Annual Comprehensive Financial Report

Year Ended June 30, 2025

CITY OF TAYLORSVILLE

Taylorsville, Utah

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED JUNE 30, 2025

Prepared by:

Scott P. Harrington

Chief Financial Officer / Assistant City Administrator

CITY OF TAYLORSVILLE
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TAYLORSVILLE UT
Where Community Connects

26 October 2025

Honorable Kristie S. Overson, Mayor
Meredith Harker, Taylorsville City Council Chair
Robert Knudsen, Taylorsville City Council Vice Chair
Anna Barbieri, Taylorsville City Council Member
Ernest Burgess, Taylorsville City Council Member
Curt Cochran, Taylorsville City Council Member

Dear Elected Officials, Citizens of Taylorsville and Interested Parties,

It is our great pleasure to present to you the *Annual Comprehensive Financial Report* (ACFR) for the City of Taylorsville (the City) for the fiscal year ended June 30, 2025. Utah State law, §10-6-150(1), requires that all local governments publish this report within six months of the close of each fiscal year.

The ACFR of Taylorsville includes a comprehensive financial analysis covering all funds and financial transactions for the fiscal year, which began on July 1, 2024, and ended June 30, 2025. It is presented in conformity with generally accepted accounting principles (GAAP) and represents the culmination of many hours of work by the City's administrative staff, with assistance from accounting, auditing and financial professionals under contract with the City. The Independent Auditor's Report contained herein was written and submitted by the accounting firm of HBME, LLC, in effort to provide reasonable assurance that the financial statements of the City are free of material misstatements.

Responsibility for the ACFR's accuracy rests with the City. Accordingly, we vouch for the accuracy and fairness of the information presented. We assert that to the best of our knowledge and belief this financial report is complete and reliable in all significant aspects.

Profile of Taylorsville City

The City of Taylorsville was incorporated on July 1, 1996, following the efforts of local citizens who shared a vision of enhancing community planning, economic development, and municipal services through greater local control. Almost three decades later, the City continues to build on that foundation while keeping eyes keenly focused on the goals ahead, with a forward-looking vision that emphasizes the fostering of business and economic growth throughout the City. Also at the forefront are upcoming development opportunities, including efforts to attract new businesses, create affordable housing, and develop key areas for prime development, transportation, and land use.

Fiscal Year 2025 has been a very busy year for the City with the implementation and continuation of many community-based projects and events, such as the City's very successful Starry Nights @the Plaza free summer concert series, now in its Fourth year, the Plaza +ART open-air sculpture gallery, featuring the work of 19 area and local artists this year, and the second season of the Taylorsville Farmers Market, also

2600 West Taylorsville Blvd.
Taylorsville, UT 84129
www.taylorsvilleut.gov

801-963-5400
801-963-7891 FAX

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held at the plaza. We have seen several new businesses open across Taylorsville such as Petco, Utah Community Federal Credit Union, Burlington, Grease Monkey, Finger Print Utah, Utah Hispanic Chamber, El Deliicioso, Fantastic Sams and Mo Bettahs to name a few. Transportation is still a key focus of city planning, with the official groundbreaking last year of the new Midvalley Express (MVX) bus rapid transit line that will soon connect riders with local destinations through Taylorsville, Murray and West Valley in 2026. Major freeway thoroughfares have been added or are planned in the City, including the now-complete 4700 South interchange at Bangerter Highway.

Among the existing businesses that continue to flourish is Summit Vista, which celebrated its eighth anniversary, they are working to complete phase 2. With its 105-acre campus, the Summit Vista retirement community remains the only development of its kind in the state, featuring an assisted living, memory care, skilled nursing and rehabilitative care facility, as well as active, independent senior-living housing and amenities.

The City's planning process aims to foster a proactive, forward-thinking approach designed to better serve residents, visitors, businesses and property owners. In addition to the city's many events aimed at community engagement, recent initiatives have included a variety of economic development, administrative and communications efforts, among which include recent citywide polling to gather input and ensure the active involvement of all stakeholders and residents.

Efforts have continued with the updated vision of the City's commercial centers, with primary focus on four main areas, including:

- 5400 S. Redwood Road. Legacy Plaza is the largest of the four centers at 166 acres and with an estimated 50 percent or more of surface parking lot. The shopping plaza completed a nearly 80,000-square-foot expansion and added four national tenants and is doing great with the new upgrades and Tenants.

- 4700 South and 2700 West. While the Westwood Village shopping center is underutilized and continues to degrade, City leaders and planners believe there is huge potential for redevelopment here, particularly with the opening of the Taylorsville Temple by The Church of Jesus Christ of Latter-day Saints across the street, the construction and opening of the I-215 southbound frontage road east of the center, and the coming Midvalley Express bus rapid transit system adjacent to the center.

- 4100 S. Redwood Road. This area encompasses the northern boundary of Taylorsville and West Valley City and includes the Carriage Square and the Meadowbrook shopping centers. It is an especially critical area of the City, as it is one of Taylorsville's gateways. For its part, Carriage Square is home to more than 40 individual business owners, and in many ways truly does represent the American Dream with those owners coming from at least 10 different areas of the world. The City has worked over the past several years with the Carriage Square Property Owners Association (CSPOA) Board to secure state and federal Community Development Block Grant (CDBG) funding toward major renovation. That revitalization project is now complete, including the demolition and repaving of the entire parking lot, the planting of new landscaping throughout, the installation of an irrigation system to support those trees and shrubs, the addition of curbs and gutters for ADA compliance, and the widening of sidewalks and patio areas to support outdoor seating along building fronts. The Meadowbrook Plaza shopping center also has completed a façade improvement project.

- Bangerter Highway and 5400 South. This is the second-largest commercial and redevelopment area in the City at 64 acres (the former Big K site). The property owner has completed demolition of the old buildings, and construction of the approved Volta mixed-use development is pending, with some small improvements occurring at the center this past year.

The current population of Taylorsville is estimated at 57,880 as of July 1, 2024, with an approximate annual growth rate of negative 5.5%, in an area encompassing 10.7 square miles. The City is centrally located in the middle of the Salt Lake Valley, connecting in physical proximity several neighboring cities. Its location between major thoroughfares, I-215 and Bangerter Highway, makes transportation a high priority. As its tagline accurately suggests, Taylorsville is a place where community connects. With a high quality of life, the City offers a wide range of cultural and recreational activities, both within its borders and nearby. Taylorsville takes pride in its reputation as a well-maintained residential and business hub. Surrounded by the stunning Wasatch Mountains to the east and the Oquirrh Mountains to the west, the City boasts breathtaking scenic views. The Jordan River, flowing through the heart of the City, is another local treasure, offering bike and walking trails along with a rich natural habitat. Residents highly value the Jordan River corridor, as well as the area's open spaces and parks. Notable among these is Gary C. Swensen Valley Regional Park, home to the annual Taylorsville Dayzz celebration, which attracts tens of thousands of visitors each summer for carnival rides, a parade, entertainment, and fireworks. As a thriving suburb of Utah's capital, Taylorsville strikes a perfect balance between residential neighborhoods, bustling businesses, and vibrant commercial districts.

While Taylorsville remains one of Utah's newest cities, the area has a rich history extending hundreds of years. Some of the region's first named visitors were Fremont people who used the area to hunt and gather food along the Jordan River more than a thousand years ago. Early settlers observed small encampments of the Ute Tribe in the cottonwoods along the Jordan River, and in 1848, pioneers Joseph and Susanna Harker crossed over the Jordan River to found the Taylorsville-Bennion areas originally referred to as "Over Jordan." Because its incorporation in 1996 occurred in Utah's centennial year, Taylorsville is sometimes called "Utah's Centennial City."

The City is organized under a Council-Mayor form of Municipal Government, with the Mayor serving the community as Chief Executive Officer of the City. Under this form of government, the City Council is the legislative body, enacting ordinances and adopting the City's annual budget. The Mayor oversees the administration of the City through the Community Development and Administrative departments, as well as the Taylorsville Municipal Justice Court and Taylorsville Police Department, utilizing the budget adopted by the City Council.

Services Provided

The City provides a full spectrum of municipal services through a combination of contracts with private firms, and other governmental agencies and through the direct employment of City employees. These services include:

- Law enforcement services.
- Fire protection and emergency medical services through Unified Fire Authority.
- Municipal court services.
- Roadway, storm drain, street lighting and other infrastructure construction and maintenance through contracts with private contractors and Salt Lake County Public Works.
- Engineering services through contracts with several private engineering firms.
- Building inspection, planning and zoning services.
- Park construction and maintenance.

- Economic development and community cultural events.
- Economic development and community cultural events.

Economic Condition and Outlook

The City of Taylorsville appears to be recovering slowly from the effects of COVID-19 pandemic. The unemployment rate for the state went up a slight amount from 3.7% in June 2024 to 4.1% in June 2025. Recent successes include:

- The recent purchase by Continental Realty Corporation of The Crossroads of Taylorsville shopping center.
- Continued investment by the State of Utah in Taylorsville, including the installation of a new Solar panel project at the Taylorsville State Office Building (the state complex recently was relocated to the City from Capitol Hill).
- The selection by Geneva Rock of Taylorsville as its headquarters. The company recently relocated to Sorenson Research Park.
- The opening of Meadow Peak Rehabilitation, a skilled-nursing facility, at Summit Vista.

The City received 33.0% of its general fund revenue from sales taxes, and 13.2% from real property, personal property and motor vehicle taxes.

Long-Term Planning and Major Initiatives

Maintaining our assets remains a top priority for the City, with a particular emphasis on streets, storm drains, parks, and government buildings. The City Council has consistently allocated funding for these initiatives and recognizes that economic development is crucial for success.

Looking ahead, the Mayor and City Council have set ambitious goals for Taylorsville's future. Their vision for the next decade is being implemented through targeted economic development efforts in collaboration with local businesses, improved government efficiencies, and a commitment to fiscal responsibility. The City is well-equipped to achieve its economic growth objectives, bolstered by its prime location in the Salt Lake Valley, a well-educated population, and robust partnerships between business and government.

Key initiatives and projects will focus on substantial improvements to roads, storm drains, parks, and beautification efforts throughout the City in the upcoming fiscal years. The City has formed partnerships with the State, Utah Transit Authority, Salt Lake County, and Murray City to establish a mass transit corridor primarily along 4700 South, extending from the Murray TRAX line to Salt Lake Community College. This route will enhance transit access for many of the City's major employers, including those at Sorenson Research Park, Nelson Labs, and others.

Below is a list of projects that have been completed and reflect the transportation priorities of the City they include:

- Crosswalk safety improvements.
- LED Street light program replaced over 200 lights around the city.
- Beatification wall project on 2700 and 5000 S are now complete.
- Bus Rapid Transit project on 4700 S is underway and expected to be completed in spring of 2026.
- Bangerter Highway improvements at 4700 S are nearly complete and expected to be fully operational by the end of 2025.

- Significant park improvements at Taylorsville Park and the building of the new Summit Park at 3200 West and 6200 South. Phase 2 of Taylorsville Park is complete, and Phase 1 of Summit Park has been completed

The City also remains committed to maximizing and maintaining recreational areas. One priority is to connect all open spaces with trails, and the City has begun that work, utilizing both state and city funds for this project. The City also installed 10 new pickleball courts at the Taylorsville Senior Center, Vista Park and the new Summit Park this year using ciy funds and money from Salt Lake County.

Financial Information and Policies — As a government entity, the City of Taylorsville maintains financial internal accounting control through separate funds, rather than as a single accounting entity, allowing for greater transparency. 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, Economic Development Fund, Capital Project Fund, Park Impact Fund and another nonmajor fund. The Storm Drain Fund is the City's only enterprise fund. Each fund is treated as a distinct, balanced accounting entity. The City's administration has the responsibility for establishing and maintaining an internal control structure that will safeguard the assets of the government from loss, theft, or misuse. At the same time, management has the responsibility to ensure that adequate accounting data are maintained and compiled to support the preparation of financial statements in conformity with GAAP and follow state and legal guidelines. The internal control structure is designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived from that activity. The valuation of costs and benefits requires estimates and judgments by management and is reviewed as part of the annual audit to assure that the existing internal controls are following GAAP. Comprehensive budgets are essential in governmental accounting and in maintaining financial control. The City's budget for all funds is adopted by the City Council each year and adjusted during the year as needed. Utah State law requires a balanced budget for each individual fund and requires department expenditures to conform to departmental appropriation. Finally, the law recognizes declared emergencies (natural disasters) as the only circumstance where individual budget may be overspent.

GENERAL FUND — General Fund revenues totaled $31,778,000 in the fiscal year ending June 30, 2025. Property taxes, motor vehicle taxes, and general sales taxes constitute the major sources of revenue. All tax categories in aggregate generated 56.9% of general fund revenue. The unassigned General Fund balance for the year was $12,930,005, which is equivalent to 140 calendar days of operation expenditures should the City need to use these funds in an emergency. This portion of fund balance represents about 40.6% of General Fund revenue.

DEBT ADMINISTRATION — In this accounting period, the City managed total debt in the amount of $4,862,460 in the form of sales tax revenue bonds for storm drain and road infrastructure improvements and leases for police vehicles. Short-term debt is debt that is due in less than one year. The total debt payments made during the 2024-2025 fiscal year totaled $1,809,748.

INDEPENDENT AUDIT — The Utah State Municipal Code requires an annual audit by independent public accountants. The City's consultant selection committee has recommended, and the City Council has selected, HBME, LLC to perform the audit required by state law and to meet the requirements of the Federal Single Audit Act. The independent auditor's report on the basic financial statements and combining and individual fund statements and schedules is included in the Financial Section of this report.

Acknowledgements

We respectfully acknowledge this financial report is a numerical representation of the dedication of all our City employees and contractors. Of course, the cost of providing quality government services is not represented in a set of financial schedules and audited numbers, as some things simply cannot be measured. Yet Taylorsville's general excellence is evident. The success of the community is due in large part to the dedication of its City employees and elected servants, as well as the commitment of its citizens, to making Taylorsville the best place in Utah to live, work and play.

A special thank you to the entire City staff and City contractors who contributed to the preparation of this Annual Comprehensive Financial Report. We express our sincere appreciation for their contributions.

Respectfully,

Scott Harrington

John H. Taylor, P.E.
City Administrator/City Treasurer

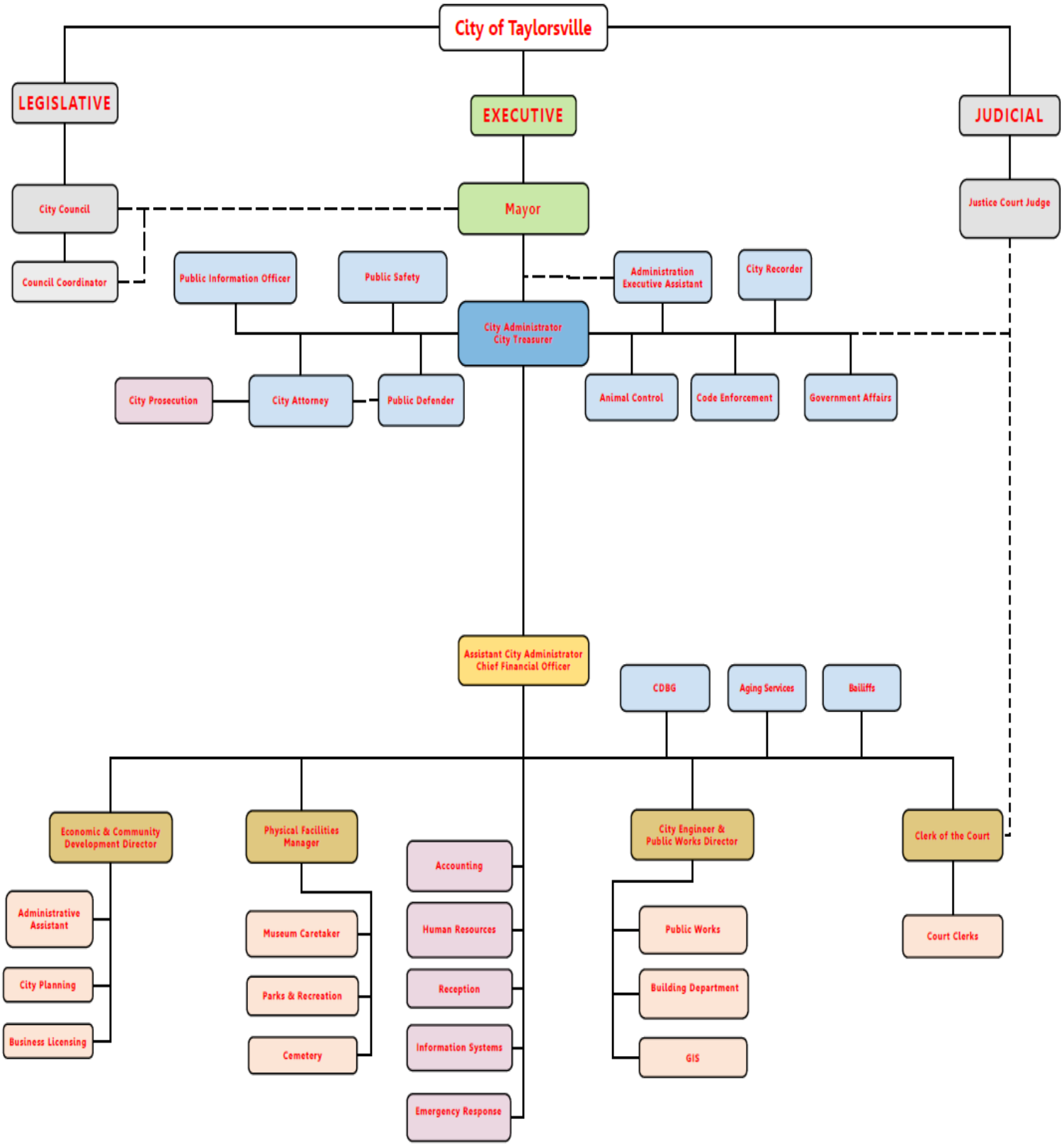
Scott P. Harrington
Assistant City Administrator/C.F.O.

