

NORTHWEST OTTAWA WATER SYSTEM

FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2020



Vredeveld Haefner LLC
CPAs and Consultants

NORTHWEST OTTAWA WATER SYSTEM

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INDEPENDENT AUDITORS' REPORT

November 3, 2020

Members of the Administrative Committee
Northwest Ottawa Water System
Grand Haven, Michigan

Report on the Financial Statements

We have audited the accompanying financial statements of the Northwest Ottawa Water System, (NOWS) as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the NOWS basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Northwest Ottawa Water System, Grand Haven, Michigan, as of June 30, 2020, and the changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 5 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise NOWS' basic financial statements. The schedule of debt issued and outstanding is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The schedule of debt issued and outstanding 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. Such 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 schedule of debt issued and outstanding is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Uredewald Haefner LLC

MANAGEMENT'S DISCUSSION AND ANALYSIS

Management's Discussion and Analysis

As management of the Northwest Ottawa Water System (NOWS), we offer readers of the NOWS financial statements this narrative overview and analysis of the financial activities of NOWS for the fiscal year ended June 30, 2020. We encourage readers to consider the information presented here in conjunction with additional information that is furnished in the financial statements and notes to the financial statements.

Financial Highlights

- The Northwest Ottawa Water Treatment Plant/System (NOWS) determines its revenue by making projections on water use for over 40,000 customers. The relationship is directly tied between water demands and weather conditions throughout the year. The balance between revenue and expenses varies each budget year based on those predictions and the current condition and replacement of plant assets. This past year NOWS experienced a slight increase in revenue based on those projections and actual water use.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the NOWS financial statements. The NOWS basic financial statements comprise two components: 1) financial statements, and 2) notes to the financial statements.

The *Statement of Net Position* presents information on all of the NOWS assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of NOWS is improving or deteriorating.

The *Statement of Revenues, Expenses and Changes in Net Position* presents information showing how the NOWS net position changed during the most recent fiscal year. 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 in this statement for some items that will only result in cash flows in future fiscal periods (e.g., earned but unused compensated absences, accrued interest, etc.).

Notes to the financial statements. The notes provide additional information that is essential for a full understanding of the data provided in the financial statements.

Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of NOWS, assets exceeded liabilities by \$13,902,241 at the close of the most recent fiscal year.

A portion of the NOWS net position reflects unrestricted net position which is available for future operation while a more significant portion of net position is invested in capital assets (e.g., land, buildings, vehicles, equipment and infrastructure), less any related debt used to acquire those assets that is still outstanding. NOWS uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the NOWS investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Net Position

	<u>2020</u>	<u>2019</u>
Current and other assets	\$ 1,332,938	\$ 1,455,565
Capital assets	19,886,112	20,552,362
Total assets	<u>21,219,050</u>	<u>22,007,927</u>
Current liabilities	892,730	596,651
Long-term liabilities outstanding	6,185,000	6,590,000
Total liabilities	<u>7,077,730</u>	<u>7,186,651</u>
Deferred inflows of resources	239,079	268,192
Net position		
Net Investment in capital assets	13,296,112	13,572,362
Restricted	-	64,245
Unrestricted	606,129	916,477
Total net position	<u>\$13,902,241</u>	<u>\$14,553,084</u>

The total net position of NOWS at June 30, 2020 was \$13,902,241, however, \$13,296,112 represents net investment in capital assets including infrastructure.

Revenues, Expenses and Changes in Net Position

	<u>2020</u>	<u>2019</u>
Operating revenue	\$ 1,451,097	\$ 1,409,911
Operating expense	2,419,323	2,109,488
Operating income (loss)	(968,226)	(699,577)
Nonoperating revenue (expense)	317,383	280,299
Changes in net position	(650,843)	(419,278)
Net position - beginning of year	<u>14,553,084</u>	<u>14,972,362</u>
Net position - end of year	<u>\$13,902,241</u>	<u>\$14,553,084</u>

During the year ended June 30, 2020, NOWS had a decrease in net position of \$650,843 primarily due to charges for services not set to fully cover depreciation charges.

