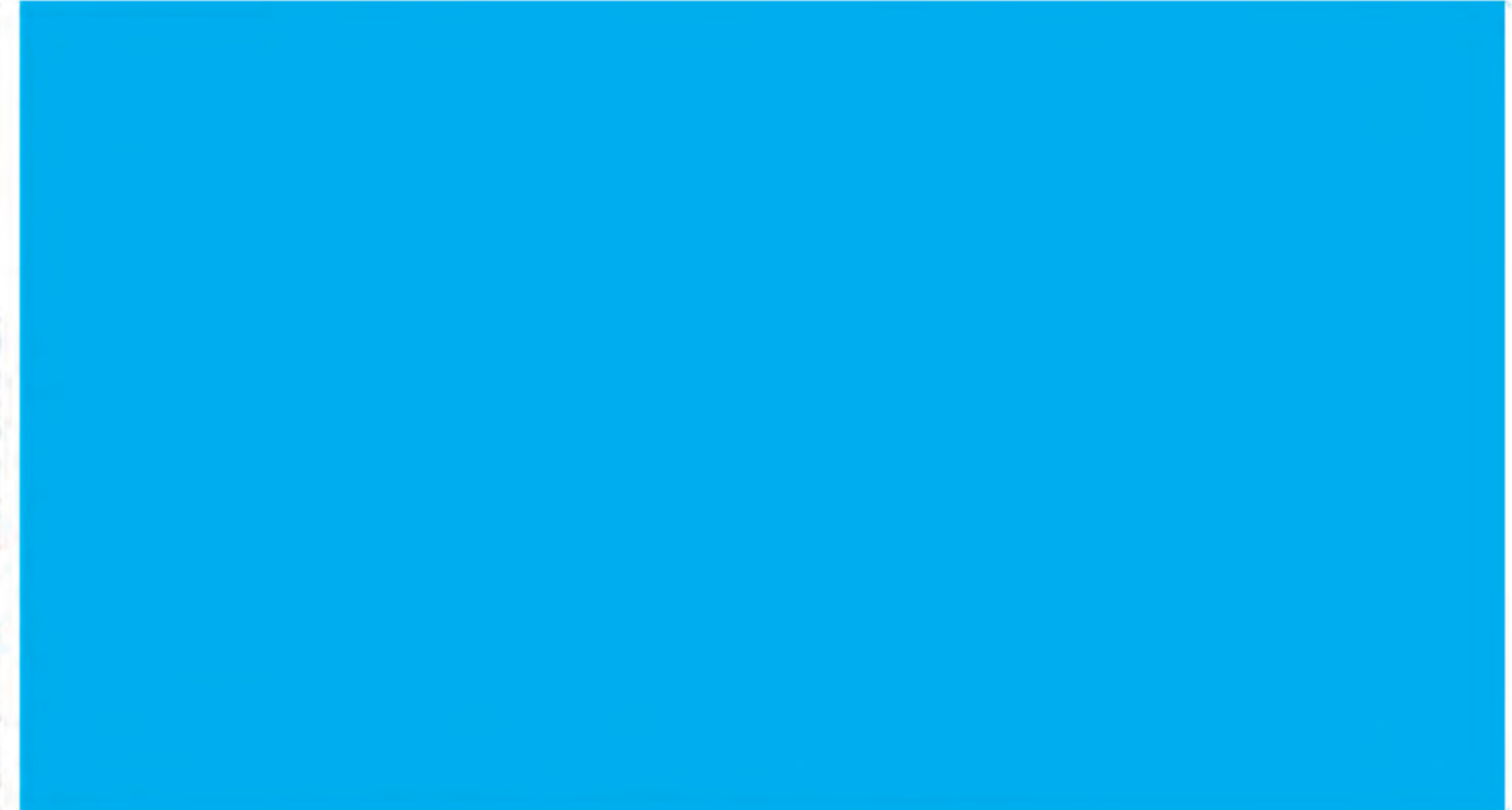




ANNUAL COMPREHENSIVE FINANCIAL REPORT



**FISCAL YEAR ENDED
JUNE 30, 2024
WEST JORDAN, UTAH**



Annual Comprehensive Financial Report

For Fiscal Year Ended June 30, 2024

City of West Jordan Finance Division

Danyce Steck, CPFO - Administrative Services Director
Frank Evans - Controller
Tyler Aitken - City Treasurer
Jeremy Olsen - Sr Management Analyst
Joe Bryant - Purchasing Manager



CITY OF WEST JORDAN, UTAH

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INTRODUCTORY SECTION



For Fiscal Year Ended June 30, 2024

January 31, 2025

Honorable Mayor, Members of the City Council, and -Residents of West Jordan:

I am pleased to present the Annual Comprehensive Financial Report (ACFR) of the City of West Jordan, Utah (the City), for the fiscal year ended June 30, 2024. This report has been prepared by the City's Administrative Services Department, in accordance with Generally Accepted Accounting Principles (GAAP) established for local governments by the Governmental Accounting Standards Board.

We acknowledge this report to be 30 days past the normal requirement of issuance at 180 days after the end of the fiscal year. In June 2023, the city experienced a cyber incident which had consequences for several months into fiscal year 2024. We appreciate patience as we have worked to ensure the highest standard of transparency and accuracy in this report.

Overview

State law requires that general-purpose local governments publish a complete set of financial statements in accordance with GAAP, within six months of the close of each fiscal year. State law also requires that the report be audited in accordance with generally accepted auditing standards, by a licensed certified public accounting firm.

As required by State law, an annual audit has been completed by Keddington & Christensen, LLC, an independent public accounting firm, providing reasonable assurance that the financial statements for the fiscal year ended June 30, 2024, are free of material misstatements. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used, reviewing significant estimates made by management, and evaluating the overall financial statement presentation.

The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion. The City's financial statements for the fiscal year ended June 30, 2024, are fairly presented in conformity with GAAP. The independent auditors' report is included in the financial section of this report.

The City is required to undergo a federal single audit. Such audits are based on the provisions of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Information related to the single audit, including the opinion on the schedule of expenditures of federal awards, the auditors' reports on compliance and internal controls over financial reporting in accordance with Generally Accepted Governmental Auditing Standards (GAGAS), and the auditors' report on compliance with requirements applicable to each major program and internal control over compliance in accordance with Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), are available in a separate report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A immediately follows the independent auditors' report.

This ACFR has been prepared by the City's Administrative Services Department. City management is responsible for the accuracy, completeness, and fairness of the presented data, including all disclosures and supplementary information in this report. Management is also responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, or misuse; and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with GAAP. The City's internal control structure is designed to provide reasonable, rather than absolute, assurance that these objectives are met.

Government Profile

The City of West Jordan, incorporated on January 10, 1941, boasts a thriving community with a current population of 119,401, making it the third-largest city in the state. Recognized as a city of the first class, by the State of Utah, West Jordan's future looks promising, with a projected population of 175,000 at its build-out. Nestled within the heart of the Salt Lake metropolitan area, the city spans 32.02 square miles.

The City provides a full range of services to its businesses and residents. These include police and fire protection, culinary water, sanitary sewer, solid waste and recycling collection and disposal, construction and maintenance of roadways, parks and recreation facilities, street lighting, celebrations, and other cultural events.

In November 2017, the residents of West Jordan voted to approve a change in the form of government, transitioning from Council-Manager to Council-Mayor on January 6, 2020. This change assigned the executive functions to the elected mayor and legislative responsibilities to a seven-member council. The Council is responsible for passing ordinances and adopting the budget, while the Mayor is responsible for overseeing day-to-day operations, and effectively managing departments and services within budget constraints.

Component units are entities for which the City bears financial accountability. Blended component units, though legally separate entities, are considered to be part of governmental operations, and so are included in our budget reporting and financial statements.

Utah state law requires the City to adopt an annual budget for all funds, and requires all funds maintain a balanced budget, with limited exceptions. State law also requires that departmental expenditures do not exceed appropriated funding levels, except in cases of emergency situations, like natural disasters. Budgetary control is maintained at the department level for the General Fund and at the fund level for all other funds. Authority to revise approved budgets rests with the City Council, which may be accomplished following the completion of noticing and hearing requirements.

Economic Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of West Jordan operates.

State Economy

"The Utah Economic Council projects continued economic growth in 2024, albeit at a decelerated pace compared to 2023. Forecasts call for slowing inflation, and moderate growth in job markets, personal income, consumer purchases, and home prices. Utah's residential construction could begin to rebound if interest rates continue to drop, potentially offsetting tempering commercial construction. In sum, with the U.S. and Utah economies continuing their return to normalcy, uncertainties still abound."

-State of Utah's 2024 Economic Report to the Governor

The Report to the Governor often refers to 'unsettled normalcy' indicating a need to abandon historical trend analysis and instead aim for flexibility and awareness.

As of June 2024, the state is experiencing decelerating growth, moderate inflation, and rising interest rates. High housing costs continued to present a major challenge to Utah's economy as wages continue to misalign with costs. This makes it increasingly difficult for employers to retain and attract workers at current wage levels.

According to estimates from the Utah Population Committee, Utah's population grew by 55,989, reaching 3.45 million in 2023. About 56 percent of this growth came from net in-migration, as people moved to the state to take advantage of economic opportunity, and 44% growth came from natural increase.

In 2024, local economists predict both Utah and the United States will experience relatively lower personal income growth. The tight labor market will continue to pressure wage inflation, which will drive overall growth in personal income. The Utah Economic Council forecasts decelerated personal income from 7% in 2023 to 5% in 2024.

Local Economy

Over the past two fiscal years, the City has prioritized long-term financial sustainability by using conservative revenue estimates. Revenue exceeding these estimates has been treated as one-time funding. This fiscal year, taxable sales experienced a year-over increase of 1.2%, which is lower than the previous fiscal year's increase of 2.5%. The City anticipated this shift in consumer behavior and prepared by treating the above-average growth of the past few years as one-time revenue, transferring it to the Capital Improvement Projects Fund. This practice prepared the City to adapt to economic changes without compromising on-going services or infrastructure management.

In June 2024, the unemployment rate in Salt Lake County had increased to 3.0% from 2.7% in the same period in the prior year.

In FY 2024, there were 1,604 residential construction permits issued, an increase of 10.2% from the prior fiscal year, and 241 commercial building permits issued, an increase of 15.3% from the previous fiscal year. The City continues to work with major developers on large master-planned communities, as well industrial, and commercial developments with some mixed-use residential areas. These developments hold significant economic importance not only for the City but also the State of Utah.

West Jordan boasts the largest contiguous acreage of undeveloped land in Salt Lake County, making it one of only two areas left where new large-scale industrial development can take place. Additionally, the City's resident labor force accounts for just over 10% of Salt Lake County's which has proven to be a major asset in attracting commercial and industrial development.

West Jordan is home to several major industrial and commercial businesses, including a 1.2 million square-foot Amazon Fulfillment Center, Boeing's 700,000 square-foot manufacturing facility, Dannon's second-largest U.S. food manufacturing facility, a 200,000 square-foot Oracle data center, Sysco Intermountain Foods, and others. This growth was fostered through strategic tax incentive agreements without which this development may not have come to fruition. These businesses have laid the groundwork for future similar attractive developments on the west-side of the city.

The City continues to partner with Aligned Energy, nurturing expansion which will more than double its current capacity in 2025. Future improvements will also create new retail pad sites along a major transportation corridor.

The City has continued to focus on opportunities for innovation and continued improvement in collaboration with residents, developers, and businesses in order to build a strong and resilient community.

Long-term Financial Planning

The City remains committed to several long-standing agreements which have dedicated tax abatement through the Redevelopment Agency. These agreements require performance from the developer prior to annual payment. Performance includes investment in the development, dedicated infrastructure, removal of blight, and job offerings. These businesses have continued to pave the way for industrial and technology-based growth throughout the City.

The City continues to be responsible and responsive to changes in the underlying economy, understanding their potential impact on the City's ability to sustain essential services. We have implemented five-year financial plans that are adopted annually as a part of the budget. Ongoing revenues are dedicated to support recurring expenses, while one-time revenues are dedicated to singular purchases.



The City recognizes that trend analysis is no longer a reliable predictor of future behavior. We are acutely aware of the potential influence of inflation on consumers and taxpayers. As economies continue to evolve rapidly, the City remains dedicated to long-term financial sustainability.

Awards & Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of West Jordan for its ACFR for the fiscal year ended June 30, 2023. This marks the 42nd consecutive year the City has received the award. The Certificate of Achievement is a prestigious national award and recognizes conformance with the highest standards for preparation of state and local government financial reports.

To be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized ACFR, with contents conforming to program standards. A Certificate of Achievement is valid for a period of one year. This report has been prepared to strictly follow the guidelines recommended by the GFOA and has been submitted to determine its eligibility for a Certificate of Achievement.

The preparation of this report on a timely basis could not have been accomplished without the efficient and dedicated service of the City's Administrative Services Department staff and Keddington and Christensen LLC. Each member of the team has our sincere appreciation for the contributions made in the preparation of this report. Without the leadership and support of the governing body of the City of West Jordan, preparation of this report would not have been possible.

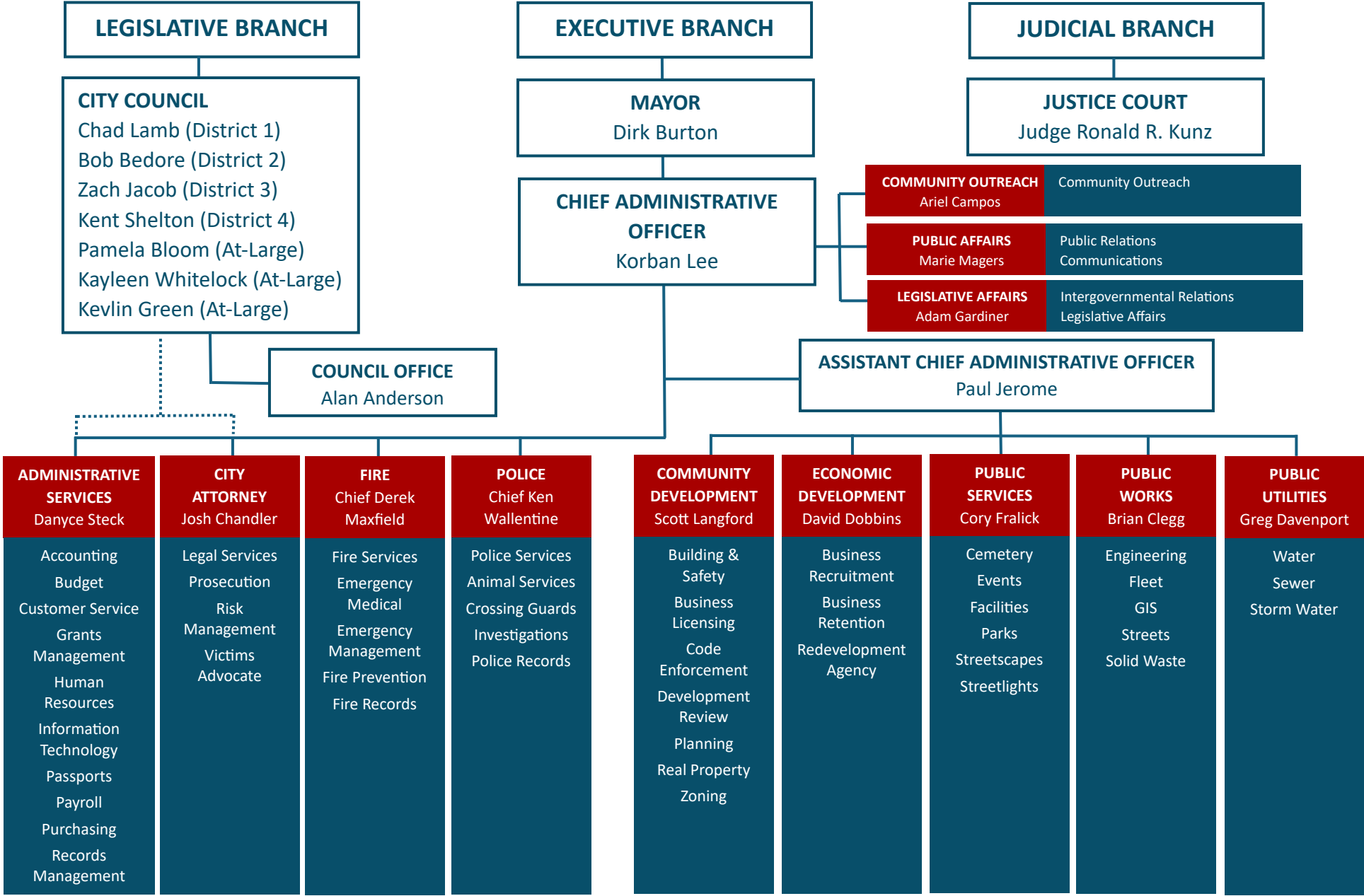
Respectfully Submitted,

A handwritten signature in dark ink, reading "Danyce Steck", with a stylized flourish at the end.

Danyce Steck, CPFO
Administrative Services Director



WEST JORDAN RESIDENTS



City Council Members

At-Large Representatives



Pamela Bloom



Kelvin Green



Kayleen Whitelock

District Representatives



Chad Lamb
District 1



Bob Bedore
District 2



Zach Jacob
District 3



Kent Shelton
District 4



ELECTED OFFICIALS AND ADMINISTRATION

Elected Officials

Mayor	Dirk Burton
Councilmember At-large	Kayleen Whitelock
Councilmember At-large	Kelvin Green
Councilmember At-large	Pamela Bloom
Councilmember – District 1	Chad Lamb
Councilmember – District 2	Bob Bedore
Councilmember – District 3	Zach Jacob
Councilmember – District 4	Kent Shelton

Appointed Officials (as required by state law)

Chief Administrative Officer	Korban Lee
City Attorney	Josh Chandler
City Engineer	Nathan Nelson
City Recorder	Tangee Sloan
City Treasurer	Tyler Aitken
Budget Officer	Mayor Dirk Burton
Municipal Court Judge	Ronald Kunz

Executive Team

Mayor	Dirk Burton
Chief Administrative Officer	Korban Lee
Assistant Chief Administrative Officer	Paul Jerome
City Attorney	Josh Chandler
Director of Administrative Services	Danyce Steck
Director of Community Development	Scott Langford
Director of Economic Development	David Dobbins
Director of Public Services	Cory Fralick
Director of Public Works	Brian Clegg
Director of Public Utilities	Greg Davenport
Fire Chief	Derek Maxfield
Municipal Court Judge	Ronald Kunz
Police Chief	Ken Wallentine



**The Government Finance Officers Association of
the United States and Canada**

presents this

AWARD OF FINANCIAL REPORTING ACHIEVEMENT

to

Administrative Services Department
City of West Jordan, Utah

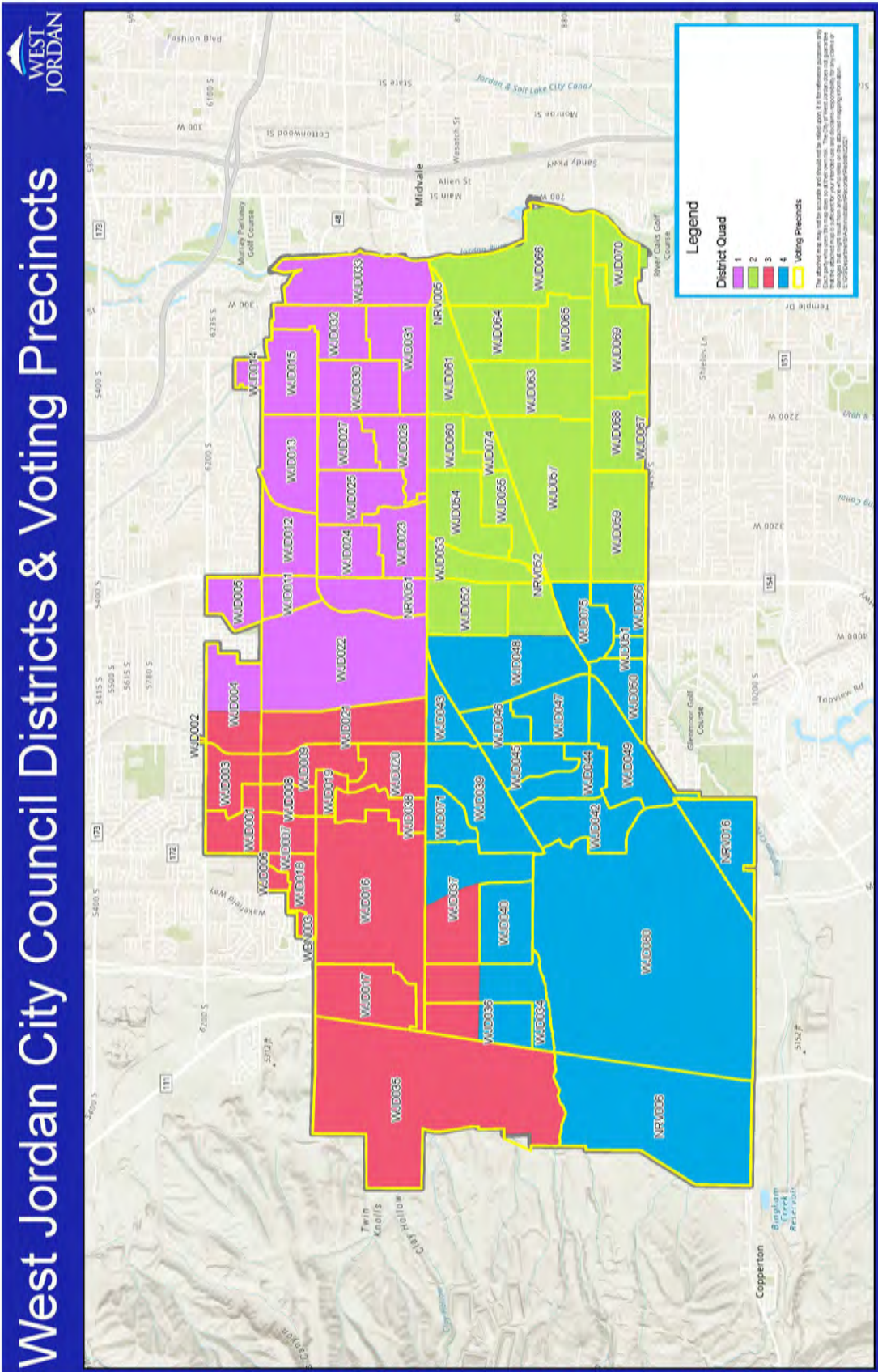


The Award of Financial Reporting Achievement is presented by the Government Finance Officers Association to the department or individual designated as instrumental in the government unit achieving a Certificate of Achievement for Excellence in Financial Reporting. A Certificate of Achievement is presented to those government units whose annual financial reports are judged to adhere to program standards and represents the highest award in government financial reporting.

Executive Director

Christopher P. Morrell

Date: 8/18/2023



FINANCIAL SECTION



For Fiscal Year Ended June 30, 2024



West Jordan Streets Department on an overlay project (summer 2023)



CERTIFIED PUBLIC
ACCOUNTANTS

Gary K. Keddington, CPA
Marcus K. Arbuckle, CPA
Steven M. Rowley, CPA

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and
Members of City Council
City of West Jordan, Utah

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of West Jordan, Utah as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City of West Jordan, Utah's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business type-activities, each major fund, and the aggregate remaining fund information of the City of West Jordan, Utah as of June 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of 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 City'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 opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City'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 City's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and other schedules and notes as noted on the table of contents, 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 opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual nonmajor fund financial statements, the internal service funds combining and individual fund financial statements, and the budgetary comparison information, 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 and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 31, 2025, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

K&C, CPAs

K&C, Certified Public Accountants
Woods Cross, Utah
January 31, 2025



*West Jordan Police Department July 2023
(Western Stampede Parade)*

As management of the City of West Jordan, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City of West Jordan for the fiscal year ended June 30, 2024. Readers are encouraged to consider the information presented here in conjunction with the additional information furnished in the Letter of Transmittal.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of fiscal year 2024 by \$808,045,075 (net position). Of this amount, \$138,193,014 (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors.
- The City's total net position increased by \$40,109,101 (5.2%). Of this increase, \$28,293,060 (70.5%) is attributable to governmental activities and \$11,816,041 (29.5%) to business-type activities.

The increase in governmental activities can be attributed to the receipt of developer-contributed roads, property tax growth from new industrial and commercial development, a modest 5.0% property tax increase, sale of land, an increase in investment income due to interest rates, and changes in the net pension asset/liability.

The increase in business-type activities is intended to support the City's five-year utility plans. The City continues to focus resources on the design, engineering, and construction of several water storage tanks along with other supporting infrastructure and maintenance projects needed to support development as well as current consumers. During this process, the City carefully manages its debt coverage ratio to comply with bond covenants. The requirement is 1.2 times operating revenue to operating expense per year.

- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$105,864,840 which is an increase of 3.5%, or \$3,582,846 from the prior fiscal year. This is largely due to sale of land, increased investment income, and changes in property tax from new growth as well as a property tax increase of 5%.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$21,288,270 or 28.0 percent of actual General Fund revenues. The General Fund's net change of fund balance was an increase of \$3,172,786 which can be primarily attributed to \$2.0 million in property tax (55% from new growth and 45% from the tax increase), and \$885,303 of increased investment income over the prior year.
- The City's total long-term liabilities (excluding net pension liability) decreased by -\$4,174,907, or -11.7 percent. The decrease was specific to the redemption of long-term debt.

REPORT OVERVIEW

This discussion and analysis is intended to serve as an introduction to the City of West Jordan's basic financial statements. The City's basic financial statements are comprised of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances in a manner similar to private-sector business.

The Statement of Net Position presents information on the City's assets, liabilities, and deferred outflows/inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City of West Jordan is improving or deteriorating. However, other non-financial factors should also be considered.

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event 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., uncollected taxes and earned but unused vacation leave).

Both the government-wide financial statements distinguish between the governmental activities and business-type activities of the City. Governmental activities are principally supported by taxes and intergovernmental revenues, while business-type activities are intended to recover all or a significant portion of their costs through user fees and charges. The governmental activities of the City include general government, community development, public safety, highways and public improvements, and parks and recreation. The business-type activities of the City include utilities (water, sewer, solid waste, storm water, and streetlights).

FUND FINANCIAL STATEMENTS

A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The City of West Jordan, like any other state and local government, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The funds of the City can be divided into two categories: governmental funds or proprietary funds (business-type).

A. Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financial requirements.

Because the focus of governmental funds is narrower than the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

(continued on next page)

FUND FINANCIAL STATEMENTS (continued)

A. Governmental Funds (continued)

Governmental funds report the difference between their assets, deferred outflows of resources, liabilities, and deferred inflows of resources as fund balances, which are divided into non-spendable, restricted, committed, assigned, and unassigned portions.

- *Non-spendable* balances include inventories and prepaid expenditures that are not expected to be converted to cash.
- *Restricted* balances include net fund resources of the City that are subject to external constraints due to state or federal laws or externally imposed conditions by grantors or creditors. Restrictions include bond and lease proceeds designated for specific projects, debt service reserve requirements, and grant proceeds.
- *Committed* balances reflect the City's self-imposed limitation on the use of otherwise available expendable financial resources in governmental funds.
- *Assigned* balances in the General Fund and other governmental funds are those that do not meet the requirements of restricted or committed but are intended to be used for specific purposes.
- *Unassigned* balances in the General Fund are all other available net resources.

At June 30, 2024, the City's combined governmental fund balance is \$105,864,840. Of that balance, \$746,343 is nonspendable, \$20,483,432 is restricted, \$63,346,795 is assigned, and \$21,288,270 is unassigned. Additional details regarding governmental fund balances can be found in Note 1 and Note 20 of the Notes to the Financial Statements of this report.

Governmental funds are reported using an accounting method called modified accrual accounting, which measures cash and other financial assets readily convertible to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps users determine the financial resources that can be spent to finance the City's programs. The relationship (or differences) between governmental activities and governmental funds is detailed in a reconciliation included with the fund financial statements.

The City maintains the following eleven (11) individual governmental funds:

- General Fund
- Redevelopment Agency Fund (RDA)
- Capital Improvement Projects Fund (CIP)
- Municipal Building Authority Fund (MBA)
- Class C Roads Fund
- Fairway Estates Special Recreation District Fund
- Highlands Special Improvement District Fund
- KraftMaid Special Improvement District Fund
- Grants Fund
- Community Development Block Grant Fund
- Development Services Fund

Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Redevelopment Agency Fund, and Capital Improvement Projects Fund which are considered major funds. Individual fund data for the other non-major governmental funds is provided in the Supplementary Information section of this report.

FUND FINANCIAL STATEMENTS (continued)

A. Governmental Funds (continued)

The City adopts an annual appropriated budget for its government funds. A budgetary comparison statement has been provided for these funds to demonstrate budgetary compliance.

B. Proprietary Funds

The City maintains two different types of proprietary funds – enterprise funds and internal service funds.

Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water, sewer, solid waste, storm water, and streetlight utilities.

Internal service funds are used to report the activities that provide goods or services to other funds on a cost-reimbursement basis. The City uses internal service funds to account for the acquisition and maintenance of its vehicles and equipment in the Fleet Management Fund, the management of its information technology infrastructure in an IT Management Fund, the management of its self-insured employee medical plan in the Benefits Management Fund, and the management of its self-insurance program in the Risk Management Fund. Since these services predominantly benefit government rather than business-type functions, they have been included within governmental activities in the government-wide financial statements. Individual fund information is provided in the form of combining statements in the Supplementary Information section of this report.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the major funds - water, sewer, and storm water funds. Information from the non-major proprietary funds is combined into a single, aggregated presentation. Individual fund information for these funds is provided in the form of combined statements in the Supplementary Information section of this report.

C. Notes to the Financial Statements

The notes provide additional information essential to a full understanding of the data provided in the government-wide and fund financial statements.

D. Required Supplementary Information (RSI)

This section contains budget to actual comparison statements for the City's General Fund and Redevelopment Agency Fund. This section also contains required supplementary information for the City's pension program.

E. Other Information

In addition to the above-mentioned statements and reports, this report also presents an additional supplementary information section and a statistical section which both give more detailed information to the reader. The supplemental section includes individual fund financial statements for the City's nonmajor funds and fiduciary fund, as well as budget to actual statements for major funds not reported as RSI. The statistical section gives various financial and demographic data of the City, including trend analysis for certain financial data.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The following table summarizes the City's net position and applies prior period adjustments retroactively.

	Governmental activities		Business-type activities		Total	
	FY 2023	FY 2024	FY 2023	FY 2024	FY 2023	FY 2024
Current and noncurrent assets	\$ 171,740,535	\$ 170,075,039	\$ 68,486,373	\$ 66,882,005	\$ 240,226,908	\$ 236,957,044
Capital assets	376,384,802	396,437,446	253,144,179	262,793,292	629,528,981	659,230,738
Total assets	548,125,337	566,512,485	321,630,552	329,675,297	869,755,889	896,187,782
Total deferred outflows of resources	9,972,742	12,842,044	816,452	1,091,556	10,789,194	13,933,600
Long-term liabilities	28,238,588	25,884,135	7,477,667	5,657,213	35,716,255	31,541,348
Net pension liability	5,487,650	8,039,889	451,361	684,614	5,939,011	8,724,503
Other liabilities	38,540,408	29,971,244	10,888,229	9,008,365	49,428,637	38,979,609
Total liabilities	72,266,646	63,895,268	18,817,257	15,350,192	91,083,903	79,245,460
Total deferred inflows of resources	21,466,255	22,801,023	58,951	29,824	21,525,206	22,830,847
Net position:						
Net investment in capital assets	343,354,313	369,246,798	233,214,217	252,149,837	576,568,530	621,396,635
Restricted	32,432,461	36,018,069	17,492,123	12,437,357	49,924,584	48,455,426
Unrestricted	88,578,404	87,393,371	52,864,456	50,799,643	141,442,860	138,193,014
Total net position	\$ 464,365,178	\$ 492,658,238	\$ 303,570,796	\$ 315,386,837	\$ 767,935,974	\$ 808,045,075

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of West Jordan, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$808,045,075 as of June 30, 2024. This is an increase of \$40,109,101 (5.2%) from the previous fiscal year.

As of June 30, 2024, the City can report positive balances in all three categories of net position – government-wide, governmental activities, and business-type activities.

All funds reported positive fund balances for all categories of net position.

- **Net Investment in Capital Assets.** By far the largest portion of the City's position (76.9%) reflects its investments in capital assets (e.g., land, buildings, infrastructure, equipment, intangibles, and construction in progress), less any outstanding related debt used for acquisition of those assets. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investments in 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.
- **Restricted Net Position.** This portion of net position represents resources that are subject to external restrictions on how they may be used. Impact fee reserves, state fund reserves, funds restricted for redevelopment, debt service reserves, and federal fund reserves qualify under this category.
- **Unrestricted Net Position.** The amount reported as unrestricted net position may be used to meet the government's ongoing obligations to citizens and creditors.

CITY OF WEST JORDAN
MANAGEMENT DISCUSSION AND ANALYSIS
For the Fiscal Year Ended June 30, 2024



GOVERNMENT-WIDE FINANCIAL ANALYSIS (continued)

The following table summarizes the City's operations.

	Governmental activities		Business-type activities		Total	
	FY 2023	FY 2024	FY 2023	FY 2024	FY 2023	FY 2024
Revenues						
Program revenues						
Charges for services	\$ 15,520,052	\$ 15,364,289	\$ 58,369,693	\$ 58,095,595	\$ 73,889,745	\$ 73,459,884
Operating grants and contributions	7,770,027	8,063,453	-	-	7,770,027	8,063,453
Capital grants and contributions	12,748,764	17,354,186	10,326,415	3,935,119	23,075,179	21,289,305
General revenues						
Sales tax – Local option	30,822,141	31,190,740	-	-	30,822,141	31,190,740
Sales tax – Transportation	2,778,526	2,800,723	-	-	2,778,526	2,800,723
Property tax	20,532,986	22,561,975	-	-	20,532,986	22,561,975
Tax increment	3,750,574	3,566,438	-	-	3,750,574	3,566,438
Franchise tax	9,386,413	9,767,237	-	-	9,386,413	9,767,237
Investment income	3,789,082	6,698,799	2,013,195	2,849,799	5,802,277	9,548,598
Gain on disposal of assets	24,233	2,859,128	-	-	24,233	2,859,128
Miscellaneous	730,975	894,680	-	-	730,975	894,680
Total revenues	107,853,773	121,121,648	70,709,303	64,880,513	178,563,076	186,002,161
Expenses						
General government	9,742,778	8,327,435	-	-	9,742,778	8,327,435
Community development	7,959,047	9,018,989	-	-	7,959,047	9,018,989
Public safety	37,650,295	42,684,560	-	-	37,650,295	42,684,560
Highways and public improvements	20,771,763	25,213,265	-	-	20,771,763	25,213,265
Parks, recreation, and culture	7,515,562	9,059,622	-	-	7,515,562	9,059,622
Debt - Interest and fiscal charges	927,315	911,017	-	-	927,315	911,017
Water	-	-	23,846,337	24,821,604	23,846,337	24,821,604
Sewer	-	-	12,354,147	14,196,175	12,354,147	14,196,175
Solid waste	-	-	5,340,668	5,504,913	5,340,668	5,504,913
Storm water	-	-	4,453,078	4,775,128	4,453,078	4,775,128
Streetlight	-	-	797,831	1,380,352	797,831	1,380,352
Total expenses	84,566,760	95,214,888	46,792,061	50,678,172	131,358,821	145,893,060
Change in net position before transfers	23,287,013	25,906,760	23,917,242	14,202,341	47,204,255	40,109,101
Transfers – net	2,338,665	2,386,300	(2,338,665)	(2,386,300)	-	-
Change in net position	25,625,678	28,293,060	21,578,577	11,816,041	47,204,255	40,109,101
Net position – beginning, as previously reported	438,739,500	464,365,178	286,074,503	303,570,796	724,814,003	767,935,974
Restatement for correction of error	-	-	(4,082,284)	-	(4,082,284)	-
Net position – beginning, as restated	438,739,500	464,365,178	281,992,219	303,570,796	720,731,719	767,935,974
Net position - ending	\$ 464,365,178	\$ 492,658,238	\$ 303,570,796	\$ 315,386,837	\$ 767,935,974	\$ 808,045,075

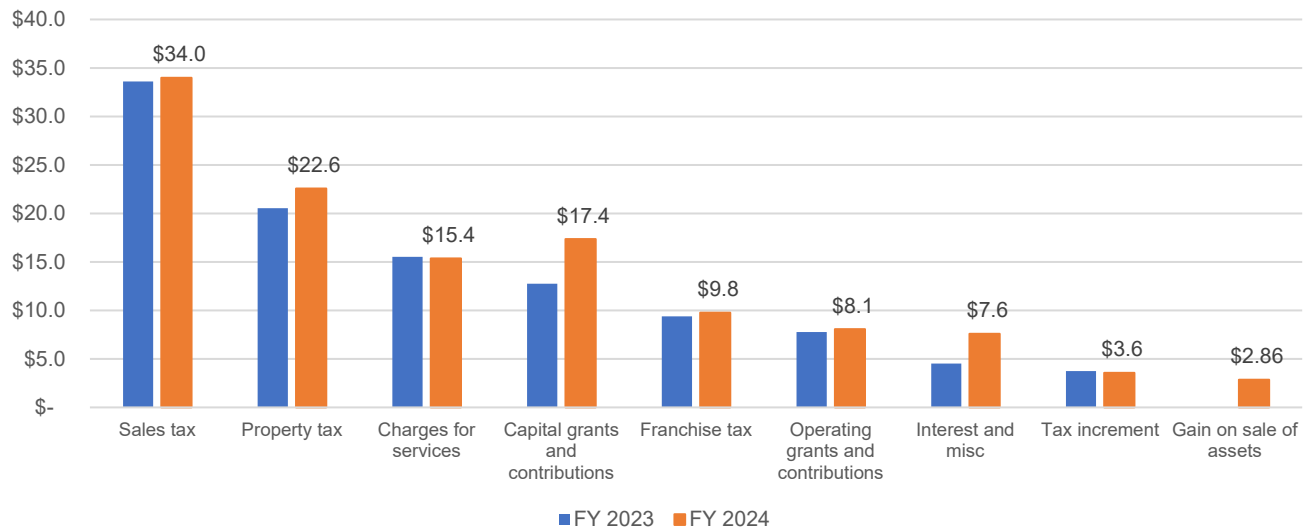
GOVERNMENT-WIDE FINANCIAL ANALYSIS (continued)

Governmental Activities. Governmental activities increased the City's net position by \$28,293,060 (6.1%) which is approximately \$2.7 million more than the prior year's increase. Key elements affecting the change in governmental activities net position are as follows:

In total, governmental activities revenue increased by 12.3%, or \$13,267,875 from the prior year. While several revenue sources reported minimal change, sources that realized a significant change are detailed below.

- **Property tax.** Property tax revenue reported an increase of \$2.0 million from the previous year. Approximately \$1.1 million of this change (55%) was from the addition of industrial and commercial businesses which resulted in approximately \$1.1 million of new property tax revenue. The City also adopted a 5% property tax increase to provide funds for the maintenance of infrastructure (roads, parks, buildings, etc).
- **Capital grants and contributions.** The City reported an increase of \$4.6 million in capital grants and contributions over the previous year. All of the increase is attributed to non-cash contributions from development of road infrastructure.
- **Gain on the sale of assets.** Approximately 7 acres of land was sold for \$2.2 million for the development of a car dealership. The proceeds from sale of this land are dedicated to further economic development. In addition, the City sold vehicles and equipment which had reached the end of their useful life and recorded funds to be reinvested in the fleet and equipment replacement program.
- **Interest earned.** Interest rates combined with an increase of cash-on-hand, and the difference in the effect of GASB Statement No. 31 adjusting to fair market value which is offset to interest earned, increased investment-related revenue by \$2.9 million more than the previous fiscal year.

Governmental Activities Revenue
Year to Year Comparison
(in millions of \$'s)



GOVERNMENT-WIDE FINANCIAL ANALYSIS (continued)

Total governmental activities expenses increased by \$10,648,128 (12.6%) from the prior year. Direct expense increased by \$13,285,634 but was reduced by changes in the pension liability (\$2,637,506).

