

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
Dell Butterfield
Kelly Enquist
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City Recorder
Remington Whiting

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Kris Nilsen

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Steve Maughan

THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, JANUARY 20TH, 2026, AT THE CITY OFFICES

Invocation/Thought – Dell Butterfield; Pledge of Allegiance – James Ahlstrom

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if on behalf of a group.
3. Presentation of Independent Audit of the City's Financial Statements for the Fiscal Year Ending June 30, 2025.
4. Resolution 584-26 – A Resolution Making Appointments to the West Bountiful City Planning Commission (Dennis Vest, Tyler Payne, Richmond Thornley, Robert Merrick).
5. Resolution 585-26 – A Resolution Appointing a Mayor Pro Tempore to the West Bountiful City Council.
6. Discuss New/Unlisted Business Classification Process Recommendation from the Planning Commission.
7. Monthly Financial Report
8. Meeting Minutes from January 6th, 2026.
9. Staff Reports–Police, Public Works, Engineering, Admin & Community Development.
10. Mayor/Council Reports.
11. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
12. Adjourn.

This agenda was posted on the State Public Notice website (Utah.gov/pmn), the city website (WBCityut.gov), posted at city hall, and emailed to the Mayor and City Council on January 16th, 2026.

**WEST BOUNTIFUL CITY
BASIC FINANCIAL STATEMENTS AND
REQUIRED SUPPLEMENTARY INFORMATION
WITH INDEPENDENT AUDITOR'S REPORTS
YEAR ENDED JUNE 30, 2025**

TABLE OF CONTENTS

Independent Auditor's Report	1-3
Management's Discussion and Analysis	4-11

Basic Financial Statements:

Government Wide Financial Statements:	
Statement of Net Position	12
Statement of Activities	13
Governmental Funds Statements:	
Balance Sheet – Governmental Funds	14
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	15
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds	16
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances to the Statement of Activities	17
Proprietary Fund Statements:	
Statement of Net Position – Proprietary Funds	18
Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Funds	19
Statement of Cash Flows – Proprietary Funds	20
Notes to the Financial Statements	21-53

Required Supplementary Information:

Schedule of Revenues, Expenditures, and Changes in Fund Balances Budget and Actual – General Fund	54-55
Schedule of Revenues, Expenditures, and Changes in Fund Balances Budget and Actual – Redevelopment Fund	56
Schedule of Revenues, Expenditures, and Changes in Fund Balances Budget and Actual – RAP Tax Fund	57
Schedule of the Proportionate Share of the Net Pension Liability	58-59
Schedule of Contributions	60-61
Notes to the Required Supplementary Information	62

Supplementary Information:

Combining Balance Sheet – Nonmajor funds	63
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor funds	64

Auditors' Reports and Schedule of Findings:

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters based on an audit of financial statements performed in accordance with <i>Government Auditing Standards</i>	65-66
Independent Auditors' Report in Accordance with the State Compliance Audit Guide	67-69
Schedule of Findings	70



INDEPENDENT AUDITOR'S REPORT

To the Mayor and City Council of
West Bountiful City

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of West Bountiful City as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise West Bountiful City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of West Bountiful City, as of June 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of West Bountiful 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 West Bountiful 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, budgetary comparison information, schedule of the proportionate share of net pension liability, and the schedule of contributions on pages 4-1 and 54-62 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 West Bountiful City's basic financial statements. The accompanying combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 12, 2026, on our consideration of West Bountiful 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 West Bountiful City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering West Bountiful City's internal control over financial reporting and compliance.

Child Richards CPAs & Advisors

Ogden, Utah
January 12, 2026

WEST BOUNTIFUL CITY

Management's Discussion and Analysis For The Fiscal Year Ended June 30, 2025

West Bountiful City's management team presents the following overview and analysis of the financial statements for the twelve months ended June 30, 2025.

FINANCIAL HIGHLIGHTS

- Total assets exceeded liabilities by \$49,397,125 (net position) at the end of the fiscal year, an increase of \$818,451 from the previous fiscal year.
- Total governmental funds ended the year with a balance of \$9,801,577. This represents decrease of \$926,537.
- The unassigned fund balance of the General Fund totaled \$1,912,283, with total expenditures of \$5,761,059.
- Proprietary funds (business-type) increased in net position by \$468,461, with continued strong performance in the Golf Fund.
- Total bond debt for West Bountiful City decreased by \$568,000.
- The results of the above highlights along with the financial statements illustrate the strong financial position of the City.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis serve as an introduction to West Bountiful City's basic financial statements. The following documents also contain information in addition to the basic financial statements that will help the reader gain a more in-depth understanding of the City, such as budgetary comparisons and independent auditor reports.

Government-wide Financial Statements

These statements are designed to provide a broad overview of the City's finances similar to consolidated financial statements for a private-sector business. These statements consist of the Statement of Net Position and the Statement of Activities.

- The *Statement of Net Position* presents information on all the City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. However, you will also need to consider other non-financial factors.
- The *Statement of Activities* presents information showing how the City's net position changed during the fiscal year reported. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, all of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

Both government-wide financial statements distinguish between activities that are largely supported by taxes and intergovernmental revenue and those whose operations are entirely or largely financed by user charges and fees. The governmental activities for West Bountiful City include general government, streets, public safety, parks, and redevelopment departments. The business-type activities include culinary water, golf course, solid waste, and storm drain operations.

WEST BOUNTIFUL CITY

Management's Discussion and Analysis For The Fiscal Year Ended June 30, 2025

The government-wide financial statements include only the financial statements of West Bountiful City. The City Redevelopment Agency is a blended component unit. The Redevelopment Agency is a legally separate entity governed by a board appointed by the City Council, consisting of the City Council members. For financial reporting purposes, the Redevelopment Agency is reported as if it was a part of the City's operations because its governing board is the City Council. Therefore, the City Council is financially accountable and has significant influence over the programs, projects, activities, and level of services performed or provided by the Redevelopment Agency.

The government-wide financial statements are found immediately following this discussion and analysis.

Fund Financial Statements

A fund is a grouping of related accounts that are used to maintain control over resources that have been segregated for specific activities or objectives. The 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: These funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as 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, expenditure, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

West Bountiful City has four funds reported as major government funds, which are the General Fund, Redevelopment Agency Fund, RAP Tax Fund, and Capital Projects Fund. The information on these funds is shown separately. The City has several non-major funds which include Police Impact Fee Fund, Park Impact Fee Fund, Street Impact Fee Fund, Street Capital Improvement Fund, Jesse Meadows Special Revenue Fund. The City adopts an annual appropriated budget for all its governmental funds. Budgetary comparison schedules have been provided to demonstrate compliance with these budgets.

Proprietary funds: These funds are commonly known as enterprise funds. The enterprise funds report the same functions as the business-type activities in the government-wide financial statements. The enterprise funds maintained by West Bountiful City are culinary water, golf course, solid waste, and storm drain.

Proprietary funds present the same information as in the government-wide statements, but in more detail. All of the proprietary funds are considered to be major funds of West Bountiful City.

WEST BOUNTIFUL CITY

Management's Discussion and Analysis For The Fiscal Year Ended June 30, 2025

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. Notes to the financial statements are located after the statements for major funds as listed in the table of contents.

Other Information

The combining statements referred to earlier in connection with non-major governmental funds are presented immediately following the notes to the financial statements. Combining and individual fund statements and schedules can be found as listed in the table of contents.

Government-wide Financial Analysis

By far, the largest component of West Bountiful City's net position is its investment in capital assets. The City's investments in fixed assets include infrastructure such as roads, culinary water lines, parks, improvements, maintenance, and machinery/equipment, less any related outstanding debt that was used to acquire these assets. West Bountiful City uses these capital assets to provide services to citizens who live, work, pass through, or benefit in other ways from the City. By their nature, these assets are not available for future spending. Further, even though these capital assets are reported net of any related debt, resources needed to repay the debt must come from other sources, as the assets themselves cannot be used to satisfy the related obligations. Restricted net position represents 6% of total net position. The majority of the restricted net position is from dedicated sources for capital needs in recreation, roads, and other capital needs. An estimated 23% of net position can be used to meet the City's ongoing obligations to its creditors and to citizens.

At the end of the current fiscal year, West Bountiful City is able to report positive balances in all three categories of net position for governmental and business-type activities.