Capital Asset and Debt Administration

Capital assets. The NOWS investment in capital assets as of June 30, 2020 amounted to \$19,886,112 (net of accumulated depreciation). Significant capital purchases during the year consisted primarily of a new water pump and security system upgrades. The NOWS capital assets (net of depreciation) are summarized as follows:

Capital Assets	
Land	\$ 26,000
Water plant	17,788,107
Lake intakes	1,891,381
Water mains	93,046
Machinery and equipment	87,552
Office furniture	26
Total	<u>\$19,886,112</u>

Additional information on the NOWS capital assets can be found in Note 3 of these financial statements.

Debt. At the end of the current fiscal year, NOWS had long-term debt consisting of contracts payable to Ottawa County totaling \$6,590,000. Additional information on the NOWS long-term debt can be found in Note 4 of these financial statements.

Economic Factors and Next Year's Budgets and Rates

The following factors were considered in preparing the NOWS budget for the 2020-21 fiscal year:

- The Northwest Ottawa Water Treatment Plant/System reviews water rates annually for debt and operations. Debt service requirements as well as actual consumption continue to modify the debt rate.
- Normal capital improvements with plant equipment and ongoing system evaluations also can cause rate variations for the replacement fund. These needs are included in the annual Capital Improvement Plan.
- NOWS revenue is most affected by weather conditions and industrial, commercial and residential water demand.
- Economic factors include the general economic climate and forecasts of future operating needs.

Requests for Information

The City of Grand Haven provides, by contract, fiscal and administrative services to NOWS. This financial report is designed to provide interested individuals including citizens, property owners, customers, investors and creditors with a general overview of the NOWS finances and to show the NOWS Administrative Committee accountability for the money it receives. If you have questions or need additional financial information, please contact us at 519 Washington Avenue, Grand Haven, MI 49417 or call or email us as noted below:

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BASIC FINANCIAL STATEMENTS

NORTHWEST OTTAWA WATER SYSTEM

STATEMENT OF NET POSITION

JUNE 30, 2020

Assets

Current assets

Cash and cash equivalents	\$ 64,844
Set-aside cash and cash equivalents	607,971
Accounts receivable	46,802
Due from other governments	451,039
Billing adjustment due from member units	85,587
Prepaid items	305
Inventory	76,390

Total current assets	<u>1,332,938</u>
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Non-current assets

Capital assets

Land	26,000
Depreciable capital assets, net	<u>19,860,112</u>

Total non-current assets	<u>19,886,112</u>
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Total assets	<u>21,219,050</u>
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Liabilities

Current liabilities

Accounts payable	319,056
Due to other governments	121,872
Accrued interest payable	46,802
Current portion of long-term debt	<u>405,000</u>

Total current liabilities	892,730
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Long-term liabilities

Long-term debt, net of current portion	<u>6,185,000</u>
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Total liabilities	<u>7,077,730</u>
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Deferred inflows of resources

Deferred gain on refunding	<u>239,079</u>
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Net position

Net investment in capital assets	13,296,112
Unrestricted	<u>606,129</u>

Total net position	<u>\$ 13,902,241</u>
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The accompanying notes are an integral part of these financial statements.

NORTHWEST OTTAWA WATER SYSTEM

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

FOR THE YEAR ENDED JUNE 30, 2020

Operating revenue	
Charges for services	\$ 1,451,097
Operating expense	
Intake	672,388
Treatment	656,777
Administrative	367,318
Depreciation	<u>722,840</u>
Total operating expense	<u>2,419,323</u>
Operating income (loss)	<u>(968,226)</u>
Non-operating revenue (expense)	
Debt service charge	518,647
Gain (loss) on disposal of capital assets	(1,404)
Capital replacement charge	67,650
Interest on investments	(3,593)
Interest expense	<u>(263,917)</u>
Total non-operating revenue (expense)	<u>317,383</u>
Changes in net position	(650,843)
Net position, beginning of year	<u>14,553,084</u>
Net position, end of year	<u>\$ 13,902,241</u>