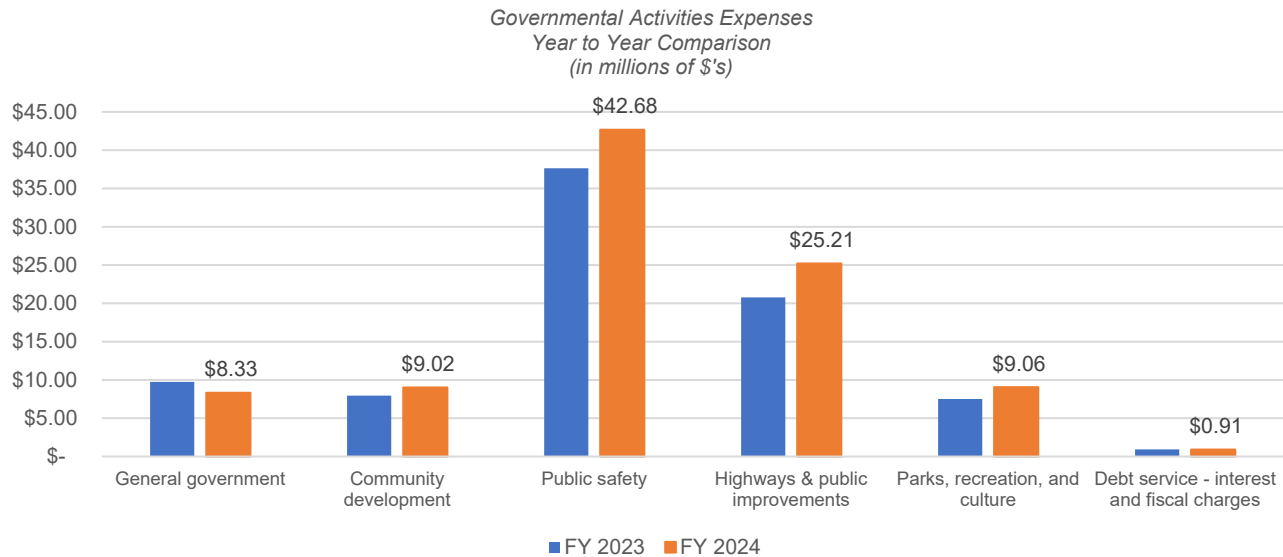
In previous years, the City has recorded all technology expense under the general government reporting category. In the current fiscal year, technology expense (\$3.2 million) was allocated out to all reporting categories based on use. This change in accounting explains some of the differences between the current year and fiscal year in each category and will be referenced in each discussion below.

- **General government.** The change in accounting for technology most noticeably affects the analysis of general government expense. While the statements report a decrease of \$1.4 million from the prior year, when the change in allocations from technology is considered then general government expense actually increased by approximately \$1.9 million. This increase is related to the purchase and disposal of land for redevelopment. Overall general government operations remain relatively unchanged from the prior year.
- **Community development.** Expense in community development activity increased by \$1.1 million (13.4%) from the previous year. The change was attributed to an increase of support services from other reporting activities. These costs vary from year to year and are allocated on the basis of both need and actual use. Support services include legislative and administrative management, engineering, project management, and financial management. The technology change accounts for \$244,264 of the increase.
- **Public safety.** Expenses in public safety activity increased by \$5.1 million (13.6%). The technology change accounts for \$1.6 million of the increase. In addition, the City invested \$3.5 million into the infrastructure which supports the police and fire departments. These include a \$1.5 million contribution to the Fleet Management Fund for the replacement of a fire engine, \$1.2 million spent on maintenance of the Justice Center (police headquarters), \$606,088 on the purchase of land for a future fire station, and the commitment of \$200,000 per year for 10 years for improved evidence and data storage and police equipment.
- **Highways and public improvements.** Highways and public improvement activity includes both roads, buildings, and other public works activity. This category reported an increase in expense of \$4.5 million (21.5%). The entire change is related to the recognition of \$11.7 million of contributed road infrastructure which is \$6.4 million more than was recognized the previous year. General operations as well as construction projects remained relatively stable compared to the previous year. The technology change accounts for \$454,725 of the increase.
- **Parks, recreation, and culture.** In fiscal year 2024, expense for park activities increased by \$1.6 million (20.7%) as the City began significant investments in new infrastructure. During the year, a large portion of the construction of the Ron Wood Wheels Park was complete, as well as the beginning of the construction of the West Jordan Cultural Arts Facility. These two projects represent spending of approximately \$3.6 million in the fiscal year. The technology change accounts for \$181,786 of the increase.

Year-end adjustments to the net pension liability decreased expense by \$2.6 million due to favorable market conditions. The table below illustrates the year-to-year expense for pension-related adjustments by reporting category.

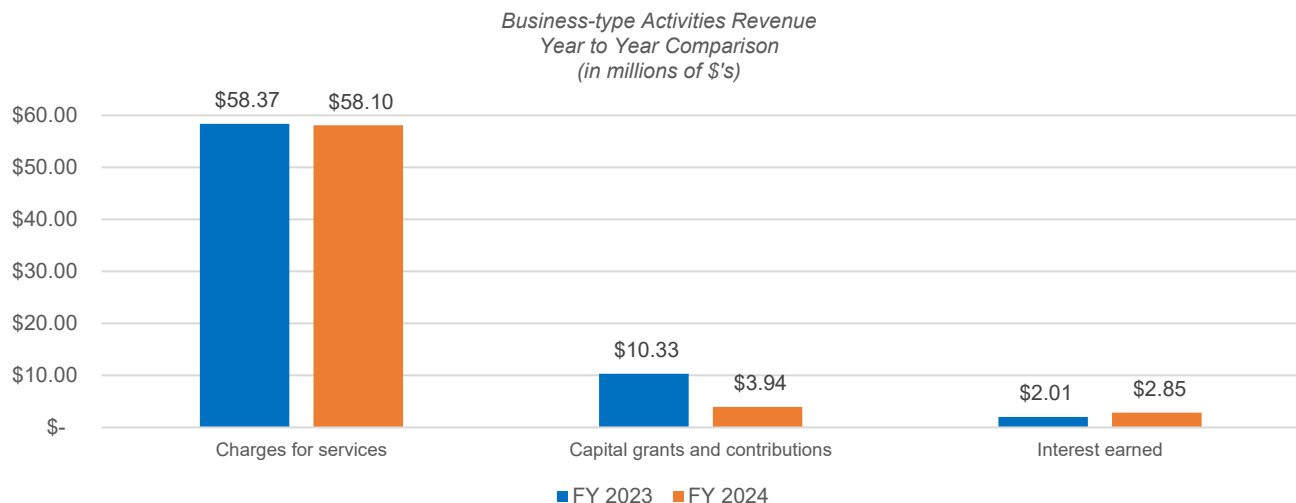
Pension expense	FY 2023	FY 2024	Change
General government	\$ (457,513)	\$ (385,698)	\$ 71,815
Community development	(180,307)	(150,600)	29,707
Public safety	(2,048,521)	(1,750,704)	297,817
Highways and public improvements	(297,068)	(251,539)	45,529
Parks, recreation, and culture	(106,978)	(98,965)	8,013
	<u>\$ (3,090,387)</u>	<u>\$ (2,637,506)</u>	<u>\$ 452,881</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (continued)



Business-type Activities. Business-type activities increased the City's net position by \$11,816,041 which is -\$9,762,536 less than the prior year's increase. Key elements affecting this change in business-type net position are as follows:

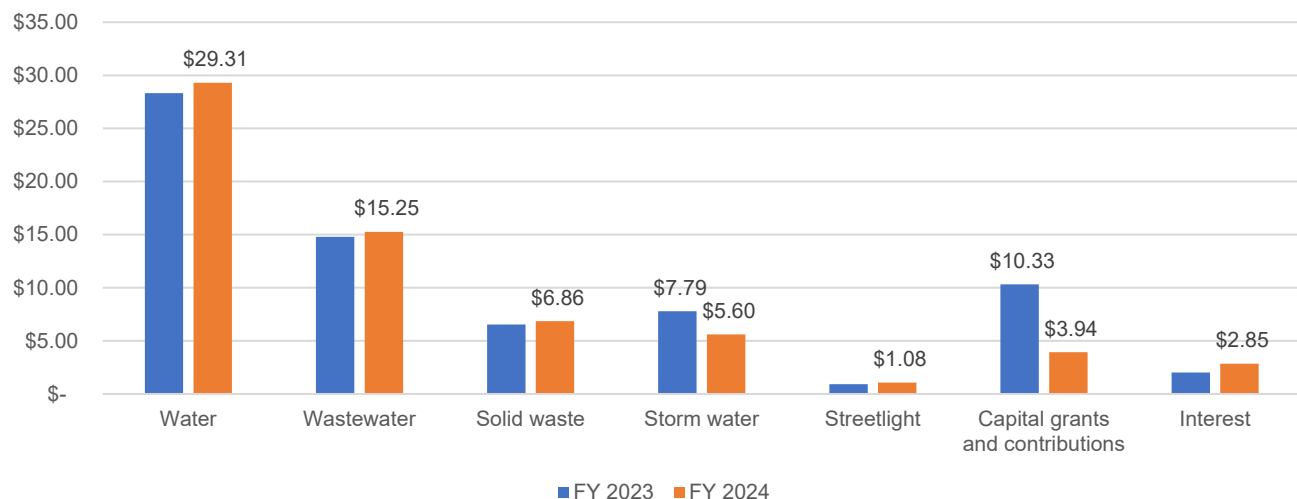
- Total business-type activities revenue decreased by \$5.8 million (-8.2%). This decrease is completely attributed to a reduction in capital grants and contributions from the previous fiscal year, a reduction of -\$6.4 million. The City was in receipt of federal and state ARPA money of which the majority was recorded in in fiscal years 2022 and 2023. In addition to government grants, developer-contributed infrastructure decreased by -\$2.3 million from the previous year. There was a minimal decrease (less than 0.5%) in charges for services from changes in user consumption, and a 41.6% increase in investment income which is a reflection of the economy's increased rates for investment.



GOVERNMENT-WIDE FINANCIAL ANALYSIS (continued)

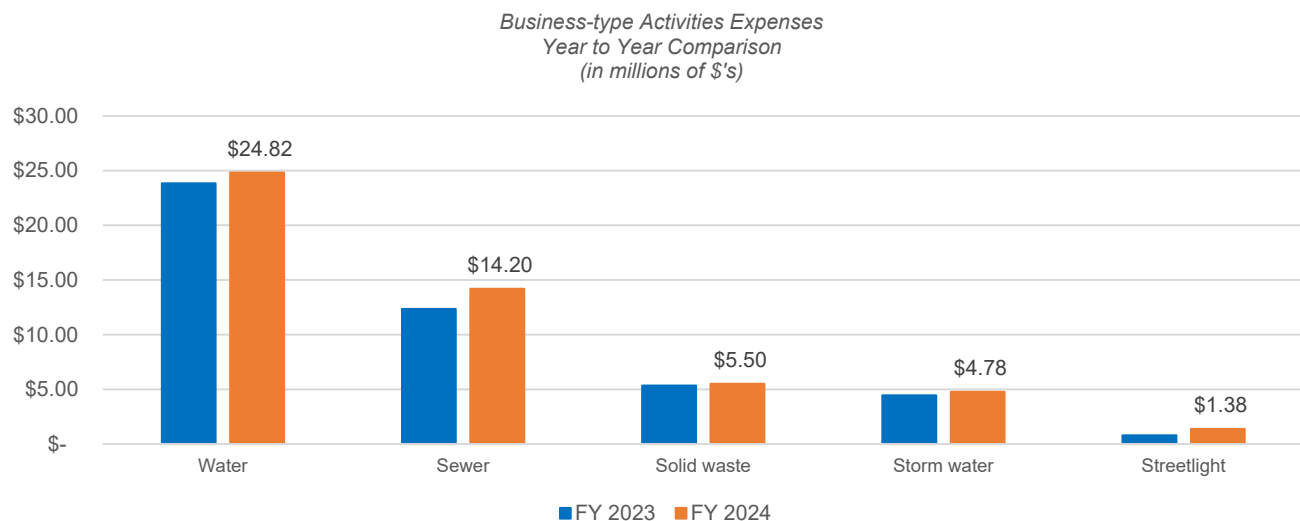
- For purposes of analysis, the chart below reports revenue by individual utility for charges for service and continues to consolidate capital grants and contributions and interest earned.
- The majority of additional revenue in the water fund (\$990,999) is related to an increase in the number of permits issued for new development which generates fees to connect to the system. These are one-time fees and are dedicated to the expansion of the system necessary to support the new growth. The water fund collected \$825,125 more in the current fiscal year than the previous fiscal year in these one-time fees. There was no water utility rate increase in this fiscal year.
- The sewer utility's rate increased by 7% effective October 1, 2023. Sewer rates are recalculated each year based on the previous year's winter water use which also affects revenue each year. While the rate increased by 7%, revenue from the utility rate only increased by 1.2% (\$169,259) due to the annual recalculation. This utility also recognized an increase of \$288,162 in one-time development fees from the previous fiscal year (discussed above).
- The solid waste utility's rate increased by 13.5% effective October 1, 2023 due to a change in cost and treatment of green waste by the landfill.
- While the water and sewer new development fees are collected at the issuance of a building permit, the storm water development fees are collected when the land disturbance permit is issued which is much earlier than the building permit. Therefore, the analysis trend is not consistent between the three utilities. The storm water utility reported a decrease in the collection of new development fees of -\$1.9 million compared to the previous year which explains the decrease illustrated in the chart below. There was not change in the utility rate.
- The streetlight utility's rate increased from \$1.74 per month per utility account to \$2.81 effective October 1, 2023.

*Business-type Activities Revenue
Year to Year Comparison
(in millions of \$'s)*



GOVERNMENT-WIDE FINANCIAL ANALYSIS (continued)

- Total business-type activities expenses increased by \$3,886,111 (8.3%). Each of the utilities reported an increase of spending from the previous fiscal year with the majority of the increase being inflationary. There were no significant operational changes from the previous fiscal year.
- The sewer utility reports an increase from the construction of a major sewer line expansion project to support new development.
- The streetlight utility's increase from the previous year is reflective of an increased cost for repair from the theft of copper wire as well as an increase of new light installations.



FUND ANALYSIS

The City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

A. Governmental Funds

The focus of the City's governmental fund statements is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. Unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The following funds are classified as governmental funds of the City:

- General Fund
- Redevelopment Agency Fund
- Capital Improvement Projects Fund
- Municipal Building Authority Fund
- Class C Road Fund
- Fairway Estates
- Highlands Special Improvement District Fund
- KraftMaid Special Improvement District Fund
- Grants Fund
- Community Development Block Grant Fund
- Development Services Fund

FUND ANALYSIS (continued)

A. Governmental Funds (continued)

As of June 30, 2024, the City's governmental funds reported a combined fund balance of \$105,864,840. This represents an increase of \$3,582,846 (3.5%) from last year's ending balance.

Fund balances are classified based on their purpose and availability. Below are the categories of fund balance.

- *Non-spendable* – In a form that cannot be converted to cash (e.g., prepaid item)
- *Restricted* – Legally defined and not available for discretionary spending based on external restrictions
- *Committed* – Committed by formal action for a specific purpose (e.g., cemetery perpetual care), and requires formal action to amend
- *Assigned* – The City intends to use this amount for specific purposes (e.g., capital projects)
- *Unassigned* – Available for spending at the City's discretion

Of the total balance, the following amounts have been classified to:

- *Non-spendable* - \$746,343, or 0.7%
- *Restricted* - \$20,483,432, or 19.4%
- *Assigned* - \$63,346,795 or 59.8%
- *Unassigned* - \$21,288,270, or 20.1%

General Fund

The General Fund is the chief operating fund of the City. All activities which are not required to be accounted for in separate funds either by state or local ordinance or by a desire to maintain a matching of revenues and expenditures are accounted for in this fund. Revenues exceeded expenditures (including other financing sources and uses) by \$3,172,786.

General Fund Revenues. General Fund revenue increased by \$4,746,268 (6.7%) from the prior year. While several revenue sources reported minimal change, sources that realized a significant change are detailed below.

Taxes continue to be the largest source of revenue in the General Fund and represent 87.2% of total General Fund revenues. The largest component of tax revenue is sales tax, which represents 51.3% of tax revenues and 44.7% of total General Fund revenues. Overall, the City's diversification between tax revenue sources is relatively balanced and not significantly dependent on one type of revenue which reduces the risk to economic change.

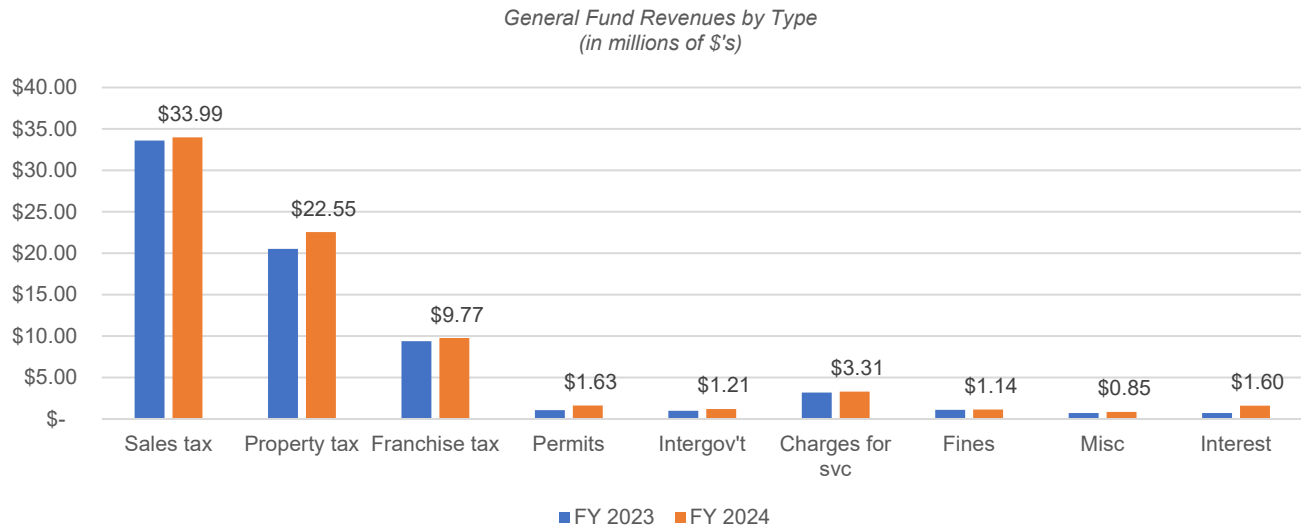
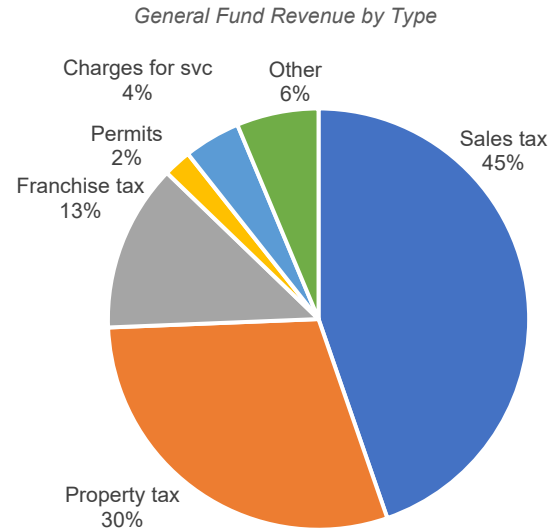
- *Sales tax:* During the five (5) years prior to the pandemic (FY 2015 through FY 2019), the City averaged sales tax revenue growth of approximately 6.2 percent. Between FY 2020 and FY 2022, the City averaged sales tax revenue growth of 16.5 percent. As the economy continued to change, sales tax realized growth in FY 2023 was limited to 2.5% and in FY 2024 was reported at 1.2%.

In order to provide for long-term sustainability and reduce economic risk, the City allocated sales tax in excess of the 5 percent growth for one-time uses between FY 2020 through FY 2024.

FUND ANALYSIS (continued)

A. Governmental Funds (continued)

- Property tax.** In August 2023, the City adopted a property tax increase of 5.0%. The increase was expected to generate approximately \$920,00 in additional on-going property tax revenue. Property tax realized an actual increase of \$2,028,857 (9.9%) from a combination of the tax increase and new growth from development which added to the tax base.
- Interest earned.** Interest rates combined with an increase of cash-on-hand increased investment-related revenue by \$885,303 (124%) more than the previous fiscal year.
- Franchise tax.** Collected by agreement with an independent utility or company that locates its infrastructure on city-owned property. The fee is a percentage of the sale of the utility and can vary based on weather patterns.



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FUND ANALYSIS (continued)

A. Governmental Funds (continued)

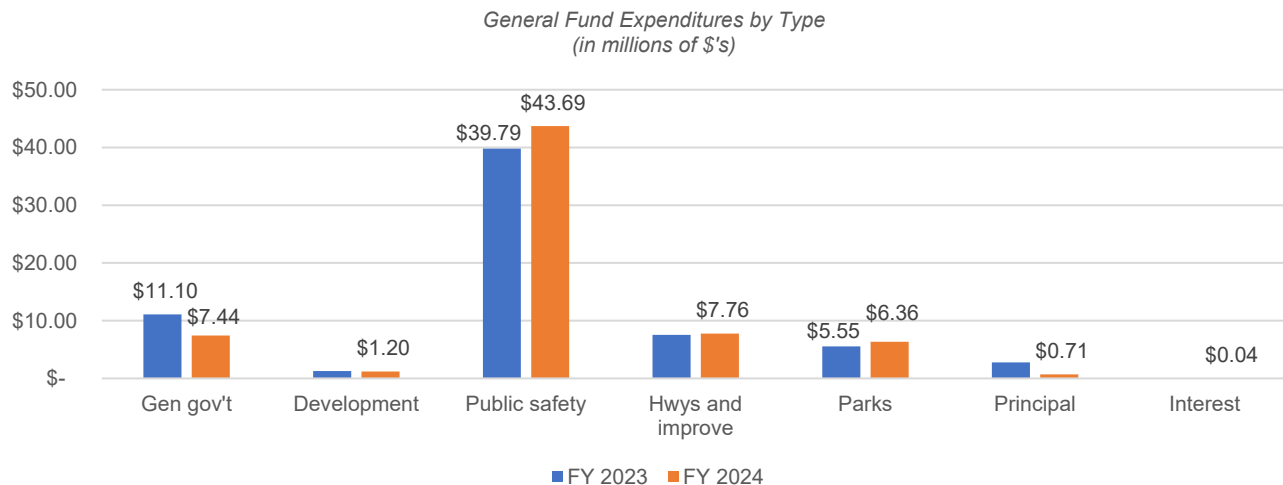
General Fund Expenditures. General fund expenditures decreased by -\$906,072 (-1.3%) to \$67,206,606 in the current year from \$68,112,678 in the prior year. While the total change from year to year is insignificant, changes within the reporting categories that are disclosed below.

Technology expenditures consist of between \$3.0 to \$4.0 million per year in the General Fund. In previous fiscal year, this expenditure was reported as a consolidated amount in general government reporting category. In fiscal year 2024, this expenditure was allocated to each department based on its needs and usage. This change affects reduces expenditures reported in general government, and increases expenditures reported in community development, public safety, and highways and public improvements.

- *General government.* The change in accounting for technology most noticeably affects the analysis of general government expense. While the statements report a decrease of \$3.6 million from the prior year, when the change in allocations from technology is considered then general government expenditures remain relatively unchanged from the prior year.
- *Community development.* Expenditures in community development decreased minimally due to staffing vacancies in economic development. The technology allocation increased expenditures by \$75,617 in the current fiscal year.
- *Public safety.* Expenditures in public safety increased by \$3.9 million (9.8%). The increase was split between law enforcement (\$2.1 million) and emergency services (\$1.8 million). The change in the technology allocation for law enforcement was \$1.4 million of increased expenditure. The remaining change was from the addition of new staff and changes to existing compensation. New staff included two (2) new police officers, one (1) new sergeant, and one (1) police records technician. Increased expenditures from emergency services were the result of a contribution to the Fleet Management Fund of \$1.5 million for the replacement of a fire engine. This is a one-time contribution. The technology allocation increased expenditures by \$194,392 in the current fiscal year.
- *Highways and public improvements.* Highways and public improvements reported an increase in expenditures of \$214,573 (2.8%). The technology change accounts for \$454,725 of the increase.
- *Parks, recreation, and culture.* In fiscal year 2024, expenditures increased by \$811,232 (14.6%). As elected officials identified priorities for the City, several of them focused on increased aesthetics and community gathering opportunities. In order to accomplish these priorities, spending increased through the addition of a parks crew supervisor, and approximately \$350,000 of additional equipment and supplies (including water) to maintain public spaces. The technology change accounts for \$181,786 of the increase.
- *Debt service.* In the prior fiscal year, the City elected to redeem in full the Series 2015 Sales Tax Revenue bonds which increased debt service by \$1,440,000 over the expected principal payments. These bonds were scheduled for annual payments through FY 2025 prior to redemption. This was a one-time payment. Activity for the current fiscal year reflects this change by reporting reduced expenditures of \$2.1 million.

FUND ANALYSIS (continued)

A. Governmental Funds (continued)



General Fund Transfers. The City transferred \$2.4 million from the proprietary funds to the General Fund. Municipalities in Utah receive a 6% franchise fee from utilities other than those operated by the municipality in exchange for the use of the municipality's property for the delivery of those services. In FY 2024, the City approved a transfer of 5% of proprietary utility fund revenue to the general fund for a similar purpose. This resource will provide for continued maintenance of the City's infrastructure.

The City transferred out \$5.9 million from the General Fund to the Capital Improvement Projects fund for improvement and maintenance projects. This transfer was sourced as \$2.34 million from the transfer in from the proprietary funds, \$2.0 million from the property tax increase and new growth, \$1.0 million from interest earned which is considered one-time revenue, and \$560,000 from sales tax which is a portion of the estimated amount in excess of the City's normal pattern of growth for this revenue source (see discussion under General Fund Revenues above).

\$2.1 million was transferred from the General Fund to the Redevelopment Fund to pay for a development incentive from FY 2020. This incentive was intended to be paid with tax increment; however, technical and political challenges required the City change direction. The transfer is sourced from sales tax which is a portion of the estimated amount in excess of the City's normal pattern of growth for this revenue source (see discussion under General Fund Revenues above).

Capital Improvement Projects Fund

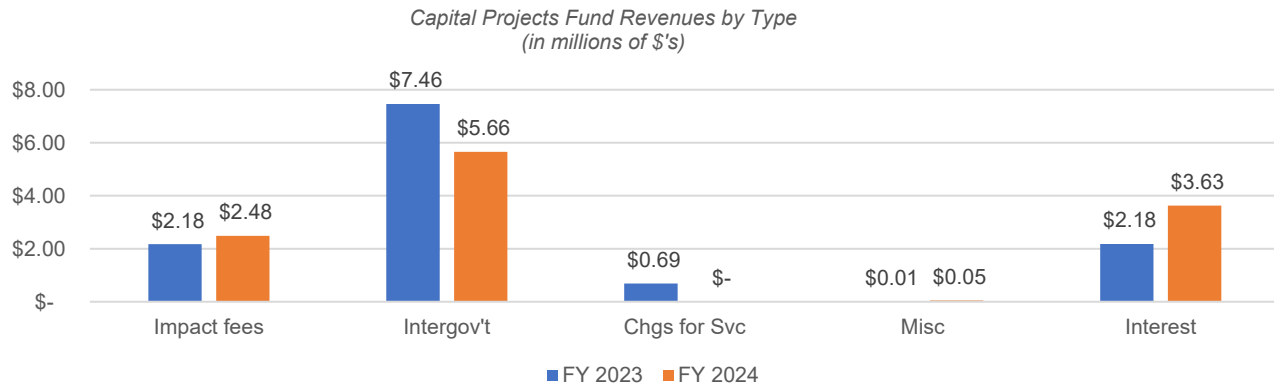
The Capital Improvement Projects Fund's (CIP) ending balance decreased by -\$7,036,788 to a total of \$55,196,629 in FY 2024.

In the previous fiscal year, the City recognized the receipt of one-time revenue in the amount of \$688,133. This was the result of a project which reviewed long-standing liabilities and recorded revenue where eligible. This revenue was reported as charges for service and there were no further recognitions on this project in the current fiscal year. The decrease in revenue between the years is \$698,426 (-5.6%).

There was also reduced activity between intergovernmental agencies as many of the agreements were fulfilled.

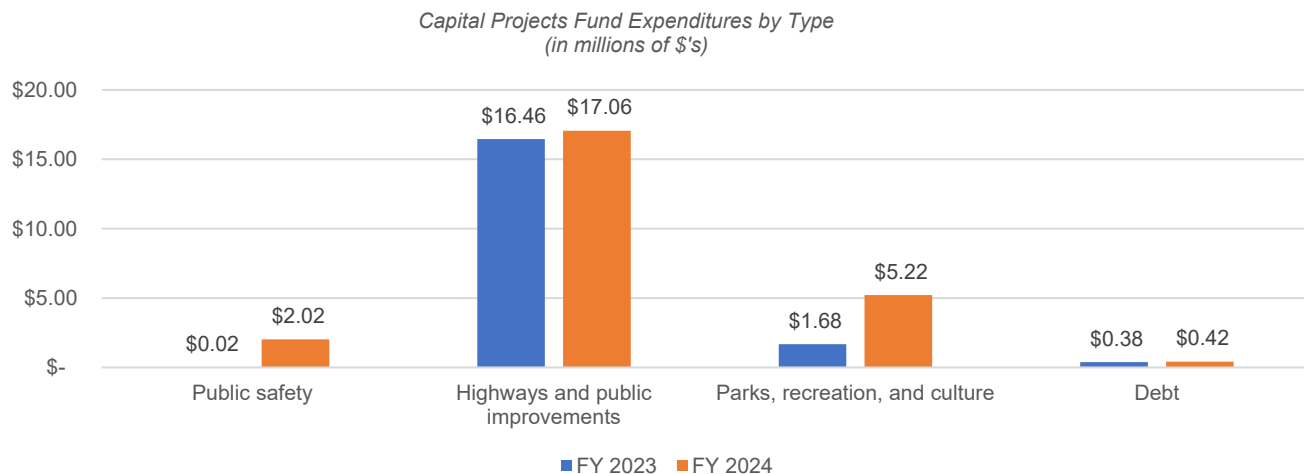
FUND ANALYSIS (continued)

A. Governmental Funds (continued)



Expenditures in FY 2024 increased by \$6,173,403 (33.3%) as several large projects completed construction and others entered design.

- Public safety.** The City invested \$2.0 million into the infrastructure which supports the police and fire departments. These expenditures include \$1.2 million spent on maintenance of the Justice Center (police headquarters), \$606,088 on the purchase of land for a future fire station, as well as some fire station remodel activity.
- Highways and public improvements.** The City continued work on several large projects in this reporting category - an \$18 million bridge project at 8600 South and Mountain View Corridor, a \$10.0 million road expansion project at 9000 South, the widening of both 1300 West and 7800 South, and the city hall remodel. While spending remained consistent with the prior fiscal year, it is important to note that \$4.7 million was spent on the bridge project, \$2.8 million was spent on the 9000 South expansion, and \$2.8 million was spent on the city hall remodel project. The 8600 South bridge project and city hall remodel both reached completion at year end.
- Parks, recreation, and culture.** Expenditures for parks increased from the prior fiscal year by \$3.5 million (210.8%) as the City continued to invest in the new Ron Wood Wheels Park (\$2.0 million) and began construction of the West Jordan Cultural Arts Facility (\$1.5 million).



FUND ANALYSIS (continued)

A. Governmental Funds (continued)

Redevelopment Agency Fund

The RDA fund balance increased \$6,817,808 to a total of \$20,636,330.

During fiscal year 2024, property tax collections from redevelopment areas decreased -4.9% percent to a total of \$3,566,438 from \$3,750,574 in FY 2023. This decrease only affected one of the seven active areas and is assumed to be related challenges to an assessed value.

\$2.1 million was transferred from the General Fund to the Redevelopment Fund to pay for a development incentive from FY 2020. This incentive was intended to be paid with tax increment; however, technical and political challenges required the City change direction.

The RDA also sold approximately 7 acres of land for \$2.2 million for the development of a car dealership. The RDA continues to hold approximately 29 additional acres of land for future economic development opportunities.

Expenditures in the form of incentive rebates decreased by -\$114,466 (-7.0%) based on milestones and performance measures by the developments. In addition, the RDA purchased a blighted property adjacent to a transit-oriented development area in the amount of \$425,000. This property will be held for future development.

Other Non-major Governmental Funds

Class C Roads Fund. The Class C Roads fund balance ended the year at \$5,097,758 from \$3,819,824 in FY 2023. The purpose of this fund is to account for the activities of state-allocated Class C roads revenue and the expenditures related to the maintenance and improvements of these roads.

Revenues for this fund increased to 3.3% to \$5,186,265 from \$5,022,051 in FY 2023. This was expected as the source for these funds is a fuel tax per gallon sold. According to the U.S. Energy Information Administration, the price per gallon decreased to an average of \$3.46 per gallon in June 2024 from an average price of \$3.57 per gallon in June 2023. The result of any price decrease on consumer behavior is an increase in sales.

Expenditures in the current fiscal year decreased to \$3,908,331 from \$5,689,350 in FY 2023 as weather conditions shortened the construction period for road maintenance and the City updated its pavement condition study in order to best strategize the management of road maintenance.

Community Development Block Grant. The purpose of this fund is to account for the activities of the federally funded community development block grant. Fifty-five percent (55.0%) of reserves in this fund are from long-term receivables for the housing rehabilitation and low-income housing downpayment assistance programs.

The Community Development Block Grant fund balance ended the year at \$483,337. This fund reports \$265,814 in the form of a long-term receivable and \$53,410 in current receivables (as discussed above).

Revenues and expenditures for this fund have a direct nexus to each other since revenues are in the form of reimbursements for expenditures. In the current year, revenues decreased by -\$87,729 (-10.4%) to \$758,393 from \$846,122 in the prior year, and expenditures decreased -\$390,103 (-33.9%) to \$761,358 from \$1,151,461.

FUND ANALYSIS (continued)

A. Governmental Funds (continued)

Other Non-major Governmental Funds

Highland Special Improvement District. The Highlands Special Improvement District Fund (Highlands SID) is used to account for the activities of the Highlands SID. The revenue for this fund is generated by a fee charged to the properties within its area which in turn provides for landscaping and streetscaping maintenance within its boundaries.

Revenues and expenditures for the District have remained unchanged from the prior year.

Development Services Fund. The Development Services Fund is used to account for the activities that support new development. The revenue for this fund is generated by permitting and development review fees as well as building inspection fees. These funds are dedicated to support the cost of the planning department, building department, and other indirect services such as engineering, finance, legal, legislative (city council), and executive (mayor) services.

The purpose of these special revenue funds is to provide greater transparency of the revenue generated and the associated expenditures. Reserves are assigned to be used as a financial resource to maintain professional staffing levels when development demand changes in response to short-term economic changes.

Revenue for this fund consists of permits and fees for development services. Revenue decreased by -\$280,339 (-5.5%) from the previous year. Revenue is a direct reflection of development activity for the year.

Expenditures increased from \$4,184,218 in the previous fiscal year to \$5,628,019 in the current fiscal year. This is an increase of \$1,443,801 (34.5%). Of this increase, \$1.0 million was related to the allocation of support services from the General Fund. This is only the second fiscal year for this fund and is the first full fiscal year where support services from the General Fund were budgeted and recorded. These services include legislative and administrative support, financial management, IT services, etc.



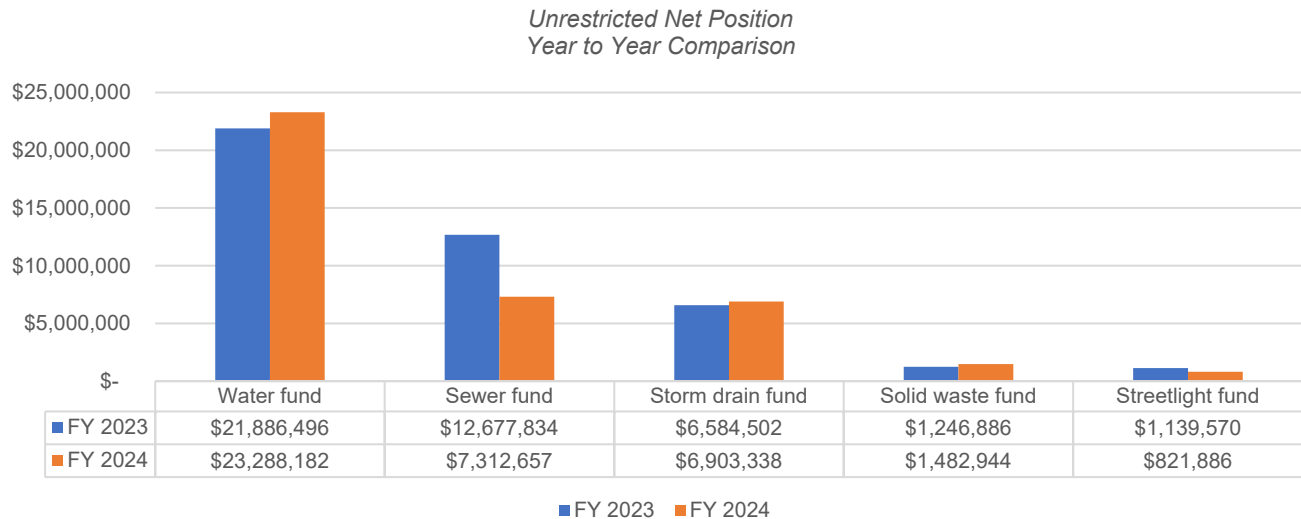
Municipal Building Authority Fund. The Municipal Building Authority's fund balance ended the year at \$1,859,289 from \$1,774,295 in FY 2023. Revenues for this fund come from the lease of the public works building to the City. The lease is paid by the General Fund and the proprietary funds. Expenditures were limited to the debt service on the Series 2016 lease revenue bonds.

Other Non-Major Governmental Funds. The Fairway Estates Special Recreation District Fund, Kraftmaid Special Improvement District Fund, and Grants Fund had no significant changes in their activity for the year compared to the previous year.

FUND ANALYSIS (continued)

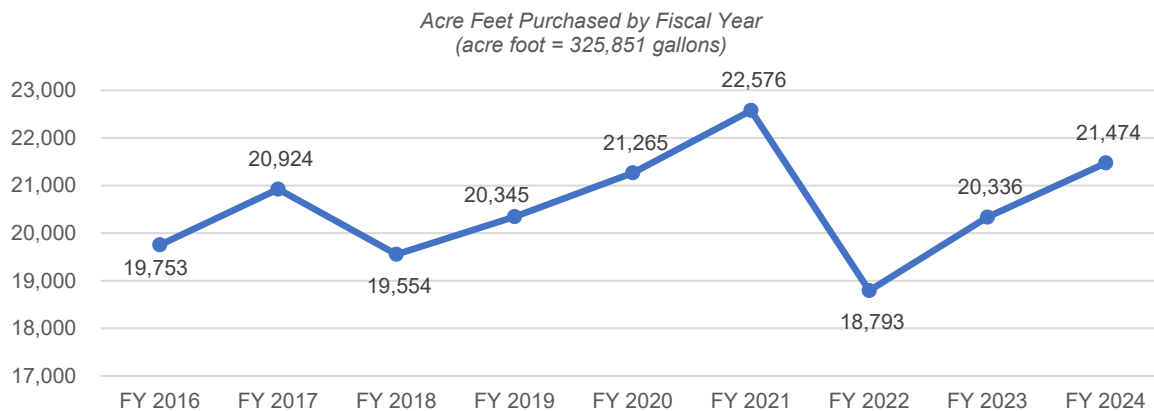
B. Proprietary Funds

A review of the change in unrestricted net position from year to year is a good analysis tool for proprietary funds in that it provides a broad overview of resources available to support the operations and maintenance of the utility.



Water Fund. The water fund's unrestricted net position increased this fiscal year by \$1,401,686 (6.4%) to a total of \$23,288,182, which was approximately 83.1% of the current fiscal year's revenues. In the previous fiscal year, the water fund had an unrestricted net position of \$21,886,496. These reserves are dedicated to the water fund's five-year plan for waterline replacement projects, construction of additional water storage tanks as needed, and other major infrastructure improvements.

The City's water system bills on a tiered rate system to encourage conservation and financial recovery. A tiered rate system breaks the link of analysis between gallons sold and revenue. That stated, customers consumed 5.6% more water than the previous fiscal year; however, revenue only increased by \$165,874 (0.6%) from the previous year. There was no water rate increase in the fiscal year



FUND ANALYSIS (continued)

B. Proprietary Funds

Operating expenses increased by \$871,081 (3.6%) from the previous year which can be explained by the purchase of additional water along with an increase in the cost per acre foot from the City's water provider.

The water fund transferred out \$1,336,750 to the General Fund which represented 5% of certain charges for service and equal to the amount approved in the FY 2024 budget.

Sewer Fund: The sewer fund's unrestricted net position decreased by \$5,365,177 (-42.3%) to a total of \$7,312,657 which is approximately 50.3% of the current fiscal year's revenues. These reserves are intended to support the increased investment in the South Valley Water Reclamation Facility (SVWRF) required to comply with the new federal standards of the Environmental Protection Agency (EPA) as well as system maintenance and upsizing demands.

Revenue increased by \$169,259 (1.2%) over the previous year. Residential sewer fees are recalculated annually based on the individual residence's water use in the months of December through February. Commercial sewer is metered for large industrial users and calculated similar to residents for other commercial users. The City adopted a 7% rate increase effective October 1, 2023. Since revenue is based on use and use is variable, there is not a direct correlation between revenue and rate changes.

Operating expenses increased by \$1,764,190 (14.4%) from the previous fiscal year as the cost of sewer treatment increased by \$1,346,281 (22.4%) and the cost of personnel increased by \$171,517 (13.1%). Treatment costs are not charged to the City based on use but are instead based on capacity rights. As such, changes in usage affects revenue but does not affect expense.