West Bountiful City's Net Position

	Governmental Activities		Business-Type Activities		Total	
	2024	2025	2024	2025	2024	2025
Current and Other Assets	13,585,315	13,254,459	5,328,253	5,824,021	18,913,568	19,078,480
Capital Assets	24,104,643	25,182,909	16,033,210	15,993,351	40,137,853	41,176,260
Total Assets	37,689,958	38,437,368	21,361,463	21,817,372	59,051,421	60,254,740
Total Deferred Outflows of Resources	505,362	502,214	320,922	185,152	826,284	687,366
Long-term Liabilities Outstanding	6,111,234	5,903,025	2,000,469	1,810,691	8,111,703	7,713,716
Other Liabilities	1,038,506	1,631,413	230,652	369,755	1,269,158	2,001,168
Total Liabilities	7,149,740	7,534,438	2,231,121	2,180,446	9,380,861	9,714,884
Total Deferred Inflows of Resources	1,818,695	1,828,269	99,475	1,808	1,918,170	1,830,077
Net Investment in Capital Assets	18,344,145	20,292,909	14,480,210	14,735,351	32,824,355	35,028,260
Restricted and Committed	3,092,566	2,918,535	0	0	3,092,566	2,918,535
Unrestricted	7,790,174	6,365,431	4,871,579	5,084,899	12,661,753	11,450,330
Total Net Position	29,226,885	29,576,875	19,351,789	19,820,250	48,578,674	49,397,125

WEST BOUNTIFUL CITY

Management's Discussion and Analysis For The Fiscal Year Ended June 30, 2025

West Bountiful City's Changes in Net Position

	Governmental Activities		Business-Type Activities		Total	
	2024	2025	2024	2025	2024	2025
Revenues:						
Program Revenues:						
Charges for Services	228,177	335,885	3,579,017	3,792,732	3,807,194	4,128,617
Operating Grants and Contributions	398,247	419,139	-	-	398,247	419,139
Capital Grants and Contributions	-	52,378	-	-	-	52,378
General Revenues						
Property Taxes	1,945,278	1,789,119	-	-	1,945,278	1,789,119
Other Taxes	3,698,648	3,851,838	-	-	3,698,648	3,851,838
Other	692,086	527,384	277,769	179,016	969,855	706,400
Total Revenues	6,962,436	6,975,743	3,856,786	3,971,748	10,819,222	10,947,491
Expenses:						
General Government	1,365,324	1,262,377	-	-	1,365,324	1,262,377
Public Safety	2,691,841	2,885,938	-	-	2,691,841	2,885,938
Public Works	1,338,620	989,729	-	-	1,338,620	989,729
Parks & Redevelopment	957,550	981,077	-	-	957,550	981,077
Interest on Long-term Debt	87,464	51,340	-	-	87,464	51,340
Water	-	-	1,177,947	1,394,745	1,177,947	1,394,745
Solid Waste	-	-	487,533	498,790	487,533	498,790
Storm Drain	-	-	174,933	220,617	174,933	220,617
Golf Course	-	-	1,463,697	1,666,811	1,463,697	1,666,811
Total Expenses	6,440,799	6,170,461	3,304,110	3,780,963	9,744,909	9,951,424
Increase in Net Position Before Transfers	521,637	805,282	552,676	190,785	1,074,313	996,067
Transfers	-	(300,000)	-	300,000	-	-
Increase (Decrease) in Net Position	521,637	505,282	552,676	490,785	1,074,313	996,067
Net Position - Beginning of Year	28,705,248	29,226,885	18,799,113	19,351,789	47,504,361	48,578,674
Prior Period Adjustment	-	(155,292)	-	(22,324)	-	(177,616)
Net Position - End of Year	29,226,885	29,576,875	19,351,789	19,820,250	48,578,674	49,397,125

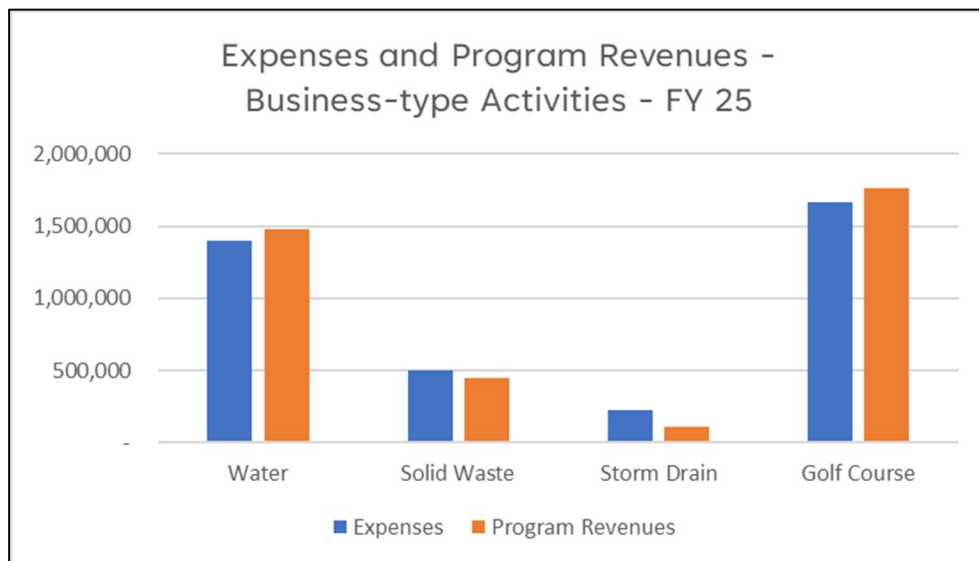
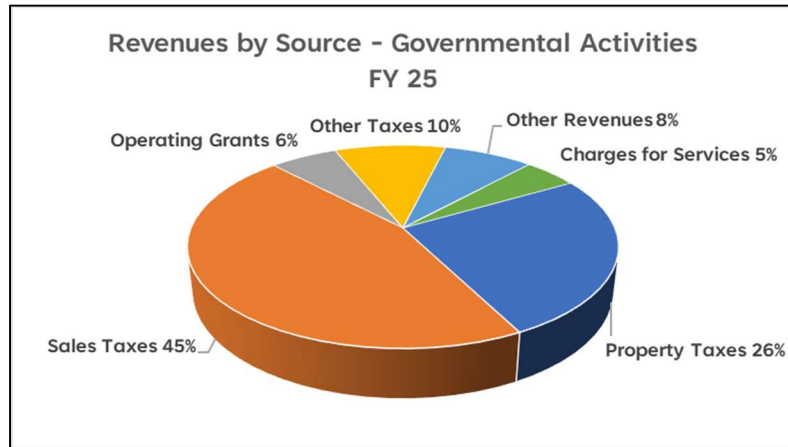
GOVERNMENTAL AND BUSINESS-TYPE ACTIVITIES

Governmental activities' net position increased by \$349,990 for the year ended June 30, 2025, with much of this increase from the completion of capital projects.

As indicated in the charts, government activities in the General Fund are largely dependent on tax revenue, with additional revenue received from grants and service fees. Overall, General Fund activity is not intended to be a "for profit" operation, and the City is specifically restricted from assessing or collecting revenue in excess of the cost of providing services to its citizens.

WEST BOUNTIFUL CITY

Management's Discussion and Analysis For The Fiscal Year Ended June 30, 2025



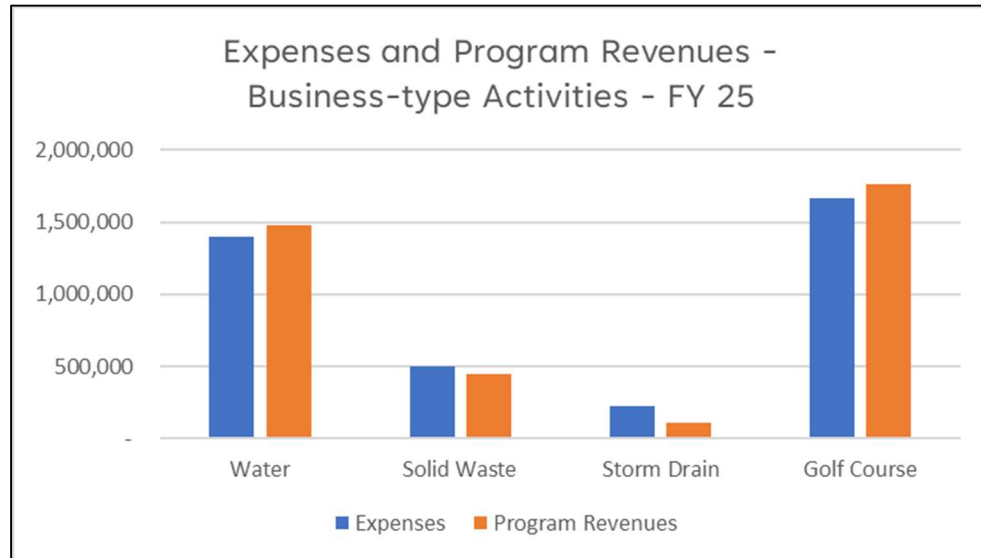
Business-type activities increased West Bountiful City's net position by \$468,461 which is largely related to growth in golf course revenues and decreases in liabilities in the Water Fund.

As of the end of the current fiscal year, all the City's business-type funds reported positive net position. Key elements of this increase are as follows:

- Total operating revenues increased by \$149,864, largely due to a strong performance of Lakeside Golf Course, which saw a 7% growth.
- Total expenses increased by \$463,895. This increase is attributed to higher personnel costs, utility increases, and general inflation.

WEST BOUNTIFUL CITY

Management's Discussion and Analysis For The Fiscal Year Ended June 30, 2025



Financial Analysis of the Government's Funds

As noted earlier, West Bountiful City uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of government's net resources available for spending at the end of the fiscal year. As of the end of the most recent fiscal year, West Bountiful City's governmental funds reported combined ending fund balances of \$9,801,577. The combined unassigned fund balance was \$1,912,283. Of the restricted and committed fund balances are assigned to capital projects funds and special revenues assigned to transportation and road maintenance.

General Fund: The General Fund is the chief operating fund of West Bountiful City. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$1, 912,283, while total fund balance was \$2,695,155. As a measure of the fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. The total General Fund balance increased by \$195,659 during the current fiscal year.

Actual expenditures in the General Fund were \$194,941 less than the final budgeted amount. Actual revenues were \$273,681 higher than the final budgeted amount. These figures represent significant effort to control costs and accurately project tax revenues.

