------------------------|----------------------|
| Assets: | | | |
| Current: | | | |
| Cash and Investments | \$ 612,941 | \$ 6,781,050 | \$ 7,393,991 |
| Accounts Receivable, net | 23,905 | 8,960 | 32,865 |
| Intergovernmental Receivables | 836,816 | - | 836,816 |
| Prepaid Asset | 64,455 | - | 64,455 |
| Total Current Assets | 1,538,117 | 6,790,010 | 8,328,127 |
| Total Assets | \$ 1,538,117 | \$ 6,790,010 | \$ 8,328,127 |
| Liabilities and Fund Balances: | | | |
| Current Liabilities: | | | |
| Accounts Payable | \$ 462,406 | \$ 86,895 | \$ 549,301 |
| Payroll Liabilities | 27,401 | - | 27,401 |
| Total Current Liabilities | 489,806 | 86,895 | 576,701 |
| Total Liabilities | 489,806 | 86,895 | 576,701 |
| Fund Balances | 1,048,311 | 6,703,115 | 7,751,426 |
| Total Liabilities and Fund Balances | \$ 1,538,117 | \$ 6,790,010 | \$ 8,328,127 |
| Add/(deduct) to reconcile to GAAP basis statement of net position: | | | |
| Budgetary ending fund balance | | | \$ 7,751,426 |
| Capital assets, net depreciation | | | 24,900,397 |
| Accrued compensated absences payable | | | (38,743) |
| Net pension liability | | | (673,819) |
| OPEB asset | | | 10,927 |
| Deferred outflows of resources | | | 577,892 |
| Deferred inflows of resources | | | (137,550) |
| Ending net position | | | \$ 32,390,530 |

**North Clackamas County Water Commission
Clackamas County, Oregon**

**Combining Schedule of Revenues, Expenditures and Changes in Fund Balance
For the Year Ended June 30, 2025**

| | General Fund | Plant Reserve Fund | Total |
|--|-------------------------|-----------------------------------|---------------------|
| Revenues: | | | |
| Water Sales | \$ 4,746,850 | \$ - | \$ 4,746,850 |
| Interest | 26,719 | 277,896 | 304,615 |
| Miscellaneous | 31,319 | - | 31,319 |
| Total Revenues | 4,804,888 | 277,896 | 5,082,784 |
| Expenditures: | | | |
| Personnel Services | 571,728 | - | 571,728 |
| Materials and Services | 3,299,259 | - | 3,299,259 |
| Capital Outlay | - | 312,751 | 312,751 |
| Total Expenditures | 3,870,987 | 312,751 | 4,183,738 |
| Excess of Revenues Over, (Under) Expenditures | 933,901 | (34,855) | 899,046 |
| Other Financing Sources, (Uses): | | | |
| PERS side account contribution | (150,000) | - | (150,000) |
| Transfers In | - | 1,200,000 | 1,200,000 |
| Transfers Out | (1,200,000) | - | (1,200,000) |
| Total Other Financing Sources | (1,350,000) | 1,200,000 | (150,000) |
| Net Change in Fund Balance | (416,099) | 1,165,145 | 749,046 |
| Beginning Fund Balance | 1,464,410 | 5,537,970 | 7,002,380 |
| Ending Fund Balance | \$ 1,048,311 | \$ 6,703,115 | \$ 7,751,426 |
| Change in fund balance across all funds: | | | \$ 749,046 |
| Add/(deduct) to reconcile to GAAP basis change in net position: | | | |
| Change in accrued compensated absences | | | (15,690) |
| Capital outlay expenditures capitalized | | | 312,751 |
| Depreciation | | | (1,050,990) |
| Change in deferred outflow of resources, adjustment to pension expense | | | 89,114 |
| Change in deferred inflow of resources, adjustment to pension expense | | | (38,634) |
| Change in Net pension liability/(asset) | | | (7,007) |
| Change in net position | | | \$ 44,457 |

North Clackamas County Water Commission
Clackamas County, Oregon

Schedule of Revenues, Expenditures and Changes in Fund Balance - Actual and Budget
For the Year Ended June 30, 2025