The sewer fund also transferred out \$750,000 to the general fund which represented 5.0% of certain charges for service and equal to the amount approved in the FY 2024 budget.

Storm Water Fund. The storm water fund's unrestricted net position increased by \$318,836 (4.8%) from the previous fiscal year to a total of \$6,903,338. These reserves are intended to support the City's increased cost demands to comply with new federal standards of the Environmental Protection Agency (EPA) and other state requirements for the management and storage of storm water.

Revenues decreased by -\$273,355 (-5.6%) over the previous year which is the result of continued geographic auditing of the fee assessment of this utility.

Operating expenses increased by \$218,712 (4.7%) from general inflationary factors.

The storm water fund also transferred out \$237,000 to the General Fund which represented 5.0% of certain charges for service as well as the amount approved in the FY 2024 budget.

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FUND ANALYSIS (continued)

B. Proprietary Funds

Solid Waste Fund. Collection fee revenue increased by \$311,510 (4.8%) over the previous year which is the result of a 13.5% rate increase effective October 1, 2023.



Operating expenses increased by \$547,598 (9.0%) due to the increased cost of the collection of garbage, and the treatment of green waste which is no longer received at a discounted rate by the City's landfill.

The net position less the value of the investment in joint venture increased by \$286,474 to \$1,533,360 in the current year. This amount is equal to approximately 2.3 months (18.9%) of revenue. Since this utility's services are less variable and not vulnerable or responsive to natural disasters and other unknown challenges, the need for reserves is less critical than the other utilities. The purpose of this utility is to provide garbage, recycling, and green waste collection and treatment, it is not intended to provide disaster relief.

Streetlight Fund: Revenues increased by \$154,215, or 16.7% over the previous year which was the result of a rate increase from \$1.74 to \$2.81 per month per utility account.

Operating expenses increased by \$582,521, or 73.0% as a result of the increase of theft of copper wire, and the resolution of supply chain issues from the previous year. The entire increase is attributed to materials and equipment. Cost increases have been marginal, however demand for repair has been substantial. There has been little to no increase in power costs as the transition to LED has positioned the system for energy efficiency.

The streetlight fund also transferred out \$62,500 to the General Fund which represented 5.0% of the charges for service and the amount approved in the FY 2024 budget.

The net position is equal to approximately nine (9) months' revenue (76.4%).

GENERAL FUND BUDGETARY HIGHLIGHTS

During the fiscal year, general fund budgeted revenues and transfers in were amended from \$70,688,062 to \$74,327,062 (5.1% difference).

- \$1,554,000 for changes in sales tax revenue estimates; and
- \$445,000 for changes in license and permit revenue estimates due to an increase in fiber optic installation requests; and
- \$1,525,000 for changes in investment income revenue estimates due to higher interest rates.

General fund budgeted expenditures and transfers out were amended from an original budget total of \$70,688,062 to a final budget total of \$80,492,072 (13.9% difference). All departments monitor their budgets closely and are required to stay within their allotment.

- \$5,861,703 increased transfer to the CIP Fund from current year one-time revenues (sales tax growth greater than 5%, property tax revenue, etc) and operational savings.
- \$1,820,307 increased transfer to the RDA Fund for the repayment of a development incentive from FY 2020. This is a one-time expenditure.
- \$1,500,00 of additional contribution to the Fleet Management Fund for the future purchase of a fire engine. This is a one-time expenditure budgeted in the fire department.
- \$235,500 in changes to personnel costs, the majority of which was related to changes between the budgeted and actual levels of insurance (single, 2-party, or family coverage).
- \$400,000 of changes to allocated costs transferred to other funds.

Budget to Actual Comparison. During the year, actual revenues including transfers in were greater than budgeted by \$4,094,336 (5.7%). It is important to remember that primary revenue sources are received between 60-90 days after the close of the fiscal year, and therefore too late to make any amendments to the budget to account for unexpected change. Primary differences between budget to actual include the following:

- \$1,241,961 (3.8%) in increased sales tax revenue from the effects of inflation; and
- \$1,208,031 (5.7%) in increased property tax revenue as new development became assessed; and
- \$1,356,238 (16.1%) increase in franchise tax revenue from the inflationary cost increases of electricity and natural gas sold to residents; and
- \$134,476 (18.9%) increase in miscellaneous revenue from the sale of assets and insurance reimbursements.
- Other changes were immaterial.

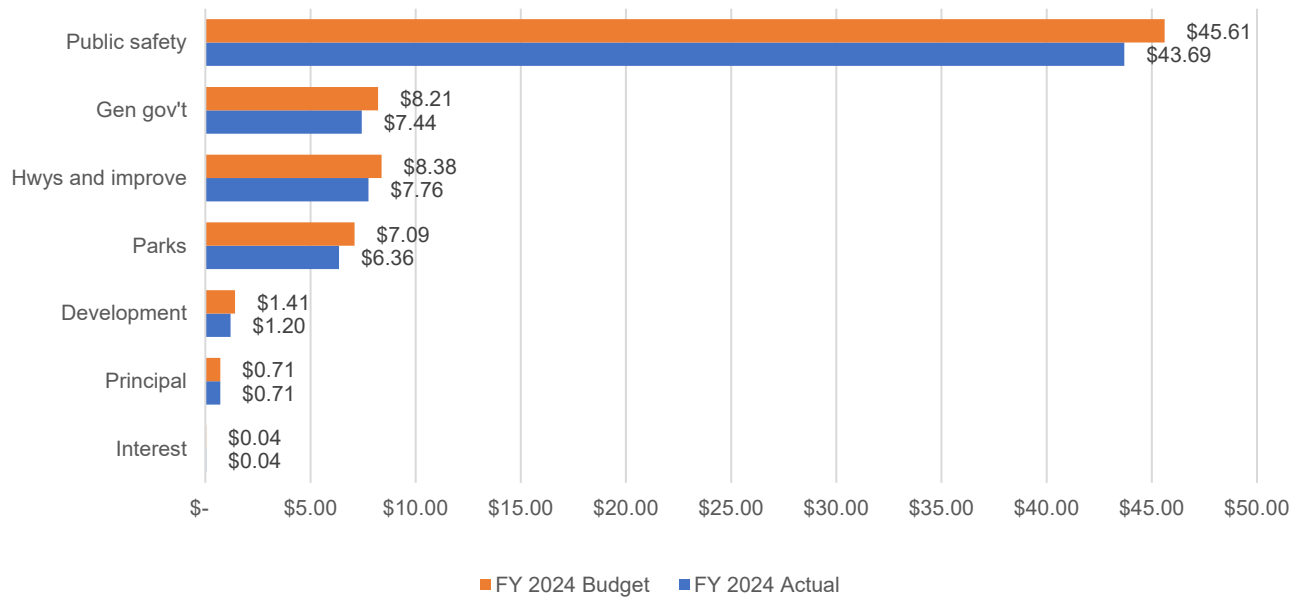
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GENERAL FUND BUDGETARY HIGHLIGHTS

Actual expenditures including transfers out were less than budgeted by $-\$5,243,460$ (-6.5%). Savings were consistently related to personnel savings from turnover and normal operational savings unless specifically noted below.

- General government – $\$774,757$ savings (-9.4%).
- Public safety - $\$1.92$ million savings (-4.2%).
- Highways and public improvements - $\$624,074$ savings (-7.4%).
- Parks, recreation, and culture - $\$736,402$ savings (-10.4%).
- Other changes were immaterial.

FY 2024 Budget to Actual by category



CAPITAL ASSETS

The City's net investment in capital assets for its governmental and business-type activities as of June 30, 2024, amounts to \$621,396,635. This investment in capital assets includes land, buildings, infrastructure, equipment, water shares and capacity rights, lease assets, subscription-based agreements, and construction in progress less accumulated depreciation, accumulated amortization, and any outstanding debt. Infrastructure is defined as roads, utility systems, parks, and so forth. The total increase from the previous year of the City's net investment in capital assets was \$44,828,105 (7.8%).

	Governmental activities		Business-type activities		Total	
	FY2023	FY2024	FY 2023	FY 2024	FY 2023	FY 2024
Land	\$ 171,024,120	\$ 172,537,510	\$ 7,485,662	\$ 8,185,662	\$ 178,509,782	\$ 180,723,172
Construction in progress	25,188,369	32,527,670	9,161,579	17,690,175	34,349,948	50,217,845
Buildings	57,030,113	67,891,085	321,357	321,357	57,351,470	68,212,442
Infrastructure	326,602,554	332,701,184	310,149,915	315,509,408	636,752,469	648,210,592
Equipment	30,568,499	33,991,044	257,490	297,490	30,825,989	34,288,534
Water shares and capacity rights	-	-	30,083,604	31,364,132	30,083,604	31,364,132
Lease asset - equipment	976,264	691,626	-	-	976,264	691,626
Subscription-based agreements	1,976,982	2,397,918	-	-	1,976,982	2,397,918
Total	\$ 613,366,901	\$ 642,738,037	\$ 357,459,607	\$ 373,368,224	\$ 970,826,508	\$ 1,016,106,261

During the year, the City spent \$34,232,539 on assets (excluding donated assets).

Major capital asset events during the fiscal year 2024 include:

- \$13,639,776 for the construction of new roads, including the 8600 South bridge at Mountain View Corridor and the 9000 South extension.
- \$2,782,457 for the construction of park improvements, specifically the Big Bend project, continued construction on the Ron Wood Wheels Park, and Ron Wood Park Phase III.
- \$5,833,163 for the construction of facilities and building improvements, specifically the remodel of City Hall, the replacement of HVAC infrastructure at the Justice Center and Senior Center, and the construction of the West Jordan Cultural Arts Facility.
- The purchase or agreement to lease of \$5,102,089 in vehicles and equipment in the fleet fund.
- The initiation of two (2) subscription-based agreements for network support software and one (1) agreement for the GIS system. The total amount issued during the year was \$420,936.
- \$3,713,601 for the partial completion of two 3-million-gallon water storage tanks, the purchase of a new water distribution line, as well as other system improvements.
- \$7,981,839 for the continued construction of a large sewer line expansion to support new development and the upgrade of a sewer line along 7800 South (5600 West to Mountain View Corridor).
- \$531,296 of storm drain improvements in Ron Wood Park.
- The acceptance of \$14,068,524 in developer-contributed assets including roads, land under roads, sidewalks, parkstrips, water lines, sewer lines, storm drain infrastructure.

Additional information on the City's capital assets can be found in Note 8 in the Notes to the Financial Statements of this report.

LONG-TERM LIABILITIES

As of June 30, 2024, the City had \$40,265,851 in outstanding long-term liabilities.

	Governmental activities		Business-type activities		Total	
	FY 2023	FY 2024	FY 2023	FY 2024	FY 2023	FY 2024
General obligation bonds	\$ 730,000	\$ -	\$ -	\$ -	\$ 730,000	\$ -
Revenue bonds	20,185,000	19,255,000	6,540,000	5,065,000	26,725,000	24,320,000
Unamortized bond premiums	899,510	598,206	752,037	399,568	1,651,547	997,774
Unamortized discounts/loss	(71,664)	(62,261)	-	-	(71,664)	(62,261)
Leases	1,005,392	629,709	-	-	1,005,392	629,709
Subscription agreements	1,578,381	1,491,568	-	-	1,578,381	1,491,568
Compensated absences	3,911,969	3,971,913	185,630	192,645	4,097,599	4,164,558
Net pension liability	5,487,650	8,039,889	451,361	684,614	5,939,011	8,724,503
	<u>\$ 33,726,238</u>	<u>\$ 33,924,024</u>	<u>\$ 7,929,028</u>	<u>\$ 6,341,827</u>	<u>\$ 41,655,266</u>	<u>\$ 40,265,851</u>

The City's total long-term liabilities decreased by -\$1,389,415 in FY 2024. The net change is a result of the following activity:

- FY 2025 is the final payment of the Series 2014 General Obligation bonds.
- In FY 2024, the City reduced debt through normally scheduled debt service payments of \$3,395,000.
- Lease and subscription payments in FY 2024 reduced liabilities in the amount of \$967,177.
- New equipment leases in the amount of \$130,767 and \$420,936 in new subscription-based agreements were issued in FY 2024 and consequently increased the long-term liabilities.
- Compensated absences increased by \$213,792 in FY 2024 compared to the previous year which increased long-term liabilities.
- A decrease in the amortization of discounts, premiums, and refunding cost in the amount of \$346,115 related to outstanding bonds.

The City's general governmental bond rating is AAA from both Standard and Poor's and Fitch Ratings.

The City's Environmental, Social, and Governance (ESG) Credit Impact Score from Moody's is CIS-2 Neutral-to-Low reflecting moderately negative exposure to environmental risks, low-to-moderate exposure to social risks and strong governance.

State statutes limit the amount of general obligation debt a governmental entity may issue to 8% of the "reasonable fair cash value" of property within the City. Of this percentage, a maximum of 4% may be used for general purposes. The current limitation for the City is \$811,710,241, which is significantly in excess of the City's outstanding general obligation debt. The remaining 4 percent and any unused portion of the 4 percent available for general purposes, up to the maximum of 8 percent, may be utilized for water and sewer projects. The current limitation for all debt, including that used for water and sewer projects is \$1,623,420,481 which again significantly exceeds the outstanding city-wide debt.

Additional information on the City's long-term debt can be found in Notes 12 through 15 in the Notes to the Financial Statements of this report.

ECONOMIC FACTORS

According to the U.S. Bureau of Labor Statistics, the unemployment rate in Salt Lake City as of June 2024 was 3.6% as compared to 2.7% in June 2023. The national unemployment rate was 4.4% as of June 2024 as compared to 3.6% as of June 2023.

According to the U.S. Bureau of Labor Statistics, in June 2024 the consumer price index (CPI) in the mountain-west region was up 2.32% from a year ago, while the CPI for the nation rose 2.97% for that same period.

Statewide sales tax revenue increased by 2.2% in FY 2024 as compared to 5.6% growth in the previous fiscal year as consumer confidence continues to decrease with the increase in interest rates related to debt, housing costs continuing to outpace household incomes, and the rising cost of basic necessities.



NEXT YEAR'S BUDGETS AND RATES

The City continues a conservative approach to budgeting to avoid revenue shortfalls.

A. Next Year's General Fund Budget

The following chart compares the general fund's budget for FY 2025 to the report year (FY 2024) for use in understanding the narrative below.

	GENERAL FUND		
	FY 2024 Actual	FY 2025 Budget	Difference
<u>Revenue</u>			
Sales tax – Local option	\$ 31,190,740	\$ 29,305,000	-6.0%
Sales tax – Transportation	2,800,723	2,575,000	-8.1%
Property tax	22,550,991	22,890,439	1.5%
Franchise tax	9,767,237	9,105,000	-6.8%
Licenses and permits	1,629,792	1,290,000	-20.8%
Intergovernmental	1,207,608	1,293,330	7.1%
Charges for services	3,308,530	3,233,000	-2.3%
Fines and forfeitures	1,135,059	1,000,000	-11.9%
Miscellaneous	847,445	655,350	-22.7%
Investment income	1,596,973	-	-100.0%
Total revenues	76,035,098	71,347,119	-6.2%
<u>Expenditures</u>			
General government	7,439,334	8,318,430	11.8%
Community development	1,200,347	1,616,454	34.7%
Public safety	43,694,683	46,279,378	5.9%
Highways and public improvements	7,759,629	8,665,004	11.7%
Parks, recreation, and culture	6,357,930	7,579,478	19.2%
Debt service:			
Principal	710,000	730,000	2.8%
Interest and fiscal charges	44,683	24,490	-45.2%
Total expenditures	67,206,606	73,213,234	8.9%
Excess (deficiency) of revenues over (under) expenditures	8,828,492	(1,866,115)	
<u>Other financing sources (uses)</u>			
Sale of capital assets	-	-	0.0%
Transfers in	2,386,300	2,506,850	5.1%
Transfers out	(8,042,006)	(640,735)	-92.0%
Total other financing sources (uses)	(5,655,706)	1,866,115	-133.0%
Net change of fund balance	\$ 3,172,786	\$ -	

NEXT YEAR'S BUDGETS AND RATES (continued)

A. Next Year's General Fund Budget (continued)

The following narrative explains assumptions used in the preparation of the adopted FY 2025 Annual Budget.

Sales Tax: Sales tax revenue is budgeted at 94% of actual collections in the previous fiscal year (FY 2024) and was prepared using a year-over-year growth variable of 5% with fiscal year 2019 as the baseline year. The adopted budget assumes revenue in excess of this growth variable but assumes that revenue as one-time.

Property Tax: The FY 2025 budget includes a property tax rate increase of 3.5% which is expected to provide \$709,787 of additional property tax revenue. This revenue is budgeted to support the nine (9) new full-time employees disclosed in the personnel section below.

Transfers In: The budget includes a transfer in amount of \$2,506,850 from the utility funds which represents 5% of budgeted utility revenue. This transfer is similar to taxes (franchise tax) paid to the City by other utilities not owned by the City for the use of rights-of-way and other infrastructure owned by the general fund to provide utility services.

Personnel: The FY 2025 Budget includes an adjustment to market based on a full compensation study comparing the City's wages to direct competition in other government agencies including adjacent municipalities and special districts. In addition, the budget includes a 2% cost of living adjustment to address the effects of hyper-inflation. In addition, the FY 2025 Budget includes the addition of 9 new full-time employees (FTE's) and one part-time passport agent.

General government	2.50
Community development	1.00
Public safety	1.00
Highways and public improvements	3.00
Parks, recreation, and culture	2.00
Total additions	9.50

B. Utility Rates

The FY 2025 budget includes the following changes to utility rates.

- Water Fund – 2.5% rate increase effective October 1, 2024
- Sewer Fund – 10% rate increase effective October 1, 2024
- Solid Waste Fund – 7.0% rate increase effective October 1, 2024
- Storm Water Fund – 7.0% rate increase effective October 1, 2024
- Streetlight Fund – 6.75% rate increase effective October 1, 2024

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City of West Jordan's finances for all interested parties. Questions concerning any information provided in this report or requests for additional financial information should be addressed to:

Danyce Steck, CPFO
Administrative Services Director
(801) 569-5000
danyce.steck@westjordan.utah.gov

City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088

BASIC FINANCIAL STATEMENTS



For Fiscal Year Ended June 30, 2024

Government-Wide Financial Statements



West Jordan Fire Department (July 2023)

CITY OF WEST JORDAN
BASIC FINANCIAL STATEMENTS
As of June 30, 2024



STATEMENT OF NET POSITION

	FY 2024 Governmental Activities	FY 2024 Business-type Activities	FY 2024 Total
ASSETS			
Current assets			
Cash and cash equivalents	\$84,522,925	\$43,413,304	\$127,936,229
Accounts receivable (net of allowance)	1,221,125	4,703,481	5,924,606
Due from other funds	939,700	(939,700)	-
Due from other governments	29,998,270	-	29,998,270
Internal balances	(1,557,652)	1,557,652	-
Inventory	-	3,315,460	3,315,460
Prepaid items	1,443,419	-	1,443,419
Restricted cash	38,147,160	11,251,535	49,398,695
Total current assets	154,714,947	63,301,732	218,016,679
Noncurrent assets			
Due from other funds	6,577,898	(6,577,898)	-
Investments in joint ventures	-	9,432,984	9,432,984
Notes receivable	265,814	-	265,814
Pension asset	8,516,380	725,187	9,241,567
Capital assets			
Land	172,537,510	8,185,662	180,723,172
Construction in progress	32,527,670	17,690,175	50,217,845
Buildings	67,891,085	321,357	68,212,442
Infrastructure	332,701,184	315,509,408	648,210,592
Equipment	33,991,044	297,490	34,288,534
Water shares and capacity rights	-	31,364,132	31,364,132
Lease asset – equipment	691,626	-	691,626
Subscription-based agreements	2,397,918	-	2,397,918
Accumulated depreciation and amortization	(246,300,591)	(110,574,932)	(356,875,523)
Total noncurrent assets	411,797,538	266,373,565	678,171,103
Total assets	566,512,485	329,675,297	896,187,782
DEFERRED OUTFLOWS OF RESOURCES			
Deferred loss on bond refunding	23,142	-	23,142
Deferred pension costs	12,818,902	1,091,556	13,910,458
Total deferred outflows of resources	12,842,044	1,091,556	13,933,600
LIABILITIES			
Current liabilities			
Accounts payable	3,710,225	6,006,515	9,716,740
Accrued liabilities	2,015,289	175,065	2,190,354
Bonds payable	1,795,539	1,637,716	3,433,255
Leases payable	472,550	-	472,550
Subscriptions payable	335,269	-	335,269
Compensated absences	3,458,741	171,931	3,630,672
Customer deposits	-	1,684	1,684
Interest payable	278,002	25,677	303,679
Unearned revenue	-	200,736	200,736
Liabilities from restricted assets:			
Accounts payable	1,931,316	789,041	2,720,357
Customer deposits	4,328,342	-	4,328,342
Unearned revenue	11,645,971	-	11,645,971
Total current liabilities	29,971,244	9,008,365	38,979,609

The accompanying notes are an integral part of this statement.

CITY OF WEST JORDAN
BASIC FINANCIAL STATEMENTS
As of June 30, 2024



STATEMENT OF NET POSITION

	FY 2024 Governmental Activities	FY 2024 Business-type Activities	FY 2024 Total
<u>LIABILITIES (continued)</u>			
Noncurrent liabilities			
Bonds payable	19,790,945	5,464,568	25,255,513
Leases payable	629,709	-	629,709
Subscriptions payable	1,491,568	-	1,491,568
Compensated absences	3,971,913	192,645	4,164,558
Net pension payable	8,039,889	684,614	8,724,503
Total noncurrent liabilities	33,924,024	6,341,827	40,265,851
Total liabilities	63,895,268	15,350,192	79,245,460
<u>DEFERRED INFLOWS OF RESOURCES</u>			
Deferred pension gains	350,238	29,824	380,062
Deferred property taxes	22,450,785	-	22,450,785
Total deferred Inflows of resources	22,801,023	29,824	22,830,847
<u>NET POSITION</u>			
Net investment in capital assets	369,246,798	252,149,837	621,396,635
Restricted			
Capital	22,545,007	11,080,867	33,625,874
Debt service	9,850	254,185	264,035
Pension	12,945,155	1,102,305	14,047,460
Other purposes	518,057	-	518,057
Unrestricted	87,393,371	50,799,643	138,193,014
Total net position	\$492,658,238	\$315,386,837	\$808,045,075

The accompanying notes are an integral part of this statement.

CITY OF WEST JORDAN
BASIC FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2024



STATEMENT OF ACTIVITIES

	Expenses	Program Revenues			Net Revenues (Expenses) and Changes in Net Position		
		Charges for services	Operating grants and contributions	Capital grants and contributions	Governmental activities	Business-type activities	Total
Governmental activities							
General government	\$ 8,327,435	\$ 3,367,788	\$ -	\$ -	\$ (4,959,647)	\$ -	\$ (4,959,647)
Community development	9,018,989	6,349,503	758,393	-	(1,911,093)	-	(1,911,093)
Public safety	42,684,560	2,806,388	2,310,284	-	(37,567,888)	-	(37,567,888)
Highways and public improvements	25,213,265	1,616,538	4,994,776	16,507,980	(2,093,971)	-	(2,093,971)
Parks, recreation, and culture	9,059,622	1,224,072	-	846,206	(6,989,344)	-	(6,989,344)
Debt service - interest and fiscal charges	911,017	-	-	-	(911,017)	-	(911,017)
Total governmental activities	95,214,888	15,364,289	8,063,453	17,354,186	(54,432,960)	-	(54,432,960)
Business-type activities							
Water	24,821,604	29,305,725	-	761,922	-	5,246,043	5,246,043
Wastewater	14,196,175	15,253,878	-	2,440,580	-	3,498,283	3,498,283
Solid waste	5,504,913	6,857,095	-	-	-	1,352,182	1,352,182
Storm water	4,775,128	5,603,214	-	732,617	-	1,560,703	1,560,703
Streetlight	1,380,352	1,075,683	-	-	-	(304,669)	(304,669)
Total business-type activities	\$ 50,678,172	\$ 58,095,595	\$ -	\$ 3,935,119	\$ -	\$ 11,352,542	\$ 11,352,542
General Revenues:							
Sales tax – Local option					\$ 31,190,740	\$ -	\$ 31,190,740
Sales tax - Transportation					2,800,723	-	2,800,723
Property taxes					22,561,975	-	22,561,975
Tax increment					3,566,438	-	3,566,438
Franchise taxes					9,767,237	-	9,767,237
Investment income					6,698,799	2,849,799	9,548,598
Gain on disposal of assets					2,859,128	-	2,859,128
Miscellaneous					894,680	-	894,680
Transfers - net					2,386,300	(2,386,300)	-
Total general revenue and transfers					82,726,020	463,499	83,189,519
Change in net position					28,293,060	11,816,041	40,109,101
Net position - beginning					464,365,178	303,570,796	767,935,974
Net position - ending					\$ 492,658,238	\$ 315,386,837	\$ 808,045,075

The accompanying notes are an integral part of this statement.

GOVERNMENTAL FUND FINANCIAL STATEMENTS

General Fund

The general fund is used to account for resources traditionally associated with a government which are not required to be accounted for in another fund.

Capital Projects Fund

The capital projects fund is used to account for the construction of budgeted capital projects of the City. Intergovernmental grants, road impact fees, park impact fees, transfers from the general fund, and interest earnings are the principal sources of funding for these projects.

Redevelopment Agency (RDA) Fund

The RDA fund is used to account for the activities of the Redevelopment Agency. The Agency is an entity established to further public purpose in the redevelopment of particular City areas.

Other Governmental Funds

The Class C Roads Fund, Community Development Block Grant Fund, Development Services Fund, Fairway Estates Fund, Grants Fund, Highlands Special Improvement District Fund, Kraftmaid Special Improvement District Fund, and Municipal Building Authority Fund are categorized as non-major governmental funds and are presented by fund type in the Supplementary Information section of this report.

CITY OF WEST JORDAN
BASIC FINANCIAL STATEMENTS
As of June 30, 2024



BALANCE SHEET – GOVERNMENTAL FUNDS

	General Fund	Redevelopment Agency Fund	Capital Improvement Fund	Non-Major Governmental Funds	Total Governmental Funds
ASSETS					
Cash and cash equivalents	\$12,143,229	\$ 25,148,295	\$ 28,122,988	\$ 7,651,486	\$73,065,998
Accounts receivable (net of allowance)	1,081,432	-	38,177	297,809	1,417,418
Due from other governments	28,185,975	874,700	-	937,595	29,998,270
Due from other funds	4,490,500	(4,490,500)	7,517,598	-	7,517,598
Prepaid items	128,153	-	618,190	-	746,343
Restricted cash	4,802,323	-	33,116,196	228,641	38,147,160
Total assets	50,831,612	21,532,495	69,413,149	9,115,531	150,892,787
LIABILITIES					
Accounts payable	928,550	21,465	1,107,933	402,565	2,460,513
Accrued liabilities	1,529,390	-	-	91,505	1,620,895
Liabilities from restricted assets:					
Accounts payable	-	-	1,931,316	-	1,931,316
Deposits	4,328,342	-	-	-	4,328,342
Unearned revenue	460,850	-	11,177,271	7,850	11,645,971
Total liabilities	7,247,132	21,465	14,216,520	501,920	21,987,037
DEFERRED INFLOWS OF RESOURCES					
Deferred property taxes	21,564,939	874,700	-	11,146	22,450,785
Deferred ambulance billings	590,125	-	-	-	590,125
Total deferred Inflows of resources	22,155,064	874,700	-	11,146	23,040,910
FUND BALANCE					
Nonspendable	128,153	-	618,190	-	746,343
Restricted	12,993	-	20,007,609	462,830	20,483,432
Assigned	-	20,636,330	34,570,830	8,139,635	63,346,795
Unassigned	21,288,270	-	-	-	21,288,270
Total fund balances	21,429,416	20,636,330	55,196,629	8,602,465	105,864,840
Total liabilities, deferred inflows of resources, and fund balances (deficits)	\$50,831,612	\$ 21,532,495	\$ 69,413,149	\$ 9,115,531	\$150,892,787

Note: In the General Fund, amounts payable from restricted cash are reported as accrued liabilities and deposits.

The accompanying notes are an integral part of this statement.

RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION

Amounts reported for governmental activities in the statement of net position are different because:

Total Fund Balance - Total Governmental Funds	\$105,864,840
Capital assets used in governmental activities are not financial resources, and therefore are not reported in the funds.	381,142,061
Long-term liabilities, including bonds payable, leases payable, notes, interest payable, and compensated absences are not due and payable in the current period and therefore are not reported in the funds.	(29,006,826)
Deferred outflows relating to the loss on refunding of debt is not a current available resource and therefore is not included in the funds.	23,142
Pension liabilities, pension assets, and deferred inflows and outflows of resources relating to pensions are not current available resources and are therefore not included in the governmental funds.	12,510,818
Certain revenue is deferred in the governmental funds but is not in the statement of net position because it qualifies for recognition under the economic resources measurement focus.	(967,527)
Internal service funds are used by management to charge the costs of fleet management and risk management to individual funds. The assets and liabilities of internal service funds are included in governmental activities in the Statement of Net Position.	23,091,730
Net Position - Governmental Activities	<u>\$492,658,238</u>

The accompanying notes are an integral part of this statement.

CITY OF WEST JORDAN
BASIC FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2024



**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS**

	General Fund	Redevelopment Agency Fund	Capital Improvement Fund	Non-Major Governmental Funds	Total Governmental Funds
REVENUES					
Sales tax – Local option	\$ 31,190,740	\$ -	\$ -	\$ -	\$ 31,190,740
Sales tax - Transportation	2,800,723	-	-	-	2,800,723
Property tax	22,550,991	-	-	10,984	22,561,975
Tax increment	-	3,566,438	-	-	3,566,438
Franchise tax	9,767,237	-	-	-	9,767,237
Impact fees	-	-	2,483,910	-	2,483,910
Licenses and permits	1,629,792	-	-	3,614,687	5,244,479
Intergovernmental	1,207,608	-	5,659,342	5,989,379	12,856,329
Charges for services	3,308,530	-	-	3,294,477	6,603,007
Fines and forfeitures	1,135,059	-	-	-	1,135,059
Miscellaneous	847,445	-	46,085	1,150	894,680
Investment income	1,596,973	1,099,143	3,626,710	375,973	6,698,799
Total revenues	76,035,098	4,665,581	11,816,047	13,286,650	105,803,376
EXPENDITURES					
General government	7,439,334	-	-	38,125	7,477,459
Community development	1,200,347	2,178,988	-	5,975,567	9,354,902
Public safety	43,694,683	-	2,017,584	215,428	45,927,695
Highways and public improvements	7,759,629	-	17,057,198	4,319,100	29,135,927
Parks, recreation, and culture	6,357,930	-	5,217,937	318,780	11,894,647
Debt service:					
Principal	710,000	-	370,000	885,000	1,965,000
Interest and fiscal charges	44,683	-	51,816	965,610	1,062,109
Total expenditures	67,206,606	2,178,988	24,714,535	12,717,610	106,817,739
Excess (deficiency) of revenues over (under) expenditures	8,828,492	2,486,593	(12,898,488)	569,040	(1,014,363)
OTHER FINANCING SOURCES (USES)					
Sale of capital assets	-	2,210,909	-	-	2,210,909
Transfers in	2,386,300	2,120,306	5,861,700	60,000	10,428,306
Transfers out	(8,042,006)	-	-	-	(8,042,006)
Total other financing sources (uses)	(5,655,706)	4,331,215	5,861,700	60,000	4,597,209
Net change of fund balance	3,172,786	6,817,808	(7,036,788)	629,040	3,582,846
Fund balance at beginning of year	18,256,630	13,818,522	62,233,417	7,973,425	102,281,994
Fund balance at end of year	\$ 21,429,416	\$ 20,636,330	\$ 55,196,629	\$ 8,602,465	\$ 105,864,840

The accompanying notes are an integral part of this statement.

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE – GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balance - Total governmental funds	\$3,582,846
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Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays and capital contributions exceeded depreciation in the current period.	17,784,681
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Revenue recognized in the government-wide statement of activities that are not in the fund statements.	(658,461)
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The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the payment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. In addition, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items	2,116,092
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Some expenses reported in the statement of activities do not require the use of current financial resources and are not reported as expenditures in governmental funds.	2,488,039
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The net revenue of certain activities of the internal service funds are reported with governmental activities.	2,979,863
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Change in net position - Governmental activities	<u>\$28,293,060</u>
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The accompanying notes are an integral part of this statement.

PROPRIETARY FUND FINANCIAL STATEMENTS

Water Fund

The Water Fund is used to account for the activities of the City's water operations. This includes the maintenance and improvements needed to support the City's water delivery system.

Sewer

The Sewer Fund is used to account for the activities of the City's sewer operations. The City is a member agency of the South Valley Water Reclamation Facilities. This special district manages the City's wastewater treatment. The sewer connections and sewer lines are the responsibility of the City.

Storm Water Fund

The Storm Water Fund is used to account for the activities of the City's storm water operations. This includes the maintenance and improvements needed to support the City's storm water system.

Non-Major Fund

The Solid Waste Fund and Streetlight Fund are categorized as non-major proprietary funds and are presented by fund type in the Supplementary Information section of this report.

Internal Service Funds

The Benefits Management Fund, Fleet Management Fund, IT Management Fund, and Risk Management Fund are classified as internal service funds for the City. These funds 'act' like a business and are therefore reported alongside the proprietary funds; however, their main source of revenue is charges for services provided to and paid for by the other governmental and proprietary funds of the City.



West Jordan Water Department working to fix a break

CITY OF WEST JORDAN
BASIC FINANCIAL STATEMENTS
As of June 30, 2024



**STATEMENT OF NET POSITION
PROPRIETARY FUNDS**

	Water Fund	Sewer Fund	Storm Water Fund	Non-Major Proprietary Funds	Total	Internal Service Funds
ASSETS						
Current assets						
Cash and cash equivalents	\$ 22,699,554	\$ 11,066,509	\$ 6,988,857	\$ 2,658,384	\$ 43,413,304	\$11,456,927
Accounts receivable (net of allowance)	2,895,639	1,009,876	280,274	517,692	4,703,481	69,521
Inventory	3,315,460	-	-	-	3,315,460	-
Prepaid items	-	-	-	-	-	697,076
Restricted cash	16,913	2,433,567	8,801,055	-	11,251,535	-
Total current assets	28,927,566	14,509,952	16,070,186	3,176,076	62,683,780	12,223,524
Noncurrent assets						
Net pension asset	302,637	203,585	185,797	33,168	725,187	285,742
Investments in joint ventures	-	-	-	9,432,984	9,432,984	-
Capital assets						
Land	5,426,043	-	2,759,619	-	8,185,662	-
Construction in progress	9,496,696	7,572,586	620,893	-	17,690,175	1,860,047
Buildings	321,357	-	-	-	321,357	-
Infrastructure	166,120,761	75,654,157	73,734,490	-	315,509,408	-
Equipment	113,826	93,067	90,597	-	297,490	32,237,599
Water shares and capacity rights	283,731	31,080,401	-	-	31,364,132	-
Lease asset – equipment	-	-	-	-	-	691,626
Subscription-based agreements	-	-	-	-	-	2,397,918
Accumulated depreciation and amortization	(57,176,488)	(28,319,457)	(25,078,987)	-	(110,574,932)	(21,891,805)
Total noncurrent assets	124,888,563	86,284,339	52,312,409	9,466,152	272,951,463	15,581,127
Total assets	153,816,129	\$ 100,794,291	68,382,595	12,642,228	335,635,243	27,804,651
DEFERRED OUTFLOWS OF RESOURCES						
Deferred pension costs	455,531	306,438	279,662	49,925	1,091,556	430,101
Total deferred outflows of resources	455,531	306,438	279,662	49,925	1,091,556	430,101
LIABILITIES						
Current liabilities						
Accounts payable	3,886,560	959,825	323,970	836,160	6,006,515	1,249,712
Accrued liabilities	63,570	43,078	60,616	7,801	175,065	394,394
Bonds payable	937,716	-	700,000	-	1,637,716	-
Leases payable	-	-	-	-	-	472,550
Subscriptions payable	-	-	-	-	-	335,269
Compensated absences	76,525	38,195	43,378	13,833	171,931	115,246
Customer deposits	1,684	-	-	-	1,684	-
Due to other funds	380,000	559,700	-	-	939,700	-
Interest payable	16,530	-	9,147	-	25,677	36,766
Unearned revenue	200,736	-	-	-	200,736	-

The accompanying notes are an integral part of this statement.

STATEMENT OF NET POSITION (continued)
PROPRIETARY FUNDS

	Water Fund	Sewer Fund	Storm Water Fund	Non-Major Proprietary Funds	Total	Internal Service Funds
LIABILITIES (continued)						
Liabilities from restricted assets:						
Accounts payable	16,913	714,967	57,161	-	789,041	-
Interest payable	-	-	-	-	-	-
Unearned revenue	-	-	-	-	-	-
Total current liabilities	5,580,234	2,315,765	1,194,272	857,794	9,948,065	2,603,937
Noncurrent liabilities						
Bonds payable	4,754,568	-	710,000	-	5,464,568	-
Leases payable	-	-	-	-	-	629,709
Subscriptions payable	-	-	-	-	-	1,491,568
Compensated absences	75,390	49,810	53,993	13,452	192,645	136,302
Due to other funds	2,660,000	3,917,898	-	-	6,577,898	-
Net pension payable	285,705	192,195	175,401	31,313	684,614	269,755
Total noncurrent liabilities	7,775,663	4,159,903	939,394	44,765	12,919,725	2,527,334
Total liabilities	13,355,897	6,475,668	2,133,666	902,559	22,867,790	5,131,271
DEFERRED INFLOWS OF RESOURCES						
Deferred pension gains	12,446	8,373	7,641	1,364	29,824	11,751
Total deferred Inflows of resources	12,446	8,373	7,641	1,364	29,824	11,751
NET POSITION						
Net investment in capital assets	117,154,688	84,461,009	50,534,140	-	252,149,837	12,341,782
Restricted						
Capital	-	2,533,567	8,547,300	-	11,080,867	-
Debt service	430	-	253,755	-	254,185	-
Pension	460,017	309,455	282,417	50,416	1,102,305	434,337
Unrestricted	23,288,182	7,312,657	6,903,338	11,737,814	49,241,991	10,315,611
Total net position	\$ 140,903,317	\$ 94,616,688	\$ 66,520,950	\$ 11,788,230	\$ 313,829,185	\$ 23,091,730

The accompanying notes are an integral part of this statement.

**RECONCILIATION OF THE STATEMENT OF NET POSITION – PROPRIETARY FUNDS TO THE
GOVERNMENT-WIDE STATEMENT OF NET POSITION FOR BUSINESS-TYPE ACTIVITIES**

Amounts reported for business-type activities in the statement of net position are different because:

Total net position - Proprietary Funds	\$ 313,829,185
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Adjustment to report the cumulative internal balance for the net effect of the activity between the internal service funds and the enterprise funds over time	1,557,652
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Net Position - Business-type Activities	<u>\$ 315,386,837</u>
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The accompanying notes are an integral part of this statement.

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS**

	Business-type Activities - Enterprise Funds					Governmental Activities
	Water Fund	Sewer Fund	Storm Water Fund	Non-Major Proprietary Funds	Total Enterprise	Internal Service Funds
OPERATING REVENUES						
Charges for services	\$ 28,022,911	\$ 14,536,075	\$ 4,646,343	\$ 7,927,687	\$ 55,133,016	\$ 22,534,228
Other	-	-	-	5,091	5,091	21,044
Total operating revenues	28,022,911	14,536,075	4,646,343	7,932,778	55,138,107	22,555,272
OPERATING EXPENSES						
Wages and benefits	2,343,572	1,482,207	1,250,338	277,630	5,353,747	2,679,401
Administrative fees	2,222,238	800,429	850,752	559,362	4,432,781	-
Operations and maintenance	16,959,257	10,333,501	1,261,288	7,195,540	35,749,586	14,685,550
Depreciation and amortization	3,326,212	1,439,628	1,493,664	-	6,259,504	3,191,570
Total operating expenses	24,851,279	14,055,765	4,856,042	8,032,532	51,795,618	20,556,521
Operating income (loss)	3,171,632	480,310	(209,699)	(99,754)	3,342,489	1,998,751
NONOPERATING REVENUES (EXPENSES)						
Investment income	1,143,515	780,957	794,233	131,094	2,849,799	527,860
Interest and fiscal charges	(232,105)	(274,377)	(37,541)	-	(544,023)	(94,491)
Impact fees	1,282,814	717,803	956,871	-	2,957,488	-
Equity in income of joint venture	-	-	-	1,105,175	1,105,175	-
Gain/(loss) on disposal of assets	-	-	-	-	-	547,743
Total nonoperating revenues (expenses)	2,194,224	1,224,383	1,713,563	1,236,269	6,368,439	981,112
Income (loss) before contributions and transfers	5,365,856	1,704,693	1,503,864	1,136,515	9,710,928	2,979,863
Developer capital contributions	761,922	879,141	732,617	-	2,373,680	-
Grant capital contributions	-	1,561,439	-	-	1,561,439	-
Transfers out	(1,336,750)	(750,000)	(237,000)	(62,550)	(2,386,300)	-
Change in net position	4,791,028	3,395,273	1,999,481	1,073,965	11,259,747	2,979,863
Total net position, beginning	136,112,289	91,221,415	64,521,469	10,714,265	302,569,438	20,111,867
Total net position, ending	\$ 140,903,317	\$ 94,616,688	\$ 66,520,950	\$ 11,788,230	\$ 313,829,185	\$ 23,091,730

The accompanying notes are an integral part of this statement.