Proprietary funds. West Bountiful City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Below is a summary of unrestricted net position in the city's proprietary funds:

- Water Utility Fund: \$3,783,608
- Solid Waste Utility Fund: \$349,271
- Storm Drain Fund: \$333,629
- Golf Course Fund: \$618,391

WEST BOUNTIFUL CITY

Management's Discussion and Analysis For The Fiscal Year Ended June 30, 2025

Capital Assets and Debt Administration

West Bountiful City's investment in capital assets for its combined governmental and business type activities totaled \$41,176,260 (net of accumulated depreciation) at June 30, 2025. Types of assets included in this category are land, buildings, related improvements, vehicles, machinery and equipment, roads (including curb and gutter), street lights, culinary water distribution, and storm water collection systems.

West Bountiful City's Capital Assets (Net of Depreciation)						
	Governmental Activities		Business-Type Activities		Total	
	2024	2025	2024	2025	2024	2025
Land	5,994,568	5,994,568	1,753,497	1,753,497	7,748,065	7,748,065
Construction in Progress	-	944,838	-	509,544	-	1,454,382
Buildings	6,936,542	6,730,963	1,070,378	1,047,237	8,006,920	7,778,200
Improvements	10,280,757	10,617,154	692,946	640,991	10,973,703	11,258,145
Machinery & Equipment	355,779	243,278	1,058,643	984,619	1,414,422	1,227,897
Vehicles	536,897	652,108	33,055	20,194	569,952	672,302
Infrastructure			11,424,691	11,037,269	11,424,691	11,037,269
Total	24,104,543	25,182,909	16,033,210	15,993,351	40,137,753	41,176,260

Additional information on the City's capital assets can be found in Note 5.

Long-term debt. At the end of the current year, the City had total debt outstanding of \$7,798,863, of which \$6,308,526 is made up of capital bonds and leases. The majority of West Bountiful City's debt represents bonds secured solely by specified revenue sources (i.e. water revenue and sales tax bonds). The remaining debt consists of net pension liability (as calculated by the Utah Retirement System), paid leave accrued by city employees, and capital leases on equipment, such as golf carts.

Of note in the year ending June 30, 2025, a change was made regarding the calculation of compensated absences – beginning this year, all possible absences are shown.

West Bountiful City's Outstanding Debt						
	Governmental Activities		Business-Type Activities		Total	
	2024	2025	2024	2025	2024	2025
Sales Tax Bonds	5,163,000	4,890,000	-	-	5,163,000	4,890,000
Revenue Bonds	-	-	1,553,000	1,258,000	1,553,000	1,258,000
Compensated Absences	246,762	595,958	108,212	251,860	354,974	847,818
Net Pension Liability	350,736	502,214	218,086	140,305	568,822	642,519
Capital Leases	-	-	121,171	160,526	121,171	160,526
Total	5,760,498	5,988,172	2,000,469	1,810,691	7,760,967	7,798,863

Additional information on the City's long-term debt can be found in Notes 6,7,and 8.

Economic Factors and Next Year's Budgets and Rates

West Bountiful City continues to improve long term capital planning, including preventive maintenance and replacement plans for streets and water systems. The City anticipates very modest growth in sales and use taxes.

Long term, the City's plan for financial stability includes, (1) minimizing and using debt conservatively, (2) investing wisely in infrastructure and infrastructure maintenance to prolong the life of streets, water

WEST BOUNTIFUL CITY

Management's Discussion and Analysis For The Fiscal Year Ended June 30, 2025

lines, storm drains and equipment, (3) appropriately matching service expenses with available revenue, (5) maintaining appropriate reserves, (6) and planning capital projects to stay within budget for revenue sources available.

Request for Information

This financial report is designed to give its readers a general overview of the West Bountiful City's finances. Questions regarding any information contained in this report or requests for additional financial information should be addressed to West Bountiful City, Attn: City Administrator, 550 North 800 West, West Bountiful City, Utah 84087.

BASIC FINANCIAL STATEMENTS

WEST BOUNTIFUL CITY
STATEMENT OF NET POSITION
JUNE 30, 2025

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 6,982,303	\$ 6,034,122	\$ 13,016,425
Restricted cash	2,565,635	-	2,565,635
Accounts receivable	37,835	168,825	206,660
Due from other governmental units	2,785,846	-	2,785,846
Prepaid expenses	18,800	146,446	165,246
Inventory	-	338,668	338,668
Internal balances	864,040	(864,040)	-
Net pension asset	-	-	-
Capital assets, not being depreciated:			
Land	5,994,568	1,753,497	7,748,065
Construction in progress	944,838	509,544	1,454,382
Capital assets:			
Buildings	8,399,451	1,376,082	9,775,533
Improvements	15,151,576	2,066,070	17,217,646
Machinery and equipment	1,140,520	1,887,537	3,028,057
Vehicles	1,113,828	208,160	1,321,988
Infrastructure	-	16,566,983	16,566,983
Accumulated depreciation	(7,561,872)	(8,374,522)	(15,936,394)
Capital assets net	25,182,909	15,993,351	41,176,260
TOTAL ASSETS	38,437,368	21,817,372	60,254,740
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows of resources relating to pensions	502,214	133,499	635,713
Deferred outflows of resources relating to loss refunding	-	51,653	51,653
TOTAL ASSETS AND DEFERRED OUTFLOWS	38,939,582	22,002,524	60,942,106
LIABILITIES			
Accounts payable	639,520	147,960	787,480
Accrued expenses	175,870	10,205	186,075
Accounts payable from restricted resources	-	-	-
Accrued interest payable	-	16,333	16,333
Deposits	816,023	195,277	1,011,300
Non-current liabilities:			
Due within one year	340,715	374,450	715,165
Due in more than one year	5,562,310	1,436,241	6,998,551
TOTAL LIABILITIES	7,534,438	2,180,466	9,714,904
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - property taxes	1,821,469	-	1,821,469
Deferred inflows of resources related to pensions	6,800	1,808	8,608
TOTAL DEFERRED INFLOWS OF RESOURCES	1,828,269	1,808	1,830,077
NET POSITION			
Net investment in capital assets	20,292,909	14,735,351	35,028,260
Restricted for:			
RAP tax	1,671,629	-	1,671,629
Assessments	99,382	-	99,382
Impact fees	383,452	-	383,452
Transportation tax	502,229	-	502,229
Class C roads	261,843	-	261,843
Committed	-	-	-
Unrestricted	6,365,431	5,084,899	11,450,330
TOTAL NET POSITION	\$ 29,576,875	\$ 19,820,250	\$ 49,397,125

The accompanying notes are an integral part of these statements.

WEST BOUNTIFUL CITY
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2025

FUNCTIONS/PROGRAMS	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
PRIMARY GOVERNMENT:							
Governmental activities:							
General government	\$ 1,262,377	\$ 180,745	\$ -	\$ -	\$ (1,081,632)	\$ -	\$ (1,081,632)
Public safety	2,885,938	97,881	11,080	1,425	(2,775,552)	-	(2,775,552)
Public works	989,729	45,257	408,059	29,993	(506,420)	-	(506,420)
Parks and redevelopment	981,077	12,002	-	20,960	(948,115)	-	(948,115)
Interest on long term debt	51,340	-	-	-	(51,340)	-	(51,340)
Total governmental activities	6,170,461	335,885	419,139	52,378	(5,363,059)	-	(5,363,059)
Business-type activities:							
Water	1,394,745	1,474,406	-	-	-	79,661	79,661
Solid waste	498,790	448,128	-	-	-	(50,662)	(50,662)
Storm drain	220,617	106,021	-	-	-	(114,596)	(114,596)
Golf course	1,666,811	1,764,177	-	-	-	97,366	97,366
Total business-type activities	3,780,963	3,792,732	-	-	-	11,769	11,769
Total primary government	\$ 9,951,424	\$ 4,128,617	\$ 419,139	\$ 52,378	(5,363,059)	11,769	(5,351,290)
General revenues:							
Property taxes					1,789,119	-	1,789,119
Sales taxes					3,160,888	-	3,160,888
Other taxes					690,950	-	690,950
Gain or (loss) on sale of assets					22,175	(33,946)	(11,771)
Interest earnings					505,209	212,962	718,171
Transfers in (out)					(300,000)	300,000	-
Total general revenues and transfers					5,868,341	479,016	6,347,357
Change in net position					505,282	490,785	996,067
Net position - beginning, restated					29,071,593	19,329,465	48,401,058
Net position - ending					\$ 29,576,875	\$ 19,820,250	\$ 49,397,125

The accompanying notes are an integral part of these statements.