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

NORTHWEST OTTAWA WATER SYSTEM

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED JUNE 30, 2020

Cash flows from operating activities	
Receipts from customers and users	\$ 1,287,630
Payments to suppliers	(678,508)
Payments for personnel costs	<u>(741,755)</u>
Net cash provided by (used in) operating activities	<u>(132,633)</u>
Cash flows from capital and related financing activities	
Proceeds from debt service charge	518,647
Proceeds from capital replacement charge	67,650
Deposit (withdrawal) from deposits with other governmental units	64,245
Deferred gain on refunding	(29,113)
Interest paid	(266,158)
Principal paid on bonds and notes	(390,000)
Acquisitions of capital assets	<u>(57,994)</u>
Net cash provided by (used in) capital and related financing activities	<u>(92,723)</u>
Cash flows from investing activities	
Interest received	<u>(3,593)</u>
Net increase (decrease) in cash and cash equivalents	(228,949)
Cash and cash equivalents, beginning of year	<u>901,764</u>
Cash and cash equivalents, end of year	<u>\$ 672,815</u>
Cash flows from operating activities	
Operating income (loss)	(968,226)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities	
Depreciation	722,840
Change in operating assets and liabilities which provided (used) cash	
Accounts receivable	2,565
Due from other governmental units	(179,208)
Prepaid expenses	(73)
Inventory	6,149
Accounts payable	270,144
Due to other governmental units	<u>13,176</u>
Net cash provided by (used in) operating activities	<u>\$ (132,633)</u>

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

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NORTHWEST OTTAWA WATER SYSTEM

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED JUNE 30, 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of The Northwest Ottawa Water System (NOWS) conform to generally accepted accounting principles as applicable to governments. The following is a summary of the significant policies.

Reporting Entity

NOWS was established for the purpose of constructing, owning, and operating a water treatment system for its participating municipalities: the City of Grand Haven, the Village of Spring Lake, the City of Ferrysburg, the Township of Spring Lake, and the Charter Township of Grand Haven.

Under a contract executed in 1988, the City of Grand Haven (the City) is operating and maintaining NOWS. Monthly operating expenses are billed by the City to the constituent municipalities for their proportionate share of those expenses.

As required by generally accepted accounting principles, the financial statements of the reporting entity include those of NOWS. There are no component units to be included. The criteria for including a component unit include significant operational or financial relationships with NOWS.

Measurement Focus and Basis of Accounting

The financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

NOWS distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with NOWS principal ongoing operations. The principal operating revenues of NOWS are charges for services. Operating expenses of NOWS 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 nonoperating revenues and expenses.

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

Cash and Cash Equivalents

For the purpose of the statement of cash flows, NOWS considers all highly liquid investments with an original maturity of three months or less to be cash equivalents.

Set-aside Cash and Cash Equivalents

The Administrative Committee has set aside \$607,971 at year-end for future capital improvements and debt service. The related cash and cash equivalents are reported as current assets on the statement of net position.

NORTHWEST OTTAWA WATER SYSTEM

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED JUNE 30, 2020

Investments

Investments are recorded at fair value.

State statutes and NOWS policy authorize NOWS to invest in:

- a. Bond, securities, other obligations and repurchase agreements of the United States, or an agency or instrumentality of the United States.
- b. Certificates of deposit, savings accounts, deposit accounts or depository receipts of a qualified financial institution.
- c. Commercial paper rated at the time of purchase within the two highest classifications established by not less than two standard rating services and that matures not more than 270 days after the date of purchase.
- d. Banker's acceptances of United States banks.
- e. Obligations of the State of Michigan and its political subdivisions that, at the time of purchase are rated as investment grade by at least one standard rating service.
- f. Mutual funds registered under the Investment Company Act of 1940 with the authority to purchase only investment vehicles that are legal for direct investment by a public corporation.
- g. External investment pools as authorized by Public Act 20 as amended.

Receivables

All receivables are reported at their net value. Allowance for uncollectible receivables was immaterial at year-end.

Inventory

Inventory consists principally of materials and supplies which are used for operations. Inventory is stated at cost using the first-in first-out (FIFO) method.

Prepaid Items

NOWS made payments prior to year-end for services that will be performed in the next fiscal year. In these situations, NOWS records an asset to reflect the investment in future services.

Deposits with Other Units of Government

Deposits with others consist of amounts held at the Ottawa County Public Utilities System for the purposes of future plant renovations and improvements.