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION -
PROPRIETARY FUNDS TO THE STATEMENT OF ACTIVITIES FOR BUSINESS-TYPE ACTIVITIES**

Amounts reported for business-type activities in the statement of activities are different because:

Change in net position - Proprietary Funds	\$ 11,259,747
Adjustment to eliminate the current fiscal year's internal service funds net loss from internal customers applicable to business-type activities.	556,294
Change in net position - Business-type activities	<u>\$ 11,816,041</u>

The accompanying notes are an integral part of this statement.



West Jordan Food Trucks at Ron Wood Park

CITY OF WEST JORDAN
BASIC FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2024



**STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS**

	Business-type Activities					Governmental Activities
	Water Fund	Sewer Fund	Storm Water Fund	Non-Major Proprietary Funds	Total	Internal Service Funds
Cash flows from operating activities						
Receipts from customers and users	\$ 29,003,234	\$ 15,860,900	\$ 4,875,276	\$ 8,309,515	\$ 58,048,925	\$ 22,505,817
Payments to suppliers of goods and services	(16,442,199)	(12,752,069)	(972,571)	(7,315,542)	(37,482,381)	(16,238,573)
Payments to employees for services	(2,449,526)	(1,542,793)	(1,311,966)	(286,783)	(5,591,068)	(2,771,734)
Payment for interfund services	(2,222,238)	(800,429)	(850,752)	(559,362)	(4,432,781)	-
Net cash provided (used) by operating activities	7,889,271	765,609	1,739,987	147,828	10,542,695	3,495,510
Cash flows from noncapital financing activities						
Transfers to other funds	(1,336,750)	(750,000)	(237,000)	(62,550)	(2,386,300)	-
Changes to interfund receivables and payables	(380,000)	(559,700)	-	-	(939,700)	-
Net cash provided (used) by noncapital financing activities	(1,716,750)	(1,309,700)	(237,000)	(62,550)	(3,326,000)	-
Cash flows from capital and related financing activities						
Proceeds from sale of capital assets	-	-	-	-	-	547,743
Proceeds from capital grants	-	1,561,439	-	-	1,561,439	-
Purchases of capital assets	(3,668,399)	(9,262,367)	(604,170)	-	(13,534,936)	(5,459,534)
Impact fees	1,282,814	717,803	956,871	-	2,957,488	-
Proceeds from issuance of debt	-	-	-	-	-	551,703
Principal paid on debt	(934,753)	-	(685,000)	-	(1,619,753)	(967,177)
Interest and fiscal charges paid on capital debt	(234,506)	(274,377)	(41,984)	-	(550,867)	(108,349)
Net cash provided (used) by capital and related financing activities	(3,554,844)	(7,257,502)	(374,283)	-	(11,186,629)	(5,435,614)
Cash flows from investing activities						
Investment income	1,143,515	780,957	794,233	131,094	2,849,799	527,860
Net cash provided by investing activities	1,143,515	780,957	794,233	131,094	2,849,799	527,860
Net increase (decrease) in cash and cash equivalents	3,761,192	(7,020,636)	1,922,937	216,372	(1,120,135)	(1,412,244)
Cash and cash equivalents - beginning of year	18,955,275	20,520,712	13,866,975	2,442,012	55,784,974	12,869,171
Cash and cash equivalents - end of year	\$ 22,716,467	\$ 13,500,076	\$ 15,789,912	\$ 2,658,384	\$ 54,664,839	\$ 11,456,927

The accompanying notes are an integral part of this statement.

STATEMENT OF CASH FLOWS (continued)
PROPRIETARY FUNDS

	Business-type Activities					Governmental Activities
	Water Fund	Sewer Fund	Storm Water Fund	Non-Major Proprietary Funds	Total	Internal Service Funds
Reconciliation of operating income to net cash provided (used) by operating activities						
Operating income (loss)	\$ 3,171,632	\$ 480,310	\$ (209,699)	\$ (99,754)	\$ 3,342,489	\$ 1,998,751
Adjustments to reconcile operating income to net cash provided by:						
Depreciation and amortization	3,326,212	1,439,628	1,493,664	-	6,259,504	3,191,570
(Increase) decrease in receivables	980,323	1,324,825	228,933	376,737	2,910,818	(49,455)
(Increase) decrease in prepaids	2,297	1,761	976	-	5,034	(117,414)
(Increase) decrease in inventory	363,673	-	-	-	363,673	-
(Increase) decrease in payables	321,232	(952,283)	269,386	(119,707)	(481,372)	(923,227)
(Increase) decrease in liabilities	(276,098)	(1,528,632)	(43,273)	(9,448)	(1,857,451)	(604,715)
Net cash provided by operating activities	\$ 7,889,271	\$ 765,609	\$ 1,739,987	\$ 147,828	\$ 10,542,695	\$ 3,495,510
Noncash investing, capital, and financing activities						
Capital contributions, developers	\$ 761,922	\$ 879,141	\$ 732,617	\$ -	\$ 2,373,680	\$ -
Issuance of leases and subscriptions	-	-	-	-	-	551,703

The accompanying notes are an integral part of this statement.

Notes to the Financial Statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of West Jordan (the City) are prepared in accordance with generally accepted accounting principles (GAAP) in the United States of America as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing accounting and financial reporting principles for governmental entities. The more significant accounting policies established in GAAP and used by the City are discussed below.

A. Reporting Entity

The City of West Jordan was incorporated January 10, 1941, under laws of the state of Utah. The City is considered a full-service municipality and provides the following services: public safety, judicial services, highways and streets, sanitation, parks, recreation, water, planning and zoning, and general administrative services.

Form of Government

In November 2017, the citizens of West Jordan voted for this change the form of government from Council-Manager to Council-Mayor. This transition became effective on January 6, 2020.

The Council-Mayor form of municipal government was created by the Laws of Utah 1977, Chapter 48. This form of government has two (2) separate, independent, and equal branches of municipal government consisting of a legislative branch – a council composed of five or seven members, and an executive branch – a mayor and, under the mayor's supervision, any executive or administrative departments, divisions, and offices and any executive or administrative officers provided for by statute or municipal ordinance.

Under the Council-Mayor form of government, the mayor is the chief executive and administrative officer. He or she exercises the executive and administrative powers of the municipality. The mayor has the responsibility to execute the policies adopted by the council. The mayor appoints, with the council's advice and consent, qualified persons to the city's officers and positions including such things as recorder and treasurer.

The mayor may veto an ordinance, tax levy, or appropriation passed by the council subject to the council's power to override the veto.

While not a member of the council, or its chair, the mayor may attend each council meeting, take part in council meeting discussions, and freely give advice to the council.

The council in a municipality operating under a council-mayor form of government is the legislative body of the city and by ordinance or resolution determines the broad policy for the city or town and some specific policies such as the manner in which municipal property is bought, sold, traded, encumbered, or otherwise transferred; and a subdivision or annexation is approved, disapproved, or otherwise regulated.

The council enacts laws, appropriates funds and reviews municipal administration. The council elects one of its members to be the chair of the council.

The council may make suggestions or recommendations to the mayor or mayor's subordinates and investigate any officer, department, or agency of the city, but it may not direct or request, other than in writing, the appointment of a person to or the removal of a person from an executive municipal office; interfere in any way with an executive officer's performance of the officer's duties; or publicly or privately give orders to a subordinate of the mayor.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

A. Reporting Entity (continued)

Financial Accountability and Reporting

The Annual Comprehensive Financial Report of the City includes the financial statements for all activities of the City based upon the criteria set forth in GASB Statement No. 14, as amended. This Statement requires the City to include in this report the activities of any other entity which is determined to be a component unit of the City. The primary criterion which determines this nexus is financial accountability.

The City is financially accountable if the City appoints a voting majority of that organizations board or there is a potential to provide specific financial benefits to or impose specific financial burdens on the City. The City is also considered to be financially accountable for an organization if that organization is fiscally dependent (i.e., it is unable to adopt its budget, levy taxes, set rates or charges, or issue bonded debt without approval from the City).

Blended component units, although legally separate entities, are in substance, part of the government's operations, and so data from these units are combined with data of the primary government.

Discretely presented component units, if any, are reported in a separate column in the combined financial statements to emphasize they are legally separate from the City.

Blended Component Units

The Redevelopment Agency of West Jordan City (RDA) was established to prepare and carry out plans to improve, rehabilitate, and redevelop blighted areas within the City. The RDA is governed by the executive director who is the Mayor, and a board of trustees composed of the seven (7) members of the City Council. Although it is a legally separate entity from the City, the RDA is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the RDA. The RDA is included in these financial statements as the Redevelopment Agency Special Revenue Fund. Separate financial statements are not issued for the RDA.

The Municipal Building Authority (MBA) was established to finance and construct municipal buildings that are then leased to the City. The MBA is governed by the executive director who is the Mayor, and a board of trustees composed of the seven (7) members of the City Council. Although it is a legally separate entity from the City, the MBA is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the MBA. Separate financial statements are not issued for the MBA.

The Fairway Estates Special Service Recreation District (District) was established as a separate taxing entity with the purpose of maintaining the streetscapes of the District. The District is governed by the executive director who is the Mayor, and a board of trustees composed of the seven (7) members of the City Council. Although it is a legally separate entity from the City, the District is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the District. Separate financial statements are not issued for the District.

Investment in Joint Venture

The City is a partner with neighboring cities in a joint venture known as Trans-Jordan Cities, and the purpose is to provide solid waste management and disposal services. Investment in this joint venture is accounted for using the equity method.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the City's activities and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely mainly on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those which are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from services provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major governmental funds and enterprise funds are reported as separate columns in the financial statements.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. The City's policy, for revenues to be considered available, is if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred as under accrual accounting. However, debt-service expenditures, as well as expenditures related to compensated absences, claims, and judgments are recorded only when payment is due.

Sales taxes, use taxes, franchise taxes, and earned but unreimbursed state and federal grants associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Property taxes are measurable as of the date levied (assessed) and are recognized as revenues when they become available. Available is defined as when due, or past due, and received within the current period or collected soon enough thereafter (within 60 days) to be used to pay liabilities of the current period. All other revenues are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

The *General Fund* is the general operating fund of the City. It is used to account for all financial resources, except for those required to be accounted for in another fund.

The *Capital Projects Fund* accounts for the financial resources to be used for the acquisition or construction of major capital facilities other than those financed by the proprietary funds.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The *Redevelopment Agency Fund* is considered a blended component unit of the City and is reported as a special revenue fund which accounts for the activities of the agency. The agency is an entity established to further public purpose in the redevelopment of six (6) redevelopment project areas, four (4) economic development project areas, two (2) community development project areas, and one (1) community reinvestment project area. The major source of revenue for this fund is tax increment.

Additionally, the City reports the following other governmental fund types:

Special Revenue Funds are used to account for proceeds of specific revenue sources (other than sources for major capital projects) that are restricted or committed to expenditures for specified purposes.

Internal Service Funds are used to account for goods or services provided to other funds on a cost-reimbursement basis.

The City reports the following major proprietary funds:

The *Water Fund* accounts for the activities of the City's water treatment and distribution operations.

The *Wastewater Fund* accounts for the operation and maintenance of the City's wastewater collection system and sewage treatment.

The *Storm Water Fund* accounts for the activities of the City's storm water drainage system.

The City also reports several non-major proprietary funds.

Proprietary funds 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 effects of interfund activity have been eliminated from the government-wide financial statements.

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

Cash, Cash Equivalents, and Investments

Cash & Cash Equivalents are generally considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the purchase date.

Investments are recorded at fair value in accordance with GASB Statement No. 72, Fair Value Measurement and Application. Accordingly, the change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

Receivables and Payables

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to or due from other funds". Unbilled sales receivables for June 30, 2024 were estimated based on an average of June and July revenues less year end accounts receivable.

Receivables on the financial statements are shown net of allowance for uncollectible accounts. The allowance adjustment is estimated annually based on historical trends and professional judgment.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Inventories and Prepaid Items

Inventories. Inventories of materials and supplies in the proprietary funds, consisting principally of materials used in the repair of the transmission, distribution, collection, and treatment systems are valued at cost and accounted for on the first in, first out method.

Prepays. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The City uses the consumption method to record its changes in prepaid items. In other words, the City reports the prepaid items as an asset in the period in which they are purchased and defers the recognition of the expenditure until the period in which the prepaid items are used or consumed.

Restricted Cash

Restricted cash is comprised of cash restricted for future debt service payments, intergovernmental contributions towards capital projects, impact fees, and unexpended portions of bonds issued for capital construction.

Capital Assets

Capital assets are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Land. Acquisition cost (or fair market value), that ready land for use. The costs associated with improvements to land (site preparation and improvements other than buildings) are added to the cost of the land. All acquisitions of land are capitalized. Land is an inexhaustible asset and does not depreciate over time.

Buildings. A structure that is permanently attached to the land, has a roof, is partially or completely enclosed by walls, and is not intended to be transportable or moveable. This class also includes all building improvements. This class of assets has a purchase cost or cost of construction of \$20,000 or greater.

Infrastructure. Long-lived capital assets that are normally stationary in nature and can be preserved for a significantly greater number of years than most other capital assets. These assets are often linear, continuous, or part of a system (water system, wastewater system, storm water system, parks system, sidewalk system, road system). This class also includes all improvements that add value to land, but do not have an indefinite useful life. This class of assets has a purchase cost or cost of construction of \$20,000 or greater.

Machinery and equipment. Items in this class are vehicles, information technology, and similar moveable items. This class of assets has a purchase cost of \$20,000 or greater.

Intangible right-to-use assets. Equipment under contract that conveys control of the right to use for a period of time. Control requires both the right to obtain the present service capacity from use of the equipment, and the right to determine the nature and manner of use of the equipment. All intangible right-to-use equipment is capitalized with the exception of equipment under a contract with a time period of under 12 months. Intangible right-to-use equipment is depreciated over the life of the lease.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Construction in progress. Costs incurred to construct or develop a tangible or intangible capital asset before it is substantially ready to be placed into service (at which time the asset would be reclassified into the appropriate major class).

Accumulated Depreciation. Buildings, infrastructure, machinery and equipment are depreciated using the straight-line method over the following estimated useful lives:

Buildings	15 to 45 years
Infrastructure	20 to 50 years
Machinery and equipment	3 to 20 years

Deferred Outflows/Inflows of Resources

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

Items that qualify for reporting in the government-wide statement of net position in this category are the resource related to pensions and losses related to bond refunding.

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

The City has several items, *deferred revenue*, which qualify for reporting in this category on both the government-wide statement of net position and governmental funds balance sheet. Both statements report unavailable revenue due to property taxes, while the governmental funds balance sheet also reports unavailable revenue due to ambulance billing.

In addition, the statement of net position reports *resources related to pensions*, which relates to the differences between expected and actual experience along with changes in assumptions for the City's pensions. These amounts are deferred and recognized as an inflow of resources in the period the amounts become available. For governmental funds, pension liabilities are typically liquidated through the general fund.

Customer Deposits

Enterprise fund customer deposits are required by the City for residential renters and any business receiving a utility connection. The deposit is refundable after 2 years for residential and business customers upon satisfactory payment history.

(continued on next page)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Property Taxes

In Utah, a municipality is authorized by state statute to levy a tax against all real and personal property located within its boundaries. The Council holds this authorization for the City of West Jordan and must set a tax rate by June 30th each year. The County Treasurer, acting as a tax collector, must settle and disburse all tax collections to all taxing entities on a routine basis.

In Utah, county governments assess, levy, collect and disburse two principal types of tax: (1) personal property tax which is assessed on business assets other than real estate, and (2) tax on real estate and improvements. Business personal property and real estate taxes attach as an enforceable lien on property as of January 1st. Taxes are levied on all business personal property on January 1st, and real estate and improvement taxes are levied on January 1st and are payable by November 30th.

The real property taxes that are due in November are reported as a receivable from property taxes on the financial statements. Because these taxes are not considered available to liquidate liabilities of the current period, they are offset by a deferred inflow.

Pensions

Pensions. For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) including additions to and deductions from URS's fiduciary net position, have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. For governmental funds, pension liabilities are typically liquidated through the general fund.

Deferred outflows/inflows of resources. In addition to assets, financial statements will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time.

(continued on next page)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Long-term Obligations, Leases, and Software Subscriptions

In the government-wide financial statements and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts are amortized over the life of the applicable debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, when incurred. The face amount of debt issued is reported as other financing sources. While discounts on debt issuances are reported as other financing uses. Issuance costs are reported as debt service expense or expenditure in the period incurred.

The City recognizes a lease payable and an intangible right-to-use lease asset or subscription asset in the government-wide financial statements for individual values of \$5,000. At the commencement of a lease, the City measures the lease payable at the present value of payments expected payments to be made during the lease term. Subsequently, the lease payable is reduced by the principal amount of the lease payments. The intangible right-to-use lease asset is measured at the initial amount of the lease payment, adjusted for lease payments made at or before the lease commencement date, plus initial direct costs. The asset is amortized over the shorter of its useful life or the lease term.

Compensated Absences

For governmental funds, the amount of accumulated vacation leave, sick pay, and comp time not expected to be liquidated with available financial resources is reported as a liability in the government-wide statement of net position and as expense in the government-wide statement of activities. No expenditure is reported for this amount in the fund financial statements. Accumulated vacation leave, sick pay and comp time of proprietary funds is recorded as an expense and a liability of those funds as the benefits accrue to the employees and are thus recorded in both the government-wide financial statements and the individual fund financial statements.

Sick pay amounts are charged as expenditures when incurred. Employees may accumulate sick leave without limitation. Upon retirement, a percentage of accumulated sick leave is paid to employees based upon the number of years worked. Historically, compensated absences are paid by the individual funds as they become due, for governmental funds, most of the costs are paid by the general fund.

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NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Fund Balance

The City implemented GASB Statement 54, *Fund Balance Reporting in Governmental Fund Types Definitions*, in fiscal year 2011. The governmental fund financial statements present fund balances based on a hierarchy that shows, from highest to lowest, the level or form of constraints on fund balance resources and the extent to which the City is bound to honor them. The City first determines and reports non-spendable balances, then restricted, then committed, and so forth. Fund balance classifications are summarized as follows:

Non-spendable. This category includes fund balance amounts that cannot be spent because they are either a) not in spendable form or b) legally or contractually required to be maintained intact. Fund balance amounts related to inventories, prepaid expenditures, long-term receivables, and endowments are classified as non-spendable.

Restricted. This category includes net fund resources that are subject to external constraints that have been placed on the use of the resources either a) imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments or b) imposed by law through constitutional provisions or enabling legislation. Restricted fund balance amounts include debt service, impact fees, unspent lease proceeds, grant revenue, police forfeiture money, and liquor allotment from the state of Utah.

Committed. This category includes amounts that can only be used for specific purposes established by formal action of the City Council. Fund balance commitments can only be removed or changed by the same type of action (for example, resolution) of the City Council. The City Council has committed the entire fund balance of the Cemetery Perpetual Care Fund for the care and maintenance of the cemetery.

Assigned. This fund balance classification includes amounts that are constrained by the City's intent to use the funds for specific purposes, but are neither restricted nor committed, as established by the Finance Director/Budget Officer. This requires the Mayor to propose the resources to be set aside and Council to ratify this action subsequent to the end of the fiscal period. Also included are all remaining amounts that are reported in governmental funds, other than the general fund, that are not classified as non-spendable, restricted, or committed which are intended for specific purposes.

Unassigned. This category consists of all other resources that are not required to be reported in one of the other four fund balance categories. This category is only used in the general fund. However, in governmental funds other than the general fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned, it may be necessary to report a negative unassigned fund balance in that fund.

The City currently has multiple general fund assignments as detailed in NOTE 22 – Fund Balance located in the Notes to the Financial Statements.

The City does not have a formal minimum fund balance policy. The City adheres to Utah Code §10-6-116(4) which requires a fund balance of between 5 percent and 35 percent of total revenues to be maintained in the General Fund. For fiscal year 2024, the minimum balance is \$3,801,755 and the maximum balance is \$26,612,284.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)

Fund Balance (continued)

When an expenditure is incurred for which amounts from both restricted and unrestricted resources could be used, it is the City's policy to use restricted resources first before using unrestricted resources. Further, when components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, then assigned, and finally unassigned.

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted – net position to have been depleted before unrestricted net position is applied.

The General Fund is the only fund that reports a positive unassigned fund balance amount; however, in other governmental funds, it is not appropriate to report a positive unassigned fund balance amount.

In governmental funds, other than the General Fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

Use of Estimates

Presenting financial statements in conformity with GAAP requires management to make certain estimates concerning assets, liabilities, revenue, and expenses. Actual results may vary from these estimates.

(continued on next page)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Budget Process

Annual budgets are prepared and adopted in accordance with the Uniform Fiscal Procedures Act adopted by the state of Utah. Once a budget has been adopted, it remains in effect until it has been formally revised. Furthermore, in accordance with state law, all appropriations lapse at the end of the budget year. If any obligations are contracted for and are in excess of the adopted budget, they are not a valid or enforceable claim against the City. Budgets are adopted on a basis consistent with GAAP, and all funds have legally adopted budgets.

The City adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

1. Prior to or on the first council meeting in May, the Mayor submits to the City Council a proposed operating budget for the fiscal year commencing the following July 1st. The operating budget includes proposed expenditures and the proposed sources of revenues.
2. Between the date of the Council's receipt of the proposed budget from the Mayor and June 30th, the Council reviews and adjusts the Mayor's proposed budget. On or before June 30th, a public hearing is held, and the budget is legally adopted through passage of an ordinance.
3. After the budget is adopted, the Administrative Services Director may transfer any unencumbered or unexpended appropriation amount from one expenditure account to another within a department. The City Council may, by resolution, transfer any unencumbered or unexpended appropriation amount from one department in a fund to another department within the same fund. Other budget amendments occur throughout the year as deemed necessary with Council approval following a public hearing.
4. Formal budgetary integration is employed as a management control device during the year for the General Fund, Special Revenue Funds, and Capital Projects Fund. In the General Fund, budgets are adopted at the functional level and budgetary control is exercised at the departmental level. For Special Revenue Funds, budgets are adopted, and control is exercised at the level of total expenditures for each individual fund.
5. Annual budgets for the General Fund, Capital Projects Fund, and all Special Revenue Funds were prepared on the modified-accrual method of accounting and legally adopted by the City Council.
6. Encumbrances (commitments related to unpaid purchase orders or contracts for goods or services) are used only as an internal management control device during the year. All outstanding encumbrances lapse at year end. However, some encumbered amounts are re-authorized and honored as part of the following year's budget.
7. Although Utah State law requires the initial preparation of budgets for all City funds (both governmental and proprietary), it only requires the reporting of actual versus budget for governmental funds.

NOTE 2 - RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of Differences between the Governmental Fund Balance Sheet and the Government-Wide Statement of Net Position for Governmental Activities

The governmental fund balance sheet includes a reconciliation between *fund balance-total governmental funds* and *net position-governmental activities* as reported in the government-wide statement of net position.

This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheets.

Capital-related items. When capital assets that are to be used in governmental activities are purchased or constructed, the costs of these assets are reported as expenditures in governmental funds. The statement of net position includes those capital assets among the assets of the City.

Cost of capital assets	\$ 605,550,848
Accumulated depreciation	(224,408,787)
Total difference	<u>\$ 381,142,061</u>

Long-term liability items. Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities in the fund statements. All liabilities (both current and long-term) are reported in the statement of net position.

Bonds payable	\$ (20,915,000)
Compensated absences	(7,179,106)
Bond premium, discount, or refunding cost (to be amortized to interest income)	(671,484)
Accrued interest payable	(241,236)
Total difference	<u>\$ (29,006,826)</u>

Deferred outflows of resources related to debt. Deferred outflows relating to the loss on refunding of debt represents a consumption of net assets that applies to future periods.

Deferred bond loss	\$ 23,142
Total difference	<u>\$ 23,142</u>

Pension-related items. Net pension asset, net pension liability, and deferred inflows and outflows related to pensions represent acquisition and consumption of net position that are not applicable in the current period and are not reported in the governmental funds balance sheet. These items are reported in the statement of net position.

Net pension asset	\$ 8,230,638
Deferred pension gains	12,388,801
Net pension liability	(7,770,134)
Deferred pension costs	(338,487)
Total difference	<u>\$ 12,510,818</u>

NOTE 2 - RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (continued)

A. Explanation of Differences between the Governmental Fund Balance Sheet and the Government-Wide Statement of Net Position for Governmental Activities (continued)

Deferred inflows of resources. Deferred inflows related to revenue represent an acquisition of net assets that applies to future periods.

Deferred ambulance billings	\$ 590,125
Internal service fund services to the enterprise funds	<u>(1,557,652)</u>
Total difference	<u>\$ (967,527)</u>

Internal service funds. Internal service funds are used by management to charge the costs of fleet management, IT management, the city's self-insurance health plan, and risk management to individual funds. The assets and liabilities of internal service funds are included in governmental activities in the Statement of Net Position.

Net investment in capital assets, Fleet Management Fund	\$ 12,111,546
Net investment in capital assets, IT Replacement Fund	230,236
Ending restricted net position, Fleet Management Fund	192,793
Ending restricted net position, IT Management Fund	199,661
Ending restricted net position, Risk Management Fund	41,883
Ending unrestricted net position, Fleet Management Fund	1,746,589
Ending unrestricted net position, IT Replacement Fund	4,051,920
Ending unrestricted net position, Benefits Management Fund	1,988,071
Ending unrestricted net position, Risk Management Fund	<u>2,529,031</u>
Total difference	<u>\$ 23,091,730</u>

B. Explanation of Certain Differences between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-Wide Statement of Activities for Governmental Activities

Capital assets. The governmental fund statement of revenues, expenditures and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities.

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays and capital contributions exceeded depreciation in the current period.

In the statement of activities, only the *gain* on the sale of capital assets is reported. However, in the governmental funds, the proceeds from the sale increase financial resources. Thus, the change in net position differs from the change in fund balance by the cost of the capital assets sold.

Capital outlay	\$ 15,253,808
Depreciation expense	(9,812,190)
Developer contributions	11,694,844
Cost of capital sold	<u>648,219</u>
Total difference	<u>\$ 17,784,681</u>

NOTE 2 - RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (continued)

B. Explanation of Certain Differences between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-Wide Statement of Activities for Governmental Activities (continued)

Deferred inflows of resources. Deferred inflows related to revenue represent an acquisition of net assets that applies to future periods.

Change in deferred ambulance billings	\$ 100,415
Change in deferred licensing renewal billings	(202,581)
Internal service fund services to the enterprise funds	(556,294)
Total difference	<u>\$ (658,460)</u>

Long-term debt. The issuance of long-term debt provides current financial resources to governmental funds, while the payment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. In addition, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued. These amounts are deferred and amortized in the statement of activities. The amount below is the net effect of these differences in the treatment of long-term debt and related items.

Principal payments:	
Sales tax revenue bonds	\$ 370,000
General obligation bond	710,000
Lease revenue bond	885,000
Interest expense	(9,969)
Bond premium amortization	161,061
Total difference	<u>\$ 2,116,092</u>

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated absences	\$ (149,467)
Net pension asset	1,967,707
Net pension liability	(2,447,166)
Deferred pension gains	2,760,232
Deferred pension costs	356,733
Total difference	<u>\$ 2,488,039</u>

The net revenue of certain activities of the internal service funds are reported with governmental activities.

<i>Change in net position</i> from the Fleet Management Fund	\$ 2,450,960
<i>Change in net position</i> from the IT Management Fund	69,907
<i>Change in net position</i> from the Benefits Management Fund	(351,337)
<i>Change in net position</i> from the Risk Management Fund	810,363
Total difference	<u>\$ 2,979,863</u>

C. Explanation of Differences between the Statement of Net Position for Proprietary Funds and the Government-Wide Statement of Net Position for Business-type Activities

The net effect of certain activities of the internal service funds are reported with business-type activities.

Internal balances	\$ 1,557,652
Total difference	<u>\$ 1,557,652</u>

NOTE 2 - RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (continued)

D. Explanation of Certain Differences between the Proprietary Fund Statement of Revenues, Expenses, and Changes in Net Position and the Government-Wide Statement of Activities for Business-type Activities

The net revenue (loss) of the internal service funds applicable to business-type activities.

Allocated revenue (loss) from internal service funds	\$ 556,295
Total difference	<u>\$ 556,295</u>

NOTE 3 - PROPERTY TAXES

The Salt Lake County Treasurer acts as an agent for the City and collects and distributes the City's property tax revenue. Utah state laws establish the process by which taxes are levied and collected. The property tax calendar is as follows:

1. By June 8, the City receives valuation, certified tax rate, and levy worksheet forms via the state of Utah's certified tax rate website (www.taxrates.utah.gov).
2. Before June 30, the City holds a public hearing and adopts a proposed tax rate. This proposed tax rate is then submitted to the County Auditor for review via the website.
3. Before July 22 (if the City proposes a tax rate higher than the certified tax rate), the County Auditor mails a notice of intent to exceed the certified tax rate to property owners. This notice is normally combined with the tax notice.
4. By August 17, the City holds a public hearing and adopts the final tax rate and certifies the tax rate with the County Auditor.
5. Between August 8 and August 22, taxpayers may petition the County Board of Equalization for an adjustment in the taxable value of the real property.
6. By November 1, the County Auditor approves changes in taxable value of the real property and the County Treasurer mails tax notices with a due date of November 30. Payments made after November 30 are considered delinquent and are subject to a penalty.
7. Unless the delinquent taxes and penalties are paid before January 15, a lien is attached to the real property, and the amount of taxes and penalties bear interest from January 1 until paid. If after five years, delinquent taxes have not been paid, the County sells the property at a tax sale.

For property taxes, at January 1 of each year (the assessment date), the City has the legal right to collect the taxes and has recorded a receivable and a corresponding deferred inflow of resources for the assessed amount of those property taxes as of January 1, 2024. Most of the tax will not be received until the following fiscal year.

NOTE 4 – CASH, CASH EQUIVALENTS, AND INVESTMENTS

Detailed cash, cash equivalent, and investment accounting records are maintained for each individual fund. However, to provide the maximum amount of interest earnings on all funds of the City, all cash is pooled for deposit and investment purposes.

The City follows the requirements of the Utah Money Management Act (Utah Code, Section 51, Chapter 7) in handling its depository and temporary investment transactions. This law requires the depositing of City funds in a “qualified depository.” The Act defines a “qualified depository” as any financial institution whose deposits are insured by an agency of the federal government, and which has been certified by the Commissioner of Financial Institutions as meeting the requirements as defined in Rule 11 of the Utah Money Management Act. Rule 11 establishes the formula for determining the amount of public funds which a qualified depository may hold in order to minimize risk of loss and defines capital requirements, which an institution must maintain to be eligible to accept public funds. The Utah Money Management Act also defines the types of securities allowed as appropriate temporary investments for the City and the conditions for making investment transactions. Investment transactions are to be conducted through qualified depositories or primary reporting dealers.

The City also has its own investment policies which are in alignment with the Act.

A. Custodial Credit Risk

Custodial credit risk for deposits is the risk that in the event of a bank failure, the City’s deposits may not be recovered. The City’s deposits are insured up to \$250,000 per bank by the Federal Deposit Insurance Corporation (FDIC). Deposits above \$250,000 per bank are exposed to credit risk.

As of June 30, 2024, the City’s bank balance deposit carrying value was \$4,721,985. Of this amount, \$4,188,918 was subject to custodial credit risk because it is uninsured. In addition, of the City’s investments in the Utah Public Treasurers’ Investment Fund (PTIF) of \$91,586,230, the City has no custodial credit risk exposure as the PTIF is an external investment pool managed by the Utah State Treasurer and is not categorized as to custodial credit risk. The City has no formal policy regarding custodial credit risk.

A summary of the City’s cash, cash equivalents, and investments at June 30, 2024 is as follows:

Restricted	\$ 49,398,695
Unrestricted	127,936,229
Total	<u>\$ 177,334,924</u>
Cash	\$ 4,208,193
Cash equivalents and investments	173,126,731
Total	<u>\$ 177,334,924</u>

(continued on next page)

NOTE 4 – CASH, CASH EQUIVALENTS, AND INVESTMENTS (continued)

B. Credit Risk

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

The City is authorized to invest in the Utah Public Treasurers' Investment Fund (PTIF), an external pooled investment fund managed by the Utah State Treasurer and subject to the Act and Council requirements. The PTIF is not registered with the SEC as an investment company and deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah. The PTIF operates and reports to the participants on an amortized cost basis. The interest income, gains and losses, net of administration fees of the PTIF are allocated based upon the participants' average daily balances.

Investment credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City's policy for reducing its exposure to credit risk is to comply with the Utah Money Management Act. The Act details authorized investments which are high-grade securities and, therefore, subject to very little credit risk except in the most unusual and unforeseen circumstances. The quality ratings for the City's investments are noted in section F below.

C. Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City manages its exposure to declines in fair value by adhering to the Money Management Act. The Act requires that the remaining term to maturity of the investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity of commercial paper to 270 days and fixed rate negotiable deposits and corporate obligations to 365 days or less. Maturities of the City's investments are noted in section F below.

D. Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of a City's investment in a single issuer. The City's policy to limit this risk is to adhere to the rules of the Money Management Council. The Council's rule 17 limits investments in a single issuer of commercial paper and corporate obligations to between 5 and 10 percent depending on the total dollar amount held in the City's portfolio at the time of purchase.

The City's investment in the PTIF has no concentration of credit risk as the PTIF is an external investment pool managed by the Utah State Treasurer.

The City currently has no investments at fair value which have a concentration of credit risk in excess of 5% of the City's investment portfolio. None of the investments reach the maximum 10% concentration level, therefore the City complies with the limitations of the Act.

The total fair value of the City's investment portfolio (excluding funds in the PTIF) at fiscal year-end is \$81,422,463.

NOTE 4 – CASH, CASH EQUIVALENTS, AND INVESTMENTS (continued)

E. Investments

The City's investments are governed by state statutes. The following investment options have been approved for City funds:

1. Negotiable or nonnegotiable deposits of qualified depositories;
2. Repurchase agreements with qualified depositories or primary reporting dealers, acting as principal for securities of the United States Treasury or other authorized investments, only if these securities are delivered to the custody of the City Treasurer or the City's safekeeping bank or are conducted with a qualified depository;
3. Commercial paper classified as "first tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investor Service or Standard & Poor's;
4. Bankers' acceptances that are eligible for discount at a federal reserve bank and which have a remaining term to maturity of 270 days or less;
5. Negotiable interest-bearing deposits of \$100,000 or more which have a remaining term to maturity of 365 days or less;
6. Obligations of the United States Treasury including United States Treasury Bills, United States Treasury Notes, and United States Treasury Bonds;
7. Obligations issued or fully guaranteed as to principal and interest by the following agencies or instrumentalities of the United States in which a market is made by a primary reporting government securities dealer: Federal Home Loan Banks, Federal Farm Credit Banks, Federal National Mortgage Association, Federal Agricultural Mortgage Corporation, Federal Home Loan Mortgage Corporation, Tennessee Valley Authority, or Student Loan Marketing Association;
8. Utah State Treasurer's Investment Fund; and
9. Fixed and variable rate corporate obligations that meet criteria under the Utah Money Management Act.

The City invests in the Public Treasurer's Investment Fund (PTIF), which is an external investment pool administered by the Utah State Treasurer. The PTIF is available for investment of funds administered by any Utah public treasurer. There is no required participation and no minimum balance or minimum/maximum transaction requirements. The PTIF is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Utah Money Management Act. The Act establishes the Money Management Council, which oversees the activities of the State Treasurer and the PTIF. Deposits in the PTIF are not insured or otherwise guaranteed by the state of Utah and participants share proportionally in any realized gains or losses on investments.

The PTIF allocates income and issues statements on a monthly basis. The PTIF operates and reports to participants on an amortized cost basis. The participant's balance is their investment deposited in the PTIF plus their share of income, gains, and losses net of administration fees, which is allocated to each participant on the ratio of each participant's share to the total funds. The participant's monthly investment amount is based upon their average daily balance.

NOTE 4 – CASH, CASH EQUIVALENTS, AND INVESTMENTS (continued)

F. Fair Value of Investments

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

- Level 1: Quoted prices for identical investments in active markets;
- Level 2: Observable inputs other than quoted market prices. The prices for these financial instruments are determined using prices for recently traded financial instruments with similar underlying terms as well as directly or indirectly observable inputs, such as interest rates and yield curves that are observable at commonly quoted intervals ; and,
- Level 3: Unobservable inputs.

Twice a year, at June 30 and December 31, the investments are valued at fair value and participants are informed of the valuation factor that enables them to adjust their statement balances to fair value.

As of June 30, 2024, the City's fair value investments in the PTIF were \$ 137,698 more than the amortized cost of \$91,586,230.

The City also invests with Moreton Financial Advisors (Moreton). Moreton invests in money market funds and short and intermediate-term fixed income securities (including taxable, tax-exempt, or tax advantaged). Moreton meets the requirements of the Utah Money Management Act.

As of June 30, 2024, the City's fair value investments in Moreton were \$(118,038) less than the amortized value of \$81,540,501 and were reported at \$81,422,463.

The following are the City's recurring fair value measurements as of June 30, 2024:

	Fair Value Using			
	06/30/24	Level 1	Level 2	Level 3
Money Market	\$ 225,153	\$ 225,153	\$ -	\$ -
Utah Public Treasurer's Investment Fund	91,586,230	-	91,586,230	-
Certificates of Deposit	29,025,047		29,025,047	-
U.S. Gov't or U.S. Agencies	32,061,731	32,061,731	-	-
Corporate Notes	20,110,532		20,110,532	-
Total Investments	\$ 173,008,693	\$ 32,286,884	\$ 140,721,809	\$ -

NOTE 5 – RECEIVABLES

Receivables as of year-end for the government's individual major funds and non-major funds in the aggregate, including the applicable allowances for uncollectible accounts are as follows:

	Accounts receivable	Taxes	Inter- governmental	Gross receivables	Less: Allowance for uncollectable accounts	Total receivables, net
General Fund	\$ 1,966,619	\$ 28,185,975	\$ -	\$ 30,152,594	\$ (885,187)	\$ 29,267,407
Redevelopment						
Agency	-	874,700	-	874,700	-	874,700
Capital Projects	38,177	-	-	38,177	-	38,177
Non-major						
Governmental	297,809	884,185	53,410	1,235,404	-	1,235,404
Water	2,919,841	-	-	2,919,841	(24,202)	2,895,639
Sewer	1,012,321	-	-	1,012,321	(2,445)	1,009,876
Storm Water	281,382	-	-	281,382	(1,108)	280,274
Non-major						
Proprietary	520,081	-	-	520,081	(2,389)	517,692
Internal Service Funds	69,521	-	-	69,521	-	69,521
	<u>\$ 7,105,751</u>	<u>\$ 29,944,860</u>	<u>\$ 53,410</u>	<u>\$ 37,104,021</u>	<u>\$ (915,331)</u>	<u>\$ 36,188,690</u>

NOTE 6 – INTERFUND TRANSFERS

The City transferred monies between funds to support related capital expenditures in the capital projects fund, contract service subsidization in the Highlands Special Service District, and transfers from the utility funds to the General Fund in lieu of franchise fees.

	General Fund	Redevelopment Agency	Capital Projects	Non-Major Governmental	Total
Transfers Out:					
General Fund	\$ -	\$ 2,120,306	\$ 5,861,700	\$ 60,000	\$ 8,042,006
Water	1,336,750	-	-	-	1,336,750
Sewer	750,000	-	-	-	750,000
Storm Water	237,000	-	-	-	237,000
Non-major Proprietary	62,550	-	-	-	62,550
	<u>\$ 2,386,300</u>	<u>\$ 2,120,306</u>	<u>\$ 5,861,700</u>	<u>\$ 60,000</u>	<u>\$ 10,428,306</u>

NOTE 7 – INTERFUND RECEIVABLES AND PAYABLES

The City loans monies between funds for temporary cash flow purposes.

	Due to:	
	General Fund	CIP Fund
Due from:		
Redevelopment Agency Fund	\$ 4,490,500	
Water Fund		3,040,000
Sewer Fund		4,477,598

- A. *Resolution 15-227 approved on December 16, 2015.* A note was authorized from the General Fund to the Redevelopment Agency in the amount of \$4,490,500 for the acquisition of property.

This note will be repaid in full no later than December 31, 2030 and has no interest-bearing rate.