**WEST BOUNTIFUL CITY
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	General Fund	RDA Fund	RAP Tax Fund	Capital Projects Fund	Streets Capital Fund	Other Governmental Funds	Total Governmental Funds
ASSETS							
Cash and cash equivalents	\$ 2,094,287	\$ 277,197	\$ -	\$ 3,532,612	\$ 1,039,334	\$ 38,873	\$ 6,982,303
Restricted cash	764,072	-	1,318,729	-	-	482,834	2,565,635
Accounts receivable	37,835	-	-	-	-	-	37,835
Due from other governmental units	2,504,426	234,520	46,900	-	-	-	2,785,846
Interfund receivable	-	-	306,000	558,040	-	-	864,040
Prepaid expenses	18,800	-	-	-	-	-	18,800
Total assets	<u>\$ 5,419,420</u>	<u>\$ 511,717</u>	<u>\$ 1,671,629</u>	<u>\$ 4,090,652</u>	<u>\$ 1,039,334</u>	<u>\$ 521,707</u>	<u>\$ 13,254,459</u>
LIABILITIES							
Accounts payable	145,924	-	-	-	493,596	-	639,520
Accounts payable from restricted sources	-	-	-	-	-	-	-
Accrued liabilities	175,369	501	-	-	-	-	175,870
Developer deposits	816,023	-	-	-	-	-	816,023
Total liabilities	<u>1,137,316</u>	<u>501</u>	<u>-</u>	<u>-</u>	<u>493,596</u>	<u>-</u>	<u>1,631,413</u>
DEFERRED INFLOWS OF RESOURCES							
Unavailable revenue - property taxes	<u>1,586,949</u>	<u>234,520</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,821,469</u>
Total deferred inflows of resources	<u>1,586,949</u>	<u>234,520</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,821,469</u>
FUND BALANCES							
Nonspendable:							
Prepays	18,800	-	-	-	-	-	18,800
Restricted for:							
RAP tax	-	-	1,671,629	-	-	-	1,671,629
Assessments	-	-	-	-	-	99,382	99,382
Impact fees	-	-	-	-	-	383,452	383,452
Transportation tax	502,229	-	-	-	-	-	502,229
Class C roads	261,843	-	-	-	-	-	261,843
Committed	-	276,696	-	-	-	-	276,696
Assigned to:							
Capital projects	-	-	-	4,090,652	545,738	38,873	4,675,263
Unassigned	<u>1,912,283</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,912,283</u>
Total fund balances	<u>2,695,155</u>	<u>276,696</u>	<u>1,671,629</u>	<u>4,090,652</u>	<u>545,738</u>	<u>521,707</u>	<u>9,801,577</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 5,419,420</u>	<u>\$ 511,717</u>	<u>\$ 1,671,629</u>	<u>\$ 4,090,652</u>	<u>\$ 1,039,334</u>	<u>\$ 521,707</u>	<u>\$ 13,254,459</u>

The accompanying notes are an integral part of these statements.

WEST BOUNTIFUL CITY
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
JUNE 30, 2025

Total fund balances - governmental funds:		\$ 9,801,577
Amounts reported for governmental activities in the Statement of Net Position is different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Land	\$ 5,994,568	
Construction in progress	944,838	
Buildings	8,399,451	
Improvements	15,151,576	
Machinery and equipment	1,140,520	
Vehicles	1,113,828	
Infrastructure	-	
Accumulated depreciation	<u>(7,561,872)</u>	
		25,182,909
Net pension assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		-
Deferred outflows of resources, a consumption of net position that applies to future periods, is not shown in the fund statements.		502,214
Deferred inflows of resources, a use of net position that applies to future periods, is not shown in the fund statements.		(6,800)
Long-term liabilities, including compensated absences are not due and payable in the current period and therefore are not reported in the governmental funds, but they are reported in the Statement of Net Position.		
Bonds payable	(4,890,000)	
Net pension liability	(417,067)	
Compensated absences	<u>(595,958)</u>	
		<u>(5,903,025)</u>
Net position of governmental activities		<u><u>\$ 29,576,875</u></u>

The accompanying notes are an integral part of these statements.

WEST BOUNTIFUL CITY
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	General Fund	RDA Fund	RAP Tax Fund	Capital Projects Fund	Streets Capital Fund	Other Governmental Funds	Total Governmental Funds
REVENUES							
Taxes							
Property taxes	\$ 1,587,721	\$ 201,398	\$ -	\$ -	\$ -	\$ -	\$ 1,789,119
Sales taxes	2,888,086	-	272,802	-	-	-	3,160,888
Other taxes	690,950	-	-	-	-	-	690,950
Impact fees	-	-	-	-	-	52,378	52,378
Licenses and permits	157,404	-	-	-	-	-	157,404
Intergovernmental revenue	419,139	-	-	-	-	-	419,139
Charges for services	23,341	-	-	-	-	12,002	35,343
Fines and forfeitures	97,881	-	-	-	-	-	97,881
Interest earnings	167,102	10,341	69,511	203,584	30,190	24,481	505,209
Miscellaneous revenue	45,257	-	-	-	-	-	45,257
Total revenues	6,076,881	211,739	342,313	203,584	30,190.00	88,861	6,953,568
EXPENDITURES							
Current							
General government	1,139,916	-	-	-	-	922	1,140,838
Public safety	2,707,502	-	-	-	-	-	2,707,502
Public works	492,350	-	-	-	-	-	492,350
Parks and redevelopment	596,157	259,832	27,335	-	-	-	883,324
Debt service							
Principal	163,800	-	-	-	-	-	163,800
Interest and fees	51,340	-	-	-	-	-	51,340
Capital outlay							
General government	-	-	-	-	-	-	-
Public safety	247,423	-	-	-	-	-	247,423
Public works	300,000	-	-	614,456	644,838	-	1,559,294
Parks and redevelopment	62,571	-	223,449	-	-	-	286,020
Total expenditures	5,761,059	259,832	250,784	614,456	644,838	922	7,531,891
Excess (deficiency) of revenues over expenditures	315,822	(48,093)	91,529	(410,872)	(614,648)	87,939	(578,323)
Other financing sources (uses)							
Transfers in	7,400	-	-	-	212,500	-	219,900
Transfers out	(212,500)	-	(7,400)	(300,000)	-	-	(519,900)
Sale of assets	84,937	-	-	-	-	-	84,937
Total other financing sources and uses	(120,163)	-	(7,400)	(300,000)	212,500	-	(215,063)
Net change in fund balances	195,659	(48,093)	84,129	(710,872)	(402,148)	87,939	(793,386)
Fund balances - beginning of year, as adjusted	2,499,496	324,789	1,587,500	4,801,524	947,886	433,768	10,594,963
Fund balances - end of year	<u>\$ 2,695,155</u>	<u>\$ 276,696</u>	<u>\$ 1,671,629</u>	<u>\$ 4,090,652</u>	<u>\$ 545,738</u>	<u>\$ 521,707</u>	<u>\$ 9,801,577</u>

The accompanying notes are an integral part of these statements.

WEST BOUNTIFUL CITY
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 changes in fund balances - total governmental funds	\$	(793,386)
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Governmental funds report capital outlays as expenditures.

However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital additions exceeded depreciation in the current period.

Capital outlays	2,092,737		
Depreciation expense	(951,708)		1,141,029

Donations of capital assets increase net position in the Statement of Activities, but do not appear in the governmental funds because they are not financial resources.

Infrastructure		-
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The Statement of Activities includes the net pension benefit (expense from the adoption of GASB 68, which is not included in the fund financial statements).		(56,043)
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The disposition of capital assets results in the reporting of proceeds in the fund financial statements, but the net book value of the asset is reduced in the statement of activities.		(62,762)
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The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction however, has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items is as follows:

Bond principal from cost allocation	109,200		
Repayment of bond principal	163,800		273,000

Some expenses reported in the Statement of Activities do not require use of current financial resources and therefore, are not reported as expenditures in governmental funds.		3,444
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Change in net position of governmental activities	\$	505,282
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The accompanying notes are an integral part of these statements.

WEST BOUNTIFUL CITY
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2025

	Business-Type Activities - Enterprise Funds				
	Water	Solid Waste	Storm Drain	Golf Course	Total
ASSETS AND DEFERRED OUTFLOWS					
Current assets:					
Cash and cash equivalents	\$ 3,551,014	\$ 336,050	\$ 374,178	\$ 1,772,880	\$ 6,034,122
Accounts receivable, net	123,478	36,498	8,849	-	168,825
Inventory	200,716	-	-	137,952	338,668
Prepaid expenses	125,281	-	-	21,165	146,446
Total current assets	<u>4,000,489</u>	<u>372,548</u>	<u>383,027</u>	<u>1,931,997</u>	<u>6,688,061</u>
Noncurrent assets:					
Restricted cash and cash equivalents	-	-	-	-	-
Net pension asset	-	-	-	-	-
Capital assets not being depreciated:					
Land	74,370	-	168,741	1,510,386	1,753,497
Construction in progress	410,330	-	99,214	-	509,544
Capital assets, net of depreciation:					-
Buildings	1,067,144	-	-	308,938	1,376,082
Improvements	-	-	-	2,066,070	2,066,070
Machinery and equipment	1,134,526	7,389	-	745,622	1,887,537
Vehicles	176,873	-	-	31,287	208,160
Infrastructure	12,805,585	-	3,761,398	-	16,566,983
Less: accumulated depreciation	<u>(4,822,748)</u>	<u>(7,277)</u>	<u>(1,300,834)</u>	<u>(2,243,663)</u>	<u>(8,374,522)</u>
Total noncurrent assets	<u>10,846,080</u>	<u>112</u>	<u>2,728,519</u>	<u>2,418,640</u>	<u>15,993,351</u>
Total assets	<u>14,846,569</u>	<u>372,660</u>	<u>3,111,546</u>	<u>4,350,637</u>	<u>22,681,412</u>
Deferred outflows of resources - pension	57,214	6,357	12,714	57,214	133,499
Deferred outflows of resources - loss refunding	51,653	-	-	-	51,653
Total assets and deferred outflows of resources	<u>14,955,436</u>	<u>379,017</u>	<u>3,124,260</u>	<u>4,407,851</u>	<u>22,866,564</u>
LIABILITIES AND DEFERRED INFLOWS					
Current liabilities:					
Accounts payable	36,840	19,530	19,967	71,623	147,960
Accounts payable from restricted sources	-	-	-	-	-
Compensated absences	18,497	455	3,981	9,754	32,687
Salaries & wages payable	2,062	116	423	7,604	10,205
Interfund payable	-	-	-	864,040	864,040
Bonds payable	300,000	-	-	-	300,000
Interest payable	13,026	-	-	3,307	16,333
Capital lease payable	-	-	-	41,763	41,763
Deposits	81,955	-	-	113,322	195,277
Total current liabilities	<u>452,380</u>	<u>20,101</u>	<u>24,371</u>	<u>1,111,413</u>	<u>1,608,265</u>
Noncurrent liabilities:					
Bonds payable, net of current portion	958,000	-	-	-	958,000
Capital lease payable, net of current portion	-	-	-	118,763	118,763
Compensated absences	112,462	2,766	24,207	79,738	219,173
Net pension liability	60,131	6,681	13,362	60,131	140,305
Total noncurrent liabilities	<u>1,130,593</u>	<u>9,447</u>	<u>37,569</u>	<u>258,632</u>	<u>1,436,241</u>
Deferred inflows of resources - pension	775	86	172	775	1,808
Total deferred inflows of resources	<u>775</u>	<u>86</u>	<u>172</u>	<u>775</u>	<u>1,808</u>
Total liabilities and deferred inflows of resources	<u>1,583,748</u>	<u>29,634</u>	<u>62,112</u>	<u>1,370,820</u>	<u>3,046,314</u>
NET POSITION					
Net investment in capital assets	9,588,080	112	2,728,519	2,418,640	14,735,351
Restricted - impact fees	-	-	-	-	-
Unrestricted	<u>3,783,608</u>	<u>349,271</u>	<u>333,629</u>	<u>618,391</u>	<u>5,084,899</u>
Total net position	<u>\$ 13,371,688</u>	<u>\$ 349,383</u>	<u>\$ 3,062,148</u>	<u>\$ 3,037,031</u>	<u>19,820,250</u>

