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CHILD RICHARDS
— CPAs & ADVISORS —

December 30, 2025

Mayor and City Council
Pleasant View City
520 West Elberta Dr
Pleasant View, UT 84414

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Pleasant View City for the year ended June 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and the Uniform Guidance), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated July 29, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Pleasant View City are described in Note 1 to the financial statements. During the year, the City adopted GASB 101 – *Compensated Absences*. The effects of this adoption are described in Note III-H. We noted no transactions entered into by Pleasant View City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City's financial statements were:

Management's estimate of the useful life of capital assets is based on historical averages of replacements and management's expertise. Estimates are also used in determining the value of capital contributions from developers based on information provided by developers.

Estimates associated with the pension are considered and taken into account for reasonableness. These estimates are prepared by Utah Retirement Systems, which the City relies on for assistance in calculating the net pension liability. We evaluated the methods, assumptions, and data used to develop these estimates in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management.

ROYCE J. RICHARDS, J.D., CPA | RYAN R. CHILD, CPA

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Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 30, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to Pleasant View City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as Pleasant View City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to management's discussion and analysis, the budgetary comparison for the general fund, the schedule of the proportionate share of net pension liability, the schedule of contributions, and the notes to the required supplementary information, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on combining individual fund financial statements, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the information and use of Mayor and City Council and management of Pleasant View City and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Child Richards CPAs & Advisors

PLEASANT VIEW CITY
JOURNAL ENTRIES
JUNE 30, 2025

JE #	DESCRIPTION	ACCOUNT #	DEBIT	CREDIT
1	ACCOUNTS RECEIVABLE	10-13-110	24,049.54	
	CLASS C ROAD ALLOTMENT	10-33-560		24,049.54
	-Client AJE for final C Road payment			
2	FUND BALANCE BEG OF YR	10-29-800	323,333.48	
	RESTRICTED - CLASS C ROAD FUND	10-29-850		323,333.48
	-Client AJE for C Road fund adjustment			
3	CONSTRUCTION IN PROGRESS	51-16-540	394,441.18	
	IMPROVEMENTS - CONSTRUCTION	51-46-730		394,441.18
	-Client AJE for Construction in Progress recording			
4	FUND BALANCE BEG OF YR	10-29-800	150.00	
	MISC/SUNDRY REVENUES	10-36-900		150.00
	RETAINED EARNINGS	51-29800	7,486.00	
	DEPRECIATION	51-40-650		7,486.00
	RETAINED EARNINGS	41-29800	5,703.00	
	DEPRECIATION	41-40-650		5,703.00
	RETAINED EARNINGS	53-29800	10,680.00	
	DEPRECIATION	53-40-650		10,680.00
	RETAINED EARNINGS	55-29800	307.00	
	DEPRECIATION	55-40-650		307.00
	-To tie down PY equity			
4	ACCOUNTS RECEIVABLE	10-13-110	43,854.00	
	REVENUE COLLECTED IN ADVANCE	10-23-310		43,854.00
	-To update A/R based on updated Certified Tax Rate			
5	FUNDS TO BE PROVIDED	95-18-100	73,968.63	
	COMPENSATED ABSENCES PAYABLE	95-25-020		73,968.63
	BEGINNING OF YEAR	41-29-800	5,795.47	
	COMPENSATED ABSENCES PAYABLE	41-25-300		5,795.47
	RETAINED EARNINGS	51-29-800	5,854.08	
	COMPENSATED ABSENCES PAYABLE	51-25-300		5,854.08
	RETAINED EARNINGS	53-29-800	5,198.18	
	COMPENSATED ABSENCES PAYABLE	53-25-300		5,198.18
	RETAINED EARNINGS	55-29-800	8,614.28	
	COMPENSATED ABSENCES PAYABLE	55-25-300		8,614.28
	-To update comp abs based on retrospective GASB 101 adoption			
6	BEGINNING OF YEAR	41-29-800	214,258.81	
	PROFESSIONAL & TECHNICAL	41-46-310		42,589.19
	IMPROVEMENTS CONSTRUCTION	41-46-730		171,669.62
	-Tying down PY equity for Storm Sewer			