Elected Officials

Mayor	Kristie Overson
Council Chairman	Meredith Harker
Council Vice Chairman	Robert Knudsen
Council Member	Ernest Burgess
Council Member	Anna Barbieri
Council Member	Curt Cochran

Appointed Officials

City Administrator / Treasurer	John Taylor
C.F.O./ Assistant City Administrator	Scott Harrington
Community Development / Economic Development Director	Wayne Harper
Justice Court Judge	Christopher Bown
Recorder	Jamie Brooks
City Engineer	Ben White
Police Chief	Brady Cottam
Deputy Chief	Brett Miller
Deputy Chief	Scott Lloyd


City of Taylorsville
LEGISLATIVE
EXECUTIVE
JUDICIAL
City Council
Mayor
Justice Court Judge
Council Coordinator
Public Information Officer
Public Safety
Administration Executive Assistant
City Recorder
City Administrator City Treasurer
City Prosecution
City Attorney
Public Defender
Animal Control
Code Enforcement
Government Affairs
Assistant City Administrator Chief Financial Officer
CDBG
Aging Services
Bailiffs
Economic & Community Development Director
Physical Facilities Manager
Accounting
City Engineer & Public Works Director
Clerk of the Court
Administrative Assistant
City Planning
Business Licensing
Museum Caretaker
Parks & Recreation
Cemetery
Human Resources
Reception
Information Systems
Emergency Response
Public Works
Building Department
GIS
Court Clerks

PARTNERS

MICHAEL L. SMITH, CPA
JASON L. TANNER, CPA
ROBERT D. WOOD, CPA
AARON R. HIXSON, CPA
TED C. GARDINER, CPA
JEFFREY B. MILES, CPA
JESSE S. MALMROSE, EA
JANICE ANDERSON, EA
TROY F. NILSON, CPA

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members of the City Council
City of Taylorsville, Utah

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, and each major fund of City of Taylorsville, Utah (the City), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, and each major fund of City of Taylorsville, Utah, as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund, the major special revenue economic development fund, and the major special revenue park impact fund 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 (GAAS) 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.

559 WEST 500 SOUTH BOUNTIFUL, UT 84010 // O: 801.296.0200 // HBME.COM

HBME, LLC IS A CERTIFIED PUBLIC ACCOUNTING FIRM

Responsibilities of Management for the Financial Statements

The City's 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 GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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 on pages 5-12 and the pension schedules on pages 53-55 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 combining component units' financial statements and budgetary comparison schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining component units' financial statements and budgetary comparison schedules are the responsibility of management and were derived from and relate 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 component units' financial statements and budgetary comparison schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information Included in the Annual Report

Management is responsible for the other information included in the annual comprehensive financial 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 December 29,2025 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 solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of 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.

HBME, LLC

December 29, 2025
Bountiful, Utah

Management's Discussion and Analysis for fiscal year 2024-25

The following discussion and analysis of the City of Taylorsville's financial performance provides a narrative overview and analysis of its financial activities for the year ended June 30, 2025. We encourage readers to consider the information presented here in conjunction with the additional information we have provided in our letter of transmittal, which can be found on pages i-vi of this report.

Financial Highlights

- Primary government total assets and deferred outflows of resources exceeded total liabilities and deferred inflows of resources at the close of 2025 by $226,279,695 (net position). Of this amount, $187,632,559 was invested in capital assets and $7,680,859 was restricted for debt service, future construction, parks and other purposes. The City's governmental activities have an unrestricted net position of $31,540,017. The City's business-type activities have an unrestricted net position of ($573,740).
- The City's total net position increased by $4,394,654 in 2025. The net position of the governmental activities increased by $4,154,522 in 2025 compared to a net increase of $10,890,031 in 2024.
- At the close of 2025, the City's governmental funds reported combined ending fund balances of $40,856,193. The restricted, assigned and nonspendable portion of the fund balance is $29,738,283.
- At the end of 2025, the unassigned fund balance for the General Fund was $11.117,910 This is up by 22.3% over last year when compared to last year's total of $9,090,703.
- The City's business-type activities reported net position of $12,186,178 as of the end of June 30, 2025, which was a $240,132 increase from 2024.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements which are comprised of three components:

1) Government-wide financial statements,

2) Fund financial statements, and

3) Notes to the basic financial statements.

This report also contains required and 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 all the City's assets, liabilities and deferred outflows and inflows of resources with the difference between the categories 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 is improving or deteriorating.

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 giving rise to the change occurs, regardless of the timing of the cash flows. Thus, revenues and expenses reported in this statement for some items will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

The government-wide financial statements distinguish the functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees or other charges (business-type activities). The governmental activities of the City include general government, public safety, public works, community development and parks and recreation. The business-type activities of the City are its storm water management fund.

The government-wide financial statements include not only the City itself (known as the primary government), but also the following legally separate entities for which the City is financially accountable:

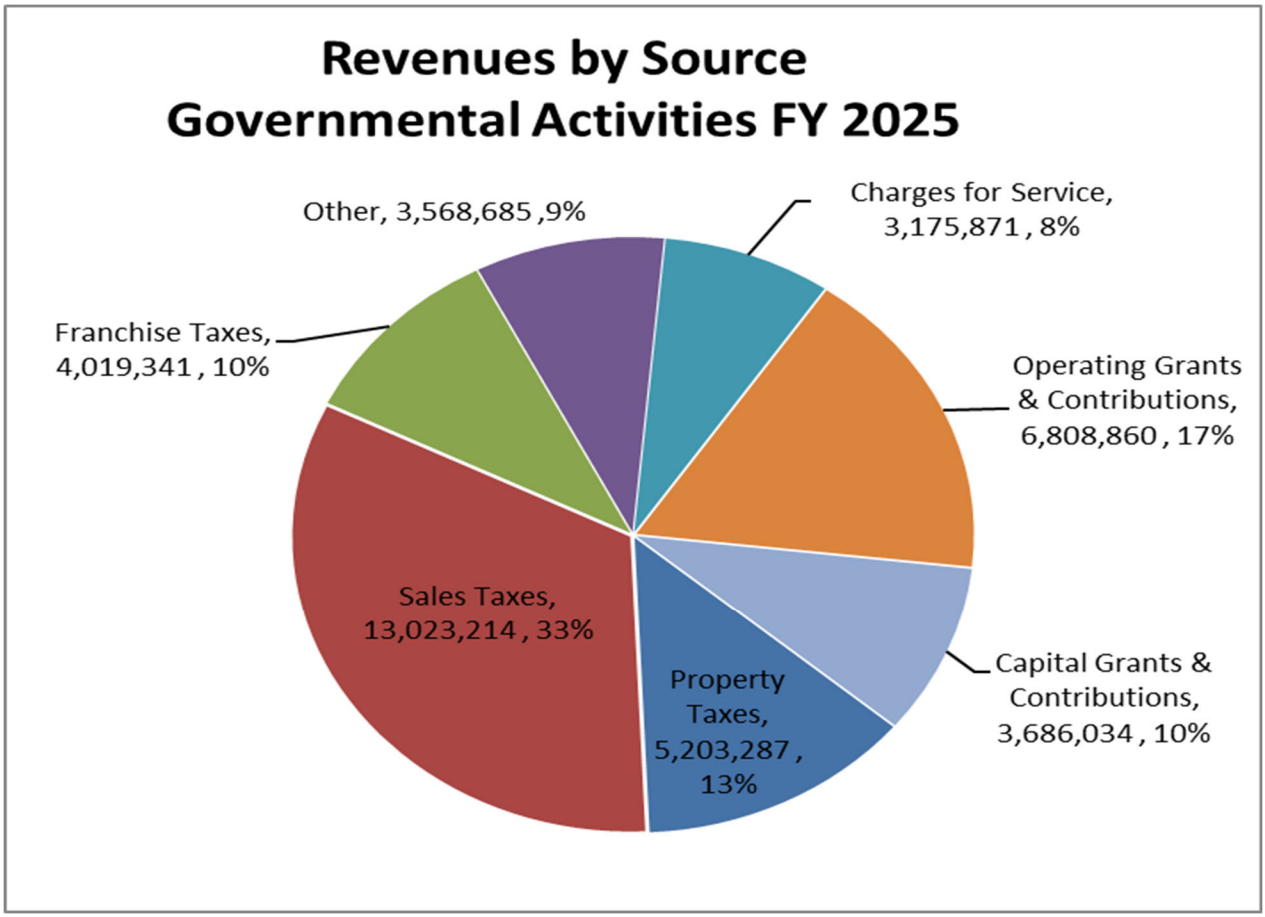
- Redevelopment Agency of City of Taylorsville
- Taylorsville Arts Council
- Taylorsville Dayzz

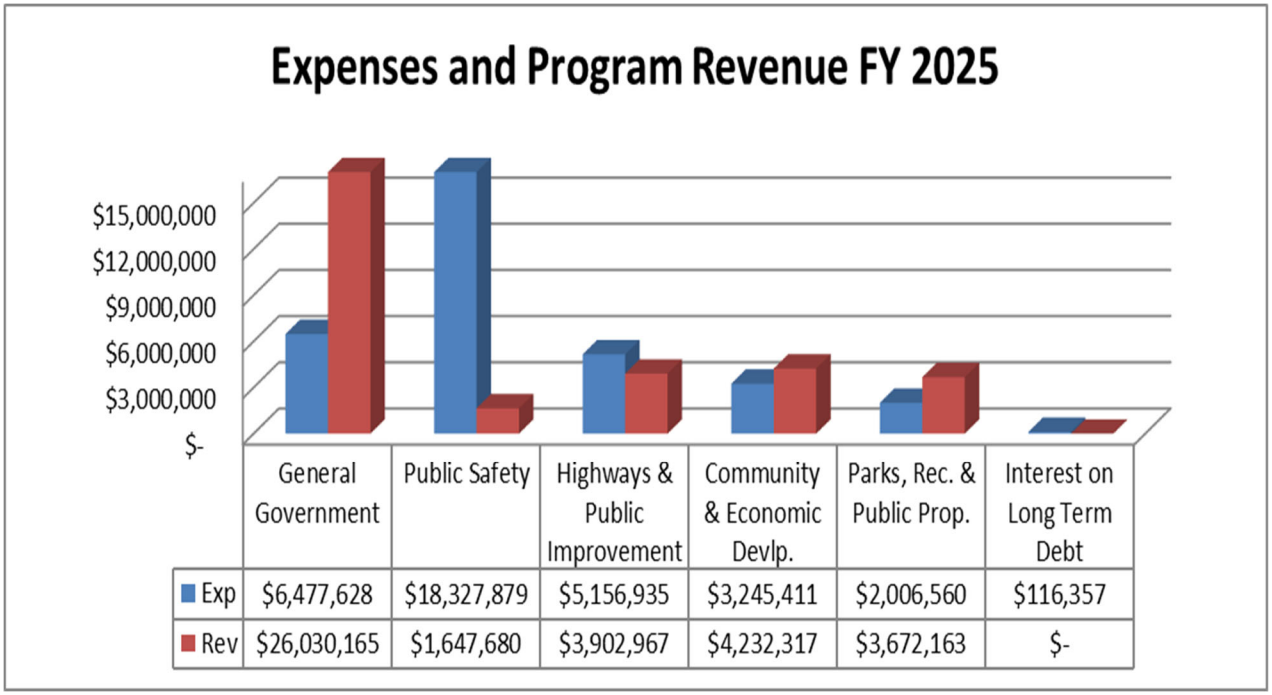
Financial information for the Redevelopment Agency is blended and reported together with the financial information of the primary government. The other two component units are reported discreetly from the financial information of the primary government.

The government-wide financial statements are summarized with the following charts and graphs.

	Governmental Activities June 30, 2025	Governmental Activities June 30, 2024	Business-Type Activities June 30, 2025	Business -Type Activities June 30, 2024	Totals June 30, 2025	Totals June 30, 2024
Current and other assets	$ 50,623,556	$ 57,592,501	$ (557,912)	$ (544,416)	$ 50,065,644	$ 57,048,085
Capital assets	179,058,246	169,302,970	13,394,718	13,424,857	192,452,964	182,727,827
Total Assets	229,681,802	226,895,471	12,836,806	12,880,441	242,518,608	239,775,912
Total deferred outflows of resources	4,283,586	4,837,788	-	12,424	4,283,586	4,850,212
Long-term debt outstanding	10,035,379	9,945,052	634,800	943,000	10,670,179	10,888,052
Other liabilities	3,204,390	4,987,337	15,828	3,819	3,220,218	4,991,156
Total Liabilities	13,239,769	14,932,389	650,628	946,819	13,890,397	15,879,208
Total deferred inflows of resources	6,632,102	6,861,875	-	-	6,632,102	6,861,875
Net assets:						
Net investment in capital assets	174,872,641	164,464,237	12,759,918	12,494,281	187,632,559	176,958,518
Restricted	7,680,859	9,143,448	-	-	7,680,859	9,143,448
Unrestricted	31,540,017	36,331,310	(573,740)	(548,235)	30,966,277	35,783,075
Total Net Position	$ 214,093,517	$ 209,938,995	$ 12,186,178	$ 11,946,046	$ 226,279,695	$ 221,885,041

	Governmental Activities June 30, 2025	Governmental Activities June 30, 2024	Business-Type Activities June 30, 2025	Business-Type Activities June 30, 2024	Total June 30, 2025	Total June 30, 2024
Revenues						
Program revenues:						
Charges for services	$ 3,175,871	$ 3,308,231	$ 1,128,054	$ 1,129,063	$ 4,303,925	$ 4,437,294
Operating grants and contributions	6,808,860	6,788,762	-	-	6,808,860	6,788,762
Capital grants and contributions	3,686,034	9,967,090	-	-	3,686,034	9,967,090
General revenues:						
Property taxes	5,203,287	4,083,193	-	-	5,203,287	4,083,193
Other taxes	17,042,555	16,830,776	-	-	17,042,555	16,830,776
Other revenues	3,568,685	3,718,027	144	100	3,568,829	3,718,127
Total revenue	39,485,292	44,696,079	1,128,198	1,129,163	40,613,490	45,825,242
Program expenses:						
General government	6,477,628	6,022,941	-	-	6,477,628	6,022,941
Public safety	18,327,879	16,630,585	-	-	18,327,879	16,630,585
Highway and public improvements	5,156,935	6,412,858	-	-	5,156,935	6,412,858
Community and economic development	3,245,411	3,398,991	-	-	3,245,411	3,398,991
Parks and public property	2,006,560	1,182,429	-	-	2,006,560	1,182,429
Interest on long term debt	116,357	158,244	-	-	116,357	158,244
Storm drain	-	-	888,066	920,402	888,066	920,402
Total expenses	35,330,770	33,806,048	888,066	920,402	36,218,836	34,726,450
Change in net position	4,154,522	10,890,031	240,132	208,761	4,394,654	11,098,792
Net Position Beginning of Year	209,938,995	199,048,964	11,946,046	11,737,285	221,885,041	210,786,249
Net Position End of year	$ 214,093,517	$ 209,938,995	$ 12,186,178	$ 11,946,046	$ 226,279,695	$ 221,885,041





	General Government	Public Safety	Highways & Public Improvement	Community & Economic Devlp.	Parks, Rec. & Public Prop.	Interest on Long Term Debt
Exp	$6,477,628	$18,327,879	$5,156,935	$3,245,411	$2,006,560	$116,357
Rev	$26,030,165	$1,647,680	$3,902,967	$4,232,317	$3,672,163	$-

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The City's assets and deferred outflows exceeded liabilities and deferred inflows by $226.3 million at the close of 2025.