The accompanying notes are an integral part of these statements.

WEST BOUNTIFUL CITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Business-Type Activities - Enterprise Funds				
	Water Utility	Solid Waste	Storm Drain	Golf Course	Total
OPERATING REVENUE					
Charges for services	\$ 1,405,575	\$ 448,128	\$ 104,696	\$ 1,761,467	\$ 3,719,866
Other	6,305	-	-	2,710	9,015
Total operating revenue	1,411,880	448,128	104,696	1,764,177	3,728,881
OPERATING EXPENSES					
Personnel expenses	402,411	25,883	96,766	791,206	1,316,266
Water purchases	241,006	-	-	-	241,006
Utilities	30,810	-	-	78,327	109,137
Supplies and maintenance	125,434	21,708	20,749	619,148	787,039
Outside services	-	450,830	18,270	5,300	474,400
Other expenses	113,476	-	150	66,217	179,843
Depreciation and amortization	398,964	369	84,682	100,037	584,052
Total operating expenses	1,312,101	498,790	220,617	1,660,235	3,691,743
Operating income (loss)	99,779	(50,662)	(115,921)	103,942	37,138
NONOPERATING REVENUE (EXPENSES)					
Impact fees	62,526	-	1,325	-	63,851
Interest revenue	164,698	14,303	8,089	25,872	212,962
Interest expense	(69,765)	-	-	(6,576)	(76,341)
Deferred refunding loss	(12,879)	-	-	-	(12,879)
Gain (loss) on sale	(38,446)	-	-	4,500	(33,946)
Total nonoperating revenue	106,134	14,303	9,414	23,796	153,647
Income (loss) before contributions	205,913	(36,359)	(106,507)	127,738	190,785
Transfers in (out)	-	-	300,000	-	300,000
Capital contributions	-	-	-	-	-
Change in net position	205,913	(36,359)	193,493	127,738	490,785
Net position - beginning, as adjusted	13,165,775	385,742	2,868,655	2,909,293	19,329,465
Net position - ending	\$ 13,371,688	\$ 349,383	\$ 3,062,148	\$ 3,037,031	\$ 19,820,250

The accompanying notes are an integral part of these statements.

WEST BOUNTIFUL CITY
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Business-Type Activities - Enterprise Funds				
	Water Utility	Solid Waste	Storm Drain	Golf Course	Total
Cash Flows From Operating Activities					
Receipts from customers	\$ 1,409,196	\$ 448,359	\$ 104,739	\$ 1,865,512	\$ 3,827,806
Payments to employees	(399,480)	(31,411)	(82,041)	(739,356)	(1,252,288)
Payments to suppliers	(517,994)	(490,205)	(17,177)	(729,436)	(1,754,812)
Net cash from operating activities	491,722	(73,257)	5,521	396,720	820,706
Cash Flows From Noncapital Financing Activities					
Transfers in/(out)	-	-	300,000	-	300,000
Net cash from noncapital financing activities	-	-	300,000	-	300,000
Cash Flows From Capital and Related Financing Activities					
Receipts for impact fees	62,526	-	1,325	-	63,851
Payments on leases and debt	(295,000)	-	-	(52,465)	(347,465)
Proceeds from leases and debt	-	-	-	91,820	91,820
Interest paid	(72,819)	-	-	(6,576)	(79,395)
Purchases of capital assets	(410,330)	-	(99,214)	(80,370)	(589,914)
Proceeds from sale of assets	7,275	-	-	4,500	11,775
Net cash from capital and related financing	(708,348)	-	(97,889)	(43,091)	(849,328)
Cash Flows From Investing Activities					
Interest and dividends received	164,698	14,303	8,089	25,872	212,962
Net cash from investing activities	164,698	14,303	8,089	25,872	212,962
Net increase (decrease in cash and cash equivalents)	(51,928)	(58,954)	215,721	379,501	484,340
Cash and cash equivalents, July 1	3,602,942	395,004	158,457	1,393,379	5,549,782
Cash and cash equivalents, June 30	<u>\$ 3,551,014</u>	<u>\$ 336,050</u>	<u>\$ 374,178</u>	<u>\$ 1,772,880</u>	<u>\$ 6,034,122</u>
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:					
Operating income (loss)	\$ 99,779	\$ (50,662)	\$ (115,921)	\$ 103,942	\$ 37,138
Adjustments to reconcile operating income to net cash provided (used) by operating activities:					
Depreciation expense	398,964	369	84,682	100,037	584,052
(Increase) decrease in prepaid expenses	(13,331)	-	-	(3,304)	(16,635)
(Increase) decrease in accounts receivable	(3,309)	231	43	-	(3,035)
(Increase) decrease in inventory	12,150	-	-	(3,907)	8,243
Increase (decrease) in accounts payable	(18,697)	(18,494)	18,797	18,758	364
Increase (decrease) in compensated absences	2,249	(5,551)	14,594	44,293	55,585
Increase (decrease) in accrued expenses	682	23	131	7,557	8,393
Increase (decrease) in net pension liability	12,610	827	3,195	28,009	44,641
Increase (decrease) in deposits	625	-	-	101,335	101,960
Total adjustments	391,943	(22,595)	121,442	292,778	783,568
Net cash provided (used) by operating activities	<u>\$ 491,722</u>	<u>\$ (73,257)</u>	<u>\$ 5,521</u>	<u>\$ 396,720</u>	<u>\$ 820,706</u>
Noncash Investing, Capital and Financing Activities:					
Contributed capital assets from developers	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

The accompanying notes are an integral part of these statements.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of West Bountiful, Utah conform in all material respects to generally accepted accounting principles (GAAP) as applicable to governments. The City has adopted the provisions of the Governmental Accounting Standards Board (GASB). Preparation of the financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts and disclosures in the financial statements.

The following is a summary of the more significant policies and is presented to assist the reader in interpreting the financial statements and other data in this report. These policies, as presented, should be viewed as an integral part of the accompanying financial statements.

A. Reporting Entity

West Bountiful City was incorporated January 28, 1949. The City operates under a six-member Council form of Government and provides the following services authorized by State law: Public Safety, Highways and Streets, Parks, Recreation, Planning and Zoning, and Administrative Services. The City also provides water, solid waste, storm drain, and golf course services which are reported as proprietary enterprise funds.

The criteria set forth by generally accepted accounting principles (GAAP) was used to determine which entities to include in this report. GASB Concepts Statement-1 (Objectives of Financial Reporting) concludes that the basic foundation for governmental financial reporting is accountability. The Concepts Statement asserts that accountability requires governments to answer to the citizenry - to justify the raising of public resources and the purposes for which they are used. In turn, the concept of accountability becomes the basis for defining the financial reporting entity.

In defining the government, 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 by the Governmental Accounting Standards board (GASB). Under GASB Statement No. 61, *The Financial Reporting Entity*, the financial reporting entity consists of the primary government and the following component units:

Blended component units: Blended component units, although legally separate entities, are in substance part of the government's operations. They are reported as part of the primary government and blended with the appropriate funds. The City has the following component units.

The City established a Redevelopment Agency (RDA) pursuant to State code and designated the City Council and the Mayor as the Redevelopment Agency Board. The financial statements of the RDA are included as part of the basic financial statements of the City (by blended presentation) and are included as a major governmental fund. Separate financial statements are not issued for the RDA.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-wide and Fund Financial Statements

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 City has adopted GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance*. Accordingly, the City has elected to apply all applicable GASB pronouncements and codified accounting standards issued by GASB. The more significant accounting policies established in GAAP and used by the City are discussed below.

The City's basic financial statements consist of both government-wide statements and fund statements. The government-wide statements focus on the City as a whole, while the fund statements focus on individual funds.

Government-wide Financial Statements

The government-wide statements present information on all non-fiduciary activities of the primary government. Primary government activities are distinguished between *governmental* and *business-type* activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services.