- B. *Resolution 22-006 approved on April 13, 2022.* A note was authorized from the Capital Projects Fund to the Water Fund in the amount of \$3,800,000 for the construction of the Zone 6 Water Reservoir No. 2.

This note will be repaid in full no later than April 30, 2032 and has a variable interest rate using the PTIF annual interest rate with interest being calculated on the outstanding balance on April 30th of each year.

- C. *Resolution 22-007 approved on April 13, 2022.* A note was authorized from the Capital Projects Fund to the Sewer Fund in the amount of \$5,596,998 for the construction of the New Bingham Sewer Expansion.

This note will be repaid in full no later than April 30, 2032 and has a variable interest rate using the PTIF annual interest rate with interest being calculated on the outstanding balance on April 30th of each year.

CITY OF WEST JORDAN
NOTES TO THE FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2024



NOTE 8 – CAPITAL ASSETS

Governmental activities	Beg Balance	Increases	Transfers	Decreases	End Balance
Capital assets, not being depreciated:					
Land	\$ 171,024,120	\$3,079,433	\$-	\$(1,566,043)	\$172,537,510
Construction in progress	25,188,369	27,461,424	(16,122,123)	(4,000,000)	32,527,670
Total capital assets, not being depreciated	196,212,489	30,540,857	(16,122,123)	(5,566,043)	205,065,180
Capital assets, being depreciated:					
Buildings	57,030,113	-	13,606,964	(2,745,992)	67,891,085
Infrastructure	326,602,554	6,098,630	-	-	332,701,184
Machinery and equipment	30,568,498	2,259,879	2,515,159	(1,352,492)	33,991,044
Lease asset - equipment	976,264	130,768	-	(415,406)	691,626
Subscription-based agreements	1,976,982	420,936	-	-	2,397,918
Total capital assets being depreciated	417,154,411	8,910,213	16,122,123	(4,513,890)	437,672,857
Less accumulated depreciation for:					
Buildings	(18,410,891)	(1,354,972)	-	1,917,368	(17,848,495)
Infrastructure	(196,468,150)	(8,411,354)	-	-	(204,879,504)
Machinery and equipment	(21,553,172)	(2,604,929)	-	1,398,354	(22,759,747)
Lease asset – equipment	(496,899)	(271,590)	-	415,407	(353,082)
Subscription-based agreements	(98,849)	(360,914)	-	-	(459,763)
Total accumulated depreciation	(237,027,961)	(13,003,759)	-	3,731,129	(246,300,591)
Total capital assets, being depreciated, net	180,126,450	(4,093,546)	16,122,123	(782,761)	191,372,266
Governmental activities capital assets, net	\$ 376,338,939	\$26,447,311	-	\$(6,348,804)	\$396,437,446
Business-type activities	Beg Balance	Increases	Transfers	Decreases	End Balance
Capital assets, not being depreciated:					
Land	\$ 7,485,662	\$ 700,000	\$ -	\$ -	\$ 8,185,662
Construction in progress	9,161,579	11,486,737	(2,958,141)	-	17,690,175
Water shares and capacity rights	30,083,604	1,280,528	-	-	31,364,132
Total capital assets, not being depreciated	46,730,845	13,467,265	(2,958,141)	-	57,239,969
Capital assets, being depreciated:					
Buildings	321,357	-	-	-	321,357
Infrastructure	310,149,915	2,446,555	2,958,141	(45,203)	315,509,408
Machinery and equipment	257,490	40,000	-	-	297,490
Total capital assets being depreciated	310,728,762	2,486,555	2,958,141	(45,203)	316,128,255
Less accumulated depreciation for:					
Buildings	(269,386)	(5,286)	-	-	(274,672)
Infrastructure	(103,944,934)	(6,224,186)	-	-	(110,169,120)
Machinery and equipment	(101,108)	(30,032)	-	-	(131,140)
Total accumulated depreciation and amortization	(104,315,428)	(6,259,504)	-	-	(110,574,932)
Total capital assets, being depreciated, net	206,413,334	(3,772,949)	2,958,141	(45,203)	205,553,323
Business-type activities capital assets, net	\$ 253,144,179	\$ 9,694,316	\$ -	\$ (45,203)	\$ 262,793,292

In the government-wide financial statements, depreciation was expensed by program or activity as follows:

Governmental activities:	
General government	\$ 332,325
Community development	560,131
Public safety	3,459,048
Highways and public improvements	8,219,109
Parks, recreation, and culture	433,146
Total depreciation expenditure	<u>\$ 13,003,759</u>
Business-type activities	
Water	\$ 3,326,212
Wastewater	1,439,628
Storm Water	1,493,664
Total depreciation expense	<u>\$ 6,259,504</u>

NOTE 9 – INTANGIBLE ASSETS

A. Water Shares

The City reports both water shares and capacity (or use) rights as intangible assets. As of June 30, 2024, the City owned \$283,731 in water shares.

B. Capacity Rights - South Valley Water Reclamation Facility

South Valley Water Reclamation Facility (SVWRF) was created by an Interlocal Cooperative Agreement dated June 23, 1978, for the purpose of developing, acquiring, constructing, financing, maintaining, repairing, and operating a regional sewage and water treatment plant and related facilities located in the south part of Salt Lake County. On May 20, 2004, the Interlocal Agreement was amended for the purpose of converting SVWRF to a separate legal entity (a special district under State law rather than a joint administrative entity) and to clarify ownership status, facilitate transfers of ownership, and clarify capacity rights. The City uses the cost method rather than the equity method for reporting purposes.

During fiscal year 2012, SVWRF completed an expansion project increasing the operation from 38 million gallons per day to 50 million gallons per day. The right to the capacity has been adjusted in accordance with the proportion of the expansion paid by the participating entity. Participation in plant expansion is not required.

The following entities have capacity rights as of December 31, 2023.

	Percent	Capacity (in millions of gallons per day)
City of West Jordan	36.44%	18.22
South Valley Sewer District	38.72%	19.36
Sandy Suburban Improvement District	11.00%	5.50
Midvalley Improvement District	7.68%	3.84
Midvale City Corporation	6.16%	3.08
Total	100.00%	50.00

Each entity appoints one member to the Board. Voting power is not related to ownership, therefore, each entity is equal to another for voting privileges. Each entity is billed its share of operating costs based on the entity's metered usage. The City paid operating costs of \$8,986,189 and capital contributions of \$1,280,528 to SVWRF for the fiscal year ended June 30, 2024. The City performs an annual assessment to conclude whether an impairment of the intangible has occurred. Impairment would occur if SVWRF could not provide the capacity the City has a right to receive.

NOTE 10 – INVESTMENTS IN JOINT VENTURES

The City is a participant in a joint venture that generates financial resources through member assessments, surcharge taxes, or user fees. The City reflects its equity position (in the net resources of the joint venture) in the funds which have the rights to such resources.

A. Trans-Jordan Cities

The Association was organized May 22, 1968 as a joint enterprise fund of the Cities of Sandy, Midvale, West Jordan, and Murray, Utah. The City of South Jordan, Utah joined the Association during fiscal year 1997. The cities of Draper and Riverton, Utah joined the Association during fiscal year 1998. The primary purpose of the Association is the operation, maintenance, and control of a refuse dumping site east of Bingham Canyon in Salt Lake County. The City has no firm commitments to make additional equity investments in Trans-Jordan Cities. The City's ownership in the Association is calculated from the tipping fees for the preceding ten fiscal years. The Association is governed by its Board of Directors. Under the organization agreement, the Board of Directors is composed of the Mayors, or their appointed representatives, of the participating cities. The Board of Directors appoints the management and staff of the Association and approves all financial matters such as the operating budget and usage fees.

Separate audited financial statements for Trans-Jordan Cities may be obtained from Trans-Jordan Cities, Accounting Department at 10873 South 7200 West, South Jordan, UT 84095.

As of June 30, 2024, the City has a 21.36 percent ownership share in the Trans-Jordan Cities (the Association) joint enterprise. The City's equity in the net resources of the Association at June 30, 2024, is reported in the government-wide statement of net position.

Tipping fees paid from the Solid Waste Fund to Trans-Jordan Cities were \$1,228,414 for fiscal year 2024.

NOTE 11 – INTERLOCAL AGREEMENTS

A. Valley Emergency Communications Center

The City is a member of the Valley Emergency Communications Center (VECC). VECC was organized June 30, 1988, as a joint enterprise between the City, Midvale City, Salt Lake County, Sandy City, South Jordan City, and West Valley City. The primary purpose is to fund and operate a communications center which handles communications and other services for the members, including police, fire, 911 service, dispatch, and records services.

VECC is governed by a Board of Trustees consisting of one representative from each member appointed by the governing body thereof. The activities are funded by a surcharge tax on telephones within each member's city and member assessments. The Board of Trustees sets assessments for all member agencies in amounts sufficient to provide the funds required for the annual budget. VECC determines the 911 assessments for the telephone users within the members' jurisdictions.

Separate audited financial statements for VECC may be obtained from:

Valley Emergency Communications Center
Attn: Finance Director
5360 South 5885 West
West Valley City, UT 84118

Fees paid from the General Fund to Valley Emergency Communications Center Cities were \$1,279,720 for fiscal year 2024.

B. Drug Enforcement Administration - Metro Task Force

The City is a member agency of the Drug Enforcement Administration (DEA) Metro Task Force (the Task Force). The Task Force is an interlocal co-operative organized to investigate and prosecute controlled substance offenders in the Salt Lake metropolitan area. The membership of the Task Force consists of sixteen Federal, State, County, and Municipal law enforcement agencies. Activities of the Task Force are funded through federal and state grants, with no funds being provided by the participating members.

Separate audited financial statements for DEA-Metro Task Force may be obtained from the Salt Lake City Finance Department at 451 South State Street, Room 245, Salt Lake City, UT 84111.

NOTE 12 – LEASES

A. Leases Payable

As of June 30, 2024, the City reported two (2) new lease agreements and seven (7) existing lease agreements, as lessee, to finance the acquisition or use of equipment. The lease payable is measured as the present value of the future minimum rent payments to be made during the lease term at a discount rate which is the City's estimated incremental borrowing rate at the time of the lease.

Lease	Issue Date	Beginning Balance	Increases	Decreases	Ending Balance	Due in One Year
Series 2018-01	02/14/18	\$ 555,782	\$ -	\$ (191,186)	\$364,596	\$118,063
Series 2019-04	05/01/19	129,483	-	(63,819)	65,664	65,664
Series 2019-08	08/22/19	444,369	-	(110,415)	333,954	69,549
Series 2021-01	03/01/21	10,078	-	(10,078)	-	-
Series 10-22-01	06/01/22	42,796	-	(42,796)	-	-
Series 10-23-01	07/01/22	103,737	-	(51,027)	52,710	52,710
Series 10-23-02	07/01/22	37,723	-	(18,555)	19,168	19,168
Series 10-23-03	07/01/22	102,880	-	(50,605)	52,275	52,275
Series 10-23-04	01/24/23	172,751	-	(55,724)	117,027	57,563
Series 10-24-01	11/01/23	-	73,354	(14,100)	59,254	19,076
Series 10-24-02	07/01/23	-	57,413	(19,800)	37,613	18,484
Total		\$ 1,599,599	\$ 130,767	\$ (628,105)	\$1,102,261	\$472,552

B. Lease Obligations

The future minimum lease obligations as of June 30, 2024 are as follows:

1) Series 2018-01 Lease

Purpose: One (1) fire truck
One (1) 10-wheel truck
One (1) TV inspection vehicle
Date of issuance: December 14, 2018
Term: 10 years
Interest rate: 2.91%
Original issuance: \$ 1,640,973
Issuer: Zions Bank

Debt service requirements, including interest:

Year ending June 30	Principal	Interest	Total
2025	\$ 118,063	\$ 10,610	\$ 128,673
2026	121,499	7,174	128,673
2027	125,034	3,638	128,672
	\$ 364,596	\$ 21,422	\$ 386,018

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NOTE 12 – LEASES (continued)

B. Lease Obligations (continued)

2) Series 2019-04 Lease

Purpose: One (1) Vactor truck
Date of issuance: May 1, 2019
Term: 5 years
Interest rate: 2.89%
Original issuance: \$ 434,894
Issuer: US Bank

Debt service requirements, including interest:

<u>Year ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 65,664	1,897	67,561

3) Series 2019-08 Lease

Purpose: One (1) ambulance
Two (2) fire trucks
Date of issuance: August 22, 2019
Term: 9 years
Interest rate: 2.28%
Original issuance: \$ 912,311
Issuer: Zions Bank

Debt service requirements, including interest:

<u>Year ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 69,549	\$ 8,298	\$ 77,847
2026	71,135	6,713	77,848
2027	72,757	5,091	77,848
2028	74,415	3432	77,847
2029	46,098	1,735	47,833
	<u>\$ 333,954</u>	<u>\$ 25,269</u>	<u>\$ 359,223</u>

4) Series 10-23-01 Lease

Purpose: One (1) Caterpillar Paver AP1055
Date of issuance: July 1, 2022
Term: 3 years
Interest rate: 3.30%
Original issuance: \$ 155,487
Issuer: Wheeler Machinery

Debt service requirements, including interest:

<u>Year ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 52,710	\$ 1,739	\$ 54,449

NOTE 12 – LEASES (continued)

B. Lease Obligations (continued)

5) Series 10-23-02 Lease

Purpose: Two (2) Caterpillar Backhoe Loader 420
Date of issuance: July 1, 2022
Term: 3 years
Interest rate: 3.30%
Original issuance: \$ 57,523
Issuer: Wheeler Machinery

Debt service requirements, including interest:

<u>Year ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 19,168	\$ 632	\$ 19,800

6) Series 10-23-03 Lease

Purpose: One (1) Caterpillar Cold Planer PM312
Date of issuance: July 1, 2022
Term: 3 years
Interest rate: 3.30%
Original issuance: \$ 147,880
Issuer: Wheeler Machinery

Debt service requirements, including interest:

<u>Year ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 52,275	\$ 1,725	\$ 54,000

7) Series 10-23-04 Lease

Purpose: One (1) Caterpillar Compact Track Loader 279
One (1) Caterpillar Mini Excavator 310
One (1) Caterpillar Hydraulic Excavator 315
Date of issuance: January 24, 2023
Term: 3.43 years
Interest rate: 3.30%
Original issuance: \$199,968
Issuer: Wheeler Machinery

Debt service requirements, including interest:

<u>Year ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 57,563	\$ 3,862	\$ 61,425
2026	59,463	1,962	61,425
	<u>\$ 117,026</u>	<u>\$ 5,824</u>	<u>\$ 122,850</u>

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NOTE 12 – LEASES (continued)

B. Lease Obligations (continued)

8) Series 10-24-01 Lease

Purpose: One (1) Caterpillar Backhoe Loader 440 (E24019)
Date of issuance: November 1, 2023
Term: 3.67 years
Interest rate: 3.50%
Original issuance: \$ 73,354
Issuer: Wheeler Machinery

Debt service requirements, including interest:

Year ending June 30	Principal	Interest	Total
2025	\$ 19,076	\$ 2,074	\$ 21,150
2026	19,744	1,406	21,150
2027	20,435	715	21,150
	<u>\$ 59,255</u>	<u>\$ 4,195</u>	<u>\$ 63,450</u>

9) Series 10-24-02 Lease

Purpose: One (1) Caterpillar Backhoe Loader 430 (E23023)
Date of issuance: July 1, 2023
Term: 3.00 years
Interest rate: 3.50%
Original issuance: \$ 57,413
Issuer: Wheeler Machinery

Debt service requirements, including interest:

Year ending June 30	Principal	Interest	Total
2025	\$ 18,484	\$ 1,316	\$ 19,800
2026	19,130	670	19,800
	<u>\$ 37,614</u>	<u>\$ 1,986</u>	<u>\$ 39,600</u>

NOTE 13 – SUBSCRIPTION-BASED INFORMATION TECHNOLOGY AGREEMENTS (SBITA)

A. Subscription-based Agreements Payable

As of June 30, 2024, the City reported the issuance of three (3) new SBITA's and two (2) existing SBITA's as lessee, to finance the acquisition or use of IT support systems, as well as police vehicle and body camera systems and evidence storage services. The subscription payable is measured as the present value of the future minimum rent payments to be made during the lease term at a discount rate which is the City's estimated incremental borrowing rate at the time of the lease.

Subscription	Issue Date	Beginning Balance	Increases	Decreases	Ending Balance	Due in One Year
Axon Series 23-01	12/15/22	\$ 1,128,102	\$ -	\$ (107,699)	\$ 1,020,403	\$ 111,736
Axon Series 23-02	05/27/23	616,870	-	(58,892)	557,978	61,100
Azureity Series 24-01	07/01/23	-	204,460	(74,988)	129,472	63,545
ESRI Series 24-02	08/02/22	-	156,162	(76,644)	79,518	79,518
Summit Series 24-03	07/14/23	-	60,314	(20,849)	39,465	19,369
Total		\$ 1,744,972	\$ 420,936	\$ (339,072)	\$ 1,826,836	\$ 335,268

B. SBITA Obligations

1) Axon Series 23-01

Purpose: Police vehicle and body camera system and evidence storage services
Date of issuance: December 15, 2022
Term: 10 years
Interest rate: 3.749%
Original issuance: \$1,278,094
Issuer: Axon

Agreement requirements, including interest:

Year ending June 30	Principal	Interest	Total
2025	\$ 111,736	\$ 38,255	\$ 149,991
2026	115,925	34,066	149,991
2027	120,271	29,720	149,991
2028	124,781	25,211	149,992
2029	129,459	20,533	149,992
2030	134,312	15,679	149,991
2031	139,347	10,644	149,991
2032	144,572	5,420	149,992
	\$ 1,020,403	\$ 179,528	\$ 1,199,931

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NOTE 13 – SUBSCRIPTION-BASED AGREEMENTS (continued)

B. SBITA Obligations (continued)

2) Axon Series 23-02

Purpose: Police vehicle and body camera system and evidence storage services
Date of issuance: May 27, 2023
Term: 10 years
Interest rate: 3.749%
Original issuance: \$ 698,888
Issuer: Axon

Agreement requirements, including interest:

Year ending June 30	Principal	Interest	Total
2025	\$ 61,100	\$ 20,918	\$ 82,018
2026	63,391	18,627	82,018
2027	65,767	16,251	82,018
2028	68,233	13,785	82,018
2029	70,791	11,228	82,019
2030	73,444	8,574	82,018
2031	76,198	5,821	82,019
2032	79,054	2,964	82,018
	<u>\$ 557,978</u>	<u>\$ 98,168</u>	<u>\$ 656,146</u>

3) Azureity Series 24-01

Purpose: Data back-up and disaster recovery services
Date of issuance: July 1, 2023
Term: 3 years
Interest rate: 3.75%
Original issuance: \$ 204,460
Issuer: Axon

Agreement requirements, including interest:

Year ending June 30	Principal	Interest	Total
2025	\$ 63,545	\$ 4,855	\$ 68,400
2026	65,927	2,473	68,400
	<u>\$ 129,472</u>	<u>\$ 7,328</u>	<u>\$ 136,800</u>

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NOTE 13 – SUBSCRIPTION-BASED AGREEMENTS (continued)

B. SBITA Obligations (continued)

4) ESRI Series 24-02

Purpose: Geographic information system
 Date of issuance: August 3, 2022
 Term: 3 years
 Interest rate: 3.75%
 Original issuance: \$ 156,162
 Issuer: ESRI

Agreement requirements, including interest:

<u>Year ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 79,518	\$ 2,982	\$ 82,500

5) Summit Series 24-03

Purpose: VMWare
 Date of issuance: July 14, 2023
 Term: 3 years
 Interest rate: 3.75%
 Original issuance: \$ 60,314
 Issuer: ESRI

Agreement requirements, including interest:

<u>Year ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 19,369	\$ 1,480	\$ 20,849
2026	20,096	753	20,849
	<u>\$ 39,465</u>	<u>\$ 2,233</u>	<u>\$ 41,698</u>

NOTE 14 – LONG TERM DEBT

The City has outstanding debt related to governmental activities totaling \$20,185,000 in lease revenue bonds, and \$730,000 from direct borrowings and/or placements. In addition, the City has outstanding debt related to business-type activities totaling \$5,130,000 in water revenue bonds, and \$1,410,000 from direct borrowings and/or placements.

	Beginning Balance	Increases	Decreases	Ending Balance	Due in One Year
Governmental activities					
Revenue bonds:					
Series 2016	\$ 21,070,000	\$ -	\$ (885,000)	\$ 20,185,000	\$ 930,000
Notes from direct borrowings and direct placements:					
Series 2013	370,000	-	(370,000)	-	-
Series 2014	1,440,000	-	(710,000)	730,000	730,000
Premium and discount amortization, net:					
Series 2016	827,846	-	(156,362)	671,484	135,539
	<u>\$ 23,707,846</u>	<u>\$ -</u>	<u>\$ (2,121,362)</u>	<u>\$ 21,586,484</u>	<u>\$ 1,795,539</u>
Business-type activities					
Revenue bonds:					
Series 2021	\$ 5,875,000	\$ -	\$ (745,000)	\$ 5,130,000	\$ 775,000
Notes from direct borrowings and direct placements:					
Series 2016	2,095,000	-	(685,000)	1,410,000	700,000
Premium amortization:					
Series 2021	752,037	-	(189,753)	562,284	162,716
	<u>\$ 8,722,037</u>	<u>\$ -</u>	<u>\$ (1,619,753)</u>	<u>\$ 7,102,284</u>	<u>\$ 1,637,716</u>

Debt service requirements on long-term debt at June 30, 2024 are as follows:

Year ending June 30	Governmental Activities			Notes from Direct Borrowings and Direct Placements	
	Bonds				
	Principal	Interest	Premium and Discount Amortization, net	Principal	Interest
2025	\$ 930,000	\$ 917,600	\$ 135,539	\$ 730,000	\$ 24,090
2026	980,000	869,850	115,816	-	-
2027	1,030,000	819,600	96,929	-	-
2028	1,085,000	766,725	79,963	-	-
2029	1,140,000	711,100	64,509	-	-
2030-2034	6,640,000	2,616,000	189,051	-	-
2035-2039	8,380,000	872,900	(10,323)	-	-
	<u>\$ 20,185,000</u>	<u>\$ 7,573,775</u>	<u>\$ 671,484</u>	<u>\$ 730,000</u>	<u>\$ 24,090</u>

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NOTE 14 – LONG TERM DEBT (continued)

Year ending June 30	Business-type Activities				
	Bonds			Notes from Direct Borrowings and Direct Placements	
	Principal	Interest	Premium Amortization	Principal	Interest
2025	\$ 775,000	\$ 205,200	\$ 162,716	\$ 700,000	\$ 27,213
2026	805,000	174,200	135,129	710,000	13,703
2027	835,000	142,000	107,400	-	-
2028	870,000	108,600	79,784	-	-
2029	905,000	73,800	52,317	-	-
2030	940,000	37,600	24,938	-	-
	\$ 5,130,000	\$ 741,400	\$ 562,284	\$ 1,410,000	\$ 40,916

Collateral

The City has pledged land, property tax, and sales tax revenue as collateral for the notes from direct borrowings related to governmental activities, and utility sales revenue as collateral for the notes from direct borrowings related to business-type activities.

Events of Default

The outstanding lease revenue bonds related to governmental activities of \$20,185,000 contain a provision that in an event of default, the building becomes the asset of the Trustee and may be sub-leased and/or sold for the repayment of the outstanding amounts.

The City's outstanding bonds from direct borrowings and direct placements related to governmental activities of \$730,000 contain a provision that in an event of default, outstanding amounts become immediately due if the City is unable to make payment or to enforce any obligations including the right to require the City to make monthly deposits to the bond fund.

The City's outstanding bonds from revenue bonds and direct borrowings and/or placements related to business-type activities of \$6,540,000 contain (1) a provision that in an event of default, the timing of repayment of outstanding amounts become immediately due if pledged revenues during the year are less than 120 percent of debt service coverage due in the following year and (2) a provision that if the City is unable to make payment, outstanding amounts become due immediately. These bonds also contain a subjective acceleration clause that allows the lender to accelerate payment of the entire principal amount to become immediately due if the trustee determines that a material adverse change occurs.

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NOTE 14 – LONG TERM DEBT (continued)

A. Series 2014 General Obligation Refunding Bonds

Type: Direct Placement
 Purpose: Refunding 2006 General Obligation Bonds originally issued for the construction of the Justice Center Building and open space acquisition
 Date of issuance: February 6, 2014
 Term: 20 years
 Interest rate: 0.85% - 3.30%
 Original issuance: \$7,260,000
 Fund: General Fund

Debt service requirements, including interest:

Year ending June 30	Principal	Interest	Total
2025	\$ 730,000	\$ 24,090	\$ 754,090

B. Series 2016 Municipal Building Authority Lease Revenue Bonds

Type: Public Offering
 Purpose: Construction of the Public Works Building
 Date of issuance: December 1, 2016
 Term: 20 years
 Interest rate: 3.00% - 5.00%
 Original issuance: \$24,960,000
 Fund: Municipal Building Authority

Debt service requirements, including interest:

Year ending June 30	Principal	Interest	Premium and Discount Amortization, net	Total
2025	\$ 930,000	\$ 917,600	\$ 135,539	\$ 1,983,139
2026	980,000	869,850	115,816	1,965,666
2027	1,030,000	819,600	96,929	1,946,529
2028	1,085,000	766,725	79,963	1,931,688
2029	1,140,000	711,100	64,509	1,915,609
2030-2034	6,640,000	2,616,000	189,051	9,445,051
2035-2039	8,380,000	872,900	(10,323)	9,242,577
	\$ 20,185,000	\$ 7,573,775	\$ 671,484	\$ 28,430,259

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NOTE 14 – LONG TERM DEBT (continued)

C. Series 2016 Storm Drain Revenue Bonds

Type: Direct Placement
Purpose: Storm drain infrastructure
Date of issuance: January 26, 2016
Term: 10 years
Interest rate: 1.93%
Original issuance: \$6,525,000
Fund: Storm Water Fund (Utility)

Debt service requirements, including interest:

Year ending June 30	Principal	Interest	Total
2025	\$ 700,000	\$ 27,213	\$ 727,213
2026	710,000	13,703	723,703
	<u>\$ 1,410,000</u>	<u>\$ 40,916</u>	<u>\$ 1,450,916</u>

D. Series 2021 Water Revenue Bonds

Type: Utility Revenue
Purpose: Refunding of Series 2013 and 2017 Water Revenue Bonds, both of which were issued for the construction of water storage tanks
Date of issuance: February 9, 2021
Term: 10 years
Interest rate: 4.00%
Original issuance: \$7,280,000
Fund: Water Fund (Impact fees)

Debt service requirements, including interest:

Year ending June 30	Principal	Interest	Premium Amortization	Total
2025	\$ 775,000	\$ 205,200	\$ 162,716	\$ 1,142,916
2026	805,000	174,200	135,129	1,114,329
2027	835,000	142,000	107,400	1,084,400
2028	870,000	108,600	79,784	1,058,384
2029	905,000	73,800	52,317	1,031,117
2030	940,000	37,600	24,938	1,002,538
	<u>\$ 5,130,000</u>	<u>\$ 741,400</u>	<u>\$ 562,284</u>	<u>\$ 6,433,684</u>

NOTE 15 – COMPENSATED ABSENCES

Compensated absences are accrued as a liability and represent absences for which employees will be paid. Leave types for the City include vacation, holiday, sick, and compensatory hours. Compensatory time is paid time off that an employee earns instead of overtime pay.

For governmental activities, compensated absences are reported in the government-wide statement of net position and as expense in the government-wide statement of activities. However, these liabilities are not considered available financial resources and thus not reported in the fund financial statements.

For business-type activities, compensated absences are recorded as liabilities and expenses of those funds as they accrue and are thus recorded in both the government-wide financial statements and the individual fund financial statements.

	Beginning Balance	Increases	Decreases	Ending Balance	Due in One Year
Governmental activities					
Compensated absences	\$ 7,244,642	\$ 5,519,406	\$ (5,333,394)	\$ 7,430,654	\$ 3,458,741
Business-type activities					
Compensated absences	\$ 336,796	\$ 578,539	\$ (550,759)	\$ 364,576	\$ 171,931

NOTE 16 – TAX ABATEMENTS

Under GASB Statement No. 77, tax abatements are defined as “a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.”

The as the approved the following agreements which are considered tax abatements under the above definition:

A. PayPal Agreement

The Redevelopment Agency of West Jordan entered into a participation agreement with PayPal, Inc. on January 9, 2019 for a maximum term of 10 years as an economic development incentive for developing in the Fairchild Economic Development Project Area (EDA #4). This agreement rebates the entity 87% of the business’ personal property tax received by the City for each of the fiscal years up to a maximum rebate of \$6,800,000. Below are the amounts paid per fiscal year and total paid through June 30, 2024.

	Amount
FY 2020	\$ 32,143
FY 2021	273,070
FY 2022	769,354
FY 2023	773,146
FY 2024	467,038
Total paid	<u>\$ 2,314,751</u>

(continued on next page)

NOTE 16 – TAX ABATEMENTS (continued)

B. Aligned Energy Agreement

The Redevelopment Agency of West Jordan entered into a participation agreement with Aligned Energy Data Centers (SLC), LLC on March 5, 2018 for a maximum term of 10 years as an economic development incentive for developing in the Fairchild Economic Development Project Area (EDA #4). This agreement rebates the entity a portion of the business' municipal energy tax paid. The agreement allows a rebate of 100% for the first three (3) years and 50% for the following seven (7) years. There is no maximum rebate amount in this agreement.

	Amount
FY 2019	\$ 1,926
FY 2020	28,473
FY 2021	91,767
FY 2022	166,826
FY 2023	231,286
FY 2024	303,704
Total paid	<u>\$ 823,982</u>

C. Bangerter Station Agreement

The Redevelopment Agency of West Jordan entered into a participation agreement with Bangerter Station Associates, LLC on July 11, 2012 and most recently amended on November 8, 2017 for a maximum term of twenty (20) years as an economic development incentive for constructing a mixed-use transit-oriented development in the Jordan Valley Station Project Area (CDA #1). This agreement rebates the entity property tax received by the City for each of the fiscal years up to a maximum rebate of \$21,500,000. Below are the amounts paid per fiscal year and total paid through June 30, 2024.

	Amount
FY 2019	\$ 321,951
FY 2020	329,838
FY 2021	371,309
FY 2022	483,293
FY 2023	638,681
FY 2024	757,906
Total paid	<u>\$ 2,902,978</u>

NOTE 17 – RISK MANAGEMENT

The City 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. The City maintains a self-insurance fund which accumulates resources and accounts for uninsured loss. Under this program, the Risk Management Fund (the Fund) provides coverage for up to a maximum of \$250,000 for each general liability claim. The City purchases commercial insurance for claims in excess of coverage provided by the Fund, and for all other risks of loss.

The City purchased commercial insurance for workers compensation and property damage for buildings and equipment with a cost in excess of \$250,000. All other City vehicles are not covered for property damage. The amount of settlements has not exceeded insurance coverage in any of the past three fiscal years.

The City is self-insured for unemployment.

NOTE 18 – CONTINGENT LIABILITIES AND COMMITMENTS

A. Contingent Liabilities

Grants. Amounts received or receivable from grant agencies are subject to audit and adjustment by the grantor agencies, principally the federal government. Any disallowed claims including amounts already collected, may constitute a liability of the applicable fund. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time; however, the City expects any such amounts to be immaterial.

Legal. The City is a defendant in various claims and suits arising from the ordinary course of business. A provision for loss related to litigation of approximately \$330,000 was recorded in the accompanying financial statements. Management believes that any liability resulting from these matters is adequately covered by this provision.

B. Commitments

Construction and equipment acquisition contracts. The City had active contract commitments on the following projects as of June 30, 2024.

Project type	Remaining commitment
General government	\$ 872,956
Highways and public improvements	2,556,752
Parks, recreation, and culture	1,328,948
Public safety	165,244
Water	10,132,168
Sewer	2,234,911
Storm water	346,025
Streetlight	578,330
Fleet management	223,249
IT management	444,002
	<u>\$ 18,882,585</u>

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NOTE 19 – REDEVELOPMENT AGENCY

The City of West Jordan Redevelopment Agency (the Agency) is established to further public purposes in the redevelopment of certain City areas.

A. The following areas are active within the Agency and tax increment was collected in FY 2024:

			Tax increment collected
RDA Area 1	Town Center	6600-7000 S Redwood	\$ 276,809
RDA Area 2	Industrial Park	1100-1500 W 7800-8000 South	182,944
RDA Area 4	Spratling	1300-1700 W 9000 South	377,327
RDA Area 5	Downtown	1900 W 7600-7900 South	294,625
EDA Area 2	KraftMaid	10026 S Prosperity Rd	1,128,459
EDA Area 4	Fairchild	3333 W 9000 South	536,826
CDA Area 1	Jordan Valley Station	3295 W 9000 South	769,448
			<hr/> 3,566,438
		Interest earnings	1,099,143
		Total	<hr/> \$ 4,665,581

B. Redevelopment Activity

During the year, the Agency expended monies in the categories below:

Administrative costs	\$ 151,373
Redevelopment activity	<hr/> 2,027,615
Total	<hr/> \$ 2,178,988

NOTE 20 – FUND BALANCE

Financial statement fund balance category details are as follows:

Fund Type	General Fund	Redevelopment Agency Fund	Capital Projects Fund	Non-major Governmental Funds	Total
Nonspendable					
Prepays	\$ 128,153	\$ -	\$ 618,190	\$ -	\$ 746,343
Restricted					
Debt service	4,422	-	-	5,428	9,850
Capital	-	-	20,007,609	-	20,007,609
Federal funds	-	-	-	457,402	457,402
State funds	8,571	-	-	-	8,571
Assigned					
Redevelopment	-	20,636,330	-	-	20,636,330
Limited purpose fund	-	-	-	8,139,635	8,139,635
Community center	-	-	4,180,643	-	4,180,643
Capital projects	-	-	30,390,187	-	30,390,187
Unassigned	21,288,270	-	-	-	21,288,270
	<u>\$ 21,429,416</u>	<u>\$ 20,636,330</u>	<u>\$ 55,196,629</u>	<u>\$ 8,602,465</u>	<u>\$ 105,864,840</u>

Reconciliation between the Statement of Net Position for Governmental Activities and the Balance Sheet for Governmental Funds

Statement of Net Position – Governmental Activities, Net Position Restricted for Capital	\$ 22,545,007
Balance Sheet for Governmental Funds, Fund Balance Restricted for Capital	<u>20,007,609</u>
Difference	\$ 1,890,248

The difference between the restricted fund balance for capital in the Balance Sheet for Governmental Funds detailed in the table above and the amount restricted for capital on the Statement of Net Position is \$1,890,248. This amount represents outstanding payables in the internal service funds related to capital at June 30, 2024 which amount is included in the calculation of the Net Investment in Capital Assets on the Statement of Net Position for Governmental Activities.

NOTE 21 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS

Plan description. Eligible plan participants are provided with pensions through the Utah Retirement Systems. Utah Retirement Systems are comprised of the following pension trust funds.

A. Defined Benefit Plans

The following defined benefit plans are cost-sharing, multiple-employer, and public employee retirement systems:

- Public Employees Noncontributory Retirement System (Noncontributory System)
- Public Employees Contributory Retirement System (Contributory System)
- Firefighters Retirement System (Firefighters System)
- Public Safety Retirement system (Public Safety System)
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System)
- Tier 2 Public Safety and Firefighter Contributory Retirement System (Tier 2 Public Safety and Firefighters System)

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

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Utah State Retirement Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

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

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NOTE 21 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Summary of Benefits by System

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

System	Final Average Salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years, any age 25 years, any age* 20 years, age 60* 10 years, age 62* 4 years, age 65*	2.0% per year all years	Up to 4%
Contributory System	Highest 5 years	30 years, any age 20 years, age 60* 10 years, age 62* 4 years, age 65*	1.25% per year to June 1975; 2.00% per year July 1975 to present	Up to 4%
Public Safety System	Highest 3 years	20 years, any age 10 years, age 60 4 years, age 65	2.5% per year up to 20 years; 2.0% per year over 20 years	Up to 2.5% to 4% depending upon employer
Firefighters System	Highest 3 years	20 years, any age 10 years, age 60 4 years, age 65	2.5% per year up to 20 years; 2.0% per year over 20 years	Up to 4%
Tier 2 Public Employees System	Highest 5 years	35 years, any age 20 years, age 60* 10 years, age 62* 4 years, age 65	1.50% per year all years	Up to 2.5%
Tier 2 Public Safety and Firefighter System	Highest 5 years	25 years, any age 20 years, age 60* 10 years, age 62* 4 years, age 65	1.50% per year to June 30, 2020 2.00% per year July 1, 2020 to present	Up to 2.5%

* Actuarial reductions are applied.

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

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NOTE 21 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Contribution Rate Summary

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the Utah State Retirement Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates as of June 30, 2024 are as follows:

	Employee Paid	Paid by Employer for Employee	Employer Contribution Rates	Employer rate for 401(k) Plan
Public Employees System				
Noncontributory System Tier I	NA	NA	17.97%	NA
Contributory System Tier 2 (defined benefit)	NA	NA	17.77%	0.18%
Contributory System Tier 2 (defined contribution)	NA	NA	7.95%	10.00%
Public Safety System				
Noncontributory System Tier I	NA	NA	32.28%	NA
Contributory System Tier 2 (defined benefit)	NA	2.59%	23.74%	NA
Contributory System Tier 2 (defined contribution)	NA	NA	9.74%	14.00%
Firefighters System				
Noncontributory System Tier 1	NA	16.71%	6.34%	NA
Contributory System Tier 2 (defined benefit)	NA	2.59%	14.08%	NA
Contributory System Tier 2 (defined contribution)	NA	NA	0.08%	14.00%

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

Contribution Summary

For fiscal year ended June 30, 2024, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Paid by Employer for Employee
Public Employees System		
Noncontributory System Tier I	\$ 1,792,030	\$ -
Contributory System Tier 2 (defined benefit)	1,459,499	61
Contributory System Tier 2 (defined contribution)	139,019	-
Public Safety and Firefighter System		
Public Safety Noncontributory	1,371,591	-
Firefighter Noncontributory	284,882	751,999
Contributory System Tier 2 (defined benefit)	1,976,253	165,607
Contributory System Tier 2 (defined contribution)	85,406	-
Total contributions	\$ 7,108,680	\$ 917,667

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

NOTE 21 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

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

At June 30, 2024, the City reported a net pension asset of \$9,241,567 and a net pension liability of \$8,724,503.

System	Measurement Date: December 31, 2023			Proportionate Share	Change (Decrease)
	Net Pension Asset	Net Pension Liability	Proportionate Share	December 31, 2022	
Noncontributory System	\$ -	\$ 2,640,023	1.1381545%	1.1885222%	-0.0503677%
Public Safety System	-	4,640,281	7.0983547%	7.2503448%	-0.1519901%
Firefighters System	9,241,567	-	5.4409877%	5.5515953%	-0.1106076%
Tier 2 Public Employees System	-	599,617	0.3080675%	0.3039256%	0.0041419%
Tier 2 Public Safety and Firefighter System	-	844,582	2.2421012%	2.4378241%	-0.1957229%
	<u>\$ 9,241,567</u>	<u>\$ 8,724,503</u>			

The net pension asset and liability were measured as of December 31, 2023, and the total pension liability used to calculate the net pension asset and liability were determined by an actuarial valuation as of January 1, 2023 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2024, the City recognized a pension expense of \$4,072,491.

For governmental funds, pension liabilities are typically liquidated through the General Fund.

At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 5,260,298	\$ 67,474
Changes in assumptions	2,459,405	17,804
Net difference between projected and actual earnings on pension plan investments	2,397,497	-
Changes in proportion and differences between contributions and proportionate share of contributions	351,236	294,786
Contributions subsequent to the measurement date	3,442,022	-
	<u>\$ 13,910,458</u>	<u>\$ 380,064</u>

Deferred outflows of resources related to pensions of \$3,442,022 results from contributions made by the City prior to our fiscal year end, but subsequent to the measurement date of December 31, 2023.

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NOTE 21 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Combined Pension Assets, Liabilities, Expense, and Deferred Outflows and Inflows of Resources Relating to Pension (continued)

These contributions will be recognized as reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2024	\$ 2,688,580
2025	2,628,130
2026	4,555,486
2027	(840,379)
2028	139,973
Thereafter	916,582

Noncontributory System Pension Expense and Deferred Outflows and/or Inflows of Resources

At June 30, 2024, the City recognized pension expense of \$1,741,004.

At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,848,575	\$ -
Changes in assumptions	792,215	-
Net difference between projected and actual earnings on pension plan investments	858,512	-
Changes in proportion and differences between contributions and proportionate share of contributions	20,956	6,363
Contributions subsequent to the measurement date	844,991	-
	<u>\$ 4,365,249</u>	<u>\$ 6,363</u>

Deferred outflows of resources related to pensions of \$844,991 results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2023.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2024	\$1,169,308
2025	1,091,103
2026	1,614,062
2027	(360,578)
2028	-
Thereafter	-

NOTE 21 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Public Safety System Pension Expense and Deferred Outflows and/or Inflows of Resources

At June 30, 2024, the City recognized pension expense of \$2,264,810.