The largest portion of the City's net position (82.9%) reflects its net investment in capital assets (e.g. land, buildings, improvements other than buildings, machinery and equipment, and infrastructure), less any outstanding related debt used to acquire those assets. The City uses these capital assets to provide services to citizens; therefore, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay debt must be provided from other sources, because capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (3.4%) represents resources that are subject to restrictions as to how they may be used. Of the total $7.69 million restricted net position, $559,097 is restricted for road maintenance project (Class C roads), $2,742,215 is restricted for park construction projects, $4,340,447 is restricted for other future capital projects, and $39,100 is reserved for use in our home fund projects. The unrestricted balance is $30,966,277.

At the end of the current fiscal year, the City was able to report positive balances in unrestricted net position for the government as a whole and for its separate governmental activities as was the case in the last several prior years. The business-type activities reported negative balances in unrestricted net position at the end of the current year, as was the case in the prior year. The primary differences in net position between the two years for governmental activities were conversion of cash to capital assets, increases in receivables of $.84 million, increases in capital assets of $9.76 million, decreases in liabilities of $1.67 million. The business-type activities net position change was a result of normal operations of the storm drain fund.

Fund Financial Statements

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

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 the near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements. Because the focus of governmental funds is narrower than that of 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 the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains five individual governmental funds. 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 (major), Capital Projects- Infrastructure (major), Capital Projects- Building (nonmajor), Park-Impact (major) and the Economic Development Fund (major). Both the Governmental Fund Balance Sheet and the Governmental Fund Statement of Revenues Expenditures and Changes in Fund Balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. The basic governmental fund financial statements can be found on pages 15-21 of this report.

Enterprise Funds

The proprietary fund financial statements provide separate information for Taylorsville's only enterprise fund, which, is the Storm Drain Fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The total net position for the enterprise fund is $12,186,178 as of June 30, 2025.

Notes to the Financial Statements

Notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found on pages 25-52 of this report.

Required Supplementary Information and Other Information

Other information in addition to the basic financial statements and accompanying notes presents certain required supplementary information concerning the City's accounting and reporting for pensions that are provided to employees of state and local government employers through pension plans that are administered through trusts.

The combining statements and budgetary comparisons in connection with capital project governmental funds and component units are presented immediately following the required supplementary information. Combining statements and schedules can be found on pages 57-60 of this report.

Financial Analysis of the Governmental Funds

The general fund is responsible for all of the general services provided by Taylorsville City. The City is in a good financial position. The maximum fund balance (unassigned, assigned and committed) allowed by state law is 35% of current revenues. The current unassigned fund balance for the general fund is $11,117,910, which is 34.9% of revenues. Total expenditures for the general fund were $30,735,529. The City had a increase in tax revenues of $1,312,699, an decrease in charges for services of $119,992, decrease in interest income of $100,388 and increased costs for benefits and other operational expenses.

The redevelopment fund managed debt service payments in the amount of $430,106. Tax and other revenues collected were up by $327,557 over last year, due to increased property values in the RDA project areas. Fund balance is at $10,862,078, which is down $459,994 from FY 2024.

The infrastructure fund completed the Taylorsville Park project in late spring. The Bus Rapid Transit Project in the 4700 S. corridor is nearly complete and will continue into 2026. The conversion of neighborhood streetlights to LED lights was continued this year and will be ongoing for the next several years. Improvements along 4700 S corridor continued and will continue into the next fiscal year. The Fund had a decrease of $8,212,314 in intergovernmental revenues in FY2024 due to grants received in the prior year.

The park impact fund has completed construction of phase one of a new park at 6200 S and 3200 W. Impact fees collected this year were up by $1,650,071 over fiscal year 2024. Expenses were down by $200,602, because Phase one of Summit Park project is now complete. Fund balance for this fund is $2,742,215.

Budgetary Highlights

During the fiscal year, general fund expenditures were amended from an original budget total of $31,738,853 to a final budget of $33,470,203. Budget increases were for increased cost of utilities including fuel and oil related items, increase in benefits cost for employees and increases for contracted service providers. Revenues went from an original budget of $31,460,204 to $31,850,054 with increases for licenses and permits, intergovernmental revenue, charges for services and interest income. The City adopts an annual appropriation budget for its general fund and all special revenue and capital project funds. Budgetary comparison schedules have been provided for these funds to demonstrate compliance with the annual budget requirements and the City's accounting processes. The actual general fund expenditures were $30,735,529, which is 91.8% of budget. The revenue collected for the general fund this year totaled $31,778,000. The City was able to transfer $838,251 to the infrastructure fund to help fund the current road projects and improvements.

Capital Assets and Debt Administration

The City's infrastructure remains in good condition. The increase in infrastructure expenditure over the past years has had a positive impact on the integrity of our roads and other assets of the City.

	Governmental Activities		Business Type Activities	
	2025	2024	2025	2024
Land and water rights	$ 134,157,808	$ 134,157,808	$ -	$ -
Construction in progress	11,799,810	10,409,633	-	-
Building and improvements	24,567,928	15,470,149	-	-
Office furniture and equipment	187,543	268,053	-	-
Vehicles and equipment	1,567,247	1,781,225	-	-
Infrastructure	6,777,910	7,216,102	13,394,718	13,424,857
	$ 179,058,246	$ 169,302,970	$ 13,394,718	$ 13,424,857

At June 30, 2025, the City had $5,139,493 of long-term bonds and leases outstanding, secured by specified revenue sources, (i.e. sales tax revenue bonds/ property tax revenue bonds) or assets. The City entered into an equipment lease for police vehicles this year in the amount of $800,000. See chart below for debt summary.

	Governmental Activities		Business Type Activities	
	2025	2024	2025	2024
Revenue bonds payable	$ 2,055,200	$ 2,817,000	$ 634,800	$ 943,000
Leases payable	2,172,460	2,112,208	-	-
Compensated absences	911,833	952,686	-	-
	$ 5,139,493	$ 5,881,894	$ 634,800	$ 943,000

The City has not issued general obligation bonds and therefore has no general obligation debt as of June 30, 2025. Sales and use tax bonds are special debts of the City and are not considered general obligation bonds by the state. Additional information regarding the City's long-term debt can be found in Note 6 on page 39-40 of this report.

Economic Factors and the Next Year's Budget and Rates

- The unemployment rate for the City and for Utah was at 3.9% at the end of June 2025, which has continued to trend low as it was 3.4% in 2024. The national rate was 4.1% as of the end of June 2025.
- The City expects a 1.0% increase in its sales tax revenue for the coming year. These factors were considered when the City prepared its 2025-26 fiscal year budget.

Request for Information

This financial report is designed to provide our citizens, taxpayers, customers, and creditors with a general overview of the City's finances and to provide accountability for the money the City received. Questions concerning any of the information provided in this report or requests or additional financial information should be addressed to Scott Harrington, Chief Financial Officer, 801-963-5400, 2600 West Taylorsville Boulevard, Taylorsville, Utah 84129.

CITY OF TAYLORSVILLE
Statement of Net Position
June 30, 2025

	Primary Government			
	Governmental Activities	Business-type Activities	Total	Component Units
Assets				
Cash and cash equivalents	$ 29,829,798	$ 178,018	$ 30,007,816	$ 411,720
Receivables, net of allowance				
Taxes	9,370,124	-	9,370,124	-
Intergovernmental	1,373,535	-	1,373,535	-
Accounts	916,452	95,793	1,012,245	17,488
Internal balances	831,774	(831,774)	-	-
Prepaid expenses	37,493	-	37,493	-
Notes receivable	39,100	-	39,100	-
Restricted assets:				
Cash and cash equivalents	8,225,280	51	8,225,331	-
Capital assets not being depreciated:				
Land and water rights	134,157,808	-	134,157,808	-
Construction in progress	11,799,810	-	11,799,810	-
Capital assets - net of accumulated depreciation:				
Buildings and improvements	24,567,928	-	24,567,928	-
Office furniture and equipment	187,543	-	187,543	4,303
Vehicles and equipment	1,567,247	-	1,567,247	-
Infrastructure	6,777,910	13,394,718	20,172,628	-
Total assets	229,681,802	12,836,806	242,518,608	433,511
Deferred Outflows of Resources				
Deferred outflows related to pensions	4,283,586	-	4,283,586	-
Total deferred outflows of resources	4,283,586	-	4,283,586	-
Liabilities				
Accounts payable	2,268,592	13,257	2,281,849	160,075
Accrued liabilities	534,792	-	534,792	-
Deposits	357,122	-	357,122	-
Accrued interest payable	43,884	2,571	46,455	-
Noncurrent liabilities:				
Due within one year	1,819,322	312,800	2,132,122	-
Due in more than one year	3,320,171	322,000	3,642,171	-
Net pension liability	4,895,886	-	4,895,886	-
Total liabilities	13,239,769	650,628	13,890,397	160,075
Deferred Inflows of Resources				
Deferred property tax revenue	6,606,857	-	6,606,857	-
Deferred inflows related to pensions	25,245	-	25,245	-
Total deferred inflows of resources	6,632,102	-	6,632,102	-
Net Position				
Net investment in capital assets	174,872,641	12,759,918	187,632,559	4,303
Restricted for:				
Future construction	3,164,042	-	3,164,042	-
Class C roads	559,097	-	559,097	-
Transportation projects	1,176,405	-	1,176,405	-
Federal programs	39,100	-	39,100	-
Parks	2,742,215	-	2,742,215	-
Unrestricted	31,540,017	(573,740)	30,966,277	269,133
Total net position	$ 214,093,517	$ 12,186,178	$ 226,279,695	$ 273,436

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE
Statement of Activities
For the Year Ended June 30, 2025

		Program Revenues			Net (Expense) Revenue and Changes in Net Position			
					Primary Government			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total	Component Units
Functions / Programs								
Primary Government:								
Governmental activities								
General government	$ 6,477,628	$ 40,647	$ 174,991	$ -	$ (6,261,990)		$ (6,261,990)	
Public safety	18,327,879	1,556,337	91,343	-	(16,680,199)		(16,680,199)	
Streets and public improvements	5,156,935	-	3,902,967	-	(1,253,968)		(1,253,968)	
Community and economic development	3,245,411	1,484,047	2,639,559	108,711	986,906		986,906	
Parks, recreation and public property	2,006,560	94,840	-	3,577,323	1,665,603		1,665,603	
Interest on long-term debt	116,357	-	-	-	(116,357)		(116,357)	
Total governmental activities	35,330,770	3,175,871	6,808,860	3,686,034	(21,660,005)		(21,660,005)	
Business-type activities								
Storm drain	888,066	1,128,054	-	-		$ 239,988	239,988	
Total Primary Government	$ 36,218,836	$ 4,303,925	$ 6,808,860	$ 3,686,034	(21,660,005)	239,988	(21,420,017)	
Component Units:								
Taylorsville Dayzz, Inc.	$ 225,604	$ 69,788	$ 96,451	$ -				$ (59,365)
Taylorsville Art Council	78,043	8,275	38,573	-				(31,195)
Total component units	$ 303,647	$ 78,063	$ 135,024	$ -				(90,560)
General Revenues:								
Taxes								
Property taxes					5,203,287	-	5,203,287	-
Sales taxes					13,023,214	-	13,023,214	-
Franchise taxes					4,019,341	-	4,019,341	-
Investment earnings					1,830,661	144	1,830,805	10,218
Gain on sale of capital assets					17,220	-	17,220	-
Other					1,720,804	-	1,720,804	-
Total general revenues					25,814,527	144	25,814,671	10,218
Change in net position					4,154,522	240,132	4,394,654	(80,342)
Net position - beginning					209,938,995	11,946,046	221,885,041	353,778
Net position - ending					$ 214,093,517	$ 12,186,178	$ 226,279,695	$ 273,436

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE
Balance Sheet – Governmental Funds
June 30, 2025

	Governmental Fund Types					
		Capital Projects	Special Revenue	Special Revenue	Capital Projects	
	General	Infrastructure	Economic Development	Park Impact	Buildings	Total Governmental Funds
Assets						
Cash and cash equivalents	$ 7,004,251	$ 11,395,459	$ 8,545,527	$ 2,742,215	$ 142,346	$ 29,829,798
Receivables:						
Taxes	7,433,124	-	1,937,000	-	-	9,370,124
Intergovernmental	1,373,535	-	-	-	-	1,373,535
Other, net	916,452	-	-	-	-	916,452
Prepaid expenses	37,493	-	-	-	-	37,493
Due from other funds	831,774	-	-	-	-	831,774
Notes receivable	39,100	-	-	-	-	39,100
Restricted assets:						
Cash and cash equivalents	2,179,425	3,164,042	2,881,813	-	-	8,225,280
Total assets	$ 19,815,154	$ 14,559,501	$ 13,364,340	$ 2,742,215	$ 142,346	$ 50,623,556
Liabilites						
Accounts payable	$ 1,323,378	$ 379,952	$ 565,262	$ -	$ -	$ 2,268,592
Accrued liabilities	534,792	-	-	-	-	534,792
Deposits	357,122	-	-	-	-	357,122
Total liabilities	2,215,292	379,952	565,262	-	-	3,160,506
Deferred Inflows of Resources						
Deferred property tax revenue	4,669,857	-	1,937,000	-	-	6,606,857
Total deferred inflows of resources	4,669,857	-	1,937,000	-	-	6,606,857
Fund Balances						
Nonspendable	37,493	-	-	-	-	37,493
Restricted for:						
Future construction	-	3,164,042	-	-	-	3,164,042
Class C roads	559,097	-	-	-	-	559,097
Transportation projects	1,176,405	-	-	-	-	1,176,405
Federal programs	39,100	-	-	-	-	39,100
Parks	-	-	-	2,742,215	-	2,742,215
Assigned to:						
Infrastructure fund	-	11,015,507	-	-	-	11,015,507
Economic development fund	-	-	10,862,078	-	-	10,862,078
Buildings fund	-	-	-	-	142,346	142,346
Unassigned	11,117,910	-	-	-	-	11,117,910
Total fund balances	12,930,005	14,179,549	10,862,078	2,742,215	142,346	40,856,193
Total liabilities, deferred inflows of resources, and fund balances	$ 19,815,154	$ 14,559,501	$ 13,364,340	$ 2,742,215	$ 142,346	$ 50,623,556

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position
June 30, 2025

Amounts reported for governmental activities in the statement of net position are different because:	
Total fund balances - total governmental funds	$ 40,856,193
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.	179,058,246
Interest payable is not due and payable in the current period and therefore is not recorded in the funds.	(43,884)
Long-term liabilities, including bonds payable and leases payable, are not due and payable in the current period and, therefore, are not reported in the funds.	(5,139,493)
Net pension assets and liabilites are not due and payble in the current period and therefore are not reported in the funds.	(637,545)
Net position - governmental activities	$ 214,093,517

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds
For the Year Ended June 30, 2025