The *Statement of Net Position* presents the City's non-fiduciary assets and liabilities, with the difference reported as net position. Net positions are restricted when constraints placed upon them are either externally imposed or are imposed by constitutional provisions or enabling legislation. The *Statement of Activities* demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable within a specific function. The City does not allocate general government (indirect) expenses to other functions. 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; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other revenues not meeting the definition of program revenues are reported as general revenues.

Fund Financial Statements

The financial transactions of the City are recorded in individual funds. A fund is a separate accounting entity with a self-balancing set of accounts. Fund accounting is used to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. Statements are provided for *governmental funds* and for *proprietary funds*. For governmental and proprietary funds, the emphasis is on *major funds*, with each displayed in a separate column.

The City reports the following major governmental funds:

General Fund - This fund is the principal operating fund of the City. It is used to account for all financial resources not required to be accounted for in another fund.

Capital Improvements Fund - The Capital Improvements fund accounts for the accumulation of resources to be used in capital projects of the City, which usually extend beyond one year.

Streets Capital Improvements Fund - The Streets Capital Improvements fund accounts for the accumulation of resources to be used in capital projects for the roads of the City, which usually extend beyond one year.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-wide and Fund Financial Statements (Continued)

RDA Fund - The RDA Fund provides redevelopment activities located within City limits and is accounted for as a special revenue fund.

RAP Tax Fund - The RAP Tax Fund accounts for activity funded by recreational, arts, and parks sales tax collections.

The City reports the following major proprietary funds:

Water Fund - The sewer fund is used to account for operations of the water system, (a) that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the cost (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Solid Waste Fund - The solid waste fund is used to account for operations of the solid waste system, (a) that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the cost (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Storm Water Fund - The storm water fund is used to account for operations of the storm water system, (a) that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the cost (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Golf Course Fund - The golf course fund is used to account for operations of a golf course (a) that is financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the cost (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus and Basis of Accounting

The government-wide financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when the related liability is incurred, regardless of the timing of the cash flows. Taxes and fees are recognized in the year in which the related sales or other activity has occurred. Grants and similar items are recognized as revenue when all eligibility requirements have been met.

The governmental fund financial statements are prepared and reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Expenditures are generally recorded when the related liability is incurred.

Proprietary funds separate operating and non-operating revenues and expenses. Operating revenues and expenses normally arise from providing goods and services in connection with the fund's normal ongoing operations. The principal sources of operating revenues for the proprietary funds are charges to customers for goods and services. Operating expenses include the cost of sales and services, administrative overhead expenses and depreciation on capital assets. All other revenues or expenses are recorded as non-operating.

D. Assets, Liabilities, and Fund Balances/Net Position

The following are the City's significant policies regarding recognition and reporting of certain assets, liabilities, and equity.

Pooled Cash and Temporary Investments

Cash and Cash Equivalents are generally considered short-term, highly liquid investments with a maturity of three months or less from the purchase date.

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

Inventories

The city reported inventories in the amount of \$338,668 for the year ended June 30, 2025.

Restricted Assets

Certain resources set aside as reserves in accordance with council resolutions and State statutes are classified as restricted assets on the balance sheet because their use is limited.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, and Fund Balances/Net Position (Continued)

Capital Assets

General capital assets are not capitalized in the governmental funds used to acquire or construct them. Instead, capital acquisition and construction are reflected as expenditures.

Capital assets are reported in the governmental column in the government-wide financial statements. All purchased fixed assets are valued at cost or estimated historical cost. Donated fixed assets are valued at their estimated fair market value on the date received. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable. Capital assets are defined as assets with an initial, individual cost of more than \$5,000.

Infrastructure capital assets which are newly constructed are capitalized. The City currently has infrastructure assets recorded.

Depreciation of all exhaustible capital assets is charged as an expense in the related program. Accumulated depreciation is reported on the Statement of Net Position. Depreciation has been provided over the estimated useful lives using the straight-line method. The estimated useful lives are as follows:

Buildings	30 years
Improvements	20-50 years
Infrastructure	20-50 years
Equipment	7 years
Vehicles	7 years

Deferred Outflows/Inflows of Resources

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

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

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.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, and Fund Balances/Net Position (Continued)

Long-term Obligations

In the government-wide statements, long-term debt obligations are reported as liabilities.

The face amount of debt issued is reported as other financing sources in the governmental fund financial statements.

Equity

Fund financial statements

In February 2009, GASB issued Statement No. 54 on Fund Balance Reporting and Governmental Fund Type Definitions. The statement is effective for years beginning after June 15, 2010. The statement applies only to governmental fund financial statements and not to government-wide statements or proprietary fund statements. Proprietary fund equity is classified the same as in the government-wide statements. The governmental fund balances may be classified as follows:

- a. Non-spendable - Fund balances that cannot be spent either because they are in non-spendable form or because they are legally or contractually required to be maintained intact.
- b. Restricted fund balance - Fund balances are reported as restricted when they are constrained by externally imposed legal restrictions, by law through constitutional provision or enabling legislation, or restrictions set by creditors, grantors, or contributors.
- c. Committed fund balance - Fund balances are reported as committed when the Council formally designates the use of resources by ordinance or resolution for a specific purpose and cannot be used for any other purpose unless the City Council likewise formally changes the use.
- d. Assigned fund balance - Fund balances are reported as assigned when the City Council or Management intends to use funds for a specific purpose. Normally funds are assigned by the appropriation process of setting the budget. Additionally, funds in special revenue, debt service, and capital project funds are by their nature assigned to the purpose of those respective funds.
- e. Unassigned fund balance - Fund balances in the general fund are reported as unassigned when they are neither restricted, committed, nor assigned. They may be used for any governmental purpose.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed unless City Council has provided otherwise in its commitment or assignment actions.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, and Fund Balances/Net Position (Continued)

Government-wide statements:

Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets - Consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position - Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position - All other net position that do not meet the definition of "restricted" or "net investment in capital assets."

It is City's policy to first apply restricted resources when the expense is incurred for purposes for which both restricted and unrestricted net position are available.

E. Revenues and Expenditures

The following are the City's significant policies related to recognition and reporting of certain revenues, expenditures, and interfund activity.

Revenue Availability

Under the modified accrual basis of accounting, revenues are considered to be "available" when they are collected within the current period or expected to be collected soon enough thereafter to pay liabilities of the current period. The City considers property tax revenues to be available if they are collected within 60 days after the end of the current year. Grants and similar items are recognized as revenue when all eligibility requirements have been met. All other revenues are considered to be available if they are collected within 60 days after year-end.

Statement of Governmental Accounting Standards (SGAS) No. 33, *Accounting and Financial Reporting for Non-exchange Transactions*, defines a non-exchange transaction as one in which "a government either gives value to another party without directly receiving equal value in exchange or receives value from another party without directly giving equal value in exchange." For property taxes, at January 1 of each year (the assessment date), the City has the legal right to collect the taxes, and in accordance with the provisions of the new statement, has now recorded a receivable and a corresponding deferred inflows or resources for the assessed amount of those property taxes as of January 1 of the current year.

Expenditure Recognition

In governmental funds, expenditures are generally recorded when the related liability is incurred. However, debt service expenditures, as well as expenditures related to claims and judgments, are recorded only when payment is due. Capital asset acquisitions are reported as expenditures, and proceeds of long-term debt and acquisitions under capital leases are reported as other financing sources.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Budgets and Budgetary Accounting

Budgets are adopted on a basis consistent with generally accepted accounting principles. Annual appropriated budgets are adopted for all governmental funds. Budgets for the General Fund, Capital Projects Funds and Special Revenue Funds are prepared on the modified accrual basis of accounting. All annual appropriations lapse at the fiscal year end. Encumbrance accounting is not used by the City. Summary of City Budget Procedures and Calendar:

1. The City Council can amend the budget to any extent, provided the budgeted expenditures do not exceed budgeted revenues and appropriated fund balance.
2. Budgets are required by the State of Utah for both the General and Special Revenue Funds.
3. Each year the City publishes a separate budget document prepared according to this legal level of control.
4. The City's budget is a Financial Plan of all estimated revenues and all appropriations for expenditures. Revenues and Expenditures must balance for the funds required by the State Code as indicated in item 2 above.
5. A tentative budget is presented by the Mayor to the City Council by the first regularly scheduled council meeting in May. The tentative budget is reviewed and tentatively adopted by the Council no later than June 22.
6. The tentative budget is a public record and is available for inspection at the City offices for at least ten days prior to adoption of the final budget.
7. Notice of public hearing on adoption of the final budget is published seven days prior to the public hearing.
8. The public hearing on the tentatively adopted budget is held no later than June 22. Final adjustments are made to the tentative budget by the Council after the public hearing.
9. Occasionally the City Council will exercise their option to open the budget to indicate additional financing sources that become available.
10. The final budget is adopted by ordinance before June 22 and a copy of the budget certified by the Budget Officer is filed with the State Auditor within thirty days of adoption.
11. In connection with budget adoption:
 - a. An annual tax ordinance establishing the property tax rate is adopted before June 22.
 - b. The City Treasurer is to certify the property tax rate to the County Auditor before June 22.
12. Budgets for the General and Special Revenue Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP).

Summary of Action Required for Budget Changes:

The Council may, by resolution, transfer unexpended appropriations from one department to another department within the same fund. The budget appropriation for any department may be reduced by resolution.

Fund budgets may be increased by resolution after a public hearing.