At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 2,174,706	\$ -
Changes in assumptions	494,660	-
Net difference between projected and actual earnings on pension plan investments	589,457	-
Changes in proportion and differences between contributions and proportionate share of contributions	-	28,587
Contributions subsequent to the measurement date	632,630	-
	<u>\$ 3,891,453</u>	<u>\$ 28,587</u>

Deferred outflows of resources related to pensions of \$632,630 results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2023.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2024	\$ 1,427,097
2025	1,007,277
2026	1,028,267
2027	(232,405)
2028	-
Thereafter	-

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NOTE 21 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Firefighters System Pension Expense and Deferred Outflows and/or Inflows of Resources

At June 30, 2024, the City recognized pension expense of \$(1,793,951).

At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 593,333	\$ -
Changes in assumptions	213,944	-
Net difference between projected and actual earnings on pension plan investments	793,437	-
Changes in proportion and differences between contributions and proportionate share of contributions	192,421	229,967
Contributions subsequent to the measurement date	130,765	-
	<u>\$ 1,923,900</u>	<u>\$ 229,967</u>

Deferred outflows of resources related to pensions of \$130,765 results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2023.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2024	\$ (45,011)
2025	346,079
2026	1,608,525
2027	(346,425)
2028	-
Thereafter	-

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NOTE 21 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

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

At June 30, 2024, the City recognized pension expense of \$782,855.

At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$192,052	\$9,819
Changes in assumptions	343,218	474
Net difference between projected and actual earnings on pension plan investments	67,711	-
Changes in proportion and differences between contributions and proportionate share of contributions	71,774	13,458
Contributions subsequent to the measurement date	801,349	-
	<u>\$1,476,104</u>	<u>\$23,751</u>

Deferred outflows of resources related to pensions of \$801,349 results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2023.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2024	\$ 56,286
2025	80,168
2026	137,806
2027	44,618
2028	60,658
Thereafter	271,468

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NOTE 21 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Tier 2 Public Safety and Firefighter System Pension Expense and Deferred Outflows and/or Inflows of Resources

At June 30, 2024, the City recognized pension expense of \$1,077,773.

At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 451,631	\$ 57,654
Changes in assumptions	615,367	17,330
Net difference between projected and actual earnings on pension plan investments	88,381	-
Changes in proportion and differences between contributions and proportionate share of contributions	66,084	16,411
Contributions subsequent to the measurement date	1,032,288	-
	<u>\$ 2,253,751</u>	<u>\$ 91,395</u>

Deferred outflows of resources related to pensions of \$1,032,288 results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2023.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2024	\$ 80,900
2025	103,503
2026	166,827
2027	54,411
2028	79,315
Thereafter	645,114

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NOTE 21 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Actuarial Assumptions

The total pension liability in the December 31, 2023 actuarial valuation was determined using the following assumptions, applied to all periods included in the measurement.

Inflation	2.50 percent
Salary increases	3.50 - 9.50 percent, average (including inflation)
Investment rate of return	6.85 percent, net of pension plan investment expense (including inflation)

Mortality rates were adopted from an actuarial experience study dated January 1, 2023. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using the ultimate rates from the MP-2020 improvement scale using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2023 valuation were based on the results of an actuarial experience study for the period ending December 31, 2022.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class and is applied consistently to each defined benefit pension plan. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetical real rates of return for each major asset class are summarized in the following table:

Asset Class	Expected Return Arithmetic Basis		
	Target asset allocation	Real return arithmetical basis	Long-term expected portfolio real rate of return
Equity securities	35.00%	6.87%	2.40%
Debt securities	20.00%	1.54%	0.31%
Real assets	18.00%	5.43%	0.98%
Private equity	12.00%	9.80%	1.18%
Absolute return	15.00%	3.86%	0.58%
Cash and cash equivalents	0.00%	0.24%	0.00%
Total	100.00%		5.45%
Inflation			2.50%
Expected arithmetical nominal return			7.95%

The 6.85% assumed investment rate of return is comprised of an inflation rate of 2.50% and a real return rate of 4.35% that is net of investment expense.

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NOTE 21 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

A. Defined Benefit Plans (continued)

Actuarial Assumptions (continued)

Discount rate: The discount rate used to measure the total pension liability was 6.85 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate.

Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate: The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.85 percent, as well as what the proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1 percent point lower (5.85 percent) or 1 percent point higher (7.85 percent) than the current rate:

	1% decrease (5.85%)	Discount rate (6.85%)	1% increase (7.85%)
Noncontributory System	\$ 13,701,580	\$ 2,640,023	\$ (6,623,281)
Public Safety System	13,004,374	4,640,282	(2,197,754)
Firefighters System	63,626	(9,241,568)	(16,896,685)
Tier 2 Public Employees System	2,060,197	599,617	(533,063)
Tier 2 Public Safety and Firefighter System	2,721,269	844,582	(656,802)
	<u>\$ 31,551,046</u>	<u>\$ (517,064)</u>	<u>\$(26,907,585)</u>

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

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NOTE 21 – EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (continued)

B. Defined Contribution Savings Plan

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

The City of West Jordan participates in the following defined contribution savings plans with Utah Retirement Systems.

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

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

	FY 2022	FY 2023	FY 2024
401 (k) Plan			
Employer contributions	\$ 330,526	\$ 405,413	\$ 503,829
Employee contributions	156,417	194,597	279,159
457 Plan			
Employer contributions	93,220	108,063	121,188
Employee contributions	275,960	346,524	271,111
Roth IRA Plan			
Employer contributions	NA	NA	NA
Employee contributions	50,176	68,302	148,101
Traditional IRA Plan			
Employer contributions	NA	NA	NA
Employee contributions	365	1,659	5,077

(continued on next page)

NOTE 22 – DEFERRED COMPENSATION

A. Deferred Compensation Plan (457)

The City offers its employees a deferred compensation plan (the plan) through Nationwide Retirement Plans and through the Utah Retirement Systems (URS) created in accordance with Internal Revenue Code (IRC) Section 457.

The Nationwide plan, available to all City employees, permits the deferral of a portion of salary until future years. Participation in this plan is optional.

The URS plan limits participation of part-time employees to a noncontributory basis.

Both investment plans are managed by the plans' trustee under one of four investment options or a combination thereof. The choice of investment options is made by the participants. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. These investments are within the legal provisions of the State of Utah.

B. Defined Contribution Money Purchase Plan

The City also participates in insured, contributory defined contribution retirement plans administered by Nationwide Retirement Corporation. Under the plan, the City contributes amounts from 1.66% to 17.85% depending upon the defined contribution system to which each employee class belongs. Employees are classified as management, general employee, police, or fire.

In July 2021, the City began offering a 1:2 match into a defined contribution retirement plan up to a maximum of 2% of the employee's salary per year. There is currently greater than 95% participation in this benefit.

The City contributed the following amounts to the defined contribution retirement plans. :

FY 2022	\$810,059
FY 2023	\$906,360
FY 2024	\$1,035,009

An employee is vested immediately with the first contribution to Nationwide Retirement Corporation. Contributions to the plan were authorized by Council resolution. The plan was established by and can be amended by City Council. No other federal or state laws obligate the City to participate in this plan. The program is pursuant to section 401(A) and 401(C) of the Internal Revenue Code. Withdrawals of monies, per federal law are subject to a mandatory withdrawal penalty in the amount of 10% unless the employee has attained the age of 59 ½ years. Most of the City's full-time employees participate in the Nationwide Retirement Corporation.

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NOTE 22 – DEFERRED COMPENSATION (continued)

C. Sick Leave Conversion Benefit

At retirement, employees may choose to participate in the City's health insurance program at their own cost. Qualified employees may convert their sick leave balance, upon leaving City employment, to pay for continued medical and dental insurance premiums. To qualify for the City's sick leave conversion benefit, an employee must be a full-time employee with at least ten (10) years of service with the City or five (5) years of service with the City at age 60 to be considered a retired employee with the City of West Jordan.

The percentage of convertible sick leave hours varies based on the retiree's years of service.

Years of service	Conversion percentage
5 - 9 years	40%
10-14 years	50%
15-19 years	60%
20 or more years	70%

As of December 19, 2009, this benefit value is capped at \$5,000. Employees who had a benefit value greater than that amount on that date may receive a greater benefit.

In the governmental funds, the liability for sick leave conversion is reported only if it has matured, (i.e., unused sick leave has been converted to pay a health insurance premium for a retired employee). These conversion costs are typically liquidated through the General Fund. The noncurrent portion of these amounts for government funds is recognized within the government-wide statements. A liability for the sick leave conversion has been accrued in the amount of \$1,320,937 in governmental activities, and \$107,407 in business-type activities for a total accrual amount of \$1,428,344.

The City's regular health and dental care benefit providers underwrite the retiree policies and 100% of the cost is the responsibility of the retiree. As of year-end, there was only one (1) employee participating in this program.

NOTE 23 – SUBSEQUENT EVENTS

On October 10, 2024, the City issued the Series 2024 Sales Tax Revenue bonds in the par amount of \$12,000,000 to finance park and recreation field projects and other park-related improvements. The bond was issued with a premium of \$1,564,764. The bond is issued for the period of 20 years with an average annual payment of approximately \$950,000 per year. The bond was issued with a AAA credit rating from both Fitch Ratings and Standard and Poor's Global Ratings.

NOTE 24 - RECENT ACCOUNTING PRONOUNCEMENTS

GASB has issued the following pronouncements that may affect the future financial position, results of operations, cash flows, or financial presentation of the City upon implementation. Management has not yet evaluated the effect of the implementation of these standards.

- Statement No. 100, "Accounting Changes and Error Corrections – an amendment of GASB Statement No. 62." The requirements of this Statement will take effect for financial statements starting with the fiscal year that ends June 30, 2024. These changes have been implemented in this report.
- Statement No. 101, "Compensated Absences." The requirements of this Statement will take effect for financial statements starting with the fiscal year that ends December 31, 2024.
- Statement No. 102, "Certain Risk Disclosures." The requirements of this Statement will take effect for financial statements starting with the fiscal year that ends June 30, 2025.
- Implementation Guide No. 2023-1, "Implementation Guidance Update – 2023." The requirements of this Implementation Guide will take effect for financial statements starting with the fiscal year that ends June 30, 2024. These changes have been implemented in this report.

REQUIRED SUPPLEMENTARY INFORMATION



For Fiscal Year Ended June 30, 2024

CITY OF WEST JORDAN
REQUIRED SUPPLEMENTARY INFORMATION
For the Fiscal Year Ended June 30, 2024



**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL
GENERAL FUND**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
REVENUES				
Sales tax – Local option	\$ 28,645,502	\$ 30,199,502	\$ 31,190,740	\$ 991,238
Sales tax - Transportation	2,550,000	2,550,000	2,800,723	250,723
Property tax	21,342,960	21,342,960	22,550,991	1,208,031
Franchise tax	8,511,000	8,411,000	9,767,237	1,356,237
Licenses and permits	1,274,500	1,719,500	1,629,792	(89,708)
Intergovernmental	1,101,300	1,101,300	1,207,608	106,308
Charges for services	3,210,000	3,265,000	3,308,530	43,530
Fines and forfeitures	1,000,000	1,100,000	1,135,059	35,059
Miscellaneous	666,500	666,500	847,445	180,945
Investment income	-	1,585,000	1,596,973	11,973
Total revenues	68,301,762	71,940,762	76,035,098	4,094,336
EXPENDITURES				
General government				
Legislative services	526,233	589,233	411,513	(177,720)
Mayor	542,699	547,699	546,966	(733)
Administrative services	1,684,367	1,759,017	1,587,424	(171,593)
Communications	369,022	376,022	365,901	(10,121)
Justice court	1,007,583	1,020,083	1,010,650	(9,433)
Legal services	1,996,737	2,021,737	1,823,647	(198,090)
Non-departmental	1,900,300	1,900,300	1,693,233	(207,067)
Total general government	8,026,941	8,214,091	7,439,334	(774,757)
Community development				
Community preservation	817,972	817,972	736,094	(81,878)
Development services	86,512	90,712	83,685	(7,027)
Economic development	509,085	502,335	380,568	(121,767)
Total community development	1,413,569	1,411,019	1,200,347	(210,672)
Public safety				
Fire department	15,250,167	16,851,462	16,205,754	(645,708)
Police department	28,603,106	28,759,051	27,488,929	(1,270,122)
Total public safety	43,853,273	45,610,513	43,694,683	(1,915,830)
Highways and public improvements				
Engineering	936,673	947,673	906,548	(41,125)
Facilities management	1,642,142	1,742,142	1,514,405	(227,737)
GIS	292,224	292,224	196,436	(95,788)
Public works administration	257,334	261,834	248,406	(13,428)
Streets and highways	5,115,984	5,139,830	4,893,834	(245,996)
Total highways and public improvements	8,244,357	8,383,703	7,759,629	(624,074)
Parks, recreation, and culture				
Parks and recreation	6,762,526	6,803,240	6,145,778	(657,462)
Cemetery	291,092	291,092	212,152	(78,940)
Total parks, recreation, and culture	7,053,618	7,094,332	6,357,930	(736,402)
Debt service				
Principal	710,000	710,000	710,000	-
Interest and fiscal charges	44,583	44,683	44,683	-
Total debt service	754,583	754,683	754,683	-
Total expenditures	69,346,341	71,468,341	67,206,606	(4,261,735)
Excess (deficiency) of revenues over (under) expenditures	(1,044,579)	472,421	8,828,492	8,356,071
OTHER FINANCING SOURCES (USES)				
Sale of capital assets	-	-	-	-
Transfers in	2,386,300	2,386,300	2,386,300	-
Transfers out	(1,341,721)	(9,023,731)	(8,042,006)	981,725
Net other financing sources (uses)	1,044,579	(6,637,431)	(5,655,706)	981,725
Net change in fund balance	\$ -	\$ (6,165,010)	3,172,786	\$ 9,337,796
Fund balance at beginning of year			18,256,630	
Fund balance at end of year			\$ 21,429,416	

CITY OF WEST JORDAN
REQUIRED SUPPLEMENTARY INFORMATION
For the Fiscal Year Ended June 30, 2024



**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL
REDEVELOPMENT AGENCY FUND**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
<u>REVENUES</u>				
Tax increment	\$3,360,000	\$3,756,658	\$3,566,438	\$(190,220)
Investment income	-	464,000	1,099,143	635,143
Total revenues	3,360,000	4,220,658	4,665,581	444,923
<u>EXPENDITURES</u>				
Community development	6,327,500	6,955,254	2,178,988	(4,776,266)
Total expenditures	6,327,500	6,955,254	2,178,988	(4,776,266)
Excess (deficiency) of revenues over (under) expenditures	(2,967,500)	(2,734,596)	2,486,593	5,221,189
<u>OTHER FINANCING SOURCES (USES)</u>				
Sale of capital assets	2,500,000	2,500,000	2,210,909	(289,091)
Transfers in	50,000	350,346	2,120,306	1,769,960
Net other financing sources (uses)	2,550,000	2,850,346	4,331,215	1,480,869
Net change in fund balance	\$(417,500)	\$115,750	6,817,808	\$6,702,058
Fund balance at beginning of year			13,818,522	
Fund balance at end of year			\$20,636,330	

CITY OF WEST JORDAN
REQUIRED SUPPLEMENTARY INFORMATION
For the Fiscal Year Ended June 30, 2024



**SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY
UTAH STATE RETIREMENT SYSTEM
LAST 10 CALENDAR YEARS**

Description	Noncontributory System	Contributory System	Public Safety System	Firefighters System	Tier 2 Public Employees System	Tier 2 Public Safety and Firefighter System
Proportion of the net pension liability (asset)						
2014	1.7011000%	0.3240027%	8.2965555%	4.9048915%	0.2024813%	2.6819950%
2015	1.2273040%	0.4138862%	9.7373100%	5.4646755%	0.2704988%	2.0154316%
2016	1.2119729%	0.2825332%	9.4109506%	5.5464135%	0.2948270%	1.5682947%
2017	1.2650118%	0.3055995%	9.3454120%	5.7776911%	0.3450485%	1.5516803%
2018	1.2468246%	0.3392182%	9.1743034%	5.6319581%	0.3632005%	1.8520053%
2019	1.2688111%	0.3651152%	8.6883255%	5.6666294%	0.3422252%	2.1378063%
2020	1.1883152%	0.0812730%	8.2001174%	5.3935911%	0.3112478%	2.1823537%
2021	1.1303365%	NA	7.4742883%	5.1426111%	0.2879919%	2.2378177%
2022	1.1885222%	NA	7.2503448%	5.5515953%	0.3039256%	2.4378241%
2023	1.1381545%	NA	7.0983547%	5.4409877%	0.3080675%	2.2421012%
Proportionate share of the net pension liability (asset)						
2014	\$ 5,080,893	\$ 93,456	\$ 3,280,729	\$ (539,772)	\$ (6,136)	\$ (30,595)
2015	6,944,683	290,902	4,427,539	929,860	(590)	(29,446)
2016	7,782,349	92,702	5,865,818	820,411	32,888	(13,614)
2017	5,542,395	24,868	4,515,735	(1,296,140)	30,422	(17,954)
2018	9,181,272	137,656	7,229,314	2,276,167	155,551	46,403
2019	4,781,982	23,928	4,314,621	(3,543,419)	76,969	201,091
2020	609,538	(14,566)	2,948,207	(7,267,052)	44,766	195,745
2021	(6,473,558)	NA	(2,676,697)	(13,910,374)	(121,889)	(113,105)
2022	2,035,640	NA	3,369,054	(6,987,757)	330,943	203,374
2023	2,640,023	NA	4,640,282	(9,241,567)	599,617	844,582
Covered payroll						
2014	\$ 10,037,607	\$ 173,319	\$ 5,135,804	\$ 4,487,493	\$ 994,300	\$ 855,275
2015	10,412,970	176,350	5,659,403	5,024,250	1,747,810	1,199,072
2016	10,382,002	67,790	6,036,397	5,225,937	2,417,827	1,295,752
2017	10,495,839	62,011	5,844,309	5,178,980	3,375,494	1,637,646
2018	10,259,405	63,492	5,663,301	4,870,360	4,240,142	2,473,163
2019	10,619,793	65,426	5,519,353	4,815,909	4,757,046	3,523,470
2020	9,915,781	13,406	5,162,478	4,457,130	4,977,883	4,381,840
2021	9,448,211	NA	4,565,433	4,209,454	5,344,903	5,351,471
2022	10,347,305	NA	4,642,933	4,574,265	6,618,771	7,500,664
2023	10,165,737	NA	4,494,461	4,520,626	7,964,593	8,495,425
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll						
2014	50.62%	53.92%	63.88%	-12.03%	-0.62%	-3.58%
2015	66.69%	164.96%	78.23%	18.51%	-0.03%	-2.46%
2016	74.96%	136.75%	97.17%	15.70%	1.36%	-1.05%
2017	52.81%	40.10%	77.27%	-25.03%	0.90%	-1.10%
2018	89.49%	216.81%	127.65%	46.74%	3.67%	1.88%
2019	45.03%	36.57%	78.17%	-73.58%	1.62%	5.71%
2020	6.15%	-108.65%	57.11%	-163.04%	0.90%	4.51%
2021	-68.52%	NA	-58.63%	-330.46%	-2.28%	-2.11%
2022	19.67%	NA	72.56%	-152.76%	5.00%	2.71%
2023	25.97%	NA	103.24%	-204.43%	7.53%	9.94%
Plan fiduciary net position as a percentage of the total pension liability						
2014	90.2%	94.0%	89.0%	101.3%	103.5%	120.5%
2015	87.8%	85.7%	87.6%	98.1%	100.2%	110.7%
2016	87.3%	92.9%	86.1%	98.4%	95.1%	103.6%
2017	91.9%	98.2%	90.5%	102.3%	97.4%	103.0%
2018	87.0%	91.2%	85.6%	96.1%	90.8%	95.6%
2019	93.7%	98.6%	91.7%	105.8%	96.5%	89.6%
2020	99.2%	103.9%	94.5%	112.0%	98.3%	93.1%
2021	108.70%	NA	105.10%	122.90%	103.80%	102.80%
2022	97.50%	NA	93.70%	110.30%	92.30%	96.40%
2023	96.90%	NA	92.09%	113.31%	89.58%	89.10%

CITY OF WEST JORDAN
REQUIRED SUPPLEMENTARY INFORMATION
For the Fiscal Year Ended June 30, 2024



**SCHEDULE OF CONTRIBUTIONS
UTAH STATE RETIREMENT SYSTEM
LAST 10 CALENDAR YEARS**

Retirement System Description	As of fiscal year-ended June 30	Actuarial-determined contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered payroll
Noncontributory System	2015	\$ 1,849,992	\$ 1,849,992	\$ -	\$ 10,195,584	18.15%
	2016	1,895,144	1,895,144	-	10,456,544	18.12%
	2017	1,883,503	1,883,503	-	10,386,083	18.13%
	2018	1,873,328	1,873,328	-	10,320,881	18.15%
	2019	1,890,765	1,890,765	-	10,480,494	18.04%
	2020	1,901,791	1,901,791	-	10,539,272	18.04%
	2021	1,689,099	1,689,099	-	9,395,934	17.98%
	2022	1,742,762	1,742,762	-	9,698,298	17.97%
	2023	1,760,503	1,760,503	-	10,156,537	17.33%
	2024	1,792,030	1,792,030	-	10,432,805	17.18%
Contributory System	2015	\$ 25,231	\$ 25,231	\$ -	\$ 174,485	14.46%
	2016	18,197	18,197	-	123,358	14.75%
	2017	8,864	8,864	-	61,298	14.46%
	2018	9,055	9,055	-	62,525	14.48%
	2019	9,321	9,321	-	64,459	14.46%
	2020	6,739	6,739	-	46,603	14.46%
	2021	-	-	-	-	0.00%
	2022	-	-	-	-	0.00%
	2023	-	-	-	-	0.00%
	2024	-	-	-	-	0.00%
Public Safety System	2015	\$ 1,685,006	\$ 1,685,006	\$ -	\$ 5,322,889	31.66%
	2016	1,871,960	1,871,960	-	5,885,461	31.81%
	2017	1,907,382	1,907,382	-	5,992,379	31.83%
	2018	1,823,310	1,823,310	-	5,731,430	31.81%
	2019	1,745,659	1,745,659	-	5,559,041	31.40%
	2020	1,684,907	1,684,907	-	5,439,513	30.98%
	2021	1,487,962	1,487,962	-	4,843,150	30.72%
	2022	1,335,853	1,335,853	-	4,377,787	30.51%
	2023	1,405,056	1,405,056	-	4,595,266	30.58%
	2024	1,371,591	1,371,591	-	4,502,320	30.46%
Firefighters System	2015	\$ 299,046	\$ 299,046	\$ -	\$ 4,707,165	6.35%
	2016	318,364	318,364	-	5,133,223	6.20%
	2017	320,243	320,243	-	5,165,166	6.20%
	2018	318,396	318,396	-	5,019,492	6.34%
	2019	336,248	336,248	-	4,850,595	6.93%
	2020	332,446	332,446	-	4,659,333	7.14%
	2021	311,481	311,481	-	4,303,193	7.24%
	2022	306,124	306,124	-	4,255,882	7.19%
	2023	284,466	284,466	-	4,558,457	6.24%
	2024	284,882	284,882	-	4,505,441	6.32%
Tier 2 Public Employees System ¹	2015	\$ 210,262	\$ 210,262	\$ -	\$ 1,398,883	15.03%
	2016	315,373	315,373	-	2,116,383	14.90%
	2017	442,470	442,470	-	2,976,227	14.87%
	2018	618,158	618,158	-	4,122,792	14.99%
	2019	709,417	709,417	-	4,567,733	15.53%
	2020	772,387	772,387	-	4,963,859	15.56%
	2021	787,143	787,143	-	5,016,246	15.69%
	2022	920,435	920,435	-	5,794,685	15.88%
	2023	1,148,498	1,148,498	-	7,181,673	15.99%
	2024	1,459,499	1,459,499	-	9,118,985	16.01%

(continued on next page)

CITY OF WEST JORDAN
REQUIRED SUPPLEMENTARY INFORMATION
For the Fiscal Year Ended June 30, 2024



SCHEDULE OF CONTRIBUTIONS (continued)
UTAH STATE RETIREMENT SYSTEM
LAST 10 CALENDAR YEARS

Retirement System Description	As of fiscal year- ended June 30	Actuarial- determined contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered payroll
Tier 2 Public Safety and Firefighter System ¹	2015	\$ 180,387	\$ 180,387	\$ -	\$ 1,082,932	16.66%
	2016	197,640	197,640	-	1,210,354	16.33%
	2017	231,630	231,630	-	1,424,489	16.26%
	2018	330,741	330,741	-	2,003,555	16.51%
	2019	514,525	514,525	-	3,062,384	16.80%
	2020	678,942	678,942	-	4,049,461	16.77%
	2021	906,900	906,900	-	4,642,242	19.54%
	2022	1,257,475	1,257,475	-	6,323,350	19.89%
	2023	1,616,473	1,616,473	-	7,876,368	20.52%
	2024	1,976,253	1,976,253	-	9,660,455	20.46%
Tier 2 Public Employees DC Only System ¹	2015	\$ 14,185	\$ 14,185	\$ -	\$ 168,086	8.44%
	2016	24,459	24,459	-	314,525	7.78%
	2017	33,012	33,012	-	479,860	6.88%
	2018	27,385	27,385	-	405,729	6.75%
	2019	50,725	50,725	-	761,510	6.66%
	2020	56,589	56,589	-	826,256	6.85%
	2021	68,590	68,590	-	1,016,573	6.75%
	2022	85,214	85,214	-	1,234,183	6.90%
	2023	105,314	105,314	-	1,591,007	6.62%
	2024	139,019	139,019	-	2,067,363	6.72%
Tier 2 Public Safety and Firefighter DC Only System ¹	2015	\$ 16,194	\$ 16,194	\$ -	\$ 201,646	8.03%
	2016	20,314	20,314	-	256,941	7.91%
	2017	22,731	22,731	-	284,258	8.00%
	2018	22,523	22,523	-	287,761	7.83%
	2019	24,387	24,387	-	323,896	7.53%
	2020	31,956	31,956	-	447,678	7.14%
	2021	30,067	30,067	-	432,338	6.95%
	2022	51,294	51,294	-	675,543	7.59%
	2023	67,591	67,591	-	889,240	7.60%
	2024	85,406	85,406	-	1,160,232	7.36%

¹ Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created July 1, 2011.

NOTE 1 – CHANGES IN ASSUMPTIONS

Changes include updates to the mortality improvement assumption, salary increase assumption, disability incidence assumption, assumed retirement rates, and assumed termination rates, as recommended with the January 1, 2023 actuarial experience study.

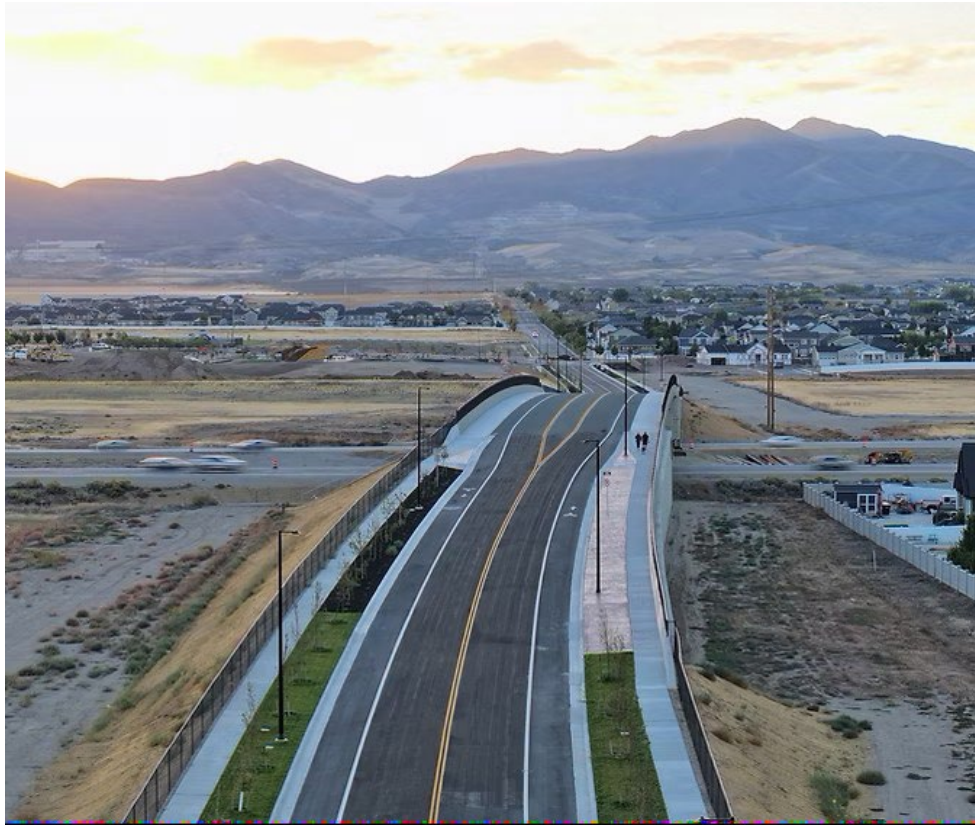
SUPPLEMENTARY INFORMATION



For Fiscal Year Ended June 30, 2024

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL
CAPITAL IMPROVEMENT PROJECTS FUND**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
REVENUES				
Impact fees	\$ 1,950,000	\$ 2,200,000	\$ 2,483,910	\$ 283,910
Intergovernmental	19,050,000	22,018,173	5,659,342	(16,358,831)
Miscellaneous	-	-	46,085	46,085
Investment income	-	3,143,400	3,626,710	483,310
Total revenues	21,000,000	27,361,573	11,816,047	(15,545,526)
EXPENDITURES				
General government	12,871,600	14,871,600	-	(14,871,600)
Public safety	140,000	792,966	2,017,584	1,224,618
Highways and public improvements	31,014,020	32,511,020	17,057,198	(15,453,822)
Parks, recreation, and culture	7,128,874	10,177,347	5,217,937	(4,959,410)
Debt service				
Principal	370,000	370,000	370,000	-
Interest and fiscal charges	15,487	15,487	51,816	36,329
Total debt service	385,487	385,487	421,816	36,329
Total expenditures	51,539,981	58,738,420	24,714,535	(34,023,885)
Excess (deficiency) of revenues over (under) expenditures	(30,539,981)	(31,376,847)	(12,898,488)	18,478,359
OTHER FINANCING SOURCES (USES)				
Transfers in	972,408	972,408	5,861,700	4,889,292
Net other financing sources (uses)	972,408	972,408	5,861,700	4,889,292
Net change in fund balance	\$ (29,567,573)	\$ (30,404,439)	(7,036,788)	\$ 23,367,651
Fund balance at beginning of year			62,233,417	
Fund balance at end of year			\$ 55,196,629	



*West-facing view of the 8600 South bridge over Mountain View Corridor
(major construction project in FY 2024)*

OTHER GOVERNMENTAL FUNDS

Municipal Building Authority (MBA) Fund

The MBA fund is used to account for the activities of the Municipal Building Authority. The Authority is an entity established to finance and construct municipal buildings that are then leased to the City.

Class C Road Fund

The Class C Road Fund is used to account for funds which have been allocated to City by the State of Utah for the maintenance and construction of Class C roads. The source of the funds is a tax imposed on the sale of gasoline as imposed by the State. The allocation is based on lane miles within the City.

Fairway Estates Fund

The Fairway Estates Fund is used to account for the activities of the Fairway Estates Special Service Recreation District (District). The District was established as a separate taxing entity with the purpose of maintaining the streetscapes within its boundaries.

Highlands Special Improvement District Fund

The Highlands Special Improvement District Fund (Highlands SID) is used to account for the activities of the Highlands SID. The revenue for this fund is generated by a fee charged to the properties within its area which in turn provides for landscaping and streetscaping maintenance within its boundaries.

KraftMaid Special Improvement District Fund

The KraftMaid Special Improvement District Fund (KraftMaid SID) is used to account for the activities of the KraftMaid SID. The revenue for this fund is generated by developer contributions in the form of impact fees to reimburse the City for infrastructure improvements secured by a bond.

Grants Fund

The Grants Fund is used to account for the activities of federal, state, and other intergovernmental and private grants.

Community Development Block Grant Fund

The Community Development Block Grant Fund (CDBG) is used to account for the activities of the federally funded community development block grant.

Development Services Fund

The Development Services Fund is used to account for the activities which support new development such as compliance, plan review and inspections.

**COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS**

	Municipal Building Authority Fund	Class C Road Fund	Fairway Estates	Highlands Special Improvement District Fund	Kraftmaid Special Improvement District Fund
ASSETS					
Cash and cash equivalents	\$ 1,853,861	\$ 4,568,014	\$ 43,541	\$ 96,636	\$ 925,440
Accounts receivable (net of allowance)	-	-	-	19,112	-
Due from other governments	-	872,971	11,214	-	-
Due from other funds	-	-	-	-	-
Prepaid items	-	-	-	-	-
Restricted cash	5,428	-	-	-	-
Total assets	1,859,289	5,440,985	54,755	115,748	925,440
LIABILITIES					
Accounts payable	-	324,367	785	132	-
Accrued liabilities	-	18,860	-	5,706	-
Unearned revenue	-	-	-	-	-
Total liabilities	-	343,227	785	5,838	-
DEFERRED INFLOWS OF RESOURCES					
Deferred property taxes	-	-	11,146	-	-
Total deferred Inflows of resources	-	-	11,146	-	-
FUND BALANCE					
Nonspendable	-	-	-	-	-
Restricted	5,428	-	-	-	-
Assigned	1,853,861	5,097,758	42,824	109,910	925,440
Total fund balances	1,859,289	5,097,758	42,824	109,910	925,440
Total liabilities, deferred inflows of resources, and fund balances (deficits)	\$ 1,859,289	\$ 5,440,985	\$ 54,755	\$ 115,748	\$ 925,440

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COMBINING BALANCE SHEET (continued)
NON-MAJOR GOVERNMENTAL FUNDS

	Grants Fund	Community Development Block Grant Fund	Development Services Fund	Non-Major Governmental Funds
ASSETS				
Cash and cash equivalents	\$ -	\$ 36,823	\$ 127,171	\$ 7,651,486
Accounts receivable (net of allowance)	12,539	265,814	344	297,809
Due from other governments	-	53,410	-	937,595
Due from other funds	-	-	-	-
Prepaid items	-	-	-	-
Restricted cash	31,625	191,588	-	228,641
Total assets	44,164	547,635	127,515	9,115,531
LIABILITIES				
Accounts payable	10,233	53,410	13,638	402,565
Accrued liabilities	-	10,888	56,051	91,505
Unearned revenue	7,850	-	-	-
Total liabilities	18,083	64,298	69,689	501,920
DEFERRED INFLOWS OF RESOURCES				
Deferred property taxes	-	-	-	11,146
Total deferred Inflows of resources	-	-	-	11,146
FUND BALANCE				
Nonspendable	-	-	-	-
Restricted	-	457,402	-	462,830
Assigned	26,081	25,935	57,826	8,139,635
Total fund balances	26,081	483,337	57,826	8,602,465
Total liabilities, deferred inflows of resources, and fund balances (deficits)	\$ 44,164	\$ 547,635	\$ 127,515	\$ 9,115,531

**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
NON-MAJOR GOVERNMENTAL FUNDS**

	Municipal Building Authority Fund	Class C Road Fund	Fairway Estates	Highlands Special Improvement District Fund	Kraftmaid Special Improvement District Fund
REVENUES					
Property tax	\$ -	\$ -	\$ 10,984	\$ -	\$ -
Licenses and permits	-	-	-	-	-
Intergovernmental	-	4,994,777	-	-	-
Charges for services	1,849,476	-	-	300,041	-
Miscellaneous	-	-	-	-	-
Investment income	86,128	191,488	1,420	1,340	46,937
Total revenues	1,935,604	5,186,265	12,404	301,381	46,937
EXPENDITURES					
General government	-	-	-	-	-
Community development	-	-	-	-	-
Public safety	-	-	-	-	-
Highways and public improvements	-	3,908,331	18,900	-	-
Parks, recreation, and culture	-	-	-	299,588	-
Debt service:					
Principal	885,000	-	-	-	-
Interest and fiscal charges	965,610	-	-	-	-
Total expenditures	1,850,610	3,908,331	18,900	299,588	-
Excess (deficiency) of revenues over (under) expenditures	84,994	1,277,934	(6,496)	1,793	46,937
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	-	60,000	-
Total other financing sources (uses)	-	-	-	60,000	-
Net change of fund balance	84,994	1,277,934	(6,496)	61,793	46,937
Fund balance at beginning of year	1,774,295	3,819,824	49,320	48,117	878,503
Fund balance at end of year	\$ 1,859,289	\$ 5,097,758	\$ 42,824	\$ 109,910	\$ 925,440

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COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE (continued)
NON-MAJOR GOVERNMENTAL FUNDS

	Grants Fund	Community Development Block Grant Fund	Development Services Fund	Non-Major Governmental Funds
REVENUES				
Property tax	\$ -	\$ -	\$ -	\$,984
Licenses and permits	-	-	3,614,687	3,614,687
Intergovernmental	236,209	758,393	-	5,989,379
Charges for services	14,595	-	1,130,365	3,294,477
Miscellaneous	-	-	1,150	1,150
Investment income	-	-	48,660	375,973
Total revenues	250,804	758,393	4,794,862	13,286,650
EXPENDITURES				
General government	16,184	-	21,941	38,125
Community development	-	369,489	5,606,078	5,975,567
Public safety	215,428	-	-	215,428
Highways and public improvements	-	391,869	-	4,319,100
Parks, recreation, and culture	19,192	-	-	318,780
Debt service:				
Principal	-	-	-	885,000
Interest and fiscal charges	-	-	-	965,610
Total expenditures	250,804	761,358	5,628,019	12,717,610
Excess (deficiency) of revenues over (under) expenditures	-	(2,965)	(833,157)	569,040
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	60,000
Total other financing sources (uses)	-	-	-	60,000
Net change of fund balance	-	(2,965)	(833,157)	629,040
Fund balance at beginning of year	26,081	486,302	890,983	7,973,425
Fund balance at end of year	\$ 26,081	\$ 483,337	\$ 57,826	\$ 8,602,465

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 MUNICIPAL BUILDING AUTHORITY FUND**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
<u>REVENUES</u>				
Charges for services	\$ 1,849,475	\$ 1,849,475	\$ 1,849,476	\$ 1
Investment income	-	-	86,128	86,128
Total revenues	1,849,475	1,849,475	1,935,604	86,129
<u>EXPENDITURES</u>				
Debt service				
Principal	885,000	885,000	885,000	-
Interest and fiscal charges	965,610	965,610	965,610	-
Total expenditures	1,850,610	1,850,610	1,850,610	-
Excess (deficiency) of revenues over (under) expenditures	(1,135)	(1,135)	84,994	86,129
Net change in fund balance	\$ (1,135)	\$ (1,135)	84,994	\$ 86,129
Fund balance at beginning of year			1,774,295	
Fund balance at end of year			\$ 1,859,289	

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 CLASS C ROADS FUND**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
<u>REVENUES</u>				
Intergovernmental	\$ 4,700,000	\$ 5,150,000	\$ 4,994,777	\$ (155,223)
Investment income	-	187,000	191,488	4,488
Total revenues	4,700,000	5,337,000	5,186,265	(150,735)
<u>EXPENDITURES</u>				
Highways and public improvements	5,219,000	8,887,123	3,908,331	(4,978,792)
Total expenditures	5,219,000	8,887,123	3,908,331	(4,978,792)
Excess (deficiency) of revenues over (under) expenditures	(519,000)	(3,550,123)	1,277,934	4,828,057
Net change in fund balance	\$ (519,000)	\$ (3,550,123)	1,277,934	\$ 4,828,057
Fund balance at beginning of year			3,819,824	
Fund balance at end of year			\$ 5,097,758	

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 FAIRWAY ESTATES SPECIAL RECREATION DISTRICT FUND**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
<u>REVENUES</u>				
Charges for services	\$ 11,549	\$ 10,733	\$ 10,984	\$ 251
Investment income	1,000	2,400	1,420	(980)
Total revenues	12,549	13,133	12,404	(729)
<u>EXPENDITURES</u>				
Highways and public improvements	16,125	20,275	18,900	(1,375)
Total expenditures	16,125	20,275	18,900	(1,375)
Excess (deficiency) of revenues over (under) expenditures	(3,576)	(7,142)	(6,496)	646
Net change in fund balance	\$ (3,576)	\$ (7,142)	(6,496)	\$ 646
Fund balance at beginning of year			49,320	
Fund balance at end of year			\$ 42,824	

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 HIGHLANDS SPECIAL IMPROVEMENT DISTRICT**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
<u>REVENUES</u>				
Charges for services	\$ 308,670	\$ 308,670	\$ 300,041	\$ (8,629)
Investment income	-	2,000	1,340	(660)
Total revenues	308,670	310,670	301,381	(9,289)
<u>EXPENDITURES</u>				
Parks, recreation, and culture	343,884	343,884	299,588	(44,296)
Interest and fiscal charges		-	-	-
Total expenditures	343,884	343,884	299,588	(44,296)
Excess (deficiency) of revenues over (under) expenditures	(35,214)	(33,214)	1,793	35,007
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfers in	69,313	69,313	60,000	(9,313)
Net other financing sources (uses)	69,313	69,313	60,000	(9,313)
Net change in fund balance	\$ 34,099	\$ 36,099	61,793	\$ 25,694
Fund balance at beginning of year			48,117	
Fund balance at end of year			\$ 109,910	

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 KRAFTMAID SPECIAL IMPROVEMENT DISTRICT FUND**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
<u>REVENUES</u>				
Investment income	\$ -	\$ 47,000	\$ 46,937	\$ (63)
Total revenues	-	47,000	46,937	(63)
Excess (deficiency) of revenues over (under) expenditures	-	47,000	46,937	(63)
Net change in fund balance	\$ -	\$ 47,000	46,937	\$ (63)
Fund balance at beginning of year			878,503	
Fund balance at end of year			\$ 925,440	

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 GRANTS FUND**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
<u>REVENUES</u>				
Intergovernmental	\$ -	\$ 891,450	\$ 236,209	\$ (655,241)
Charges for services	-	-	14,595	14,595
Total revenues	-	891,450	250,804	(640,646)
<u>EXPENDITURES</u>				
General government		50,000	16,184	(33,816)
Public safety	-	630,650	215,428	(415,222)
Parks, recreation, and culture	-	210,800	19,192	(191,608)
Total expenditures	-	891,450	250,804	(640,646)
Excess (deficiency) of revenues over (under) expenditures	-	-	-	-
Net change in fund balance	\$ -	\$ -	-	\$ -
Fund balance at beginning of year			26,081	
Fund balance at end of year			\$ 26,081	

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 COMMUNITY DEVELOPMENT BLOCK GRANT FUND**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
REVENUES				
Intergovernmental	\$ 1,424,239	\$ 1,739,739	\$ 758,393	\$ (981,346)
Total revenues	1,424,239	1,739,739	758,393	(981,346)
EXPENDITURES				
Community development	524,239	839,739	369,489	(470,250)
Highways and public improvements	900,000	900,000	391,869	(508,131)
Total expenditures	1,424,239	1,739,739	761,358	(978,381)
Excess (deficiency) of revenues over (under) expenditures	-	-	(2,965)	(2,965)
Net change in fund balance	\$ -	\$ -	(2,965)	\$ (2,965)
Fund balance at beginning of year			486,302	
Fund balance at end of year			\$ 483,337	

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
 BUDGET TO ACTUAL
 DEVELOPMENT SERVICES FUND**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
REVENUES				
Intergovernmental	\$ 2,710,000	\$ 4,522,000	\$ 3,614,687	\$ (907,313)
Charges for services	691,000	692,300	1,130,365	438,065
Miscellaneous	-	-	1,150	1,150
Investment income	-	-	48,660	48,660
Total revenues	3,401,000	5,214,300	4,794,862	(419,438)
EXPENDITURES				
General government	21,941	21,941	21,941	-
Community development	5,787,187	5,731,616	5,606,078	(125,538)
Total expenditures	5,809,128	5,753,557	5,628,019	(125,538)
Excess (deficiency) of revenues over (under) expenditures	(2,408,128)	(539,257)	(833,157)	(293,900)
Net change in fund balance	\$ (2,408,128)	\$ (539,257)	(833,157)	\$ (293,900)
Fund balance at beginning of year			890,983	
Fund balance at end of year			\$ 57,826	

INTERNAL SERVICE FUNDS

Fleet Management Fund

The Fleet Management Fund is used to account for the activities of the acquisition, replacement, and maintenance of the City's vehicles and equipment. Charges for service are assigned to the other funds based on the number of vehicles and/or equipment assigned to the department, and the purchasing cost is charged to the department or fund using the vehicle or equipment over its useful life.