	Governmental Fund Types					
		Capital Projects	Special Revenue	Special Revenue	Capital Projects	Total Governmental
	General	Infrastructure	Economic Development	Park Impact	Buildings	Funds
Revenues						
Taxes	$ 22,080,130	$ -	$ 165,712	$ -	$ -	$ 22,245,842
Impact fees	-	-	-	52,323	-	52,323
Licenses and permits	1,108,593	-	-	-	-	1,108,593
Intergovernmental	4,478,873	1,400,000	2,405,776	2,125,000	-	10,409,649
Charges for services	594,893	-	-	-	-	594,893
Fines and forfeitures	1,507,157	-	-	-	-	1,507,157
Miscellaneous	313,012	1,407,792	-	-	-	1,720,804
Interest income	1,695,342	-	135,319	-	-	1,830,661
Total revenues	31,778,000	2,807,792	2,706,807	2,177,323	-	39,469,922
Expenditures						
Current:						
General government	3,952,192	261,917	-	-	-	4,214,109
Public safety	17,042,914	-	-	-	-	17,042,914
Streets and public improvements	4,110,353	-	-	-	-	4,110,353
Community and economic development	2,705,822	-	2,736,695	-	-	5,442,517
Parks, recreation, and public property	621,653	82,909	-	2,013,998	-	2,718,560
Non-departmental	1,100,194	-	-	-	-	1,100,194
Debt service:						
Principal	1,101,548	-	400,000	-	-	1,501,548
Interest	100,853	-	30,106	-	-	130,959
Capital outlay:						
Streets and public improvements	-	4,511,526	-	-	-	4,511,526
Parks, recreation, and public property	-	4,615,212	-	-	-	4,615,212
Total expenditures	30,735,529	9,471,564	3,166,801	2,013,998	-	45,387,892
Excess (deficiency) of revenues over expenditures	1,042,471	(6,663,772)	(459,994)	163,325	-	(5,917,970)
Other Financing Sources (Uses)						
Issuance of debt	800,000	-	-	-	-	800,000
Transfers in	-	838,251	-	-	-	838,251
Transfers out	(838,251)	-	-	-	-	(838,251)
Sale of capital assets	131,992	-	-	-	-	131,992
Total other financing sources (uses)	93,741	838,251	-	-	-	931,992
Net change in fund balances	1,136,212	(5,825,521)	(459,994)	163,325	-	(4,985,978)
Fund balances, beginning of year	11,793,793	20,005,070	11,322,072	2,578,890	142,346	45,842,171
Fund balances, end of year	$ 12,930,005	$ 14,179,549	$ 10,862,078	$ 2,742,215	$ 142,346	$ 40,856,193

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities
For the Year Ended June 30, 2025

Amounts reported for governmental activities in the statement of activities are different because:	
Net change in fund balances - total governmental funds	$ (4,985,978)
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.	(4,983,148)
Governmental funds report current capital outlays as expenditures. However, these expenditures are reported as capital assets in the statement of net position. Governmental funds also do not report contributed capital assets as revenue.	14,903,196
Proceeds from sale of capital assets is recorded as income in the governmental funds. However, only the gain or loss on the sale of capital assets is recorded in the statement of activities.	(164,772)
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, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas, 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.	686,968
Accrued pension costs are not reported as an expenditure in the current period for governmental funds but are recorded as an expense in the statement of activities.	(1,369,929)
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.	70,035
Revenues are recognized in the governmental funds when measureable and available; however, the statement of activities is presented on the accrual basis, so revenues are recognized when earned. This adjustment reflects the changes due to payments received on long-term notes receivable that have been deferred in the governmental funds.	(1,850)
Change in net position of governmental activities	$ 4,154,522

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE
Statement of Revenues, Expenditures, and Changes in Fund Balance –
Budget and Actual – General Fund
For the Year Ended June 30, 2025

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
Revenues				
Taxes	$ 22,296,288	$ 22,296,288	$ 22,080,130	$ (216,158)
Licenses and permits	945,000	1,020,000	1,108,593	88,593
Intergovernmental	4,383,916	4,573,766	4,478,873	(94,893)
Charges for services	641,000	691,000	594,893	(96,107)
Fines and forfeitures	1,541,000	1,541,000	1,507,157	(33,843)
Miscellaneous	153,000	153,000	313,012	160,012
Interest income	1,500,000	1,575,000	1,695,342	120,342
Total revenues	31,460,204	31,850,054	31,778,000	(72,054)
Expenditures				
Current:				
General government				
City council	322,944	327,944	299,644	28,300
Mayor	194,710	194,710	191,549	3,161
Administrative services	2,727,350	2,805,350	2,638,555	166,795
Governmental buildings	949,232	981,732	822,444	159,288
Public safety				
Court operations	2,071,626	2,071,626	2,018,979	52,647
Animal control	360,000	360,000	316,767	43,233
Police	13,995,284	15,350,634	14,707,168	643,466
Streets and public improvements	4,595,153	4,645,153	4,110,353	534,800
Community and economic development				
Planning commission	12,380	12,380	6,342	6,038
Community activities	84,500	84,500	72,638	11,862
Citizens committees	134,850	134,850	115,129	19,721
CDBG programs	487,000	605,500	342,495	263,005
Community development	720,213	720,213	659,851	60,362
Economic development	759,768	759,768	627,548	132,220
Building and inspection	922,368	922,368	881,819	40,549
Parks, recreation, and public property	761,898	791,898	621,653	170,245
Non-departmental	1,397,881	1,459,881	1,100,194	359,687
Debt service:				
Principal	1,140,076	1,140,076	1,101,548	38,528
Interest	101,620	101,620	100,853	767
Total expenditures	31,738,853	33,470,203	30,735,529	2,734,674
Excess (deficiency) of revenues over expenditures	(278,649)	(1,620,149)	1,042,471	2,662,620
Other Financing Sources (Uses)				
Issuance of debt	1,000,000	1,000,000	800,000	(200,000)
Transfers out	(838,251)	(838,251)	(838,251)	-
Sale of capital assets	15,000	165,000	131,992	(33,008)
Total other financing sources (uses)	176,749	326,749	93,741	(233,008)
Net change in fund balance	$ (101,900)	$ (1,293,400)	1,136,212	$ 2,429,612
Fund balance, beginning of year			11,793,793	
Fund balance, end of year			$ 12,930,005	

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE
Statement of Revenues, Expenditures, and Changes in Fund Balance –
Budget and Actual – Economic Development Special Revenue Fund
For the Year Ended June 30, 2025

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
Revenues				
Property taxes	$ 150,000	$ 517,902	$ 165,712	$ (352,190)
Intergovernmental	1,747,902	2,050,000	2,405,776	355,776
Interest income	20,000	20,000	135,319	115,319
Total revenues	1,917,902	2,587,902	2,706,807	118,905
Expenditures				
Current:				
Economic development projects	7,191,000	7,221,000	2,736,695	4,484,305
Debt service:				
Principal	400,000	400,000	400,000	-
Interest	37,500	37,500	30,106	7,394
Total expenditures	7,628,500	7,658,500	3,166,801	4,491,699
Net change in fund balance	$ (5,710,598)	$ (5,070,598)	(459,994)	$ 4,610,604
Fund balance, beginning of year			11,322,072	
Fund balance, end of year			$ 10,862,078	

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE
Statement of Revenues, Expenditures, and Changes in Fund Balance –
Parks Impact Special Revenue Fund – Budget to Actual
For the Year Ended June 30, 2025

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
Revenues				
Impact fees	$ 50,000	$ 50,000	$ 52,323	$ 2,323
Intergovernmental	2,200,000	2,200,000	2,125,000	(75,000)
Total revenues	2,250,000	2,250,000	2,177,323	(72,677)
Expenditures				
Current:				
Park projects	2,415,000	2,415,000	2,013,998	401,002
Total expenditures	2,415,000	2,415,000	2,013,998	401,002
Net change in fund balance	$ (165,000)	$ (165,000)	163,325	$ 328,325
Fund balance, beginning of year			2,578,890	
Fund balance, end of year			$ 2,742,215	

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE
Statement of Net Position – Proprietary Fund
June 30, 2025

	Storm Drain
Assets	
Current assets:	
Cash and cash equivalents	$ 178,018
Accounts receivable	95,793
Total current assets	273,811
Noncurrent assets:	
Cash and cash equivalents, restricted	51
Capital assets:	
Machinery and equipment	39,445
Infrastructure	20,361,803
Accumulated depreciation	(7,006,530)
Net capital assets	13,394,718
Total noncurrent assets	13,394,769
Total assets	13,668,580
Liabilities	
Current liabilities:	
Accounts payable	13,257
Due to other funds	831,774
Accrued interest payable	2,571
Long-term debt, current portion	312,800
Total current liabilities	1,160,402
Noncurrent liabilities:	
Revenue bonds payable, due after one year	322,000
Total noncurrent liabilities	322,000
Total liabilities	1,482,402
Net Position	
Net investment in capital assets	12,759,918
Unrestricted	(573,740)
Total net position	$ 12,186,178

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE
Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Fund
For the Year Ended June 30, 2025

	Storm Drain
Operating Revenues	
Sales and charges for services	$ 1,128,054
Total operating revenues	1,128,054
Operating Expenses	
Administration and general	69,308
Repairs and maintenance	349,220
Depreciation	439,547
Total operating expenses	858,075
Operating income	269,979
Nonoperating Revenues (Expenses)	
Interest income	144
Interest expense	(29,991)
Total nonoperating revenues (expenses)	(29,847)
Change in net position	240,132
Total net position, beginning	11,946,046
Total net position, ending	$ 12,186,178

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE
Statement of Cash Flows – Proprietary Fund
For the Year Ended June 30, 2025

	Storm Drain
Cash flows from operating activities	
Receipts from customers and users	$ 1,128,050
Payments to suppliers	(405,271)
Net cash provided by operating activities	722,779
Cash flows from capital and related financing activities	
Acquisition of property, plant, and equipment	(409,408)
Principal paid on capital debt	(308,200)
Interest paid on capital debt	(18,815)
Net cash used by capital and related financing activities	(736,423)
Cash flows from investing activites	
Interest received	144
Net cash provided by investing activities	144
Net decrease in cash and cash equivalents	(13,500)
Cash and cash equivalents, beginning of year	191,569
Cash and cash equivalents, end of year	$ 178,069
Unrestricted cash	$ 178,018
Restricted cash	51
Total Cash	$ 178,069
Reconciliation of operating income to net cash provided by operating activities	
Operating income	$ 269,979
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	439,547
Changes in assets and liabilities:	
Accounts receivable	(4)
Accounts payable	13,257
Net cash provided by operating activities	$ 722,779

The accompanying notes are an integral part of this financial statement.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Taylorsville (the City) was incorporated on July 1, 1996, under the provisions of the State of Utah. The City operates under a Mayor-Council form of government and provides the following services as authorized by its charter: public safety, highways, culture-recreation, municipal justice court, public improvements, planning and zoning, and general administrative services.

The City's financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The accounting policies of the City conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The more significant accounting policies established in GAAP and used by the City are discussed below.

The Reporting Entity

In evaluating how to define the City for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in the related GASB pronouncement. The basic, but not the only, criterion for including a potential component unit within the reporting entity is the governing body's ability to exercise oversight responsibility. The most significant manifestation of this ability is financial interdependency. Other manifestations of the ability to exercise oversight responsibility include, but are not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations and accountability of fiscal matters. The other criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the existence of special financing relationships, regardless of whether the City is able to exercise oversight responsibilities. Component units that do not meet the criteria for being blended into the City's primary government are reported discretely.

Discretely Presented Component Units

The Taylorsville Arts Council (the Arts Council) provides cultural and recreational activities for the residents of the City. The Arts Council's governing body consists of the City's Mayor, the Chairman of the City Council, the Chairman of the Arts Council, who is appointed by the Mayor, the Vice-Chair, and Treasurer.

In 2012, Taylorsville Dayzz Inc. was created. This entity provides funding and operations of Taylorsville Dayzz, which is the City's birthday celebration.

The two component units have been deemed to be fiscally dependent upon the City for grant revenue. Separate financial statements are not issued for either discretely presented component units mentioned above.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements. The City's general administrative services, public safety, highways and streets, planning and engineering, and parks are all classified as governmental activities. Storm water collection services are classified as business-type activities.

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all activities of the City and its component units. As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or a segment are offset by program revenues. Direct expenses are those that 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 goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular 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 individual governmental funds and proprietary funds are reported as separate columns in the fund financial statements.

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. 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 revenue in the year for which they became available. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The use of financial resources to acquire capital assets is capitalized as assets in the government-wide financial statements, rather than reported as expenditure. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements, rather than other financing sources. Amounts paid to reduce long-term debt of the City are reported as a reduction of the related liability, rather than an expenditure on the government-wide financial statements.

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. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, expenditures related to claims and judgments are recorded only when payment is due.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Sales 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 so 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 means 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 accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, reserves, fund balance, revenues, and expenditures or expenses as appropriate. The various funds are summarized by type in the financial statements. The following fund types are used by the City:

The City reports the following major governmental funds:

- The General Fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.
- The Infrastructure – Capital Projects Fund accounts for the acquisition and construction of the City's major infrastructure projects, other than those financed by proprietary funds.
- The Economic Development – Special Revenue Fund accounts for economic development and redevelopment agency activities and the expenditure of bond monies related to economic development.
- Park Impact Fund is a special revenue fund that accounts for designated park related projects.

The City reports the following major proprietary fund:

- The Storm Drain Fund accounts for the operation and maintenance of the storm drain system and capital projects for the storm system.

Additionally, the City reports the following fund type:

- Capital project fund accounts for the acquisition of fixed assets of the City. The City accounts for building construction in a capital project fund.

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

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

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

Budgets

Annual budgets are prepared and adopted by ordinance by total for each department, in accordance with State law, by the Mayor and City Council on or before June 22 for the following fiscal year, beginning July 1. Estimated revenues and appropriations may be increased or decreased by resolution of the City Council at any time during the year. A public hearing must be held prior to any proposed increase in a fund's appropriations. Budgets include activities in the General Fund and Special Revenue Funds. Annual budgets are also adopted for Capital Projects Fund which may include activities that overlap several fiscal years. The level of the City's budgetary control (that is, the level at which the City's expenditures cannot legally exceed the appropriated amounts) is established at the department level. Each department head is responsible to the Mayor and City Council for operating within the budget for their department. All annual budgets lapse at fiscal year-end.

Utah State law prohibits the appropriation of the sum of unassigned, assigned, and committed General Fund balance until it exceeds 5% of the General Fund revenues. Until the sum of the stated categories of fund balance is greater than the above amount, it cannot be budgeted but is used to provide working capital until tax revenue is received, to meet emergency expenditures, and to cover unanticipated deficits. Utah State law prohibits the accumulation of the stated fund balance categories in any amount greater than 35% of the current year's actual revenues.

Once adopted, the budget can be amended by subsequent City Council action. The City Council can amend the budget to any extent, provided the budgeted expenditures do not exceed budgeted revenues and appropriated fund balance, in which case a public hearing must be held. With the consent of the Mayor, department heads may reallocate unexpended appropriated balances from one expenditure account to another within that department during the budget year.

Budgets for the General Fund, Special Revenue Funds, and Capital Projects Fund are prepared on the modified accrual basis of accounting. Encumbrance accounting is not used by the City.

Expenditures in the Capital Projects Fund are budgeted annually on a project-by-project basis. Although it is the intention of the City that each project be funded by a specific revenue source, the adopted budget reflects only total anticipated revenues by source. Since it is not practicable or appropriate to separate revenues and fund balance on a project-by-project basis, the Capital Projects Fund is reported as an individual fund in the accompanying financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Cash and cash equivalents and Investments

The City considers all cash and investments with original maturities of three months or less to be cash and cash equivalents. Investments consist of debt securities and 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

Activity 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". Advances between funds as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate they are not available for appropriation and are not available financial resources.

Tax, intergovernmental and other receivables at June 30, 2025, consisted of property tax, sales tax, franchise tax, grants, utility billings, and other miscellaneous items. The utility billings for charged services are billed to customers on a monthly basis. Unbilled service accounts receivable at June 30, 2025 were estimated based on July billings and are included in the operating revenues and accounts receivable at year end. Taxes, grants, and utility charges are deemed collectible in full, so no allowance for uncollectibles is recorded. In addition, no allowance was deemed necessary for the City's other receivables.

Restricted Assets

Certain assets are classified as restricted because their use is restricted by an independent third party, enabling legislation, or other laws and statutes. These restrictions may include future debt service payments, unexpended portions of bonds or leases issued for capital construction and other capital assets, deposits held, and other agreements with third parties.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $3,000 (amounts not rounded) and a useful life of more than one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

Upon retirement or disposition of capital assets, the cost and related accumulated depreciation are removed from the respective accounts. Depreciation of fixed assets is computed using the straight-line method over their estimated useful lives as follows:

	Years
Buildings and Improvements	5-30
Office Furniture and Equipment	3-20
Vehicles and Equipment	2-10
Infrastructure	20-50

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Compensated absences

Accumulated paid time off (PTO) is accrued as incurred based on the years of service for each employee. PTO is accumulated on a monthly basis and is fully vested when earned. Accumulated PTO cannot exceed 320 hours at the end of the fiscal year and any PTO in excess of this amount is forfeited. No payments will be made in lieu of taking time off except for accrued PTO at the time of termination or in extenuating circumstances, which payment must be approved by the Mayor or Mayor's designee. The City does not have any additional vacation or sick time outside of the PTO. However, some employees may accumulate comp time which is fully vested when earned. No expenditure is reported for this PTO or comp time in the governmental fund financial statements unless they have matured as a result of employee leave, resignation and retirement and have not been paid. If applicable to record in governmental fund statements, they are reported with accrued liabilities as part of accrued payroll. The amount of accumulated PTO is accrued when incurred in the government-wide financial statements.The liability includes salary-related benefits, where applicable, and are measured using the pay or salary rates in effect at the financial statement date.