G. Contributions

Certain proprietary fund types receive contributions for aid in construction from various sources. With the adoption of GASB No. 33, these contributions that were formerly credited directly to contributed capital accounts are now reflected as non-operating revenue.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. Compensated Absences

City policy provides for vested or accumulated vacation leave. All compensated absences are accrued when incurred in the government-wide and proprietary financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

I. Use of Estimates

The preparation of the accompanying financial statements in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

J. Restricted Resources

The City's policy is to use restricted resources first to fund appropriations when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

NOTE 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 as well as time deposits. Investments are stated at cost or amortized cost, which approximates fair value. Each fund's portion of this pool is displayed as "Cash and Cash Equivalents" which also includes cash accounts that are separately held by some of the City's funds. Deposits are not collateralized nor are they required to be by State statute.

The City follows the requirements of the Utah Money Management Act (*Utah Code*, Section 51, Chapter 7) in handling its depository and investment transactions. This Act requires the depositing of City funds in a "qualified depository".

The Act defines a "qualified depository" as any financial institution whose deposits are insured by an agency of the Federal government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

Deposits

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of a bank failure, the City deposits may not be returned to it. The City does not have a formal deposit policy for custodial credit risk. As of June 30, 2025, \$550,956 of the City's bank balances of \$1,079,725 was uninsured and uncollateralized.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 2 - DEPOSITS AND INVESTMENTS (CONTINUED)

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 that relate to the deposit and investment of public funds.

The City follows the requirements of the Utah Money Management Act (*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. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of the Federal Government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

The Money Management Act defines the 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 the Money Management Act; and the Utah State Public Treasurers' Investment Fund.

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 the Money Management Act (*Utah Code*, Title 51, Chapter 7). 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.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 2 - DEPOSITS AND INVESTMENTS (CONTINUED)

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:* Quoted prices for identical investments in active markets;
- *Level 2:* Observable inputs other than quoted market prices; and,
- *Level 3:* Unobservable inputs.

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

	Fair Value Measurements Using			
	Total	Level 1	Level 2	Level 3
Investments by fair value level				
Debt securities:				
Utah Public Treasurer's Investment Fund	\$ 14,580,718	\$ -	\$ 14,580,718	\$ -
Total debt securities	<u>\$ 14,580,718</u>	<u>\$ -</u>	<u>\$ 14,580,718</u>	<u>\$ -</u>

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities. Debt and equity securities classified in Level 2 are valued using the following approaches:

- U.S. Treasuries, U.S. Agencies, and Commercial Paper: quoted prices for identical securities in markets that are not active;
- Utah Public Treasurers' Investment Fund: application of the June 30, 2025 fair value factor, as calculated by the Utah State Treasurer, to the City's average daily balance in the Fund.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the State's Money Management Act. Section 51-7-11 of the Money Management Act requires that the remaining term to maturity of investments 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.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 2 - DEPOSITS AND INVESTMENTS (CONTINUED)

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

Investment Type	Fair Value	Investment Maturities (in Years)			
		Less than 1	1-5	6-10	More than 10
PTIF Investments	\$ 14,580,718	\$ 14,580,718	-	-	-
	\$ 14,580,718	\$ 14,580,718	-	-	-

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 reducing its exposure to credit risk is to comply with the State's Money Management Act, as previously discussed.

At June 30, 2025, the City's investments had the following quality ratings:

Investment Type	Fair Value	Quality Ratings			
		AAA	AA	A	Unrated
PTIF Investments	\$ 14,580,718	-	-	-	\$ 14,580,718
	\$ 14,580,718	-	-	-	\$ 14,580,718

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of a government'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.

Custodial credit risk (investments) – For an investment, this 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 or collateral securities that are in the possession of an outside party. The City does not have a formal policy for custodial credit risk.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 2 - DEPOSITS AND INVESTMENTS (CONTINUED)

The City's investment in the Utah Public Treasurer's Investment Fund has no custodial credit risk.

Cash on hand and on deposit:	
Cash on deposit	\$ 999,616
Petty cash	1,795
PTIF investment	<u>14,580,718</u>
Total cash and investments	<u><u>\$ 15,582,129</u></u>

Cash and investments are included in the accompanying combined statement of net position as follows:

Unrestricted cash	\$ 13,016,425
Restricted cash	<u>2,565,704</u>
Total cash and investments	<u><u>\$ 15,582,129</u></u>

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 3 – DISAGGREGATED RECEIVABLES AND PAYABLES

The table below disaggregates the balances due from other government units and amounts reported as accounts receivable on the statement of net position u

	Due From Government Units	Accounts Receivable	Total
Governmental Activities:			
Receivables:			
Businesses - franchise tax	\$ -	\$ 37,835	\$ 37,835
Utah State Tax Commission - RAP Tax	46,900	-	46,900
Utah State Tax Commission General	520,863	-	520,863
Utah Department of Transportation	63,543	-	63,543
County - current property taxes	333,071	-	333,071
Taxpayers - unavailable taxes	1,821,469	-	1,821,469
	<u>\$ 2,785,846</u>	<u>\$ 37,835</u>	<u>\$ 2,823,681</u>
Business-type Activities:			
Customers	\$ -	\$ 168,825	\$ 168,825
Net total receivables	<u>\$ -</u>	<u>\$ 168,825</u>	<u>\$ 168,825</u>

	Accounts Payable Due To:		
	Other Governments	Vendors	Total
General Fund	\$ -	\$ 145,924	\$ 145,924
RDA Fund	-	-	-
RPA Tax Fund	-	-	-
Capital Projects Fund	-	-	-
Streets Capital Fund	-	493,596	493,596
Nonmajor Governmental Funds	-	-	-
Water Fund	-	36,840	36,840
Solid Waste Fund	-	19,530	19,530
Storm Drain Fund	-	19,967	19,967
Golf Fund	-	71,623	71,623
Total	<u>\$ -</u>	<u>\$ 787,480</u>	<u>\$ 787,480</u>

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 4 – INVENTORY

Inventory is valued at cost using the first in, first out method. Inventory in the proprietary funds consists of expendable supplies held for future consumption or sale, and include parts and supplies in the Water Utility Fund, and golf inventory in the Golf Fund. The cost of inventory is recorded as an expense as inventory items are consumed or sold.

NOTE 5 - CAPITAL ASSETS

The City has no leased assets reported in their business-type activities. Capital assets activity for the year ended June 30, 2025, was as follows:

	Balance June 30, 2024	Additions	Deletions	Balance June 30, 2025
GOVERNMENTAL ACTIVITIES				
Nondepreciated Assets				
Land	\$ 5,994,568	\$ -	\$ -	\$ 5,994,568
Work in process	-	944,838	-	944,838
Total nondepreciated assets	<u>5,994,568</u>	<u>944,838</u>	<u>-</u>	<u>6,939,406</u>
Depreciated Assets				
Buildings	8,399,451	-	-	8,399,451
Improvements	14,313,672	837,904	-	15,151,576
Machinery and equipment	1,214,742	10,404	(84,626)	1,140,520
Vehicles	887,258	299,590	(73,020)	1,113,828
Total depreciated assets	<u>24,815,123</u>	<u>1,147,898</u>	<u>(157,646)</u>	<u>25,805,375</u>
Less accumulated depreciation				
Buildings	(1,462,909)	(205,579)	-	(1,668,488)
Improvements	(4,032,915)	(501,507)	-	(4,534,422)
Machinery and equipment	(858,963)	(77,184)	38,905	(897,242)
Vehicles	(350,261)	(167,438)	55,979	(461,720)
Total accumulated depreciation	<u>(6,705,048)</u>	<u>(951,708)</u>	<u>94,884</u>	<u>(7,561,872)</u>
Net assets depreciated	<u>18,110,075</u>	<u>196,190</u>	<u>(62,762)</u>	<u>18,243,503</u>
Governmental activities capital assets, net	<u><u>\$ 24,104,643</u></u>	<u><u>\$ 1,141,028</u></u>	<u><u>\$ (62,762)</u></u>	<u><u>\$ 25,182,909</u></u>

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 5 - CAPITAL ASSETS (CONTINUED)

BUSINESS-TYPE ACTIVITIES	Balance June 30, 2024	Additions	Deletions	Balance June 30, 2025
Nondepreciated Assets				
Land	\$ 1,753,497	\$ -	\$ -	\$ 1,753,497
Construction in progress	-	509,544	-	509,544
	<u>1,753,497</u>	<u>509,544</u>	<u>-</u>	<u>2,263,041</u>
Depreciated Assets				
Buildings	1,376,082	-	-	1,376,082
Improvements	2,066,070	-	-	2,066,070
Machinery and equipment	1,898,792	80,370	(91,625)	1,887,537
Vehicles	208,160	-	-	208,160
Infrastructure	<u>16,566,983</u>	<u>-</u>	<u>-</u>	<u>16,566,983</u>
Total depreciated assets	<u>22,116,087</u>	<u>80,370</u>	<u>(91,625)</u>	<u>22,104,832</u>
Less accumulated depreciation and amortization				
Buildings	(305,704)	(23,141)	-	(328,845)
Improvements	(1,373,124)	(51,955)	-	(1,425,079)
Machinery and equipment	(840,149)	(108,674)	45,905	(902,918)
Vehicles	(175,105)	(12,861)	-	(187,966)
Infrastructure	<u>(5,142,292)</u>	<u>(387,422)</u>	<u>-</u>	<u>(5,529,714)</u>
Total	<u>(7,836,374)</u>	<u>(584,053)</u>	<u>45,905</u>	<u>(8,374,522)</u>
Net assets depreciated	<u>14,279,713</u>	<u>(503,683)</u>	<u>(45,720)</u>	<u>13,730,310</u>
Business-type activities capital assets, net	<u>\$ 16,033,210</u>	<u>\$ 5,861</u>	<u>\$ (45,720)</u>	<u>\$ 15,993,351</u>