IT Replacement Fund

The IT Management Fund is used to account for the activities of the City's information technologies system and services.

Benefits Management Fund

The Benefits Management Fund is used to account for the activities of the City's self-insurance medical program, medical claims administration, and the employee leave buyout at termination and/or retirement.

Risk Management Fund

The Risk Management Fund is used to account for the activities of the City's liability self-insurance and risk management programs.

**STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS**

	Fleet Management Fund	IT Replacement Fund	Benefits Management Fund	Risk Management Fund	Internal Service Funds
ASSETS					
Current assets					
Cash and cash equivalents	\$ 1,979,770	\$ 4,239,679	\$ 2,357,300	\$ 2,880,178	\$ 11,456,927
Accounts receivable (net of allowance)	69,387	101	-	33	69,521
Prepaid items	-	357,076	340,000	-	697,076
Total current assets	2,049,157	4,596,856	2,697,300	2,880,211	12,223,524
Noncurrent assets					
Net pension asset	126,835	131,353	-	27,554	285,742
Capital assets					
Construction in progress	1,860,047	-	-	-	1,860,047
Equipment	30,561,575	1,676,024	-	-	32,237,599
Subscription-based agreements	691,626	-	-	-	691,626
Intangible right-to-use	-	2,397,918	-	-	2,397,918
Accumulated depreciation and amortization	(19,874,936)	(2,016,869)	-	-	(21,891,805)
Total noncurrent assets	13,365,147	2,188,426	-	27,554	15,581,127
Total assets	15,414,304	6,785,282	2,697,300	2,907,765	27,804,651
DEFERRED OUTFLOWS OF RESOURCES					
Deferred pension costs	190,912	197,714	-	41,475	430,101
Total deferred outflows of resources	190,912	197,714	-	41,475	430,101
LIABILITIES					
Current liabilities					
Accounts payable	220,908	315,631	709,229	3,944	1,249,712
Accrued liabilities	24,526	33,307	-	336,561	394,394
Bonds payable	472,550	-	-	-	472,550
Leases payable	-	335,269	-	-	335,269
Compensated absences	30,691	76,894	-	7,661	115,246
Interest payable	11,516	25,250	-	-	36,766
Total current liabilities	760,191	786,351	709,229	348,166	2,603,937
Noncurrent liabilities					
Leases payable	629,709	-	-	-	629,709
Subscriptions payable	-	1,491,568	-	-	1,491,568
Compensated absences	39,434	93,854	-	3,014	136,302
Net pension payable	119,738	124,004	-	26,013	269,755
Total noncurrent liabilities	788,881	1,709,426	-	29,027	2,527,334
Total liabilities	1,549,072	2,495,777	709,229	377,193	5,131,271
DEFERRED INFLOWS OF RESOURCES					
Deferred pension gains	5,216	5,402	-	1,133	11,751
Total deferred Inflows of resources	5,216	5,402	-	1,133	11,751
NET POSITION					
Net investment in capital assets	12,111,546	230,236	-	-	12,341,782
Restricted - pension	192,793	199,661	-	41,883	434,337
Unrestricted	1,746,589	4,051,920	1,988,071	2,529,031	10,315,611
Total net position	\$ 14,050,928	\$ 4,481,817	\$ 1,988,071	\$ 2,570,914	\$ 23,091,730

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
INTERNAL SERVICE FUNDS**

	Fleet Management Fund	IT Replacement Fund	Benefits Management Fund	Risk Management Fund	Internal Service Funds
OPERATING REVENUES					
Charges for services	\$ 8,294,100	\$ 4,251,157	\$ 7,539,054	\$ 2,449,917	\$ 22,534,228
Other	21,044	-	-	-	21,044
Total operating revenues	8,315,144	4,251,157	7,539,054	2,449,917	22,555,272
OPERATING EXPENSES					
Wages and benefits	840,261	1,110,223	519,763	209,154	2,679,401
Operations and maintenance	2,789,509	2,850,658	7,508,975	1,536,408	14,685,550
Depreciation and amortization	2,818,217	373,353	-	-	3,191,570
Total operating expenses	6,447,987	4,334,234	8,028,738	1,745,562	20,556,521
Operating income (loss)	1,867,157	(83,077)	(489,684)	704,355	1,998,751
NONOPERATING REVENUES (EXPENSES)					
Investment income	57,069	226,436	138,347	106,008	527,860
Interest and fiscal charges	(21,039)	(73,452)	-	-	(94,491)
Gain/(loss) on disposal of assets	547,743	-	-	-	547,743
Total nonoperating revenues (expenses)	583,773	152,984	138,347	106,008	981,112
Income (loss) before contributions and transfers	2,450,930	69,907	(351,337)	810,363	2,979,863
Change in net position	2,450,930	69,907	(351,337)	810,363	2,979,863
Total net position, beginning	11,599,998	4,411,910	2,339,408	1,760,551	20,111,867
Total net position, ending	\$ 14,050,928	\$ 4,481,817	\$ 1,988,071	\$ 2,570,914	\$ 23,091,730

**STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS**

	Fleet Management Fund	IT Replacement Fund	Benefits Management Fund	Risk Management Fund	Internal Service Funds
Cash flows from operating activities					
Receipts from customers and users	\$ 8,245,757	\$ 4,251,056	\$ 7,559,120	\$ 2,449,884	\$ 22,505,817
Payments to suppliers of goods and services	(3,967,560)	(3,050,642)	(7,129,040)	(2,091,331)	(16,238,573)
Payments to employees for services	(885,063)	(1,147,059)	(519,763)	(219,849)	(2,771,734)
Net cash provided (used) by operating activities	3,393,134	53,355	(89,683)	138,704	3,495,510
Cash flows from capital and related financing activities					
Proceeds from sale of capital assets	547,743	-	-	-	547,743
Purchases of capital assets	(4,907,241)	(552,293)	-	-	(5,459,534)
Proceeds from issuance of debt	130,767	420,936	-	-	551,703
Principal paid on debt	(628,105)	(339,072)	-	-	(967,177)
Interest and fiscal charges paid on capital debt	(37,074)	(71,275)	-	-	(108,349)
Net cash provided (used) by capital and related financing activities	(4,893,910)	(541,704)	-	-	(5,435,614)
Cash flows from investing activities					
Investment income	57,069	226,436	138,347	106,008	527,860
Net cash provided by investing activities	57,069	226,436	138,347	106,008	527,860
Net increase (decrease) in cash and cash equivalents	(1,443,707)	(261,913)	48,664	244,712	(1,412,244)
Cash and cash equivalents - beginning of year	3,423,477	4,501,592	2,308,636	2,635,466	12,869,171
Cash and cash equivalents - end of year	\$ 1,979,770	\$ 4,239,679	\$ 2,357,300	\$ 2,880,178	\$ 11,456,927
Operating income (loss)	\$ 1,867,157	\$ (83,077)	\$ (489,684)	\$ 704,355	\$ 1,998,751
Adjustments to reconcile operating income to net cash provided by:					
Depreciation and amortization	2,818,217	373,353	-	-	3,191,570
(Increase) decrease in receivables	(69,387)	(101)	20,066	(33)	(49,455)
(Increase) decrease in prepaids	4,213	(121,627)	-	-	(117,414)
(Increase) decrease in payables	(1,178,453)	(76,533)	379,935	(48,176)	(923,227)
(Increase) decrease in liabilities	(48,613)	(38,660)	-	(517,442)	(604,715)
Net cash provided by operating activities	\$ 3,393,134	\$ 53,355	\$ (89,683)	\$ 138,704	\$ 3,495,510

NON-MAJOR PROPRIETARY FUNDS

Solid Waste Fund

The Solid Waste Fund is used to account for the activities of the City's garbage, recycling, and green waste collection services.

Streetlight Fund

The Streetlight Fund is used to account for the activities of the City's streetlight system. Revenue is generated by a streetlight fee billed as a monthly utility.

**STATEMENT OF NET POSITION
NON-MAJOR PROPRIETARY FUNDS**

	Solid Waste Fund	Streetlight Fund	Non-Major Proprietary Funds
ASSETS			
Current assets			
Cash and cash equivalents	\$ 1,892,947	\$ 765,437	\$ 2,658,384
Accounts receivable (net of allowance)	443,498	74,194	517,692
Total current assets	2,336,445	839,631	3,176,076
Noncurrent assets			
Net pension asset	33,168	-	33,168
Investments in joint ventures	9,432,984	-	9,432,984
Total noncurrent assets	9,466,152	-	9,466,152
Total assets	11,802,597	839,631	12,642,228
DEFERRED OUTFLOWS OF RESOURCES			
Deferred pension costs	49,925	-	49,925
Total deferred outflows of resources	49,925	-	49,925
LIABILITIES			
Current liabilities			
Accounts payable	818,415	17,745	836,160
Accrued liabilities	7,801	-	7,801
Compensated absences	13,833	-	13,833
Total current liabilities	840,049	17,745	857,794
Noncurrent liabilities			
Compensated absences	13,452	-	13,452
Net pension payable	31,313	-	31,313
Total noncurrent liabilities	44,765	-	44,765
Total liabilities	884,814	17,745	902,559
DEFERRED INFLOWS OF RESOURCES			
Deferred pension gains	1,364	-	1,364
Total deferred Inflows of resources	1,364	-	1,364
NET POSITION			
Restricted - pension	50,416	-	50,416
Unrestricted	10,915,928	821,886	11,737,814
Total net position	\$ 10,966,344	\$ 821,886	\$ 11,788,230

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
NON-MAJOR PROPRIETARY FUNDS**

	Solid Waste Fund	Streetlight Fund	Non-Major Proprietary Funds
OPERATING REVENUES			
Charges for services	\$ 6,857,095	\$ 1,070,592	\$ 7,927,687
Other	-	5,091	5,091
Total operating revenues	6,857,095	1,075,683	7,932,778
OPERATING EXPENSES			
Wages and benefits	277,630	-	277,630
Administrative fees	559,362	-	559,362
Operations and maintenance	5,815,188	1,380,352	7,195,540
Total operating expenses	6,652,180	1,380,352	8,032,532
Operating income (loss)	204,915	(304,669)	(99,754)
NONOPERATING REVENUES (EXPENSES)			
Investment income	81,559	49,535	131,094
Equity in income of joint venture	1,105,175	-	1,105,175
Total nonoperating revenues (expenses)	1,186,734	49,535	1,236,269
Income (loss) before contributions and transfers	1,391,649	(255,134)	1,136,515
Transfers out	-	(62,550)	(62,550)
Change in net position	1,391,649	(317,684)	1,073,965
Total net position, beginning	9,574,695	1,139,570	10,714,265
Total net position, ending	\$ 10,966,344	\$ 821,886	\$ 11,788,230

STATEMENT OF CASH FLOWS
NON-MAJOR PROPRIETARY FUNDS

	Solid Waste Fund	Streetlight Fund	Non-Major Proprietary Funds
Cash flows from operating activities			
Receipts from customers and users	\$ 7,206,243	\$ 1,103,272	\$ 8,309,515
Payments to suppliers of goods and services	(5,932,497)	(1,383,045)	(7,315,542)
Payments to employees for services	(286,783)	-	(286,783)
Payment for interfund services	(559,362)	-	(559,362)
Net cash provided (used) by operating activities	427,601	(279,773)	147,828
Cash flows from noncapital financing activities			
Transfers to other funds	-	(62,550)	(62,550)
Net cash provided (used) by noncapital financing activities	-	(62,550)	(62,550)
Cash flows from investing activities			
Investment income	81,559	49,535	131,094
Net cash provided by investing activities	81,559	49,535	131,094
Net increase (decrease) in cash and cash equivalents	509,160	(292,788)	216,372
Cash and cash equivalents - beginning of year	1,383,787	1,058,225	2,442,012
Cash and cash equivalents - end of year	\$ 1,892,947	\$ 765,437	\$ 2,658,384
Operating income (loss)	\$ 204,915	\$ (304,669)	\$ (99,754)
(Increase) decrease in receivables	349,148	27,589	376,737
(Increase) decrease in payables	(117,014)	(2,693)	(119,707)
(Increase) decrease in liabilities	(9,448)	-	(9,448)
Net cash provided by operating activities	\$ 427,601	\$ (279,773)	\$ 147,828

STATISTICAL SECTION



For Fiscal Year Ended June 30, 2024



Councilmember Green (retired service member) stands at attention during the West Jordan Memorial Day Event

This section presents detailed information as a context for better understanding the government's overall financial health in conjunction with the financial statements, notes, and required supplementary information.

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess one of the City's most significant local revenue sources – sales tax and property tax.

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

SCHEDULE 1 - NET POSITION BY COMPONENT

Last Ten Fiscal Years

Accrual basis of accounting

(Amounts expressed in thousands)

Fiscal Year	Governmental Activities				Percentage of Total Net Position		
	Net investment in capital assets	Restricted	Unrestricted	Total	Net investment in capital assets	Restricted	Unrestricted
2015	\$ 259,058,234	\$ 20,911,236	\$ 22,568,244	\$ 302,537,714	85.6%	6.9%	7.5%
2016	269,723,910	18,571,046	15,756,710	304,051,666	88.7%	6.1%	5.2%
2017	267,165,192	43,553,297	14,999,012	325,717,501	82.0%	13.4%	4.6%
2018	289,376,266	30,654,737	10,699,113	330,730,116	87.5%	9.3%	3.2%
2019	294,646,335	21,247,090	25,972,521	341,865,946	86.2%	6.2%	7.6%
2020	311,650,755	22,525,824	26,611,922	360,788,501	86.4%	6.2%	7.4%
2021	328,913,599	26,193,208	46,709,803	401,816,610	81.9%	6.5%	11.6%
2022	329,856,795	27,439,216	81,443,489	438,739,500	75.2%	6.3%	18.6%
2023	343,354,313	32,432,461	88,578,404	464,365,178	73.9%	7.0%	19.1%
2024	369,246,798	36,018,069	87,393,371	492,658,238	74.9%	7.3%	17.7%

Fiscal Year	Business-type Activities				Percentage of Total Net Position		
	Net investment in capital assets	Restricted	Unrestricted	Total	Net investment in capital assets	Restricted	Unrestricted
2015	\$ 159,663,409	\$ 1,073,020	\$ 31,166,704	\$ 191,903,133	83.2%	0.6%	16.2%
2016	168,603,708	5,490,390	23,932,208	198,026,306	85.1%	2.8%	12.1%
2017	174,147,470	3,779,313	26,112,614	204,039,397	85.3%	1.9%	12.8%
2018	193,304,926	9,919,257	10,621,108	213,845,291	90.4%	4.6%	5.0%
2019	204,277,734	7,440,755	14,519,490	226,237,979	90.3%	3.3%	6.4%
2020	217,290,926	7,852,825	21,204,662	246,348,413	88.2%	3.2%	8.6%
2021	227,172,722	5,334,898	30,936,608	263,444,228	86.2%	2.0%	11.7%
2022	230,102,998	5,236,455	46,652,766	281,992,219	81.6%	1.9%	16.5%
2023	233,214,217	17,492,123	52,864,456	303,570,796	76.8%	5.8%	17.4%
2024	252,149,837	12,437,357	50,799,643	315,386,837	79.9%	3.9%	16.1%

Fiscal Year	Total Primary Government				Percentage of Total Net Position		
	Net investment in capital assets	Restricted	Unrestricted	Total	Net investment in capital assets	Restricted	Unrestricted
2015	\$ 418,721,643	\$ 21,984,256	\$ 53,734,948	\$ 494,440,847	84.7%	4.4%	10.9%
2016	438,327,618	24,061,436	39,688,918	502,077,972	87.3%	4.8%	7.9%
2017	441,312,662	47,332,610	41,111,626	529,756,898	83.3%	8.9%	7.8%
2018	482,681,192	40,573,994	21,320,221	544,575,407	88.6%	7.5%	3.9%
2019	498,924,069	28,687,845	40,492,011	568,103,925	87.8%	5.0%	7.1%
2020	528,941,681	30,378,649	47,816,584	607,136,914	87.1%	5.0%	7.9%
2021	556,086,321	31,528,106	77,646,411	665,260,838	83.6%	4.7%	11.7%
2022	559,959,793	32,675,671	128,096,255	720,731,719	77.7%	4.5%	17.8%
2023	576,568,530	49,924,584	141,442,860	767,935,974	75.1%	6.5%	18.4%
2024	621,396,635	48,455,426	138,193,014	808,045,075	76.9%	6.0%	17.1%

SCHEDULE 2 - CHANGE IN NET POSITION
Last Ten Fiscal Years

Accrual basis of accounting

Fiscal Year	2015	2016	2017	2018	2019
Expenses					
Governmental activities					
General government	\$7,929,819	\$8,594,338	\$8,223,556	\$8,439,151	\$9,868,197
Community development	2,955,072	2,890,182	3,570,638	4,164,418	4,383,739
Public safety	24,021,033	28,605,858	30,168,472	30,160,845	33,467,506
Highways and public improvements	14,002,468	16,189,593	13,781,430	22,290,768	17,792,366
Parks, recreation, and culture	4,055,172	4,238,244	5,560,894	5,540,635	6,347,331
Debt service - interest and fiscal charges	627,550	657,805	1,353,240	1,567,567	1,007,046
Total governmental expenses	53,591,114	61,176,020	62,658,230	72,163,384	72,866,185
Business-type activities					
Water	16,113,765	17,441,884	19,962,566	19,449,729	21,237,890
Sewer	7,997,176	8,019,906	8,046,401	9,094,867	9,689,704
Solid waste	4,070,686	4,138,162	4,440,314	4,289,067	4,514,868
Storm water	2,011,798	2,741,802	2,725,263	3,302,722	4,027,184
Streetlight	-	-	589,456	322,672	286,164
Total business-type activities expenses	30,193,425	32,341,754	35,764,000	36,459,057	39,755,810
Total primary government expenses	\$ 83,784,539	\$ 93,517,774	\$ 98,422,230	\$ 108,622,441	\$ 112,621,995
Program revenues					
Governmental activities					
Charges for services					
General government	\$ 2,122,238	\$ 2,445,318	\$ 2,167,320	\$ 2,009,414	\$ 3,004,810
Community development	2,340,831	2,729,430	3,496,111	3,452,628	3,602,433
Public safety	2,473,411	2,950,171	2,773,322	3,300,323	2,532,397
Highways & public improvements	1,258,748	1,078,120	847,858	565,974	1,448,613
Parks, recreation, and culture	255,239	236,072	255,371	324,090	2,015,165
Operating grants and contributions	3,991,215	4,228,434	4,469,189	4,557,199	6,160,722
Capital grants & contributions	3,114,390	5,176,082	23,998,270	12,322,861	13,746,334
Total governmental program revenues	15,556,072	18,843,627	38,007,441	26,532,489	32,510,475
Business-type activities					
Charges for services					
Water	16,113,765	16,077,931	17,260,761	18,848,855	23,551,811
Sewer	7,997,176	8,120,428	8,804,803	9,341,713	10,846,553
Solid waste	4,070,686	4,032,383	4,231,374	4,499,479	4,928,905
Storm water	2,011,798	2,173,073	2,966,459	3,138,873	4,975,069
Streetlight	-	-	727,432	708,973	717,867
Operating grants and contributions	3,185,887	2,353,563	16,747	60,800	-
Capital grants & contributions	2,617,774	4,027,761	7,121,524	9,235,168	6,561,000
Total business-type program revenues	35,997,086	36,785,139	41,129,100	45,833,861	51,581,205
Total primary government program revenues	\$ 51,553,158	\$ 55,628,766	\$ 79,136,541	\$ 72,366,350	\$ 84,091,680
Net (expense)/revenue					
Governmental activities	\$ (38,035,042)	\$ (42,332,393)	\$ (24,650,789)	\$ (45,630,895)	\$ (40,355,711)
Business-type activities	5,803,661	4,443,385	5,365,100	9,374,804	11,825,395
Total primary government net expense	\$ (32,231,381)	\$ (37,889,008)	\$ (19,285,689)	\$ (36,256,091)	\$ (28,530,316)
General revenues & other changes in net position					
Governmental activities					
Taxes					
Sales taxes	\$ 16,845,871	\$ 17,371,482	\$ 18,583,140	\$ 19,922,143	\$ 20,933,636
Property taxes	13,388,844	13,749,136	13,946,842	14,057,857	16,732,884
Tax increment	3,824,806	3,977,946	3,772,971	3,709,686	4,021,956
Franchise taxes	7,871,219	7,805,965	7,931,648	7,651,704	7,456,661
Investment income	198,997	294,968	514,856	815,631	1,454,030
Gain/(loss) on sale & disposal of assets	723,340	278,510	422,433	4,074,090	176,218
Miscellaneous	552,430	817,616	494,187	362,399	716,155
Transfers – net	(1,950,000)	50,000	(5,000)	50,000	-
Total governmental activities	41,455,507	44,345,623	45,661,077	50,643,510	51,491,540
Business-type activities					
Investment income	112,917	183,577	167,620	481,090	567,293
Gain/(loss) on sale & disposal of assets	-	-	275,371	-	-
Transfers – net	1,950,000	(50,000)	5,000	(50,000)	-
Total business-type activities	2,062,917	133,577	447,991	431,090	567,293
Total primary government	\$ 43,518,424	\$ 44,479,200	\$ 46,109,068	\$ 51,074,600	\$ 52,058,833
Change in net position					
Governmental activities	\$ 3,420,465	\$ 2,013,230	\$ 21,010,288	\$ 5,012,615	\$ 11,135,830
Business-type activities	7,866,578	4,576,962	5,813,091	9,805,894	12,392,688
Total primary government	\$ 11,287,043	\$ 6,590,192	\$ 26,823,379	\$ 14,818,509	\$ 23,528,518

From FY2015 to FY2017 the state auditor required E911 fees passed to VECC to be recorded as an expense and revenue for Public Safety.

SCHEDULE 2 - CHANGE IN NET POSITION (continued)
Last Ten Fiscal Years

Accrual basis of accounting

Fiscal Year	2020	2021	2022	2023	2024
Expenses					
Governmental activities					
General government	\$ 10,332,371	\$ 8,782,415	\$ 7,803,536	\$ 9,742,778	\$ 14,757,605
Community development	12,545,630	4,625,371	5,047,174	7,959,047	9,057,433
Public safety	33,837,711	31,211,599	31,277,858	37,650,295	41,809,694
Highways and public improvements	10,849,796	17,435,624	17,519,124	20,771,763	18,503,990
Parks, recreation, and culture	5,684,835	4,860,134	6,532,138	7,515,562	9,123,346
Debt service - interest and fiscal charges	1,269,110	1,125,599	1,003,851	927,315	911,017
Total governmental expenses	74,519,453	68,040,742	69,183,681	84,566,760	94,163,085
Business-type activities					
Water	22,152,872	23,069,940	19,959,645	23,846,337	24,890,679
Sewer	11,323,226	10,068,919	12,384,680	12,354,147	14,231,524
Solid waste	4,867,535	4,952,517	5,002,840	5,340,668	5,516,020
Storm water	3,949,958	4,908,997	4,441,550	4,453,078	4,806,383
Streetlight	429,043	1,060,406	837,703	797,831	1,380,352
Total business-type activities expenses	42,722,634	44,060,779	42,626,418	46,792,061	50,824,958
Total primary government expenses	\$ 117,242,087	\$ 112,101,521	\$ 111,810,099	\$ 131,358,821	\$ 144,988,043
Program revenues					
Governmental activities					
Charges for services					
General government	\$ 3,021,957	\$ 3,182,127	\$ 3,155,101	\$ 3,276,913	\$ 3,367,788
Community development	5,334,019	4,979,386	5,090,509	6,745,160	6,349,503
Public safety	2,442,839	2,606,504	3,172,553	2,856,514	2,806,388
Highways & public improvements	2,915,394	2,097,265	2,431,735	1,658,126	1,616,538
Parks, recreation, and culture	2,520,179	2,227,459	2,263,928	983,339	1,224,072
Operating grants and contributions	9,194,818	11,707,250	17,190,808	7,770,027	8,063,453
Capital grants & contributions	11,833,145	16,919,163	4,248,196	12,748,764	17,354,186
Total governmental program revenues	37,262,351	43,719,154	37,552,830	36,038,843	40,781,928
Business-type activities					
Charges for services					
Water	30,013,903	32,107,013	28,665,254	28,314,726	29,122,037
Sewer	12,828,156	13,968,797	14,817,053	14,796,457	15,253,878
Solid waste	5,414,094	5,834,646	6,259,928	6,545,585	6,857,095
Storm water	7,514,878	6,358,439	6,024,782	7,791,457	5,603,214
Streetlight	753,024	773,126	827,669	921,468	1,075,683
Operating grants and contributions	-	-	-	-	-
Capital grants & contributions	5,874,120	4,425,617	10,212,333	10,326,415	3,935,119
Total business-type program revenues	62,398,175	63,467,638	66,807,019	68,696,108	61,847,026
Total primary government program revenues	\$ 99,660,526	\$ 107,186,792	\$ 104,359,849	\$ 104,734,951	\$ 102,628,954
Net (expense)/revenue					
Governmental activities	\$ (37,257,102)	\$ (24,321,588)	\$ (31,630,851)	\$ (48,527,917)	\$ (53,381,157)
Business-type activities	19,675,541	19,406,859	24,180,601	21,904,047	11,022,068
Total primary government net expense	\$ (17,581,561)	\$ (4,914,729)	\$ (7,450,250)	\$ (26,623,870)	\$ (42,359,089)
General revenues & other changes in net position					
Governmental activities					
Taxes					
Sales taxes	\$ 24,666,933	\$ 29,007,979	\$ 32,787,737	\$ 33,600,667	\$ 33,991,463
Property taxes	17,458,532	18,091,686	19,339,445	20,532,986	22,561,975
Tax increment	4,262,252	4,335,581	4,154,654	3,750,574	3,566,438
Franchise taxes	7,382,471	7,553,010	8,175,138	9,386,413	9,762,940
Investment income	1,012,280	335,019	423,299	3,789,082	6,698,798
Gain/(loss) on sale & disposal of assets	25,617	88,377	8,733	24,233	2,859,128
Miscellaneous	1,371,572	293,231	886,476	730,975	1,092,772
Transfers – net	-	2,467,651	2,574,386	2,338,665	586,300
Total governmental activities	56,179,657	62,172,534	68,349,868	74,153,595	81,119,814
Business-type activities					
Investment income	421,093	140,956	201,757	2,013,195	2,849,799
Gain/(loss) on sale & disposal of assets	13,800	-	-	-	-
Transfers – net	-	(2,467,651)	(2,574,386)	(2,338,665)	(2,386,300)
Total business-type activities	434,893	(2,326,695)	(2,372,629)	(325,470)	463,499
Total primary government	\$ 56,614,550	\$ 59,845,839	\$ 65,977,239	\$ 73,828,125	\$ 81,583,313
Change in net position					
Governmental activities	\$ 18,922,555	\$ 37,850,946	\$ 36,719,017	\$ 25,625,678	\$ 27,738,657
Business-type activities	20,110,434	17,080,164	21,807,972	21,578,577	11,485,567
Total primary government	\$ 39,032,989	\$ 54,931,110	\$ 58,526,989	\$ 47,204,255	\$ 39,224,224

SCHEDULE 3 - FUND BALANCE, GOVERNMENTAL FUNDS

Last Ten Fiscal Years

Accrual basis of accounting

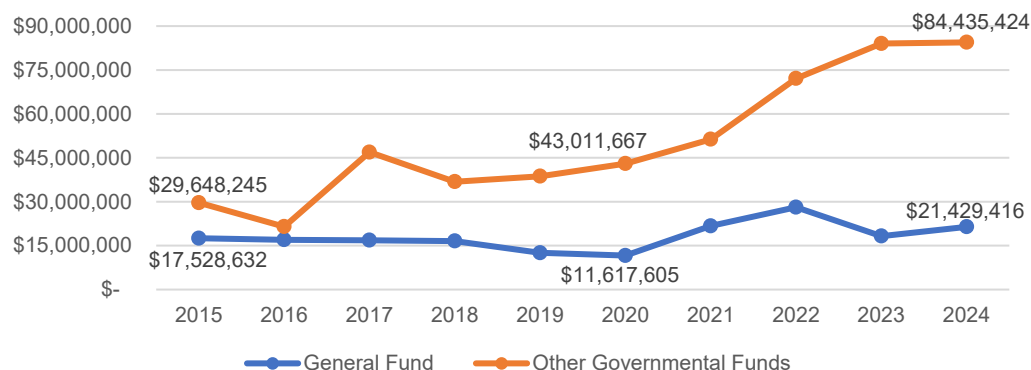
(Amounts expressed in thousands)

General Fund					
Fiscal year	Non-spendable	Restricted	Assigned	Unassigned	Total
2015	\$ 163,491	\$ 5,232,878	\$ 769,975	\$ 11,362,288	\$ 17,528,632
2016	167,409	6,502,179	892,983	9,424,742	16,987,313
2017	56,792	6,041,936	46,728	10,692,587	16,838,043
2018	109,358	4,950,881	148,124	11,345,241	16,553,604
2019	482,135	-	-	12,053,120	12,535,255
2020	-	6,045	-	11,611,560	11,617,605
2021	800,229	4,198	-	20,927,818	21,732,245
2022	158,255	254,306	-	27,701,651	28,114,212
2023	214,485	51,429	-	17,990,716	18,256,630
2024	128,153	12,993	-	21,288,270	21,429,416

Other Governmental Funds					
Fiscal year	Non-spendable	Restricted	Assigned	Unassigned	Total
2015	\$ -	\$ 15,678,358	\$ 13,969,887	\$ -	\$ 29,648,245
2016	-	12,068,867	9,651,575	(245,393)	21,475,049
2017	689,081	37,511,361	10,068,913	(1,344,406)	46,924,949
2018	653,163	23,796,609	18,386,258	(6,005,822)	36,830,208
2019	644,116	20,812,187	22,115,493	(4,863,590)	38,708,206
2020	-	21,893,374	21,118,293	-	43,011,667
2021	1,077,841	26,111,852	24,210,539	(90,065)	51,310,167
2022	7,702,561	26,715,032	37,681,268	-	72,098,861
2023	359,884	26,640,999	57,024,481	-	84,025,364
2024	562,007	20,470,439	63,402,978	-	84,435,424

Total Governmental Funds					
Fiscal year	Non-spendable	Restricted	Assigned	Unassigned	Total
2015	\$ 163,491	\$ 20,911,236	\$ 14,739,862	\$ 11,362,288	\$ 47,176,877
2016	167,409	18,571,046	10,544,558	9,179,349	38,462,362
2017	745,873	43,553,297	10,115,641	9,348,181	63,762,992
2018	762,521	28,747,490	18,534,382	5,339,419	53,383,812
2019	1,126,251	20,812,187	22,115,493	7,189,530	51,243,461
2020	-	21,899,419	21,118,293	11,611,560	54,629,272
2021	1,878,070	26,116,050	24,210,539	20,837,753	73,042,412
2022	7,860,816	26,969,338	37,681,268	27,701,651	100,213,073
2023	574,369	26,692,428	57,024,481	17,990,716	102,281,994
2024	690,160	20,483,432	63,402,978	21,288,270	105,864,840

Fund Balances of Governmental Funds





West Jordan City Hall

SCHEDULE 4 – CHANGES IN FUND BALANCE, GOVERNMENTAL FUNDS
Last Ten Fiscal Years

Accrual basis of accounting

	2015	2016	2017	2018	2019
Revenues					
Taxes & special assessments	\$ 41,930,740	\$ 43,077,434	\$ 44,242,121	\$ 45,353,803	\$ 49,145,137
Impact fees	2,641,465	2,685,500	3,478,997	4,916,526	3,206,853
Licenses & permits	2,392,798	2,762,043	2,796,975	2,887,986	2,725,046
Intergovernmental	4,904,124	5,589,575	6,089,224	5,817,623	9,444,754
Charges for services	4,623,638	4,882,395	3,148,236	3,664,191	5,593,977
Fines & forfeitures	1,481,938	1,366,330	1,283,137	1,162,744	1,142,819
Miscellaneous	98,876	237,737	820,659	826,890	716,159
Investment Income	204,022	307,477	611,590	948,768	1,454,030
Total revenues	58,277,601	60,908,491	62,470,939	65,578,531	73,428,775
Expenditures					
General government	8,489,415	9,086,241	7,789,359	8,207,792	9,199,390
Community development	3,095,117	2,714,401	3,523,369	4,120,046	4,689,327
Public safety	26,154,249	28,396,602	28,671,069	29,752,926	31,775,271
Highways & public improvements	16,174,565	17,536,888	16,135,273	44,428,942	20,463,336
Parks, recreation and culture	4,047,733	7,592,827	5,109,290	5,162,996	4,894,030
Debt service					
Principal	2,656,543	3,217,890	2,738,356	2,424,030	3,230,000
Interest	549,982	583,431	1,079,496	1,579,321	1,494,372
Total expenditures	61,167,604	69,128,280	65,046,212	95,676,053	75,745,726
Excess of revenues over (under) expenditures	(2,890,003)	(8,219,789)	(2,575,273)	(30,097,522)	(2,316,951)
Other financing sources (uses)					
Issuance of debt	6,665,009	-	27,275,356	-	-
Sales of capital assets	164,500	4,552	-	19,718,342	176,600
Transfers in	11,587,254	3,032,210	4,784,115	11,548,499	8,402,251
Transfers out	(13,587,254)	(3,032,210)	(4,839,115)	(11,548,499)	(8,402,251)
Total other financing sources (uses)	4,829,509	4,552	27,220,356	19,718,342	176,600
Net change in fund balances	\$ 1,939,506	\$ (8,215,237)	\$ 24,645,083	\$ (10,379,180)	\$ (2,140,351)
Capital outlay (net)	1,774,216	8,406,684	1,315,946	24,699,916	10,728,026
Debt service as a % of noncapital expenditures	5.40%	6.26%	5.99%	5.64%	7.27%

SCHEDULE 4 – CHANGES IN FUND BALANCE, GOVERNMENTAL FUNDS (continued)
Last Ten Fiscal Years

Accrual basis of accounting

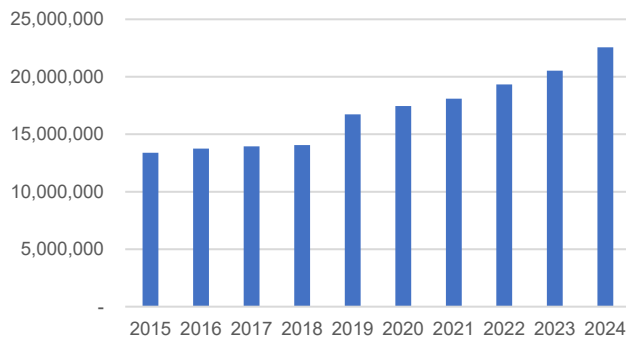
	2020	2021	2022	2023	2024
Revenues					
Taxes & special assessments	\$ 53,770,188	\$ 58,988,256	\$ 64,456,974	\$ 67,270,640	\$ 69,887,113
Impact fees	5,555,909	4,147,201	4,394,927	2,175,662	2,483,910
Licenses & permits	4,158,614	4,031,943	4,390,438	5,462,717	5,244,479
Intergovernmental	11,274,580	14,139,245	18,038,339	14,344,303	12,856,329
Charges for services	5,519,811	5,531,558	6,270,559	6,690,012	6,603,007
Fines & forfeitures	1,157,408	1,122,547	999,929	1,100,995	1,135,059
Miscellaneous	1,371,576	293,231	886,476	730,975	894,680
Investment Income	1,012,280	335,019	423,299	3,789,082	6,698,798
Total revenues	83,820,366	88,589,000	99,860,941	101,564,386	105,803,375
Expenditures					
General government	10,778,386	9,459,097	9,084,218	11,100,417	7,477,459
Community development	12,210,558	4,789,932	5,530,282	8,288,879	9,354,902
Public safety	32,770,619	32,366,868	35,018,579	39,947,474	45,927,695
Highways & public improvements	15,531,056	11,916,459	13,424,488	29,878,192	29,135,927
Parks, recreation and culture	6,604,612	7,141,049	8,409,363	7,557,644	11,894,647
Debt service					
Principal	5,600,000	5,605,000	2,611,000	3,980,000	1,965,000
Interest	1,470,986	1,359,061	1,195,469	1,105,757	1,062,109
Total expenditures	84,966,217	72,637,466	75,273,399	101,858,363	106,817,739
Excess of revenues over (under) expenditures	(1,145,851)	15,951,534	24,587,542	(293,977)	(1,014,364)
Other financing sources (uses)					
Issuance of debt					
Sales of capital assets	4,500,000	-	-	-	-
Transfers in	25,617	-	8,733	24,233	2,210,909
Transfers out	7,797,216	7,290,338	19,976,696	17,735,297	10,428,306
Total other financing sources (uses)	(7,797,216)	(4,822,687)	(17,402,310)	(15,396,632)	(8,042,006)
Net change in fund balances	\$ 4,525,617	\$ 2,467,651	\$ 2,583,119	\$ 2,362,898	\$ 4,597,209
Capital outlay (net)	12,793,403	8,752,942	(1,263,538)	12,540,345	17,784,681
Debt service as a % of noncapital expenditures	9.80%	10.90%	4.97%	5.69%	3.40%

SCHEDULE 5 - GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
Last Ten Fiscal Years