Per the criteria outlined by GASB 101, all other potential leave benefits (i.e. holiday, bereavement leave, post-partum, military, etc.) have been deemed insignificant to the City's respective reporting funds as they do not result in any termination or retirement payments, but are rather a use-it or lose-it benefits to the employees and are dependent upon the occurrence of a sporadic event. As such, they are recognized more appropriately when the leave commences and is used.

Taxes

On or before June 22 of each year, the City sets the property tax rate for various municipal purposes. If the City intends to increase property tax revenues above the tax rate of the previous year, state law requires the City to provide public notice to property owners and hold public hearings. When these special public hearings are necessary, the adoption of the final budget is made subsequent to June 22. All property taxes levied by the City are assessed and collected by Salt Lake County. Taxes are levied as of January 1 and due November 30; any delinquent taxes are subject to a penalty. Unless the delinquent taxes and penalties are paid before January 15, a lien is attached to the property, and the amount of taxes and penalties bears 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. Tax collections are remitted to the City from the County on a monthly basis.

Sales taxes are collected by the Utah State Tax Commission and remitted to the City monthly. Franchise taxes are collected by utility companies and remitted to the City periodically.

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

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Deferred Outflows and Inflows of Resources

Deferred outflows of resources represent a consumption of net assets that applies to a future period, and is, therefore, deferred until that time. A deferred loss on refunding results from the difference in the carrying value of the refunded debt and the reacquisition price.

Deferred inflows of resources represent an acquisition of net assets that applies to a future period, and is, therefore, deferred until that time. Governmental funds report unavailable revenue from property taxes as deferred inflows of resources until such time they can be recognized as revenue in the period that they become available.

Long-term Obligations

In the government-wide financial statements and proprietary fund types, 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 assets. Bond premiums and discounts are deferred and 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, during the current period. 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, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Fund Balance

GASB Statement No. 54 provided new reporting categories for fund balance in governmental funds. The categories and descriptions are as follows:

Nonspendable Fund Balance – Prepaid expenditures and other similar assets not in a spendable form that are contractually required to be maintained intact are classified as nonspendable fund balance.

Restricted Fund Balance – Assets that are constrained by externally imposed restrictions, or by law through constitutional provisions or enabling legislation.

Committed Fund Balance – Amounts formally designated by City Council through ordinance or resolution for a specific purpose that cannot be used for another purpose unless the City Council formally changes the use through a superseding ordinance or resolution.

Assigned Fund Balance – Amounts constrained by City Council or City Management for a specific purpose normally through the appropriations process in establishing and amending budgets. Furthermore, funds in special revenue, capital project, and permanent fund are by their nature assigned to the purpose for which the resources are collected.

Unassigned Fund Balance – Amounts that may be used for any governmental purpose.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

When an expenditure qualifies to be used from more than one fund balance classification identified above, it is the City's policy to use resources in the following order: restricted, committed, assigned, and then unassigned.

The City has adopted a formal policy on minimum unassigned fund balance for the general fund of 19.5% of total revenues. State statute requires the City to maintain a minimum fund balance in the general fund of at least 5% of total revenues.

Inter-fund transactions

During the course of normal operations, the City has transactions between funds to construct assets, to distribute grant proceeds, etc. These transactions are generally reflected as transfers, which are transfers from a fund authorized to receive certain revenues to the fund through which the resources are to be expended.

Estimates and assumptions

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements and the reported amounts of revenues, expenditures and expenses during the reporting period. Actual results could differ from those estimates.

2. DEPOSITS AND INVESTMENTS

The City maintains a cash and investment pool that is available for use by all funds. Cash includes amounts in demand deposits and cash on hand. Investments are stated at cost, which approximates fair value. Each fund's portion of this pool is displayed on the combined balance sheet as "cash and cash equivalents," which also includes cash accounts that are separately held by several of the City's funds.

As of June 30, 2025, the City's demand deposits and cash on hand amounted to $38,233,147.

Deposits – Utah State law requires that City funds be deposited with a "qualified depository" as defined by the Utah Money Management Act. "Qualified depository" includes any depository institution which has been certified by the Utah State Commissioner of Financial Institutions as having met 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.

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

2. DEPOSITS AND INVESTMENTS (CONTINUED)

The City follows the requirements of UMMA (Utah Code, Title 51, Chapter 7) in handling its depository and investment transactions. The Act requires the depositing of City funds in a qualified depository, which is defined as a financial institution whose deposits are insured by an agency of the Federal Government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council. UMMA defines types of securities authorized as appropriate investments for the City's funds and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities.

Statutes authorize the City to invest in negotiable or nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as "first tier" by two nationally recognized statistical rating organizations; bankers' acceptances; obligations of the United States Treasury including bills, notes, and bonds; obligations, other than mortgage derivative products, issued by U.S. government sponsored enterprises (U.S. Agencies) such as the Federal Home Loan Bank System, Federal Home Loan Mortgage Corporation (Freddie Mac), and Federal National Mortgage Association (Fannie Mae); bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rated "A" or higher, or the equivalent of "A" or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in UMMA; and the Utah State Public Treasurers' Investment Fund. The City has complied with the UMMA and rules of the Money Management Council with regard to deposits and investments. The City has a separate deposit and investment policy which requires City to follow UMMA.

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

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

2. DEPOSITS AND INVESTMENTS (CONTINUED)

Fair Value of Investments

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

- Level 1: Financial instruments with unadjusted, quoted prices listed on active market exchanges.
- Level 2: Financial instruments lacking unadjusted, quoted prices from active market exchanges, including over-the-counter traded financial instruments. The prices for the 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.
- Level 3: Financial instruments that are not actively traded on a market exchange. This category includes situations where there is little, if any, market activity for the financial instruments. The prices are determined using significant unobservable inputs or valuation techniques. Quoted prices for identical investments in active markets.

At June 30, 2025, the City had the following recurring fair value measurements.

		Fair Value Measurements Using		
	06/30/25	Level 1	Level 2	Level 3
Securities				
PTIF	$ 36,774,130	$ -	$ 36,774,130	$ -
Total securities	$ 36,774,130	$ -	$ 36,774,130	$ -

The City's cash and cash equivalents and investments are exposed to certain risks as outlined below:

Custodial credit risk – deposits. This is the risk that in the event of a bank failure, the City's deposits may not be returned. As of June 30, 2025, $2,527,5156 of the City's $2,777,515 balance of deposits was exposed to custodial credit risk because it was uninsured and uncollateralized. UMMA does not require deposits to be insured or collateralized and the City has no formal policy regarding deposit credit risk. UMMA requires that the City keep deposits in a qualified depository, which the City has done.

Custodial credit risk – investments is the risk that in the event of the failure of the counterparty, the City will not be able to recover the value of its investments that are in the possession of an outside party. Of the City's investment in the PTIF of $36,774,130, 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.

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City's policy for limiting the credit risks of investments is to comply with UMMA.

2. DEPOSITS AND INVESTMENTS (CONTINUED)

Interest rate risk is the risk that changes in the interest rates will adversely affect the fair value of an investment. The City has no formal policy relating to specific investment-related interest rate risk. The City manages its exposure by investing mainly in the PTIF and by adhering to UMMA. The Act requires that the remaining term to maturity may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity on all investments in commercial paper, bankers' acceptances, fixed rate negotiable deposits, and fixed rate corporate obligations to 270 days - 15 months or less. The Act further limits the remaining term to maturity on all investments in obligations of the United States Treasury; obligations issued by U.S. government sponsored enterprises; and bonds, notes, and other evidence of indebtedness of political subdivisions of the State to 5 years. In addition, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding 3 years.

As of June 30, 2025, the City's investments had the following maturities and ratings:

		Investment Maturities (in Years)		
Investment Type	Fair Value	Less Than 1	1-5	Quality Ratings
PTIF	$ 36,774,130	$ 36,774,130	$ -	Unrated
	$ 36,774,130	$ 36,774,130	$ -	

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 for reducing this risk of loss is to comply with the rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5-10% depending upon the total dollar amount held in the portfolio. 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 PTIF invests in high-grade securities which are delivered to the custody of the Utah State Treasurer, assuring a perfected interest in the securities, and, therefore, there is very little credit risk except in the most unusual and unforeseen circumstances. The maximum weighted average life of the portfolio does not exceed 90 days. Twice a year, at June 30 and December 31, which are the accounting periods for public entities, the investments are valued at fair value and participants are informed of the fair value valuation factor. Additional information is available at the Utah State Treasurers' Office.

The City did not enter into any reverse repurchase agreements during the year. Bond deposits are held by an appointed trustee in accordance with the Bond Resolutions. Repurchase agreements are secured by uninsured, unregistered securities held by the counter party but not in the City's name.

3. RESTRICTED CASH AND CASH EQUIVALENTS

Certain assets are restricted to use as follows as of June 30, 2025:

	Governmental Activities	Business-Type Activities
Governmental activities		
Restricted for debt service	$ 2,881,813	$ 51
Restricted for funds held in trust for Justice Court	40,146	-
Restricted for funds held for police seizures	30,026	-
Restricted for deposits	286,950	-
Restricted for employee cafeteria plan	44,746	-
Restricted for "C" road funds	559,097	-
Retricted for transportation	1,176,405	-
Restricted for police equipment and vehicles	42,055	-
Restricted for capital projects - infrastructure	3,164,042	-
Total restricted cash and cash equivalents	$ 8,225,280	$ 51

4. CAPITAL ASSETS AND DEPRECIATION

Capital asset activity for the year ended June 30, 2025 was as follows:

	07/01/24	Increases	Decreases	06/30/25
Governmental activities				
Capital assets, not being depreciated:				
Land and water rights	$ 134,157,808	$ -	$ -	$ 134,157,808
Construction in progress	10,409,633	4,233,771	(2,843,594)	11,799,810
Total capital assets, not being depreciated	144,567,441	4,233,771	(2,843,594)	145,957,618
Capital assets, being depreciated:				
Buildings and improvements	33,907,020	11,824,550	-	45,731,570
Office furniture and equipment	1,031,178	22,190	-	1,053,368
Vehicles and equipment	5,367,511	881,561	(163,328)	6,085,744
Infrastructure	61,340,636	734,718	(347,910)	61,727,444
Total capital assets, being depreciated	101,646,345	13,463,019	(511,238)	114,598,126
Accumulated depreciation:				
Buildings and improvements	18,436,871	2,726,771	-	21,163,642
Office furniture and equipment	763,125	102,700	-	865,825
Vehicles and equipment	3,586,286	1,095,539	(163,328)	4,518,497
Infrastructure	54,124,534	1,058,138	(233,138)	54,949,534
Total accumulated depreciation	76,910,816	4,983,148	(396,466)	81,497,498
Total capital assets, net of accumulated depreciation	24,735,529	8,479,871	(114,772)	33,100,628
Governmental capital assets, net	$ 169,302,970	$ 12,713,642	$ (2,958,366)	$ 179,058,246

4. CAPITAL ASSETS AND DEPRECIATION (CONTINUED)

	07/01/24	Increases	Decreases	06/30/25
Business-type activtities				
Capital assets, being depreciated:				
Infrastructure	$ 19,952,395	$ 409,408	$ -	$ 20,361,803
Equipment	39,445	-	-	39,445
Total capital assets, depreciated	19,991,840	409,408	-	20,401,248
Accumulated depreciation:				
Infrastructure	6,527,538	439,547	-	6,967,085
Equipment	39,445	-	-	39,445
Total accumulated depreciation	6,566,983	439,547	-	7,006,530
Total capital assets, net of accumulated depreciation	13,424,857	(30,139)	-	13,394,718
Business-type capital assets, net	$ 13,424,857	$ (30,139)	$ -	$ 13,394,718

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	$ 1,246,581
Public safety	1,214,717
Streets and public improvements	1,062,387
Community and economic development	153,232
Parks and public property	1,306,231
Total depreciation expense - governmental activities	$ 4,983,148
Business-type activities:	
Storm drain	$ 439,547

4. CAPITAL ASSETS AND DEPRECIATION (CONTINUED)

Discretely presented component unit activity for the year ended June 30, 2025 is as follows:

	07/01/24	Increases	Decreases	06/30/25
Component Unit				
Capital assets, being depreciated:				
Equipment	$ 58,045	$ 1,588	$ -	$ 59,633
Total capital assets, depreciated	58,045	1,588	-	59,633
Accumulated depreciation:				
Equipment	53,550	1,780	-	55,330
Total accumulated depreciation	53,550	1,780	-	55,330
Total component unit capital assets, net	$ 4,495	$ (192)	$ -	$ 4,303

5. DEFERRED PROPERTY TAXES

In conjunction with the implementation of GASB pronouncement 33 "Accounting and Financial Reporting for Non-exchange Transactions" the City has accrued a property tax receivable and a deferred property tax revenue of $6,606,857.

Property taxes recorded in the governmental funds are recorded using the modified accrual basis of accounting, wherein revenues are recognized when they are both measurable and available (expected to be received within 60 days). Property taxes attach as an enforceable lien on property as of the first day of January. Taxes are levied on January 1 and then are due and payable at November 30. Since the property tax levied on January 1, 2025 was not expected to be received within 60 days after the year ended June 30, 2025, the City was required to record a receivable and deferred revenue of the estimated amount of the total property tax levied on January 1, 2025.

6. LONG-TERM DEBT

Changes in Long-Term Liabilities

Long-term debt activity of the City for the year ended June 30, 2025, was as follow:

	07/01/24	Increases	Decreases	06/30/25	Due Within One Year
Governmental activities					
Bonds payable:					
Revenue bonds	$ 2,817,000	$ -	$ (761,800)	$ 2,055,200	$ 542,200
Leases payable	2,112,208	800,000	(739,748)	2,172,460	912,389
Compensated absences*	952,686	-	(40,853)	911,833	364,733
Governmental activities, long-term liabilities	$ 5,881,894	$ 800,000	$ (1,542,401)	$ 5,139,493	$ 1,819,322
Business-type activities					
Bonds payable:					
Revenue bonds	$ 943,000	$ -	$ (308,200)	$ 634,800	$ 312,800
Total bonds payable	943,000	-	(308,200)	634,800	312,800
Business-type activities, long-term liabilities	$ 943,000	$ -	$ (308,200)	$ 634,800	$ 312,800

* The change in compensated absences above is a net change for the year.

Revenue Bonds

Sales Tax Revenue Refunding Bonds, Series 2015, original issue of $6,460,000, principal due in annual installments beginning November 2015, interest at 2.43% due in semi-annual installments beginning November 2015, with the final payment due November 2026. The bonds were issued to finance the partial refunding of the Series 2006 Sales Tax Revenue Bonds and paying the costs of issuance of the Series 2015 Bonds. Debt service payments will be made from the General Fund and Storm Drain Fund. This bond was a direct placement.	$ 1,380,000
Tax Increment and Sales Tax Revenue Refunding Bonds, Series 2019, original issue of $2,140,000, principal payments due in annual installments starting in November 2020, interest at 1.99% and due in semi-annual payments with the final payment due November 2031. These bonds were issued to finance the acquisition of land and paying the costs of issuance related to economic development in the Bangerter Highway URA RDA area. Debt service payments will be made from tax increment from the RDA and backed by the General Fund sales tax revenues. This bond was a direct placement.	1,310,000
Total Tax Revenue Bonds	$ 2,690,000

6. LONG-TERM DEBT (CONTINUED)

Debt Service Requirements

The annual debt service requirements to maturity, including principal and interest for the revenue bonds, as of June 30, 2025, are as follows:

Year Ending June 30,	Sales Tax Revenue Bonds		
	Principal	Interest	Totals
2026	$ 855,000	$ 99,199	$ 954,199
2027	880,000	49,600	929,600
2028	185,000	29,301	214,301
2029	185,000	17,164	202,164
2030	190,000	13,482	203,482
2031-2032	395,000	17,661	412,661
Total Revenue Bonds Payable	$ 2,690,000	$ 226,407	$ 2,916,407

Finance Leases Payable

The City has entered into five equipment lease purchase agreements with two financial institutions for the acquisition of police vehicles for their police department totaling $3,592,158. The leases require at least a two-year commitment before any early payoff could occur. The final renewal term will end in August 2025, December 2025, October 2026, November 2027, and December 2028 respectively, unless the agreement is terminated as provided by the various options, at which time the lease equipment will be transferred to and vest with the City.