NORTHWEST OTTAWA WATER SYSTEM

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED JUNE 30, 2020

Capital Assets

Capital assets are stated at cost and include items defined by NOWS as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are valued at cost where historical records are available and at an estimated historical cost where no historical records exist. Donated capital assets are valued at acquisition value (the price that would be paid to acquire an asset with an equivalent service potential in an orderly market transaction) on the date received.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

Depreciation on capital assets is computed using the straight-line method over the following estimated useful lives:

	Years
Water plant	5-50
Lake intakes	50
Water mains	10-50
Machinery and equipment	5-33
Office furniture	5-15

Due to Other Governments

The amounts due to the City of Grand Haven for payment in lieu of taxes, motorpool charges and other items were \$2,936 at year-end.

In addition, all operating personnel of NOWS are employees of the City of Grand Haven. Amounts due to operating personnel for accrued wages, health benefits, and compensated absences are shown in the financial statements as due to other governments. The amounts due to the City for these costs at year-end were \$118,936.

Risk Management

NOWS is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During the year ended June 30, 2020, NOWS carried commercial insurance to cover risks of losses. NOWS has had no settled claims resulting from these risks that exceeded their commercial coverage in any of the past three fiscal years.

NORTHWEST OTTAWA WATER SYSTEM

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED JUNE 30, 2020

2. DEPOSITS AND INVESTMENTS

The captions on the financial statements relating to cash and cash equivalents are as follows:

Cash and cash equivalents	\$ 64,844
Set-aside cash and cash equivalents	<u>607,971</u>
	<u>\$672,815</u>

Cash and cash equivalents consist of deposits managed by the City of Grand Haven under its contractual administration obligations. NOWS cash and cash equivalents are segregated from all other City-managed funds in separate bank accounts with the exception of funds transferred timely to payroll and accounts payable checking accounts as processed. Deposit risk for NOWS cannot be separately determined from the City of Grand Haven.

3. CAPITAL ASSETS

Capital asset activity for the year was as follows:

	<u>Balance July 1, 2019</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance June 30, 2020</u>
Capital assets, not being depreciated				
Land	\$ 26,000	\$ -	\$ -	\$ 26,000
Construction in progress	-	-	-	-
Total capital assets, not being depreciated	<u>26,000</u>	<u>-</u>	<u>-</u>	<u>26,000</u>
Capital assets, being depreciated				
Water plant	30,066,284	57,994	-	30,124,278
Lake intakes	4,356,678	-	-	4,356,678
Water mains	706,638	-	-	706,638
Machinery and equipment	194,496	-	1,744	192,752
Office furniture	15,063	-	1,961	13,102
Total capital assets, being depreciated	<u>35,339,159</u>	<u>57,994</u>	<u>3,705</u>	<u>35,393,448</u>
Less accumulated depreciation for:				
Water plant	11,717,821	618,350	-	12,336,171
Lake intakes	2,378,165	87,132	-	2,465,297
Water mains	604,608	8,984	-	613,592
Machinery and equipment	98,031	8,147	978	105,200
Office furniture	14,172	227	1,323	13,076
Total accumulated depreciation	<u>14,812,797</u>	<u>722,840</u>	<u>2,301</u>	<u>15,533,336</u>
Net capital assets, being depreciated	<u>20,526,362</u>	<u>(664,846)</u>	<u>1,404</u>	<u>19,860,112</u>
Capital assets, net	<u>\$20,552,362</u>	<u>\$(664,846)</u>	<u>\$1,404</u>	<u>\$19,886,112</u>

NORTHWEST OTTAWA WATER SYSTEM

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED JUNE 30, 2020

4. LONG-TERM DEBT

The following is a summary of the debt transactions of NOWS for the year ended June 30, 2020.