7	DEFERRED INFLOWS OF RESOURCES	95-25-803	2,013.06	
	GENERAL GOV'T PENSION EXPENSE	95-40-805	40,544.74	
	PUBLIC SAFETY PENSION EXPENSE	95-40-806	85,192.60	
	PUBLIC WORKS PENSION EXPENSE	95-40-807	23,730.41	
	PARKS AND REC PENSION EXPENSE	95-40-808	17,237.34	
	NET PENSION LIABILITY	95-25-801		106,824.75
	DEFERRED OUTFLOW OF RESOURCES	95-18-802		61,893.40
	DEFERRED INFLOWS OF RESOURCES	51-22-350	170.35	
	PENSION EXPENSE	51-40-140	14,107.12	
	NET PENSION LIABILITY	51-22-300		9,039.85
	DEFERRED OUTFLOW OF RESOURCES	51-15-200		5,237.62
	DEFERRED INFLOWS OF RESOURCES	53-22-350	111.10	
	PENSION EXPENSE	53-40-140	9,200.30	
	NET PENSION LIABILITY	53-22-300		5,895.56
	DEFERRED OUTFLOW OF RESOURCES	53-15-200		3,415.84
	DEFERRED INFLOWS OF RESOURCES	41-22-350	144.30	
	PENSION EXPENSE	41-40-140	11,949.81	
	NET PENSION LIABILITY	41-22-300		7,657.45
	DEFERRED OUTFLOW OF RESOURCES	41-15-200		4,436.66
	DEFERRED INFLOWS OF RESOURCES	55-22-350	115.18	
	PENSION EXPENSE	55-40-140	9,538.70	
	NET PENSION LIABILITY	55-22-300		6,112.40
	DEFERRED OUTFLOW OF RESOURCES	55-15-200		3,541.48
	<i>-To update pension related accounts for the year</i>			
8	DEVELOPMENT RECEIVABLES	10-13-120	34,970.77	
	DEVELOPMENT DEPOSITS	10-23-401		34,970.77
	<i>-To update development deposits and receivables at year end</i>			
9	FUNDS TO BE PROVIDED	95-18-100	58,521.61	
	COMPENSATED ABSENCES PAYABLE	95-25-020		58,521.61
	SALARES/WAGES PERMANENT	41-40-110	4,713.97	
	COMPENSATED ABSENCES PAYABLE	41-25-300		4,713.97
	SALARIES/WAGES PERMANENT	51-40-110	12,394.74	
	COMPENSATED ABSENCES PAYABLE	51-25-300		12,394.74
	SALARIES/WAGES PERMANENT	53-40-110	5,516.34	
	COMPENSATED ABSENCES PAYABLE	53-25-300		5,516.34
	SALARIES/WAGES PERMANENT	55-40-110	2,090.33	
	COMPENSATED ABSENCES PAYABLE	55-25-300		2,090.33
	<i>-To update compensated absences for the year</i>			
10	RESTRICTED - CLASS C ROAD FUND	10-29-850	4,284.59	
	RESTRICTED - TRANSPORTATION TAX	10-29-870	1,036.76	
	RESTRICTED - STATE ALCOHOL FUNDS	10-29-860	114.82	
	FUND BALANCE BEG OF YR	10-29-800		5,436.17
	<i>-To update restricted fund balances</i>			
11	CONSTRUCTION IN PROGRESS	53-16-540	101,278.42	
	ACCOUNTS PAYABLE	53-20-200		101,278.42
	<i>-To capitalize HWY 89 work discovered during liability search</i>			
12	LEASE OBLIGATIONS	95-25-NEW	27,740.00	
	LEASE LIABILITY - SBITA	95-25-030		27,740.00
	<i>-To separate SBITA from other leases - AUDIT PURPOSES ONLY. DO NOT ENTER</i>			

13	ACCUM. AMORTIZATION - SBITA	91-17-510	942.17	
	ROU ASSET - SBITA	91-16-420		942.17
	<i>-To update ROU asset value related to SBITA</i>			
14	INVESTMENT IN FIXED ASSETS	91-29-800	6,914.11	
	ACCUM. AMORTIZATION - SBITA	91-17-510		6,914.11
	<i>-To record SBITA ROU amortization for the year</i>			
15	ACCUMULATED DEPRECIATION	51-17-500	19,424.06	
	DEPRECIATION EXPENSE	51-40-650		19,424.06
	<i>-To correct overdepreciated asset</i>			
16	ACCUM. AMORTIZATION - LEASES	91-17-511	7,321.45	
	INVESTMENT IN FIXED ASSETS	91-29-800	113,728.55	
	LEASE OBLIGATIONS	95-25-030	55,640.83	
	FUNDS TO BE PROVIDED	95-18-100		55,640.83
	LEASED ASSET (ROU ASSET)	91-16-620		121,050.00
	<i>-To update lease related accounts</i>			
17	MISCELLANEOUS	53-30-900	112,646.25	
	DEVELOPER CONTRIBUTIONS			112,646.25
	MISCELLANEOUS	41-30-900	581,146.00	
	DEVELOPER CONTRIBUTIONS			581,146.00
	MISCELLANEOUS	51-30-900	372,156.00	
	DEVELOPER CONTRIBUTIONS			372,156.00
	<i>-To separately identify developer contributions - AUDIT PURPOSES ONLY. DO NOT ENTER</i>			
18	LEASE	43-40-750	9,592.96	
	ACCOUNTS PAYABLE	43-20-200		9,592.96
	<i>-To update A/P based on testwork</i>			
19	INTEREST ON BONDS	51-46-820	2,277.00	
	INTEREST PAYABLE	51-25-010		2,277.00
	<i>-To update bond interest payable based on recalculation</i>			