As of June 30, 2025, the leases payable were reported at $2,172,460. The leases have annual payments of principal and interest that are due from the commencement of the lease. Interest rates for these leases vary from 2.19% to 4.99%.

The future principal and interest lease payments are as follows:

Year Ending June 30,	Finance Leases		
	Principal	Interest	Totals
2026	$ 912,389	$ 93,440	$ 1,005,829
2027	639,430	59,145	698,575
2028	406,045	30,507	436,552
2029	214,596	10,472	225,068
Total Leases Payable	$ 2,172,460	$ 193,564	$ 2,366,024

7. RETIREMENT SYSTEMS AND PENSIONS PLANS

General Information about the Pension Plan

Plan Description

Eligible plan participants are provided with pensions through the Utah Retirement Systems (URS). URS is comprised of the following pension trust funds:

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

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning work on or after July 1, 2011, who have no previous service credit with URS, 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 East 200 South, Salt Lake City, Utah 84102 or visiting the website: www.urs.org/general/publications.

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

Benefits Provided

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

Summary of Benefits by System

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%
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 on employer
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.50%
Tier 2 Public Safety and Firefighter System	Highest 5 years	25 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5% per year to June 30, 2020 2.00% per year July 1, 2020 to present	Up to 2.50%

*Actuarial reductions are applied

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

Contribution Rate Summary

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the Utah State Retirement Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates as of June 30, 2025 are as follows:

Utah Retirement Systems

	Employee Paid	Employer Contribution Rates	Employer Rate for 401(k) Plan
Contributory System			
111 - Local Governmental Division Tier 2	0.70%	15.19%	N/A
Noncontributory System			
15 - Local Governmental Division Tier 1	N/A	16.97%	N/A
Public Safety System			
Contributory			
122 - Tier 2 DB Hybrid Public Safety	4.73%	24.03%	N/A
Noncontributory			
49 - Other Div B with 2.5% COLA	N/A	32.57%	N/A
Tier 2 DC Only			
211- Local Government	N/A	5.19%	10.00%
222 - Public Safety	N/A	10.03%	14.00%

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

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

Contribution Rate Summary (Continued)

For fiscal year ended June 30, 2025, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	$ 437,842	$ -
Public Safety System	1,204,825	-
Tier 2 Public Employees System	224,507	10,285
Tier 2 Public Safety and Firefighter System	565,146	111,242
Tier 2 DC Public Employees Plan	20,547	-
Tier 2 DC Public Safety and Firefighter System	42,889	-
Total Contributions	$ 2,495,756	$ 121,527

Contributions reported are 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.

At June 30, 2025, the City reported no net pension asset and a net pension liability of $4,895,886.

	(Measurement Date): December 31, 2024				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2023	Change
Noncontributory System	$ -	$ 835,545	0.2634862%	0.2624284%	0.0010578%
Public Safety System	-	3,682,902	5.1058643%	4.8018377%	0.3040266%
Tier 2 Public Employees System	-	144,960	0.0486054%	0.0491669%	-0.0005615%
Tier 2 Public Safety and Firefighter	-	232,479	0.5140059%	0.5832890%	-0.0692831%
Total Net Pension Asset / Liability	$ -	$ 4,895,886			

The net pension asset and liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2024 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.

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

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

For the year ended June 30, 2025, the City recognized pension expense of $3,865,182. At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 1,760,786	$ 13,214
Changes in assumptions	374,822	3,666
Net difference between projected and actual earnings on pension plan investments	784,136	-
Changes in proportion and differences between contributions and proportionate share of contributions	109,854	8,365
Contributions subsequent to the measurement date	1,253,988	-
Total	$ 4,283,586	$ 25,245

The $1,253,988 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to the fiscal year end, but subsequent to the measurement date of December 31, 2024. 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
2025	$ 1,668,598
2026	1,353,063
2027	(277,217)
2028	(18,324)
2029	84,653
Thereafter	193,580

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

Combined Pension Assets, Liabilities, Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

Pension Expense and Deferred Outflows and Inflows of Resources By System

Noncontributory System

For the year ended June 30, 2025, the City recognized pension expense of $765,445. At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 497,865	$ -
Changes in assumptions	69,115	-
Net difference between projected and actual earnings on pension plan investments	251,680	-
Changes in proportion and differences between contributions and proportionate share of contributions	-	6,271
Contributions subsequent to the measurement date	215,163	-
Total	$ 1,033,823	$ 6,271

The $215,163 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to the fiscal year end, but subsequent to the measurement date of December 31, 2024. 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
2025	$ 474,107
2026	459,052
2027	(102,123)
2028	(18,647)

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

Pension Expense and Deferred Outflows and Inflows of Resources By System (Continued)

Public Safety System

For the year ended June 30, 2025, the City recognized pension expense of $2,603,088. At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 1,059,508	$ -
Changes in assumptions	126,914	-
Net difference between projected and actual earnings on pension plan investments	508,122	-
Changes in proportion and differences between contributions and proportionate share of contributions	39,161	-
Contributions subsequent to the measurement date	613,449	-
Total	$ 2,347,154	$ -

The $613,449 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to the fiscal year end, but subsequent to the measurement date of December 31, 2024. 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
2025	$ 1,149,004
2026	824,919
2027	(203,694)
2028	(36,524)

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

Pension Expense and Deferred Outflows and Inflows of Resources By System (Continued)

Tier 2 Public Employees System

For the year ended June 30, 2025, the City recognized pension expense of $158,055. At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Tier 2 Public Employees		
Differences between expected and actual experience	$ 62,667	$ 999
Changes in assumptions	48,415	15
Net difference between projected and actual earnings on pension plan investments	9,265	-
Changes in proportion and differences between contributions and proportionate share of contributions	20,440	1,722
Contributions subsequent to the measurement date	120,990	-
Total	$ 261,777	$ 2,736

The $120,990 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to the fiscal year end, but subsequent to the measurement date of December 31, 2024. 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
2025	$ 16,443
2026	25,531
2027	10,811
2028	13,348
2029	32,176
Thereafter	39,742

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

Pension Expense and Deferred Outflows and Inflows of Resources By System (Continued)

Tier 2 Public Safety and Firefighter System

For the year ended June 30, 2025, the City recognized pension expense of $338,594. At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 140,746	$ 12,215
Changes in assumptions	130,378	3,651
Net difference between projected and actual earnings on pension plan investments	15,069	-
Changes in proportion and differences between contributions and proportionate share of contributions	50,253	372
Contributions subsequent to the measurement date	304,386	-
Total	$ 640,832	$ 16,238

The $304,386 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to the fiscal year end, but subsequent to the measurement date of December 31, 2024. 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
2025	$ 29,044
2026	43,561
2027	17,789
2028	23,499
2029	52,477
Thereafter	153,838

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

Actuarial Assumptions

The total pension liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary increases	3.5 - 9.5 percent, average, including inflation
Investment rate of return	6.85 percent, net of pension plan investment expense, including inflation

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

The actuarial assumptions used in the January 1, 2024 valuation were based on an actuarial experience study for the period ending December 31, 2023.

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

	Expected Return Arithmetic Basis		
Asset Class	**Target Asset Allocation**	**Real Return Arithmetic Basis**	**Long-Term Expected Portfolio Real Rate of Return**
Equity securities	35%	7.01%	2.45%
Debt securities	20%	2.54%	0.51%
Real assets	18%	5.45%	0.98%
Private equity	12%	10.05%	1.21%
Absolute return	15%	4.36%	0.65%
Cash and cash equivalents	0%	0.49%	0.00%
Totals	100%		5.80%
	Inflation		2.50%
	Expected arithmetic nominal return		8.30%

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

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

Discount Rate

The discount rate used to measure the total pension liability was 6.85%. 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 table presents the proportionate share of the net pension liability calculated using the discount rate of 6.85%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage-point lower (5.85%) or one percentage-point higher (7.85%) than the current rate:

System	1% Decrease (5.85%)	Discount Rate (6.85%)	1% Increase (7.85%)
Noncontributory System	$ 3,533,671	$ 835,545	$ (1,427,309)
Public Safety System	10,047,493	3,682,902	(1,526,286)
Tier 2 Public Employees System	432,961	144,960	(79,076)
Tier 2 Public Safety and Firefighter	792,732	232,479	(215,452)
Total	$ 14,806,857	$ 4,895,886	$ (3,248,123)

Pension Plan Fiduciary Net Position

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

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the Utah State 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 participates in a 401(k), 457(b), Roth IRA, and Traditional IRA Defined Contribution Savings Plans with URS. Employee and employer contributions to these plans for the year ended June 30, were as follows:

	2025	2024	2023
401(k) Plan*			
Employer contributions	$ 661,462	$ 621,780	$ 567,065
Employee contributions	669,770	669,117	597,445
457 Plan			
Employer contributions	112,908	102,985	92,584
Employee contributions	136,889	131,559	141,468
Roth IRA Plan			
Employer contributions	N/A	N/A	N/A
Employee contributions	30,695	36,763	33,484
Traditional IRA			
Employer contributions	N/A	N/A	N/A
Employee contributions	6,200	2,600	2,775

* The employer paid 401(k) contributions include the totals paid for employees in the Tier 2 Defined Contribution 401(k) Plan.

8. COMMITMENTS

The City has entered into several contracts with other governmental agencies to provide various services. These services include Public Safety (fire and paramedic) and Public Works. The term of each of these contracts is one year or less.

The City has contracted with West Valley City to provide animal control services. During 2009, West Valley City built an animal shelter, in which the City has an 18.3% interest. The shelter was financed with bonds, which the City is obligated and liable to pay its portion.

The City has also contracted with outside entities for Plan Review/Building Inspection, Legal Services, and a portion of their Engineering and Technical Services. The term of each contract is one year.

9. CONTINGENT LIABILITIES

The City is involved in various claims and legal actions arising in the ordinary course of events. In the opinion of management, the ultimate disposition of these matters will not have a material adverse effect on the City's financial position or results of operations.

10. 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 and natural disasters. The City participates in the Utah Local Government Insurance Trust, a public entity risk pool to manage its risk of loss. The City pays an annual premium to the trust for its general insurance coverage. The Trust was created to be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of one million dollars for each insured event. As of June 30, 2025, there were no outstanding unpaid claims for the City. Also, the City had no claim settlements during the three years ending June 30, 2025 which exceeded its insurance coverage. The City also has fidelity bond coverage with a private carrier.

11. TRANSFERS RECONCILIATION

Transfers among the funds for the year ended June 30, 2025 are described below: Transfers are made to meet the ongoing needs of the City to complete various capital related projects.

	In	Out
General Fund	$ -	$ 838,251
Infrastructure - Capital Projects Fund	838,251	-
	$ 838,251	$ 838,251

12. MISCELLANEOUS INCOME

During fiscal year ending June 30, 2025, the City purchased, demolished, and sold a hotel property. This transaction, net of purchase price and demotition costs, is included within miscellaneous income of $1,388,861.

13. RECENT ACCOUNTING PRONOUNCEMENT

In June 2022, the GASB issued Statement No. 101, *Compensated Absences*, to improve the recognition and measurement of liabilities for compensated absences, including vacation, sick leave, and other paid leave benefits. During the fiscal year, the City implemented GASB 101. All leave policies were analyzed in relation to the new standard. The City also evaluated the effects of this implementation on the beginning compensated absences for fiscal year ended June 30, 2024, and determined that no significant or material adjustment to any reported fund or entity-wide activity were noted and, therefore, no restatement was required, espcially sinc the City uses a fully vested PTO benefit. Any applicable calculations were updated to match the standard and defined contributions were added to the salary related costs where necessary.

CITY OF TAYLORSVILLE
Schedule of the Proportionate Share of the Net Pension Liability
Last 10 Calendar Years

	As of December 31,	Proportion of Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset)	Covered Payroll	Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability (Asset)
Noncontributory System	2015	0.1931631%	1,093,011	1,668,459	65.51%	87.80%
	2016	0.1932836%	1,241,117	1,667,951	74.41%	87.30%
	2017	0.1684929%	738,218	1,474,482	50.07%	91.90%
	2018	0.1921505%	1,414,943	1,702,844	83.09%	87.00%
	2019	0.1910923%	720,202	1,742,337	41.34%	93.70%
	2020	0.2090913%	107,252	1,898,761	5.65%	99.20%
	2021	0.2386793%	(1,366,942)	2,250,832	-60.73%	108.70%
	2022	0.2468419%	422,778	2,469,578	17.12%	97.50%
	2023	0.2624284%	608,720	2,669,445	22.80%	96.90%
	2024	0.2634862%	835,545	2,697,097	30.98%	96.02%
Public Safety System	2015	N/A	N/A	N/A	N/A	N/A
	2016	N/A	N/A	N/A	N/A	N/A
	2017	N/A	N/A	N/A	N/A	N/A
	2018	N/A	N/A	N/A	N/A	N/A
	2019	N/A	N/A	N/A	N/A	N/A
	2020	0.0037544%	3,117	6,219	50.12%	95.50%
	2021	2.8934431%	(1,036,202)	1,819,560	-56.95%	209.30%
	2022	4.6721660%	2,171,039	3,281,738	66.16%	187.30%
	2023	4.8018377%	3,139,021	3,538,722	88.70%	92.09%
	2024	5.1058643%	3,682,902	3,737,650	98.54%	91.84%
Tier 2 Public Employees System	2015	0.0574684%	(125)	371,267	-0.03%	100.20%
	2016	0.0518192%	5,780	424,958	1.36%	95.10%
	2017	0.0420613%	3,708	411,697	0.90%	97.40%
	2018	0.0481128%	20,606	561,329	3.67%	90.80%
	2019	0.0451341%	10,151	627,362	1.62%	96.50%
	2020	0.0413001%	5,940	660,508	0.90%	98.30%
	2021	0.0400689%	(16,959)	743,342	-2.28%	103.80%
	2022	0.0399045%	43,452	869,828	5.00%	92.30%
	2023	0.0491669%	95,697	1,271,136	7.53%	89.58%
	2024	0.0486054%	144,960	1,439,884	10.07%	87.44%
Tier 2 Public Safety and Firefighters	2021	0.3668609%	$ (18,542)	$ 877,307	-2.11%	102.80%
	2022	0.6246530%	52,111	1,921,930	2.71%	96.40%
	2023	0.5832890%	219,720	2,210,103	9.94%	89.10%
	2024	0.5140059%	232,479	2,346,282	9.91%	90.10%

CITY OF TAYLORSVILLE
Schedule of Contributions
Last 10 Fiscal Years*

	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	2016	276,036	276,036	-	1,594,972	17.31%
	2017	277,487	277,487	-	1,599,416	17.35%
	2018	271,949	271,949	-	1,602,253	16.97%
	2019	292,877	292,877	-	1,748,343	16.75%
	2020	309,443	309,443	-	1,815,926	17.04%
	2021	335,340	335,340	-	1,973,587	16.99%
	2022	403,563	403,563	-	2,383,517	16.93%
	2023	425,229	425,229	-	2,555,270	16.64%
	2024	456,445	456,445	-	2,706,565	16.86%
	2025	437,842	437,842	-	2,756,609	15.88%
Public Safety System	2016	-	-	-	-	0.00%
	2017	-	-	-	-	0.00%
	2018	-	-	-	-	0.00%
	2019	-	-	-	-	0.00%
	2020	-	-	-	-	0.00%
	2021	125,043	125,043	-	385,464	32.44%
	2022	967,825	967,825	-	3,063,767	31.59%
	2023	1,072,617	1,072,617	-	3,386,203	31.68%
	2024	1,143,016	1,143,016	-	3,663,711	31.20%
	2025	1,204,825	1,204,825	-	3,835,479	31.41%
Tier 2 Public Employees System*	2016	60,829	60,829	-	407,977	14.91%
	2017	62,809	62,809	-	421,253	14.91%
	2018	71,852	71,852	-	475,126	15.12%
	2019	94,943	94,943	-	610,765	15.54%
	2020	102,516	102,516	-	654,633	15.66%
	2021	105,941	105,941	-	670,509	15.80%
	2022	128,821	128,821	-	801,622	16.07%
	2023	170,344	170,344	-	1,063,985	16.01%
	2024	219,591	219,591	-	1,371,591	16.01%
	2025	224,507	224,507	-	1,478,213	15.19%
Tier 2 Public Safety and Firefighter System*	2021	$ 16,585	$ 16,585	$ -	$ 69,862	23.74%
	2022	405,034	405,034	-	1,706,128	23.74%
	2023	499,180	499,180	-	2,102,589	23.74%
	2024	548,418	548,418	-	2,310,098	23.74%
	2025	565,146	565,146	-	2,351,830	24.03%
Tier 2 Public Employees DC Only System*	2016	9,193	9,193	-	137,413	6.69%
	2017	11,521	11,521	-	172,215	6.69%
	2018	10,729	10,729	-	160,373	6.69%
	2019	12,000	12,000	-	171,125	7.01%
	2020	11,844	11,844	-	162,056	7.31%
	2021	18,799	18,799	-	257,584	7.30%
	2022	20,616	20,616	-	277,979	7.42%
	2023	15,679	15,679	-	218,209	7.19%
	2024	19,212	19,212	-	268,115	7.17%
	2025	20,547	20,547	-	329,390	6.24%
Tier 2 Public Employees DC Only System*	2021	$ 1,065	$ 1,065	$ -	$ 10,934	9.74%
	2022	29,703	29,703	-	304,961	9.74%
	2023	29,748	29,748	-	305,417	9.74%
	2024	30,981	30,981	-	318,083	9.74%
	2025	42,889	42,889	-	427,608	10.03%

Note:

Contributions as a percentage of covered-employee payroll may be different than the Board certified rate due to rounding or other administrative issues.