| | <u>General Fund</u> | | | VARIANCE POSITIVE, (NEGATIVE) |
|--|----------------------------|---------------------------|----------------------------|-------------------------------------|
| | <u>ACTUAL</u> | <u>FINAL BUDGET</u> | <u>ORIGINAL BUDGET</u> | |
| Revenues: | | | | |
| Water Sales | \$ 4,746,850 | \$ 4,564,000 | \$ 4,564,000 | \$ 182,850 |
| Interest Income | 26,719 | 5,000 | 5,000 | 21,719 |
| Miscellaneous | 31,319 | - | - | 31,319 |
| Total Revenues | <u>4,804,888</u> | <u>4,569,000</u> | <u>4,569,000</u> | <u>235,888</u> |
| Expenditures: | | | | |
| Personnel Services | 571,728 | 734,000 | 734,000 | 162,272 |
| Materials and Services | 3,299,259 | 3,490,900 | 3,020,900 | 191,641 |
| Water Treatment | 3,870,987 | 4,224,900 | 3,754,900 | 353,913 |
| Operating Contingency | - | - | 470,000 | - |
| Total Expenditures | <u>3,870,987</u> | <u>4,224,900</u> | <u>4,224,900</u> | <u>353,913</u> |
| Excess of Revenues Over, (Under) Expenditures | <u>933,901</u> | <u>344,100</u> | <u>344,100</u> | <u>589,801</u> |
| Other Financing Uses: | | | | |
| PERS side account contribution | (150,000) | (150,000) | (150,000) | - |
| Transfers Out | (1,200,000) | (1,200,000) | (1,500,000) | 300,000 |
| Total Other Financing Sources | <u>(1,350,000)</u> | <u>(1,350,000)</u> | <u>(1,650,000)</u> | <u>300,000</u> |
| Net Change in Fund Balance | (416,099) | (1,005,900) | (1,305,900) | 889,801 |
| Beginning Fund Balance | <u>1,464,410</u> | <u>1,368,149</u> | <u>1,368,149</u> | <u>96,261</u> |
| Ending Fund Balance | <u>\$ 1,048,311</u> | <u>\$ 362,249</u> | <u>\$ 62,249</u> | <u>\$ 986,062</u> |

North Clackamas County Water Commission
Clackamas County, Oregon

Schedule of Revenues, Expenditures and Changes in Fund Balance - Actual and Budget
For the Year Ended June 30, 2025

| | <u>Plant Reserve Fund</u> | | |
|---|----------------------------------|--|--|
| | <u>ACTUAL</u> | <u>ORIGINAL AND FINAL BUDGET</u> | <u>VARIANCE POSITIVE, (NEGATIVE)</u> |
| Revenues: | | | |
| Interest Income | \$ 277,896 | \$ 50,000 | \$ 227,896 |
| Total Revenues | 277,896 | 50,000 | 227,896 |
| Expenditures | | | |
| Capital Outlay: | | | |
| Plant Expenditures | 312,751 | 995,000 | 682,249 |
| Total Capital Outlay | 312,751 | 995,000 | 682,249 |
| Contingency | - | 300,000 | 300,000 |
| Total Contingency | - | 300,000 | 300,000 |
| Total Expenditures | 312,751 | 1,295,000 | 982,249 |
| Excess of Revenues Over, (Under) Expenditures | (34,855) | (1,245,000) | 1,210,145 |
| Other Financing Uses | | | |
| Transfers In | 1,200,000 | 1,200,000 | - |
| Total Other Financing Sources | 1,200,000 | 1,200,000 | - |
| Net Change in Fund Balance | 1,165,145 | (45,000) | 1,210,145 |
| Beginning Fund Balance | 5,537,970 | 4,556,222 | 981,748 |
| Ending Fund Balance | \$ 6,703,115 | \$ 4,511,222 | \$ 2,191,893 |

REPORTS ON LEGAL AND OTHER REGULATORY REQUIREMENTS

INDEPENDENT AUDITORS' REPORT
REQUIRED BY OREGON STATE REGULATIONS

Oregon Administrative Rules 162-10-050 through 162-10-320 incorporated in the Minimum Standards for Audits of Oregon Municipal Corporations, prescribed by the Secretary of State in cooperation with the Oregon State Board of Accountancy; enumerate the financial statements, schedules, and comments and disclosures required in audit reports. The required statements and schedules are set forth in the preceding sections of this report. Required comments and disclosures related to the audit of such statements and schedules are set forth in the following pages.

Report of Independent Auditors Required by Oregon State Regulations

The Board of Commissioners
North Clackamas County Water Commission

We have audited, in accordance with auditing standards generally accepted in the United States of America the financial statements of North Clackamas County Water Commission (the Commission) as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise Commission's basic financial statements, and have issued our report thereon dated October 31, 2025.

Compliance

As part of obtaining reasonable assurance about whether the Commission's basic financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, including provisions of Oregon Revised Statutes (ORS) as specified in Oregon Administrative Rules (OAR) 162-010-0000 to 162-010-0330, of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the financial statements: However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion.

We performed procedures to the extent we considered necessary to address the required comments and disclosures which included, but were not limited to, the following:

- Accounting records and internal control
- Public fund deposits
- Insurance and fidelity bonds
- Investments
- Public contracts and purchasing

In connection with our testing, nothing came to our attention that caused us to believe the Commission was not in substantial compliance with certain provisions of laws, regulations, contracts, and grant agreements, including the provisions of ORS as specified in OAR 162-010-0000 through 162-010-0330 of the Minimum Standards for Audits of Oregon Municipal Corporations.

Internal Control Over Financial Reporting

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

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

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

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. Accordingly, this communication is not suitable for any other purpose.

This report is intended solely for the information and use of the Board of Commissioners and management of the Commission and the Oregon Secretary of State, and is not intended to be and should not be used by anyone other than these parties.



Keith Simovic, Principal
for Baker Tilly US, LLP
Portland, Oregon
October 31, 2025

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH OREGON MINIMUM
AUDITING STANDARDS**

End of Report