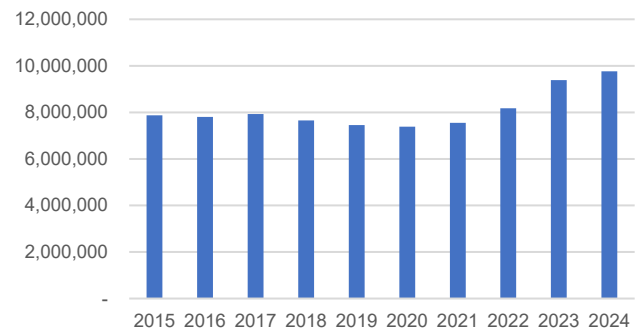
Accrual basis of accounting

Fiscal Year	Property Tax	Fees-in-lieu of property tax	Tax Increment	Sales Tax	Franchise Tax	Total
2015	\$ 12,378,578	\$ 1,010,266	\$ 3,824,806	\$ 16,845,871	\$ 7,871,219	\$ 41,930,740
2016	12,735,526	1,012,652	4,136,309	17,371,482	7,805,966	43,061,935
2017	12,912,284	1,033,792	3,780,491	18,583,140	7,931,649	44,241,356
2018	13,008,717	1,048,335	3,722,099	19,922,143	7,651,704	45,352,998
2019	15,523,672	1,209,212	4,021,956	20,933,636	7,456,661	49,145,137
2020	16,324,555	1,133,977	4,262,252	24,666,933	7,382,471	53,770,188
2021	16,975,566	1,116,120	4,335,581	29,007,979	7,553,010	58,988,256
2022	18,199,928	1,139,517	4,154,654	32,787,737	8,175,138	64,456,974
2023	19,485,881	1,047,105	3,750,574	33,600,667	9,386,413	67,270,640
2024	21,490,229	1,071,746	3,566,438	33,991,463	9,767,237	69,887,113

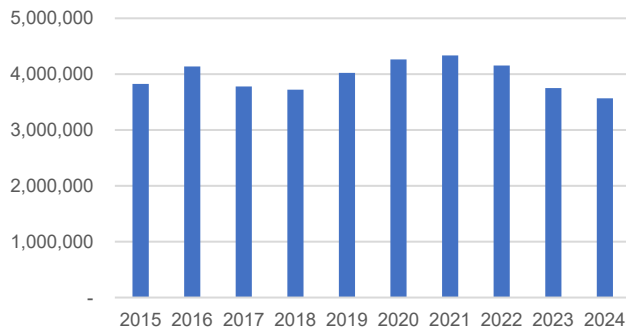
Property Tax & Fee-in-lieu



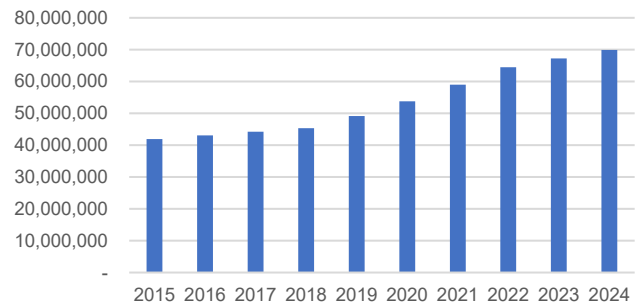
Franchise Tax



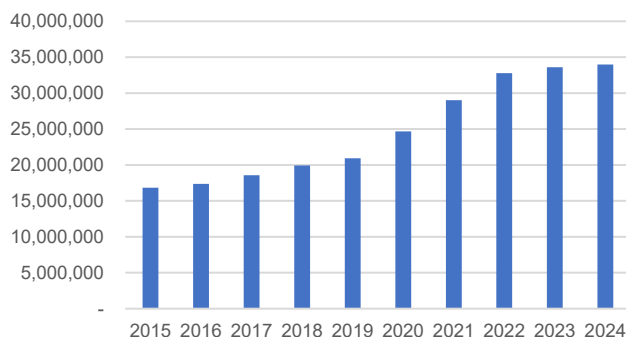
Tax Increment



*Total Tax Revenues
Governmental Activities*



*Sales Tax**



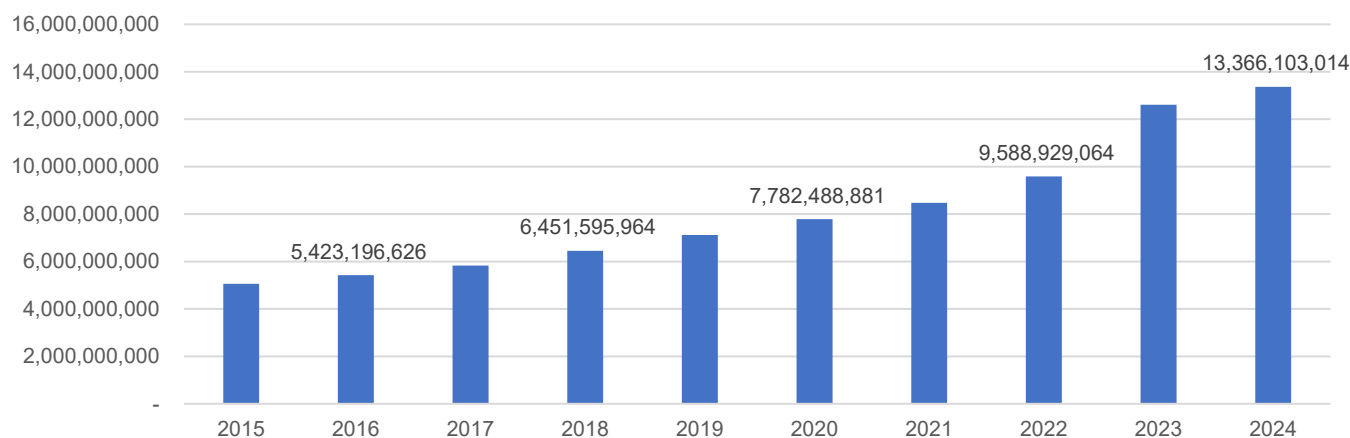
SCHEDULE 6 - ASSESSED VALUE AND ESTIMATED ACCRUAL VALUE OF TAXABLE PROPERTY
Last Ten Fiscal Years

Fiscal Year	Primary Residential Property	Other Property	Less: Adjustments	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Value	Assessed Value as a Percentage of Actual Value
2015	\$ 3,048,600,250	\$ 2,075,413,401	\$ (62,854,709)	5,061,158,942	0.002368	7,618,322,946	66.43%
2016	3,361,903,767	2,191,420,614	(130,127,755)	5,423,196,626	0.002251	8,303,972,918	65.31%
2017	3,595,378,140	2,345,525,635	(109,931,962)	5,830,971,813	0.002139	8,882,576,799	65.65%
2018	3,857,227,834	2,451,495,056	142,873,074	6,451,595,964	0.001975	9,464,636,572	68.17%
2019	4,333,004,243	2,603,320,833	182,577,025	7,118,902,101	0.002132	10,481,510,366	67.92%
2020	4,815,118,214	2,825,449,487	141,921,180	7,782,488,881	0.001999	11,580,209,876	67.21%
2021	5,367,101,206	3,015,850,501	92,394,248	8,475,345,955	0.001899	12,774,216,330	66.35%
2022	5,744,709,074	3,392,301,574	451,918,416	9,588,929,064	0.001788	13,837,227,163	69.30%
2023	6,541,855,958	3,918,355,933	2,149,125,113	12,609,337,004	0.001476	15,812,639,493	79.74%
2024	8,723,447,102	4,746,198,677	(103,542,765)	13,366,103,014	0.001499	20,607,011,590	64.86%

Note: All property in Salt Lake County is assessed annually. All real property is assessed at its fair market value with a 45% reduction in fair market value allowed for primary residential property. Tax rates are per \$1,000 of assessed value. Business personal property is self-assessed annually and is not included above.

Source: Utah State Tax Commission – Property Tax Division (www.taxrates.utah.gov)

Total Taxable Assessed Value



SCHEDULE 7 – PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Fiscal Years

Fiscal Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2015	\$ 11,993,512	\$ 12,919,871	107.72%	\$ 228,371	\$ 13,148,242	109.63%
2016	12,215,009	12,459,849	102.00%	199,222	12,659,071	103.64%
2017	12,480,066	12,635,099	101.24%	186,515	12,821,614	102.74%
2018	12,749,435	12,802,407	100.42%	158,814	12,961,221	101.66%
2019	15,185,183	15,311,700	100.83%	97,863	15,409,563	101.48%
2020	15,564,849	16,111,950	103.51%	185,291	16,297,241	104.71%
2021	16,102,690	16,692,561	103.66%	285,774	16,978,335	105.44%
2022	17,158,829	17,041,654	99.32%	182,373	17,224,027	100.38%
2023	18,627,622	18,246,735	97.96%	377,217	18,623,952	99.98%
2024	20,047,993	21,182,542	105.66%	191,438	21,373,980	106.61%

Note: Property tax collections may be higher than the amount levied and budgeted due to new growth and the collection of personal property tax.

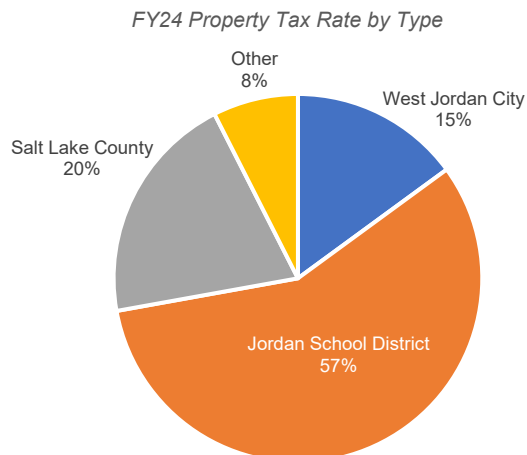
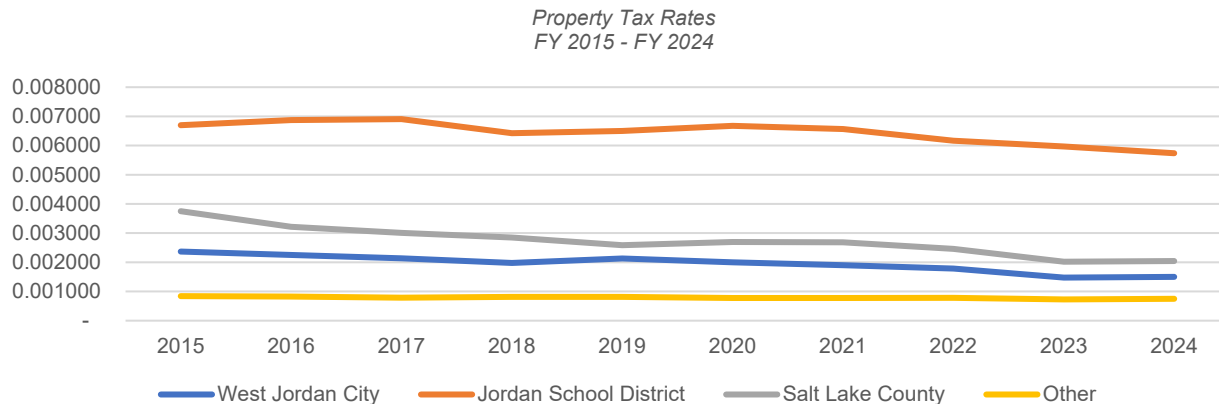
Source: Salt Lake County Treasurer

SCHEDULE 8 – DIRECT AND OVERLAPPING PROPERTY TAX RATES Last Ten Fiscal Years

Fiscal Year	Direct City Rates			Overlapping Rates			
	Operations	Debt Service	Total City Direct Rate	Jordan School District	Salt Lake County	Other	Total
2015	0.002218	0.000150	0.002368	0.006700	0.003751	0.000841	0.013660
2016	0.002111	0.000140	0.002251	0.006872	0.003214	0.000824	0.013161
2017	0.002009	0.000130	0.002139	0.006906	0.003010	0.000790	0.012845
2018	0.001857	0.000118	0.001975	0.006424	0.002850	0.000817	0.012066
2019	0.002025	0.000107	0.002132	0.006501	0.002584	0.000815	0.012032
2020	0.001901	0.000098	0.001999	0.006676	0.002694	0.000797	0.012166
2021	0.001809	0.000090	0.001899	0.006567	0.002685	0.000779	0.011930
2022	0.001709	0.000079	0.001788	0.006168	0.002459	0.000781	0.011196
2023	0.001416	0.000060	0.001476	0.005968	0.002020	0.000728	0.010192
2024	0.001443	0.000056	0.001499	0.005737	0.002041	0.000750	0.010027

Notes: Overlapping rates are those of other governments and agencies that apply to property within the City.
Tax rates are per dollar of assessed value. The City's certified property tax rate may be increased only by a majority vote of the City Council after holding one or more truth-in-taxation public hearings.

Source: Utah State Tax Commission



SCHEDULE 9 – PRINCIPAL PROPERTY TAXPAYERS
Last Ten Fiscal Years

Taxpayer	Type	2024			2015		
		Taxable Value	Rank	Percentage of Total Taxable Value	Taxable Value	Rank	Percentage of Total Taxable Value
Aligned Energy Data Centers	Data center	\$ 315,897,400	1	2.4%	\$ -	NEW	
JL FB Investors LLC ^{1, 2}	Retail center	238,095,600	2	1.8%	141,897,100	1,7	2.8%
VAST SLC Campus, LLC / Novva SLC	Data center	192,690,700	3	1.4%		NEW	
Lonestar SLC I, LLC	Industrial	176,359,200	4	1.3%		NEW	
111 Commerce Center 1 (Boyer)	Industrial	116,884,700	5	0.9%		NEW	
Oracle America Inc	Data center	91,918,500	6	0.7%	36,388,800	5	0.7%
MPT of West Jordan-Steward Property, LLC ¹	Hospital	91,261,200	7	0.7%	39,315,500	3	0.8%
Eastgate at Greyhawk LLC	Multi-family	89,886,885	8	0.7%		NEW	
The Boeing Company	Industrial	88,405,000	9	0.7%	46,044,100	2	0.9%
Sysco Intermountain Food Services Inc	Manufacturing	87,703,100	10	0.7%		NEW	
Serengeti Springs LTD (Triton Investments)	Multi-family	76,188,634	11	0.6%	19,860,852	9	0.4%
Willowcove International LLC	Multi-family	73,051,000	13	0.5%	33,026,125	6	0.7%
Mountain America Credit Union	Commercial	59,999,800	18	0.4%	37,633,700	4	0.7%
Broadmoor Village LLC	Multi-family	46,009,430	31	0.3%	19,414,945	10	0.4%
JTPS West Jordan, LLC ¹	Multi-family	39,857,730	41	0.3%	20,310,950	8	0.4%
		<u>\$ 1,784,208,879</u>		<u>13.3%</u>	<u>\$ 393,892,072</u>		<u>7.8%</u>
Total Actual Real Taxable Value		13,366,103,014			5,061,158,942		

Note: ¹ Current taxpayer listed, 2014 comparison based on exact same property but different taxpayer.

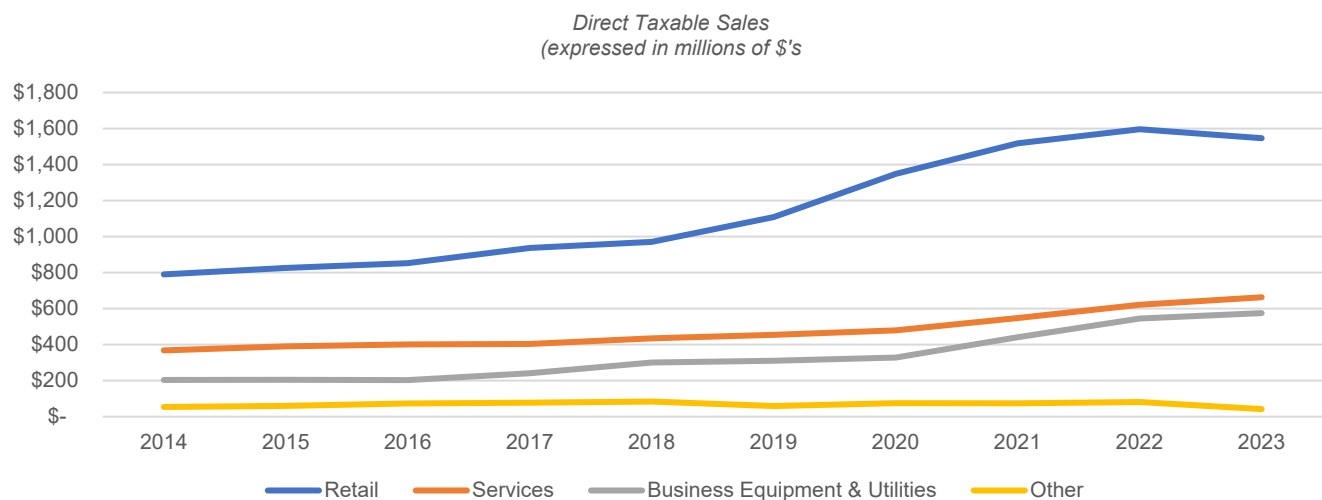
² 2024 combines properties of this taxpayer listed under separate names; previous separate rankings for 2014 were #1 and #7.

Source: Salt Lake County Assessor's Office, West Jordan GIS system

SCHEDULE 10 - DIRECT TAXABLE SALES BY CATEGORY
Last Ten Calendar Years

Calendar Year	Retail	Services	Business Equipment & Utilities	Other	Total	City Direct Sales Tax Rate
2014	\$ 789,609,154	\$ 367,672,604	\$ 204,421,596	\$ 53,965,617	\$ 1,415,668,971	1.00%
2015	826,025,346	390,211,536	205,074,080	59,512,570	1,480,823,532	1.00%
2016	851,709,139	400,680,330	202,872,948	73,223,845	1,528,486,262	1.00%
2017	937,150,637	403,755,345	241,144,821	78,179,700	1,660,230,503	1.00%
2018	971,183,292	434,554,528	300,676,126	84,475,116	1,790,889,062	1.00%
2019	1,107,997,053	454,207,573	309,779,646	59,163,612	1,931,147,884	1.00%
2020	1,347,858,780	479,436,197	327,655,676	75,469,628	2,230,420,281	1.00%
2021	1,518,425,853	548,194,985	441,294,853	74,103,723	2,582,019,414	1.00%
2022	1,595,675,038	621,343,350	544,974,000	80,612,030	2,842,604,418	1.00%
2023	1,545,744,861	662,947,837	574,901,836	42,326,459	2,825,920,993	1.00%

Source: Utah State Tax Commission



SCHEDULE 11 – DIRECT AND OVERLAPPING SALES TAX RATES
Last Ten Fiscal Years

Fiscal Year	City Direct Rate	Overlapping Rates				Total
		State of Utah	Salt Lake County	Mass Transit	Botanical, Cultural, Zoo	
2015	1.00%	4.70%	0.50%	0.55%	0.10%	6.85%
2016	1.00%	4.70%	0.50%	0.55%	0.10%	6.85%
2017	1.00%	4.70%	0.50%	0.55%	0.10%	6.85%
2018	1.00%	4.70%	0.75%	0.55%	0.10%	7.10%
2019	1.00%	4.85%	0.75%	0.55%	0.10%	7.25%
2020	1.00%	4.85%	0.75%	0.55%	0.10%	7.25%
2021	1.00%	4.85%	0.75%	0.55%	0.10%	7.25%
2022	1.00%	4.85%	0.75%	0.55%	0.10%	7.25%
2023	1.00%	4.85%	0.75%	0.55%	0.10%	7.25%
2024	1.00%	4.85%	0.75%	0.55%	0.10%	7.25%

Note: Overlapping rates are those of other governments and agencies that apply to taxable sales within the City. Of the total sales taxes assessed by municipalities within the state, 50% is distributed based on point-of-sale and 50% is pooled and distributed based on population.

Source: Utah State Tax Commission

SCHEDULE 12 – PRINCIPAL SALES TAXPAYERS
Last Ten Fiscal Years

Taxpayer	2024			2015		
	Sales Tax ¹	Rank	Percentage of Total Sales Tax	Sales Tax ¹	Rank	Percentage of Total Sales Tax
Smith's Food and Drug (Kroger)	N/A	1	N/A	N/A	1	N/A
Amazon	N/A	2	N/A	N/A		N/A
Wal-Mart	N/A	3	N/A	N/A	2	N/A
Sam's Club	N/A	4	N/A	N/A	4	N/A
Home Depot	N/A	5	N/A	N/A	6	N/A
Sysco Intermountain	N/A	6	N/A	N/A	9	N/A
Rocky Mountain Power / Utah Power & Light	N/A	7	N/A	N/A	3	N/A
Builders FirstSource / BMC West ²	N/A	8	N/A	N/A	7	N/A
Oracle America Inc	N/A	9	N/A	N/A		N/A
LKL Associates Inc	N/A	10	N/A	N/A		N/A
Lowes	N/A	14	N/A	N/A	8	N/A
Target	N/A	15	N/A	N/A	5	N/A
Stock Building Supply	N/A		N/A	N/A	10	N/A
Total	<u>\$ 10,139,569</u>		<u>29.83%</u>	<u>\$ 4,829,047</u>		<u>28.67%</u>
Total sales tax revenue	\$ 33,991,463			\$ 16,845,871		

¹ Sales tax information is considered proprietary and cannot be shown by individual payer.

² Builders FirstSource and BMC combined in 2021 under the name Builders FirstSource. The BMC ranking for 2014 was #8.

N/A = Not applicable

Source: Utah State Tax Commission

SCHEDULE 13 – RATIO OF OUTSTANDING DEBT BY TYPE
Last Ten Fiscal Years

Fiscal Year	Governmental Activities				
	General Obligation Bonds	Revenue Bonds	Unamortized Premiums (Discounts)	Leases Payable	Subscriptions Payable
2015	\$ 6,665,000	\$ 15,283,000	\$ (31,825)	\$ 2,239,565	\$ 725,000
2016	6,045,000	12,888,000	(25,556)	2,769,019	590,000
2017	5,420,000	35,926,000	2,234,678	2,070,123	450,000
2018	4,785,000	34,316,000	2,140,286	4,551,005	305,000
2019	4,140,000	31,881,000	1,648,843	3,850,018	155,000
2020	3,485,000	29,341,000	1,417,203	3,546,681	2,250,000
2021	2,815,000	26,656,000	1,202,795	2,495,318	-
2022	2,135,000	24,725,000	1,004,619	2,337,218	-
2023	1,440,000	21,440,000	827,846	1,599,597	1,744,972
2024	730,000	20,185,000	671,484	1,102,259	1,826,837

Fiscal Year	Business-type Activities	
	Revenue Bonds	Unamortized Premiums (Discounts)
2015	\$ 5,730,000	\$ -
2016	11,590,000	-
2017	10,330,000	-
2018	18,110,000	-
2019	15,855,000	-
2020	13,555,000	-
2021	10,705,000	1,210,138
2022	9,355,000	968,226
2023	7,970,000	752,037
2024	6,540,000	562,284

Fiscal Year	Total Primary Government						Percentage of Personal Income	Per Capita
	General Obligation Bonds	Revenue Bonds	Unamortized Premiums (Discounts)	Leases Payable	Subscriptions Payable	Contracts Payable		
2015	\$6,665,000	\$21,013,000	\$(31,825)	\$2,239,565	\$-	\$725,000	0.64%	\$278
2016	6,045,000	24,478,000	(25,556)	2,769,019	-	590,000	0.65%	304
2017	5,420,000	46,256,000	2,234,678	2,070,123	-	450,000	1.04%	496
2018	4,785,000	52,426,000	2,140,286	4,551,005	-	305,000	1.14%	564
2019	4,140,000	47,736,000	1,648,843	3,850,018	-	155,000	0.96%	496
2020	3,485,000	42,896,000	1,417,203	3,546,681	-	2,250,000	0.87%	460
2021	2,815,000	37,361,000	2,412,933	2,495,318	-	-	0.67%	385
2022	2,135,000	34,080,000	1,972,845	2,337,218	-	-	0.53%	346
2023	1,440,000	29,410,000	1,579,883	1,599,597	1,744,972	-	0.45%	304
2024	730,000	26,725,000	1,233,768	1,102,259	1,826,837	-	0.37%	268

¹ See Schedule 19 for personal income and population

**SCHEDULE 14 – RATIO OF GENERAL BONDED DEBT OUTSTANDING
 Last Ten Fiscal Years**

Fiscal Year	General Obligation Bonds	Taxable Value of Property	Percentage of Actual Taxable Value of Property	Population	Per capita
2015	\$ 6,665,000	\$ 5,061,158,942	0.13%	110,171	\$ 60
2016	6,045,000	5,423,196,626	0.11%	111,273	54
2017	5,420,000	5,830,971,813	0.09%	113,699	48
2018	4,785,000	6,451,595,964	0.07%	113,921	42
2019	4,140,000	7,118,902,101	0.06%	116,046	36
2020	3,485,000	7,782,488,881	0.04%	116,480	30
2021	2,815,000	8,475,345,955	0.03%	116,963	24
2022	2,135,000	9,588,929,064	0.02%	117,255	18
2023	1,440,000	12,609,337,004	0.01%	117,549	12
2024	730,000	13,366,103,014	0.01%	117,842	6

SCHEDULE 15 – DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
Last Ten Fiscal Years

Governmental Unit Taxing Entity	2023 Taxable Value	West Jordan City's Portion of Taxable Value	City's Percentage	Debt Outstanding	City's Portion of Overlapping Debt
Overlapping:					
Salt Lake County General Obligation Debt ¹	\$ 189,148,308,319	\$ 13,366,103,014	7.1%	\$ 106,725,954	\$ 7,541,754
Central Utah Water Conservancy District ²	170,596,519,149	13,366,103,014	7.8%	138,821,472	10,876,553
Jordan School District ³	43,842,313,885	13,366,103,014	30.5%	166,397,000	50,729,062
Total overlapping debt					<u>\$ 69,147,369</u>
Direct:					
General Obligation Bonds					730,000
Revenue bonds					20,185,000
Unamortized premiums (discounts)					671,484
Leases					1,102,259
Subscription-based agreements					1,827,837
Total direct debt					<u>24,515,580</u>
Total direct and overlapping debt					<u>\$ 93,662,949</u>

Notes: Overlapping governments are those that coincide, at least in part with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the taxpayers of the City. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the taxpayers should be taken into consideration.

For debt repaid with property taxes the percentage of overlapping debt applicable to the City of West Jordan was estimated using taxable assessed property within the City divided by the taxable assessed value of the taxing entity as disclosed in the sourcing document.

The State of Utah's general obligation debt is not included in overlapping debt because the State currently levies no property tax for payment of its general obligation bonds.

Source: ¹ Salt Lake County Annual Comprehensive Financial Report for year ended June 30, 2023
² Central Utah Water Conservancy District Annual Financial Report for year ended June 30, 2023
³ Jordan School District Annual Financial Report for year ended June 30, 2023

SCHEDULE 16 – LEGAL DEBT MARGIN
Last Ten Fiscal Years

	2015	2016	2017	2018	2019
Debt limit					
General (4% Fair Cash Value)	\$ 304,732,918	\$ 332,158,917	\$ 355,303,072	\$ 378,585,463	\$ 419,260,415
Water and Sewer (4% Fair Cash Value)	304,732,918	332,158,917	355,303,072	378,585,463	419,260,415
Total 8% Debt Limit	609,465,836	664,317,833	710,606,144	757,170,926	838,520,829
Total Net Debt Applicable to Limit	6,665,000	6,045,000	5,420,000	4,785,000	4,140,000
Legal Debt Margin	\$ 602,800,836	\$ 658,272,833	\$ 705,186,144	\$ 752,385,926	\$ 834,380,829
Total net debt applicable to the limit as a percentage of debt limit	1.09%	0.91%	0.76%	0.63%	0.49%
	2020	2021	2022	2023	2024
Debt limit					
General (4% Fair Cash Value)	\$ 463,208,395	\$ 510,968,653	\$ 515,146,917	\$ 588,039,620	\$ 775,400,902
Water and Sewer (4% Fair Cash Value)	463,208,395	510,968,653	515,146,917	588,039,620	775,400,902
Total 8% Debt Limit	926,416,790	1,021,937,306	1,030,293,834	1,176,079,240	1,550,801,804
Total Net Debt Applicable to Limit	3,485,000	2,815,000	2,135,000	1,440,000	730,000
Legal Debt Margin	\$ 922,931,790	\$ 1,019,122,306	\$ 1,028,158,834	\$ 1,174,639,240	\$ 1,550,071,804
Total net debt applicable to the limit as a percentage of debt limit	0.38%	0.28%	0.21%	0.12%	0.05%

SCHEDULE 17 – PLEDGED REVENUE COVERAGE, GOVERNMENTAL ACTIVITIES
Last Ten Fiscal Years

Sales Tax Revenue Bonds				
Fiscal Year	Sales Tax Revenue	Debt Service		Coverage
		Principal	Interest	
2015	16,845,871	310,000	72,822	44.00
2016	17,371,482	905,000	193,546	15.81
2017	18,583,140	920,000	174,154	16.98
2018	19,922,143	945,000	140,716	18.35
2019	20,933,636	960,000	125,561	19.28
2020	24,666,933	980,000	106,100	22.71
2021	29,007,979	1,005,000	86,178	26.58
2022	32,787,737	1,030,000	65,747	29.92
2023	33,600,667	2,440,000	21,407	13.65
2024	33,991,463	370,000	4,237	90.83

Tax Increment				
Fiscal Year	Tax Increment Revenue	Debt Service		Coverage
		Principal	Interest	
2015	3,824,806	655,000	135,103	4.84
2016	4,136,309	650,000	100,388	5.51
2017	3,780,491	700,000	65,938	4.94
2018	3,722,099	665,000	146,030	4.59
2019	4,021,956	755,000	114,410	4.63
2020	4,262,252	815,000	80,812	4.76
2021	4,335,581	905,000	44,544	4.57
2022	4,154,654	96,000	4,272	41.43
2023	3,750,574	-	-	N/A
2024	3,566,438	-	-	N/A

HUD Contract				
Fiscal Year	Community Development Block Grant Revenue	Debt Service		Coverage
		Principal	Interest	
2015	500,955	130,000	21,879	3.30
2016	455,691	135,000	19,224	2.95
2017	684,322	140,000	15,877	4.39
2018	553,442	145,000	11,905	3.53
2019	496,699	150,000	7,455	3.15
2020	554,676	155,000	2,557	3.52
2021	394,948	-	-	N/A
2022	828,250	-	-	N/A
2023	846,122	-	-	N/A
2024	758,393	-	-	N/A

Note: Details regarding the City's outstanding debt can be found in Note 13 of the Notes to the Financial Statements.

SCHEDULE 18 – PLEDGED REVENUE COVERAGE, BUSINESS-TYPE ACTIVITIES
Last Ten Fiscal Years

Water Revenue Bonds						
Fiscal Year	Utility Revenues ¹	Less Utility Expenses ²	Total Available Revenue	Debt Service		Coverage
				Principal	Interest	
2015	\$ 16,965,634	\$ 13,657,873	\$ 3,307,761	\$ 650,000	\$ 140,542	4.18
2016	16,955,828	14,965,284	1,990,544	665,000	126,060	2.52
2017	18,291,855	17,402,966	888,889	675,000	111,430	1.13
2018	20,800,973	16,650,766	4,150,207	1,635,000	279,536	2.17
2019	23,787,446	18,375,750	5,411,696	1,630,000	285,700	2.82
2020	30,153,748	19,029,092	11,124,656	1,665,000	249,380	5.81
2021	32,151,852	19,948,931	12,202,921	1,705,000	212,280	6.36
2022	29,489,396	16,841,800	12,647,596	690,000	291,200	12.89
2023	29,054,110	20,791,482	8,262,628	715,000	263,600	8.44
2024	30,265,552	21,525,067	8,740,485	745,000	235,000	8.92

Storm Drain Revenue Bonds						
Fiscal Year	Utility Revenues ¹	Less Utility Expenses ²	Total Available Revenue	Debt Service		Coverage
				Principal	Interest	
2015	N/A	N/A	N/A	-	-	N/A
2016	N/A	N/A	N/A	-	-	N/A
2017	\$ 4,750,119	\$ 1,584,739	\$ 3,165,380	\$ 585,000	\$ 138,176	4.38
2018	4,359,885	2,138,785	2,221,100	610,000	114,642	3.07
2019	5,106,898	2,759,368	2,347,530	625,000	102,869	3.23
2020	7,656,906	2,680,387	4,976,519	635,000	90,807	6.86
2021	6,408,891	3,533,270	2,875,621	645,000	78,552	3.97
2022	6,075,187	3,038,827	3,036,360	660,000	66,103	4.18
2023	8,263,640	3,226,548	5,037,092	670,000	53,365	6.96
2024	6,397,447	3,362,378	3,035,069	685,000	40,434	4.18

Notes: Details regarding the City's outstanding debt can be found in Note 13 of the Notes to the Financial Statements.

¹ Revenues include interest and impact fees

² Expenses exclude depreciation, amortization, changes in joint venture, interest expense, and in lieu of tax transfers



Mayor Dirk Burton at the groundbreaking of the West Jordan Community & Art Center

SCHEDULE 19 – DEMOGRAPHIC AND ECONOMIC STATISTICS
Last Ten Fiscal Years

Year	Population ¹	Personal Income ¹	Per Capita Personal Income ²	Unemployment Rate ³
2015	110,171	4,809,294,663	43,653	3.7%
2016	111,273	5,168,964,669	46,453	3.4%
2017	113,699	5,450,388,963	47,937	3.2%
2018	113,921	5,632,823,845	49,445	3.1%
2019	116,046	5,984,608,266	51,571	3.0%
2020	116,480	6,131,390,720	52,639	6.0%
2021	116,963	6,696,482,639	57,253	3.2%
2022	117,255	7,585,721,333	64,694	2.0%
2023	117,549	7,972,965,231	67,827	2.4%
2024	117,842	8,459,553,617	71,787	3.1%

Sources: ¹ United States Census Bureau for the City of West Jordan, Utah
² U.S. Department of Commerce, Bureau of Economic Analysis for Salt Lake County/City.
³ Utah Department of Workforce Services for Salt Lake County

SCHEDULE 20 – PRINCIPAL EMPLOYERS
Current Year and Ten Years Ago

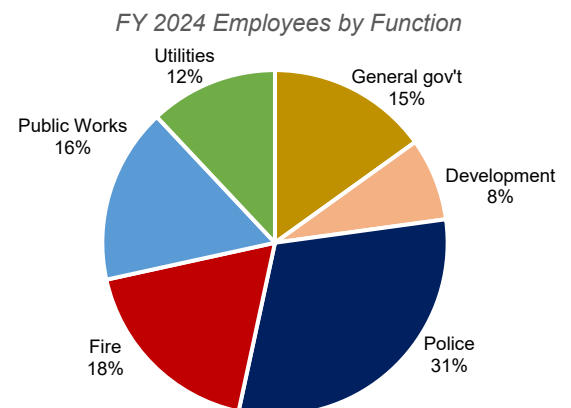
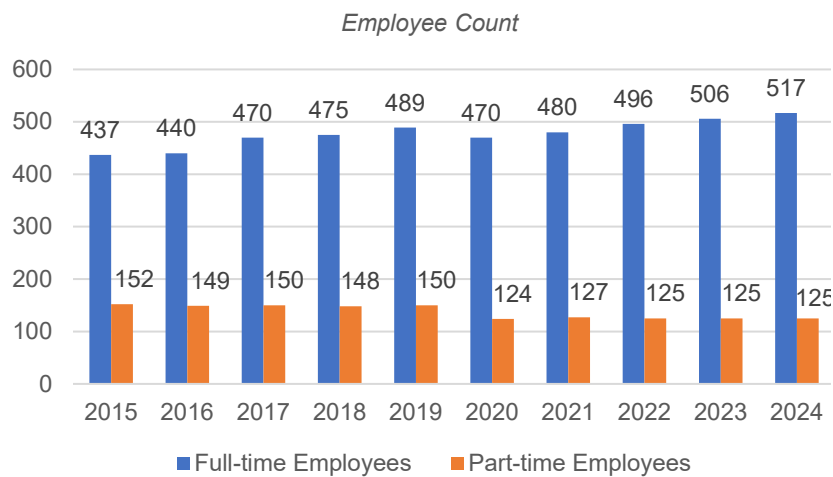
	2023 ¹			2014		
	Number of Employees	Rank	Percentage of Total City Employment	Number of Employees	Rank	Percentage of Total City Employment
Jordan School District	4,304	1	7.15%	3,238	1	5.45%
Amazon	1,577	2	2.62%			
Smith's Food and Drug (Kroger)	963	3	1.60%	457	6	0.77%
Utah National Guard	840	4	1.40%	750	2	1.26%
CommonSpirit - Holy Cross Hospital	684	5	1.14%	625	3	1.05%
West Jordan City	642	6	1.07%	570	5	0.96%
UFirst Credit Union	457	7	0.76%			
Sysco Intermountain Food Services	407	8	0.68%	438	7	0.74%
SME Industries	375	9	0.62%	375	9	0.63%
Wal-Mart	372	10	0.62%	372	10	0.63%
Fairchild Semi-conductor				575	4	0.97%
Mountain America Credit Union				391	8	0.66%
	<u>10,621</u>		<u>17.66%</u>	<u>7,791</u>		<u>13.11%</u>

Source: West Jordan Business License Division, Jordan School District Annual Financial Report, US Department of Labor Bureau of Labor Statistics

SCHEDULE 21 – FULL-TIME EQUIVALENT EMPLOYEES BY FUNCTION
Last Ten Fiscal Years

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<u>Function/Program</u>										
General Government	72	73	66	67	67	65	65	73	73	76
Community development	23	25	38	39	39	38	38	40	40	40
Public safety										
Police	146	146	152	152	157	152	152	152	154	158
Fire	85	85	86	86	95	93	93	93	94	94
Highways & public improvements	48	48	55	55	55	45	45	44	48	49
Parks, recreation and culture	16	16	17	17	17	16	16	18	24	27
Fleet management	8	8	8	8	8	9	9	9	9	9
Risk management	0	0	0	0	0	1	1	2	2	2
Water	20	20	19	19	19	19	27	28	28	28
Sewer	12	12	12	15	15	15	16	16	16	16
Solid Waste	1	1	2	2	2	2	3	3	3	3
Storm Water	6	6	15	15	15	15	15	15	15	15
Total Full Time Equivalent Employees	437	440	470	475	489	470	480	493	506	517
Seasonal (Part Time) Employees	152	149	150	148	150	124	126	124	125	125
Total Employees	589	589	620	623	639	594	606	617	631	642

Source: West Jordan Adopted Budgets



SCHEDULE 22 – OPERATING INDICATORS
Last Ten Fiscal Year

<u>Function/Program</u>	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Community development										
Residential building permits issued	965	1,406	2,003	1,644	1,490	1,859	2,009	1,891	1,456	1,604
Commercial building permits issued	229	226	237	277	298	208	236	249	209	241
Police										
Calls for service	64,291	64,019	60,645	57,662	59,048	61,632	59,848	65,123	67,811	64,347
Arrests	2,900	3,677	2,846	2,474	2,846	3,068	2,337	3,577	3,663	4,032
Fire										
Medical responses	4,341	4,191	4,950	5,523	5,317	4,777	5,569	6,095	5,776	5,719
Fire responses	1,934	1,059	1,280	1,434	1,939	1,380	1,594	1,593	1,758	2,031
Water										
Customers Residential	21,055	21,544	21,679	22,050	22,490	22,840	23,078	23,717	23,956	24,083
Customers Commercial	1,657	1,664	1,749	1,755	1,783	1,844	1,917	2,006	2,043	2,094
Average daily consumption (in millions of gallons)	18.49	20.15	19.82	20.78	19.47	19.62	21.17	19.88	18.97	20.21
Sewer										
Sewer line miles inspected	13	23	27	33	46	89	83	65	86	58
Sewer line miles cleaned	88	111	94	90	50	110	95	104	103	99

SCHEDULE 23 – CAPITAL ASSETS
Last Ten Fiscal Years

Function/Program	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Police										
Patrol units ¹	49	29	13	13	12	31	59	83	83	89
Fire										
Fire stations	4	4	4	4	4	4	4	4	4	4
Fire engines	6	6	6	6	6	6	7	7	7	7
Ambulances	5	5	6	6	5	5	5	5	5	5
Public works										
Streets (miles)	330	333	337	341	345	349	351	351	353	353
Parks & recreation										
Acreage	354	354	342	347	353	353	353	374	374	374
Baseball/softball diamonds	13	13	13	13	13	13	13	13	13	13
Soccer fields	20	20	20	18	18	19	19	19	19	19
Water										
Storage capacity (millions of gallons)	37.5	37.5	37.5	37.5	41.5	45.5	45.5	46.5	46.5	49.5

Notes:

¹ In 2015, the City began to lease (rent) patrol vehicles on a three-year rotational basis. The program was phased in over a three-year period.
 In 2020, the City began exiting the lease program and began buying out the leases.

Source: West Jordan internal departments, geographical information system, and financial fixed asset system



View of the Wasatch Front and West Jordan City