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

1. ACTUARIALLY DETERMINED PENSION CONTRIBUTIONS

Contribution rates include an amount for normal cost, the estimated amount necessary to finance benefits earned by the members during the current year, and an amount for amortization of the unfunded or excess funded actuarial accrued liability over a closed 20-year amortization period. The rates are determined using the entry age actuarial cost method.

Contributions made were in accordance with actuarially computed funding requirements. For contribution rate purposes the actuary evaluates the assets of the plan based on a 5-year smoothed expected return wherein 20 percent of a year's excess or shortfall of expected return is recognized each year for five years.

2. CHANGES IN ASSUMPTIONS

There were not changes in the actuarial assumptions or methods since the prior actuarial valuation.

3. BUDGETARY INFORMATION

See note 1 in the notes to the financial statements.

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CITY OF TAYLORSVILLE
Schedule of Revenues, Expenditures, and Changes in Fund Balance –
Infrastructure Capital Projects Fund – Budget and Actual
For the Year Ended June 30, 2025

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
Revenues				
Intergovernmental	$ 17,400,000	$ 17,400,000	$ 1,400,000	$ (16,000,000)
Miscellaneous	25,000	7,975,000	1,407,792	(6,567,208)
Total revenues	17,425,000	25,375,000	2,807,792	(22,567,208)
Expenditures				
Current:				
General government	100,000	280,000	12,246	267,754
Highways and public improvements	-	35,000	-	35,000
Community and economic development	150,000	150,000	-	150,000
Parks, recreation, and public property	-	-	82,909	(82,909)
Capital outlay	29,720,000	29,720,000	9,376,409	20,343,591
Total expenditures	29,970,000	30,185,000	9,471,564	20,713,436
Deficiency of revenues under expenditures	(12,545,000)	(4,810,000)	(6,663,772)	(1,853,772)
Other Financing Sources				
Transfers in	838,251	838,251	838,251	-
Total other financing sources	838,251	838,251	838,251	-
Net change in fund balance	$ (11,706,749)	$ (3,971,749)	(5,825,521)	$ (1,853,772)
Fund balance, beginning of year			20,005,070	
Fund balance, end of year			$ 14,179,549	

CITY OF TAYLORSVILLE
Schedule of Revenues, Expenditures, and Changes in Fund Balance –
Buildings Capital Projects Fund – Budget and Actual
For the Year Ended June 30, 2025

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
Revenues				
Impact fees	$ -	$ -	$ -	$ -
Total revenues	-	-	-	-
Expenditures				
Capital outlay	-	-	-	-
Total expenditures	-	-	-	-
Net change in fund balance	$ -	$ -	-	$ -
Fund balance, beginning of year			142,346	
Fund balance, end of year			$ 142,346	

CITY OF TAYLORSVILLE
Combining Statement of Net Position – Component Units
June 30, 2025

	Taylorsville Dayzz, Inc.	Taylorsville Arts Council	Total Component Units
Assets			
Current assets:			
Cash and cash equivalents	$ 291,800	$ 119,920	$ 411,720
Accounts receivable	17,238	250	17,488
Total current assets	309,038	120,170	429,208
Noncurrent assets:			
Machinery and equipment	7,123	52,510	59,633
Accumulated depreciation	(5,656)	(49,674)	(55,330)
Total noncurrent assets	1,467	2,836	4,303
Total assets	310,505	123,006	433,511
Liabilities			
Current liabilities:			
Accounts payable	129,502	30,573	160,075
Total current liabilities	129,502	30,573	160,075
Noncurrent liabilities:	-	-	-
Total liabilities	129,502	30,573	160,075
Net Position			
Net investment in capital assets	1,467	2,836	4,303
Unrestricted	179,536	89,597	269,133
Total net position	$ 181,003	$ 92,433	$ 273,436

CITY OF TAYLORSVILLE
Combining Statement of Revenues, Expenses, and Changes in Net Position – Component Units
For the Year Ended June 30, 2025

	Taylorsville Dayzz, Inc.	Taylorsville Arts Council	Total Component Units
Operating Revenues			
Sales and charges for services	$ 69,788	$ 8,275	$ 78,063
Grants and contributions	96,451	38,573	135,024
Total operating revenues	166,239	46,848	213,087
Operating Expenses			
Community events	224,804	77,063	301,867
Depreciation	800	980	1,780
Total operating expenses	225,604	78,043	303,647
Operating income (loss)	(59,365)	(31,195)	(90,560)
Nonoperating Revenues			
Interest income	10,168	50	10,218
Gain on sale of assets	-	-	-
Total nonoperating revenues	10,168	50	10,218
Change in net position	(49,197)	(31,145)	(80,342)
Total net position, beginning	230,200	123,578	353,778
Total net position, ending	$ 181,003	$ 92,433	$ 273,436

CITY OF TAYLORSVILLE
Net Position by Component
Last Ten Fiscal Years
Accrual Basis of Accounting
Amounts Expressed In Thousands

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Governmental activities										
Net investment in capital assets	$174,873	$164,464	$161,760	$160,155	$156,836	$150,966	$152,284	$152,954	$152,152	$153,247
Restricted	7,681	9,144	10,642	11,730	4,691	6,144	5,640	6,068	7,476	5,494
Unrestricted	31,540	36,331	26,647	24,394	13,574	11,775	11,144	11,051	10,547	9,658
Total governmental activities net position	214,094	209,939	199,049	196,279	175,102	168,885	169,068	170,073	170,175	168,399
Business-type activities										
Net investment in capital assets	12,760	12,494	12,127	12,079	12,035	10,180	9,217	8,923	7,470	6,735
Restricted	-	-	-	-	-	-	-	-	-	-
Unrestricted	(574)	(548)	(390)	(571)	(638)	1,062	1,826	1,959	2,721	3,086
Total business-type activities	12,186	11,946	11,737	11,508	11,397	11,242	11,043	10,882	10,191	9,821
Primary Government										
Net investment in capital assets	187,633	176,958	173,887	172,234	168,871	161,146	161,500	161,876	159,622	159,982
Restricted	7,681	9,144	10,642	11,730	4,691	6,144	5,640	6,068	7,476	5,494
Unrestricted	30,966	35,783	26,256	23,823	12,936	12,837	12,971	13,011	13,268	12,744
Total Primary Government	$226,280	$221,885	$210,785	$207,787	$186,498	$180,127	$180,111	$180,955	$180,366	$178,220

CITY OF TAYLORSVILLE
Changes in Net Position
Last Ten Fiscal Years
(Amounts Expressed In Thousands)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Expenses										
Governmental activities										
General government	$ 6,478	$ 6,023	$ 5,394	$ 4,783	$ 6,237	$ 4,138	$ 4,005	$ 3,684	$ 3,276	$ 2,531
Public safety	18,328	16,631	16,073	12,851	12,671	12,392	11,939	11,567	11,751	11,370
Highways and streets	5,157	6,413	4,700	5,051	4,703	4,596	4,953	4,352	4,159	4,477
Community development	3,245	3,399	3,242	2,519	2,624	2,441	2,140	2,016	2,345	2,448
Parks and recreation	2,007	1,182	1,036	802	724	2,063	1,881	1,855	750	597
Interest on debt service	116	158	154	146	140	173	124	136	145	163
Total governmental expenses	35,331	33,806	30,599	26,152	27,099	25,803	25,042	23,610	22,426	21,586
Business type expenses										
Storm drain expenses	888	920	926	1,023	991	1,177	1,026	864	827	808
Total business expenses	888	920	926	1,023	991	1,177	1,026	864	827	808
Total primary government expenses	$ 36,219	$ 34,726	$ 31,525	$ 27,175	$ 28,090	$ 26,980	$ 26,068	$ 24,474	$ 23,253	$ 22,394
Program Revenues										
Governmental activities										
Charges for service										
General government	$ 41	$ 44	$ 43	$ 31	$ 41	$ 39	$ 41	$ 39	$ 41	$ 40
Public safety	1,556	1,550	1,527	1,121	1,248	1,653	1,802	1,759	2,400	2,313
Community development	1,484	1,586	1,039	1,087	852	1,164	880	1,424	951	955
Parks, recreation and public prop.	95	128	74	156	167	126	107	54	42	52
Operating grants and contributions	6,809	6,789	6,539	14,864	7,527	5,066	2,850	2,774	2,672	2,747
Capital grants and contributions	3,686	9,967	1,177	7,136	4,867	252	1,318	706	1,871	738
Total governmental program revenues	13,671	20,064	10,399	24,395	14,702	8,300	6,998	6,756	7,977	6,845
Business-type revenue										
Storm drain revenue	1,128	1,129	1,155	1,134	1,146	1,376	947	1,315	1,165	1,204
Total business revenue	1,128	1,129	1,155	1,134	1,146	1,376	947	1,315	1,165	1,204
Total primary government program revenues	14,799	21,193	11,554	25,529	15,848	9,676	7,945	8,071	9,142	8,049
Net (expenses)/revenue										
Total primary government net expense	$ (21,420)	$ (13,533)	$ (19,971)	$ (1,646)	$ (12,242)	$ (17,304)	$ (18,123)	$ (16,403)	$ (14,111)	$ (14,345)

CITY OF TAYLORSVILLE
Changes in Net Position
Last Ten Fiscal Years
(Amounts Expressed In Thousands)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General Revenues and Other Changes in Net Position										
General revenues:										
Property taxes	$ 5,203	$ 4,083	$ 4,114	$ 3,753	$ 3,742	$ 3,676	$ 3,623	$ 3,631	$ 3,629	$ 3,556
Sales taxes	13,023	12,784	12,874	12,582	11,173	9,634	9,131	8,922	8,143	8,271
Franchise taxes	4,019	4,047	4,085	3,612	3,461	3,477	3,564	3,788	3,844	3,924
Unrestricted investment earnings	1,831	1,951	1,316	120	96	372	522	351	215	122
Other revenues	1,721	130	14	-	-	3	-	-	176	-
Gain on sale of capital assets	17	1,637	568	2,867	142	158	198	61	249	188
	-	-	-	-	-	-	-	-	-	-
Total primary government	25,815	24,632	22,971	22,934	18,614	17,320	17,038	16,753	16,256	16,061
Changes in Net Position										
Governmental activities	4,155	10,890	2,770	21,178	6,216	(183)	(1,005)	(101)	1,776	1,319
Business activities	240	209	229	111	155	199	161	691	369	397
Net position beginning	221,885	210,786	207,787	186,498	180,127	180,111	180,955	180,365	178,220	176,505
Net position ending	$ 226,280	$ 221,885	$ 210,786	$ 207,787	$ 186,498	$ 180,127	$ 180,111	$ 180,955	$ 180,365	$ 178,220

CITY OF TAYLORSVILLE
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Amounts Expressed In Thousands)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General fund										
Nonspendable	$ 37	$ 51	$ -	$ -	$ -	$ -	$ 4	$ 16	$ 28	$ -
Restricted	1,775	2,652	3,637	1,520	903	788	863	434	651	30
Unassigned	11,118	9,091	5,929	5,561	5,737	4,418	3,564	5,603	5,338	5,827
Total general fund	$ 12,930	$ 11,794	$ 9,566	$ 7,081	$ 6,640	$ 5,206	$ 4,431	$ 6,037	$ 5,989	$ 5,857
All other governmental funds										
Restricted:										
Future construction & other	$ 3,164	$ 3,913	$ 4,423	$ 8,232	$ 3,017	$ 3,157	$ 2,510	$ 3,897	$ 5,225	$ 3,470
Parks	2,742	2,579	2,581	1,977	770	2,199	2,267	1,737	1,599	1,994
Assigned to:										
Infrastructure fund	11,016	16,092	11,018	10,272	4,383	4,652	6,922	5,106	5,365	3,880
Economic development	10,862	11,322	9,457	8,099	4,357	3,522	2,107	1,756	1,502	1,578
Buildings fund	142	142	142	142	142	142	142	142	142	142
Total all other governmental funds	$ 27,926	$ 34,048	$ 27,621	$ 28,722	$ 12,669	$ 13,672	$ 13,948	$ 12,638	$ 13,833	$ 11,064

CITY OF TAYLORSVILLE
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years – (Amounts Express in Thousands)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Revenues										
Taxes	$ 22,246	$ 20,914	$ 21,073	$ 19,947	$ 18,376	$ 16,787	$ 16,318	$ 16,341	$ 15,616	$ 15,751
Licenses and Permits	1,109	1,162	52	753	620	822	118	852	716	689
Intergovernmental	10,410	16,444	743	20,900	10,772	5,087	669	2,726	4,876	3,691
Charges for Services	595	715	7,566	641	535	623	4,017	779	416	437
Fines and Forfeitures	1,507	1,495	522	1,074	1,193	1,570	462	1,693	1,944	1,874
Interest Income	1,831	1,951	1,505	120	95	372	1,732	351	214	122
Impact Fees	52	62	568	40	51	175	198	170	21	81
Miscellaneous Revenue	1,721	1,637	1,316	2,867	142	158	522	61	823	211
Total Revenues	39,470	44,380	33,346	46,342	31,784	25,594	24,036	22,973	24,626	22,855
Expenditures										
General Government	4,214	3,860	3,593	3,128	2,587	2,744	2,695	2,529	2,229	2,208
Public Safety	17,043	16,282	15,524	14,179	12,590	12,255	11,824	11,439	11,584	11,257
Highways and Public Improvements	4,110	5,379	3,556	3,576	3,302	3,220	3,212	2,986	2,860	2,726
Community and Economic Development	5,443	3,225	3,061	2,576	2,580	4,357	1,978	1,871	2,161	2,323
Parks, Recreation, and Public Property	2,719	953	569	972	4,109	1,711	1,463	1,544	848	320
Non-Departmental	1,100	1,078	1,013	1,072	4,275	823	695	595	545	601
Capital Outlay	9,126	4,432	4,668	4,583	1,091	1,554	1,866	2,718	1,301	1,257
Debt service:										
Principal	1,502	1,291	829	817	689	521	506	490	474	482
Interest	131	126	118	117	129	120	111	124	137	132
Bond Issuance Costs	-	-	-	-	-	34	-	-	-	-
Total Expenditures	45,388	36,626	32,931	31,020	31,352	27,339	24,349	24,295	22,138	21,306
Excess of Revenues over (under) Expenditures	(5,918)	7,754	414	15,322	432	(1,745)	(313)	(1,322)	2,488	1,550
Other financing sources (uses)										
Transfers In	838	900	1,076	11,299	750	913	2,726	2,276	2,338	1,445
Transfer Out	(838)	(900)	(1,076)	(11,299)	(750)	(913)	(2,726)	(2,276)	(2,338)	(1,445)
Proceeds on the Sale of Assets	132	152	14	-	-	103	-	163	442	-
Issuance of Debt	800	750	956	1,172	-	2,140	-	-	-	-
Total other financing sources (uses)	932	901	970	1,172	-	2,243	-	163	442	-
Net changes in fund balances	$ (4,986)	$ 8,655	$ 1,384	$16,494	$ 432	$ 498	$ (313)	$ (1,159)	$ 2,930	$ 1,550
Debt service as a percentage of noncapital expenditures	4.5%	4.4%	3.4%	3.5%	2.7%	2.5%	2.7%	2.8%	2.9%	3.1%

CITY OF TAYLORSVILLE
Assessed and Estimated Actual Value Taxable Property
Last Ten Fiscal Years
(Amounts Expressed In Thousands)

	Real Property		Personal Property		Total		Ratio of Total
Fiscal Year	Assessed Valuation	Estimated Actual Valuation	Assessed Valuation	Estimated Actual Valuation	Assessed Valuation	Estimated Actual Valuation	Assed Value to Total Est. Actual Value
2016	$2,464,057	$3,819,288	$135,791	$135,791	$2,599,848	$3,955,079	65.73%
2017	$2,687,165	$4,165,106	$140,742	$140,742	$2,827,907	$4,305,848	65.68%
2018	$2,877,900	$4,460,745	$144,523	$144,523	$3,022,423	$4,605,268	65.63%
2019	$3,188,828	$4,942,683	$150,591	$150,591	$3,339,419	$5,093,274	65.57%
2020	$3,401,646	$5,272,551	$166,321	$166,321	$3,567,967	$5,438,872	65.60%
2021	$3,554,658	$5,509,720	$185,326	$185,326	$3,739,984	$5,695,046	65.67%
2022	$3,912,608	$6,064,542	$193,623	$193,623	$4,106,231	$6,258,165	65.61%
2023	$4,847,019	$7,512,879	$202,336	$202,336	$5,049,355	$7,715,215	65.45%
2024	$4,919,858	$7,625,780	$212,091	$212,091	$5,131,949	$7,837,871	65.48%
2025	$5,296,008	$8,208,812	$243,910	$212,091	$5,539,918	$8,420,903	65.79%

Source: Information was taken from "Bond Certifcate Worksheets" provided by the Salt Lake County Auditors Office.