	Balance July 1, 2019	Additions	Deletions	Balance June 30, 2020	Due Within One Year
Contract payable to Ottawa County for Water System Improvement Bonds. Payable in annual installments from \$150,000 to \$365,000 through 2034; interest at 2.5% to 4.0%	\$3,400,000	\$ -	\$215,000	\$3,185,000	\$225,000
Contract payable to Ottawa County for 2016 Refunding Bonds. Payable in annual installments from \$175,000 to \$325,000 through 2034; interest at 4.0% to 5.0%	3,580,000	-	175,000	3,405,000	180,000
Total bonds	<u>\$6,980,000</u>	<u>\$ -</u>	<u>\$390,000</u>	<u>\$6,590,000</u>	<u>\$405,000</u>

The annual requirements to amortize all debt outstanding as of June 30, 2020 are as follows:

Year Ending June 30	Principal	Interest
2021	\$ 405,000	\$ 280,813
2022	425,000	266,863
2023	445,000	251,625
2024	465,000	235,075
2025	490,000	217,775
2026-2030	2,790,000	763,675
2031-2035	1,570,000	169,763
Total	<u>\$6,590,000</u>	<u>\$2,185,588</u>

All outstanding debt of NOWS is private placement debt.

NOWS charges participating municipalities to fund the payment of contracts payable to Ottawa County based on the water sales to each municipality. NOWS and the participating municipalities have pledged their full faith and credit for the repayment of the contracts. In the event of default, NOWS will be required to use general operating funds or levy an additional charge sufficient to pay the obligation, subject to applicable constitutional, statutory, and charter limitations.

NORTHWEST OTTAWA WATER SYSTEM

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED JUNE 30, 2020

5. BILLING ADJUSTMENT

NOWS bills its member governmental units for operations, debt, and capital replacement. Following is an analysis of the billing adjustment related to the operations of NOWS:

Amounts contractually allowed to collect as adjusted for actual expenses	\$ 1,365,510
Amounts billed for fiscal year prior to June 30	(1,365,510)
Working capital receivable	<u>85,587</u>
Total due from (to) member units	<u>\$ 85,587</u>

6. WORKING CAPITAL

In accordance with the master agreement with the member governmental units, the Administrative Committee of NOWS has agreed to maintain 5/24th of the operating expenses, excluding depreciation, for working capital.

Excess working capital may be refunded to the member governmental units at the discretion of the Administrative Committee. For the year ended June 30, 2020, the NOWS working capital was deficient by \$85,587.

7. RETIREMENT BENEFITS AND NET OTHER POST-EMPLOYMENT BENEFITS

NOWS utilizes employees from the City of Grand Haven, Michigan, who participate in a single-employer defined benefit pension and single employer defined benefit and defined contribution healthcare plan. NOWS paid the actuarially-determined annual costs of retirement and OPEB benefits to the City during the fiscal year; this does not include any unfunded liability costs.

8. CONTINGENCIES

In the normal course of its activities, NOWS has become a party in various legal actions and subject to certain asserted or unasserted claims and assessments. NOWS is of the opinion that the outcome of any pending actions will not have a material effect on the NOWS financial position or results of operations.

SUPPLEMENTARY INFORMATION

NORTHWEST OTTAWA WATER SYSTEM
SCHEDULE OF DEBT ISSUED AND OUTSTANDING
JUNE 30, 2020

<i>Year Ending June 30,</i>	2011 Water System Improvement Bonds		2016 Refunding Bonds		<u>Total</u>
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	
2021	\$ 225,000	\$ 122,613	\$ 180,000	\$ 158,200	\$ 685,813
2022	235,000	115,863	190,000	151,000	691,863
2023	250,000	108,225	195,000	143,400	696,625
2024	260,000	99,475	205,000	135,600	700,075
2025	275,000	90,375	215,000	127,400	707,775
2026	285,000	79,375	220,000	118,800	703,175
2027	300,000	67,975	235,000	110,000	712,975
2028	315,000	55,975	240,000	98,250	709,225
2029	330,000	43,375	255,000	86,250	714,625
2030	345,000	30,175	265,000	73,500	713,675
2031	365,000	15,513	280,000	60,250	720,763
2032	-	-	295,000	46,250	341,250
2033	-	-	305,000	31,500	336,500
2034	-	-	325,000	16,250	341,250
	<u>\$ 3,185,000</u>	<u>\$ 828,938</u>	<u>\$ 3,405,000</u>	<u>\$ 1,356,650</u>	<u>\$ 8,775,588</u>