CITY OF TAYLORSVILLE
Property Tax Rates – All Direct And Overlapping Governments
(Per $1,000 of Assessed Value)
Last Ten Fiscal Years

Fiscal Year	Taylorsville City	Salt Lake County	So. Salt Lake County Mosquito Abatement	Jordan Valley Water Conservancy District	Central Utah Conservancy District	Unified Fire Authority	Other District Range(1)		Total Tax Rate Range (2)	
							Low	High	Low	High
2016	1.250	2.531	0.019	0.400	0.405	2.000	7.555	9.601	10.910	14.206
2017	1.165	2.371	0.018	0.372	0.400	1.888	7.120	8.853	10.281	13.179
2018	1.090	2.238	0.017	0.400	0.400	1.812	7.036	9.037	10.091	13.182
2019	1.003	2.025	0.015	0.400	0.400	1.858	7.060	9.877	9.900	13.720
2020	0.943	1.933	0.014	0.383	0.400	1.746	7.212	9.576	9.942	13.249
2021	0.904	1.948	0.013	0.366	0.400	1.717	7.082	9.264	9.809	12.895
2022	0.825	1.777	0.012	0.400	0.400	1.594	6.642	8.788	9.231	12.202
2023	0.741	1.459	0.009	0.319	0.400	1.322	6.354	8.022	8.541	10.950
2024	0.731	1.394	0.009	0.341	0.400	1.346	6.214	8.251	8.358	11.126
2025	0.851	1.297	0.147	0.321	0.400	1.403	5.836	7.877	8.001	10.893

Source: Tax Rate/Mill Levy File Listing Sheets from Salt Lake County Auditor's Office

(1) The City of Taylorsville is divided into seven tax districts. All seven districts are taxed by six entities listed above. Each district is also taxed by other separate taxing entities. These other entities do not tax all the districts rather only certain districts. The following is a list of the the other entities and their tax rate: Granite School District (0.007105), Taylorsville Bennion Imp. Dist.(0.000102), Graniger-Hunter Imp. Dist.(0.00414), Kearns Imp. Dist.(0.000458), and Jordan School District(0.006168). The "Low" Rate provided here represents the tax district with the lowest combined tax rate from the other taxing entities. The "High" represents the tax district with the highest combined tax rate from the other taxing entities.

(2) The total tax rate range represents the range within which all the property tax rates in the City of Taylorsville will fall.

CITY OF TAYLORSVILLE
Principal Property Taxpayers
Current Year and Ten Years Prior

	2025				2016		
Taxpayer	Taxable Assessed Value	Rank	% of Total Taxable Assessed Value	Taxpayer	Taxable Assessed Value	Rank	% of Total Taxable Assessed Value
Summit Life Paln Communities	$ 133,824	1	2.46%	Inland American Taylorsville	$ 47,698	1	1.96%
Sreit Riverboat Road, LLC	$ 81,337	2	1.49%	Arden Realty Limited	$ 35,709	2	1.46%
Summerwood Associates LC	$ 57,218	3	1.05%	TPP 217 Taylorsville, LLC	$ 33,132	3	1.36%
CR Taylorsville LLC	$ 54,318	4	1.00%	SLC Riverboat, LLC	$ 28,775	4	1.18%
PCCP JSP Fairway LLC	$ 53,303	5	0.98%	Hermes Associates, LTD	$ 28,679	5	1.18%
47Seventy Apartments Inv.	$ 47,719	6	0.88%	PCCP JSP Fairway LLC	$ 25,799	6	1.06%
ICU Medical Inc	$ 42,977	7	0.79%	Summerwood Associates	$ 24,051	7	0.99%
The Mark Twain Limited Partner	$ 38,359	8	0.70%	Walmart Real Estate	$ 18,368	8	0.75%
CR Taylorsville II LLC	$ 34,173	9	0.63%	BC-GFS Settler's Point	$ 18,152	9	0.74%
Brideside LLC	$ 30,487	10	0.56%	ICU Medical Inc	$ 14,674	10	0.60%
Walmart Real Estate	$ 28,390	11	0.52%	The Mark Twain Limited	$ 14,534	11	0.60%
Majestic Meadows	$ 28,160	12	0.52%	Mikami Brothers	$ 13,602	12	0.56%
Majestic Oaks, LLC	$ 25,693	13	0.47%	SLC Sorenson 9 Equities LLC	$ 13,172	13	0.54%
Big Thornhill UT, LLC	$ 25,070	14	0.46%	Redevelopment Agency	$ 12,503	14	0.51%
Silvercrest Apartments, LLC	$ 23,303	15	0.43%	Alliance Capital Development	$ 12,019	15	0.49%
	$ 704,331		12.94%		$ 340,867		13.98%

CITY OF TAYLORSVILLE
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal	Total Tax	Current Tax	Percent of Taxes	Delinquent Tax	Total Tax	Collected as a Percentage of Total Tax
2016	$ 3,313,484	$ 3,203,620	96.68%	$ 62,666	$ 3,266,286	98.58%
2017	$ 3,375,983	$ 3,298,084	97.69%	$ 61,376	$ 3,359,460	99.51%
2018	$ 3,398,184	$ 3,318,991	97.67%	$ 57,145	$ 3,376,136	99.35%
2019	$ 3,427,933	$ 3,347,521	97.65%	$ 42,020	$ 3,389,541	98.88%
2020	$ 3,519,617	$ 3,440,755	97.76%	$ 45,680	$ 3,486,435	99.06%
2021	$ 3,569,928	$ 3,485,856	97.65%	$ 31,653	$ 3,517,510	98.53%
2022	$ 3,587,296	$ 3,506,126	97.74%	$ 47,476	$ 3,553,602	99.06%
2023	$ 3,957,917	$ 3,862,552	97.59%	$ 42,230	$ 3,904,782	98.66%
2024	$ 3,959,773	$ 3,861,412	97.52%	$ 50,543	$ 3,911,955	98.79%
2025	$ 4,980,939	$ 4,848,292	97.34%	$ 44,278	$ 4,892,571	98.23%

CITY OF TAYLORSVILLE
Ratios Of Outstanding Debt By Type
Last Ten Fiscal Years
(Amounts Expressed In Thousands, Except Per Capita Amount)

Fiscal Year	Lease	Bonds	Per Capita
2016	$ -	$ 8,680	$ 143.44
2017	$ -	$ 7,955	$ 131.63
2018	$ -	$ 7,205	$ 120.10
2019	$ -	$ 6,435	$ 106.91
2020	$ -	$ 7,780	$ 130.09
2021	$ -	$ 6,810	$ 112.66
2022	$ 1,067	$ 5,810	$ 116.08
2023	$ 1,912	$ 4,800	$ 115.97
2024	$ 2,112	$ 3,760	$ 102.84
2025	$ 2,172	$ 2,690	$ 84.00

CITY OF TAYLORSVILLE
Computation of Direct And Overlapping Bonded Debt-
General Obligation Bonds

Name of Governmental Units	Net Debt Outstanding	Percentage Applicable to City of Taylorsville	Amount
Direct Debt- City of Taylorsville	-	100.00%	-
Overlapping Debt:			
State of Utah:	$ 1,162,247,000	1.62%	$ 18,869,472
Salt Lake County:	$ 86,755,136	4.70%	$ 4,075,107
			$ 22,944,579

CITY OF TAYLORSVILLE
Legal Debt Margin Information
Last Ten Fiscal Years
(Amounts Expressed In Thousands)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Debt Limit	$ 227,798	$ 218,560	$ 202,609	$ 199,164	$ 161,937	$ 147,382	$ 139,242	$ 128,832	$ 117,639	$ 109,005
Total net debt applicable to limit	$ 2,690	$ 3,760	$ 4,800	$ 5,810	$ 6,810	$ 7,780	$ 6,435	$ 7,205	$ 7,955	$ 8,680
Legal debt margin	$ 225,108	$ 214,800	$ 197,809	$ 193,354	$ 155,127	$ 139,602	$ 132,807	$ 121,627	$ 109,684	$ 100,325
Total net debt applicable to the limit as a percentage of debt limit	1%	2%	2%	3%	4%	6%	5%	6%	7%	9%
Legal Debt Margin Calculation										
Assessed value	$ 5,694,947	$ 5,464,007	$ 5,065,217	$ 4,979,104	$ 4,048,420	$ 3,684,548	$ 3,481,055	$ 3,220,797	$ 2,940,970	$ 2,725,125
Total assessed value	$ 5,694,947	$ 5,464,007	$ 5,065,217	$ 4,979,104	$ 4,048,420	$ 3,684,548	$ 3,481,055	$ 3,220,797	$ 2,940,970	$ 2,725,125
Debt limit (4% of total assets, value)	$ 227,798	$ 218,560	$ 202,609	$ 199,164	$ 161,937	$ 147,382	$ 139,242	$ 128,832	$ 117,639	$ 109,005
Debt applicable to limit										
General obligation bonds	-	-	-	-	-	-	-	-	-	-
Less: Amount set aside for repayment on G.O Debt	-	-	-	-	-	-	-	-	-	-
Total net debt applicable to limit	-	-	-	-	-	-	-	-	-	-
Total debt margin	$ 227,798	$ 218,560	$ 202,609	$ 199,164	$ 161,937	$ 147,382	$ 139,242	$ 128,832	$ 117,639	$ 109,005

CITY OF TAYLORSVILLE
Demographic Statistics And Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population (1)	Square Miles (1)	New Lots Approved (1)	Total Housing Units (1)	(in thousands) Personal Income (2)	(in thousands) Per Capita Personal Income (2)	Utah Unemployment rate (3)
2016	60,514	10.7	28	20,966	$ 1,405,377	$ 23.224	4.00%
2017	60,436	10.7	14	20,980	$ 1,438,498	$ 23.802	3.20%
2018	59,992	10.7	63	21,043	$ 1,451,386	$ 24.193	3.10%
2019	60,192	10.7	67	21,110	$ 1,503,536	$ 24.979	2.80%
2020	59,805	10.7	53	21,163	$ 1,564,379	$ 26.158	5.30%
2021	60,448	10.7	39	21,202	$ 1,651,318	$ 27.318	2.70%
2022	59,242	10.7	28	21,230	$ 1,638,515	$ 27.658	2.00%
2023	57,879	10.7	14	21,244	$ 1,718,775	$ 29.696	2.40%
2024	57,098	10.7	18	21,262	$ 1,894,397	$ 33.178	3.10%
2025	57,880	10.7	8	21,270	$ 2,026,147	$ 35.006	3.20%

Source:
1) The City of Taylorsville, Community Development Department
2) Utah State Tax Commission
3) The Utah Department of Employment Security, Economics Department(June)

CITY OF TAYLORSVILLE
General Governmental Tax Revenue By Source
Last Ten Fiscal Years

FY	General Property Tax	General Sales and Use Tax	Franchise Taxes	Total Tax Revenue
2016	$ 3,708,342	$ 8,270,194	$ 3,924,424	$ 15,902,960
2017	$ 3,833,207	$ 8,143,290	$ 3,843,911	$ 15,820,408
2018	$ 3,892,080	$ 8,922,063	$ 3,788,279	$ 16,602,422
2019	$ 3,951,957	$ 9,130,693	$ 3,478,050	$ 16,560,701
2020	$ 5,086,483	$ 9,641,147	$ 3,470,135	$ 18,197,765
2021	$ 3,742,180	$ 9,990,551	$ 3,424,824	$ 17,157,554
2022	$ 5,324,286	$ 12,601,837	$ 3,592,263	$ 21,518,385
2023	$ 5,671,289	$ 12,893,241	$ 4,065,220	$ 22,629,750
2024	$ 6,120,994	$ 12,783,719	$ 4,047,057	$ 22,951,770
2025	$ 7,609,063	$ 13,041,199	$ 4,001,356	$ 24,651,617

Top Employers - June 2025

Employer	Employees
Utah State Office Complex	3000
Salt Lake Community College	1700
ICU Medical	750
Granite School District	688
Sterigenics International / Nelson Labs	675
Walmart	490
Utah Department of Transportation	450
Sorenson Communications	400
Utah Department of Public Safety	354
Summit Vista	240
Chick- Fil-A	200
Legacy Care Centers (3 sites)	200
Unified State Labs	180
Target	180
City of Taylorsville	171
Harmons	170
Ovivo USA	165
Utah Dept. of Argiculture	150
IHC Taylorsville Health Center	120
Texas Roadhouse	117
Macey's	101
Meadow Peak	100
Old Spaghetti Factory	94
Avalon West Health & Rehabilitation	86
Applebee's Neighborhood Grill	60

Date of Incorporation	July 1, 1996
Form of Government	Mayor/Council
Number of employees	109 Full Time 41 Part Time
Appointed	9
Elected	6
Area in square miles	10.7
Registered voters	27,676

City of Taylorsville facilities and services:

Culture and Recreation:	
Swimming Pools	1
Parks	16 (including County owned)
Libraries (County)	1
Golf Courses	2
Fire Protection:	
Number of stations/COP	2
Fire Service	Provided by UFSA
Education:	
Number of elementary schools	9*
Number of secondary schools	2*
Number of high schools	1*

* City of Taylorsville residents attended two additional elementary schools, one additional secondary school, and one additional high school outside the City of Taylorsville boundaries.

PARTNERS

MICHAEL L. SMITH, CPA
JASON L. TANNER, CPA
ROBERT D. WOOD, CPA
AARON R. HIXSON, CPA
TED C. GARDINER, CPA
JEFFREY B. MILES, CPA
JESSE S. MALMROSE, EA
JANICE ANDERSON, EA
TROY F. NILSON, CPA

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

Honorable Mayor and Members of City Council
City of Taylorsville, Utah

We have audited, 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, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, and each major fund of City of Taylorsville, Utah (the City), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 29, 2025.

Report on Internal Control over Financial Reporting

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

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

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

559 WEST 500 SOUTH BOUNTIFUL, UT 84010 // O: 801.296.0200 // HBME.COM

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Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instance of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

HBME, LLC

December 29, 2025
Bountiful, Utah

PARTNERS

MICHAEL L. SMITH, CPA
JASON L. TANNER, CPA
ROBERT D. WOOD, CPA
AARON R. HIXSON, CPA
TED C. GARDINER, CPA
JEFFREY B. MILES, CPA
JESSE S. MALMROSE, EA
JANICE ANDERSON, EA
TROY F. NILSON, CPA

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

Honorable Mayor and Members of City Council
City of Taylorsville, Utah

Report On Compliance

We have audited City of Taylorsville's (the City) compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the Utah State Auditor, for the year ended June 30, 2025.

State compliance requirements were tested for the year ended June 30, 2025 in the following areas:

Budgetary Compliance
Fund Balance
Justice Courts
Restricted Taxes and Related Restricted Revenues
Fraud Risk Assessment
Government Fees
Cash Management
Tax Levy Revenue Recognition
Utah Retirement Services
Crime Insurance for Public Treasurers

Opinion on Compliance

In our opinion, City of Taylorsville complied, in all material respects, with the state compliance requirements referred for the year ended June 30, 2025.

Basis for Opinion

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

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We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate toprovide a basis for our opinion. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide* but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

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

Report On Internal Control over Compliance

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

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

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

Purpose of This Report

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

HBME, LLC

December 29, 2025
Bountiful, Utah