DEPRECIATION AND AMORTIZATION EXPENSE

	Governmental Types	Business Types	Totals
General government	\$ 104,418	\$ -	\$ 104,418
Public safety	160,198	-	160,198
Public works	600,420	-	600,420
Parks and redevelopment	86,673	-	86,673
Water system	-	398,964	398,964
Solid waste	-	369	369
Storm drain	-	84,682	84,682
Golf course	-	100,037	100,037
TOTAL	<u>\$ 951,708</u>	<u>\$ 584,052</u>	<u>\$ 1,535,760</u>

* Depreciation expense on capital assets held by the internal service fund is charged to the various functions based on their usage of the assets.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 6 - LEASES

The City acquired certain enterprise financing assets financed with financing leases. The leased assets and related financing lease obligations are accounted for in the Golf Fund. The lease agreements contain fiscal funding clauses which allow the cancellation of leases if future funds for the leases are not budgeted by the City Council. The City has the option of paying off the leases before the lease expires. The following is a schedule of future minimum lease payments for the financing leases in the Golf Fund as of June 30, 2025:

Year Ending June 30:	Principal	Interest	Total
2026	\$ 41,763	\$ 8,841	\$ 50,604
2027	28,069	5,393	33,462
2028	46,018	2,900	48,918
2029	12,705	2,225	14,930
2030	31,971	1,030	33,001
	<u>\$ 160,526</u>	<u>\$ 20,389</u>	<u>\$ 180,915</u>

NOTE 7 - LONG-TERM DEBT

Changes in Long-Term Liabilities – During the year, the following changes occurred in long-term liabilities for the governmental activities and business-type activities:

Description	Outstanding June 30, 2024	Increase	Decrease	Outstanding June 30, 2025	Current Portion
GOVERNMENTAL ACTIVITIES					
Sales tax Revenue Bonds	\$ 5,163,000	\$ -	\$ (273,000)	\$ 4,890,000	\$ 275,000
Net Pension Liability	350,736	151,478	-	502,214	N/A
Compensated Absences	599,540	-	(3,582)	595,958	65,715
TOTAL	<u>\$ 6,113,276</u>	<u>\$ 151,478</u>	<u>\$ (276,582)</u>	<u>\$ 5,988,172</u>	<u>\$ 340,715</u>

Description	Outstanding June 30, 2024	Increase	Decrease	Outstanding June 30, 2025	Current Portion
BUSINESS-TYPE ACTIVITIES					
Water Refunding Bonds	\$ 1,553,000	\$ -	\$ (295,000)	\$ 1,258,000	\$ 300,000
Financing Leases	121,171	-	(37,955)	83,216	32,548
2025 Financing Lease	-	91,820	(14,510)	77,310	9,215
Compensated Absences	239,111	12,749	-	251,860	32,687
Net Pension Liability	218,086	-	(77,781)	140,305	N/A
			\$		
TOTAL	<u>\$ 2,131,368</u>	<u>\$ 104,569</u>	<u>(425,246)</u>	<u>\$ 1,810,691</u>	<u>\$ 374,450</u>

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 7 - LONG-TERM DEBT (Continued)

Governmental Activities

Sales Tax Revenue Bonds, Series 2021: In August of 2021, the City issued \$6,000,000 in Sales Tax Revenue bonds. The bonds have an average interest rate of 1.84%. The City is required to make annual principal installments on May 1st of each year and semi-annual interest payments on May 1st and November 1st of each year. The bonds mature in May 2041.

The annual debt service requirements to maturity, including principal and interest for the Sales Tax Revenue Bonds are as follows:

Year Ending	Tax Revenue Bonds		
	Principal	Interest	Total
2026	\$ 275,000	\$ 83,383	\$ 358,383
2027	278,000	80,908	358,908
2028	280,000	78,128	358,128
2029	284,000	75,048	359,048
2030	287,000	71,640	358,640
2031	291,000	67,909	358,909
2032	295,000	63,835	358,835
2033	299,000	59,410	358,410
2034	304,000	54,626	358,626
2035	309,000	49,458	358,458
2036	315,000	43,896	358,896
2037	321,000	37,911	358,911
2038	327,000	31,491	358,491
2039	334,000	24,624	358,624
2040	341,000	17,109	358,109
2041	350,000	8,925	358,925
Total	<u>\$ 4,890,000</u>	<u>\$ 848,301</u>	<u>\$ 5,738,301</u>

This debt is serviced primarily from the General Fund, but the General Fund receives an allocation of costs from the Water Fund as the building constructed serves both departments.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 7 - LONG-TERM DEBT (Continued)

Business-Type Activities

Water Revenue Refunding Bonds, Series 2017: In March 2017, the City issued Water Revenue Refunding Bonds, Series 2017 with an original issue amount of \$3,011,000 for the purpose of refunding \$2,795,000 of the Series 2009 Water Revenue bonds. The Series 2017 bonds have an interest rate ranging from 3.25% to 4.45%. The City is required to make annual principal installments due on February 1st of each year. The City is also required to make semi-annual interest payments on February 1st and August 1st of each year. The City has pledged future water revenue to service the debt. The bonds mature in February 2029.

Upon the refunding of the Series 2009 Water Revenue Bonds, the City anticipates cash savings of \$162,065, which results in an economic gain of \$139,123. The refunding resulted in a deferred loss on defeasance of \$154,760 which is reported as a deferred outflow of resources, and will be amortized over the remaining life of the Series 2017 bonds. Significant events of default consist of (a) failure to pay principal or interest when due; (b) failure to fulfill all obligations; and (c) bankruptcy, reorganization, arrangement, insolvency or liquidation proceedings. Upon the occurrence of an event of default, the trustee may pursue any available remedy by suit at law or in equity to enforce the payment of the principal of, premium, if any, and interest on the Bonds then Outstanding or to enforce any obligations of the Issuer hereunder.

The annual debt service requirements to maturity, including principal and interest for the Series 2017 Water Revenue Refunding Bonds are as follows:

Year Ending	2017 Water Revenue Bonds		
	Principal	Interest	Total
2026	\$ 300,000	\$ 28,433	\$ 328,433
2027	310,000	20,978	330,978
2028	320,000	13,274	333,274
2029	328,000	5,322	333,322
Total	<u>\$ 1,258,000</u>	<u>\$ 68,007</u>	<u>\$ 1,326,007</u>

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 8 - PENSION PLANS AND RETIREMENT BENEFITS

General Information about the Pension Plan

Plan Description:

Eligible plan participants are provided with pensions through the Utah Retirement Systems. The Utah Retirement Systems are comprised of the following Pension Trust Funds:

Defined Benefits Plans

- Public Employees Noncontributory Retirement System (Noncontributory System) is a multiple-employer, cost sharing, retirement system.
- Public Employees Contributory Retirement System (Contributory System) is a multiple-employer, cost sharing, retirement system.
- Public Safety Retirement System (Public Safety System) is a mixed agent and cost-sharing, multiple-employer public employee retirement system.
- Firefighters Retirement System (Firefighters System) is a multiple-employer, cost sharing, retirement systems.
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple-employer cost sharing public employee retirement system.
- Tier 2 Public Safety and Firefighter Contributory Retirement System (Tier 2 Public Safety and Firefighters 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 on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Utah State Retirement Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms. URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S., Salt Lake City, Utah 84102 or visiting the website: www.urs.org.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 8 - PENSION PLANS AND RETIREMENT BENEFITS (CONTINUED)

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

System	Final Average Salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Contributory System	Highest 5 years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.5% per year to June 1975; 2.0% per year July 1975 to present	Up to 4%
Public Safety System	Highest 3 years	20 years any age 10 years age 60 4 years age 65	2.5% per year up to 20 years; 2.0% per year over 20 years	Up to 2.5% or 4% depending on employer
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%
Tier 2 Public Safety and Firefighters System	Highest 5 years	25 years any age 20 years 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 2.5%

* with actuarial reductions

** 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.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 8 - PENSION PLANS AND RETIREMENT BENEFITS (CONTINUED)

Contributions 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 URS 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	Employer	Employer 401(k)
Contributory System			
111 - Local Government Division Tier 2	0.70%	15.19%	-
Noncontributory System			
15 - Local Government Division Tier 1	-	16.97%	-
Public Safety System			
Contributory			
122 - Tier 2 DB Hybrid Public Safety	4.73%	25.33%	-
Noncontributory			
43 - Other Div A with 2.5% COLA	-	33.54%	-
Tier 2 DC Only			
211 - Local Government	-	5.19%	10.00%
222 - Public Safety	-	11.33%	14.00%

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

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	\$ 64,467	\$ -
Public Safety System	90,957	-
Tier 2 Public Employees System	108,122	4,975
Tier 2 Public Safety and Firefighter	154,637	28,876
Tier 2 DC Public Employees Plan	3,628	-
Total Contributions	\$ 421,811	\$ 33,851

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 8 - PENSION PLANS AND RETIREMENT BENEFITS (CONTINUED)

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

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

At June 30, 2025, we reported a net pension liability of \$668,118 and a net pension asset of \$0.

	(Measurement Date): December 31, 2024			Proportionate Share December 31, 2023	Increase (Decrease)
	Net Pension Liability	Net Pension Asset	Proportionate Share		
Noncontributory System	\$ 174,116	\$ -	0.0549068%	0.0564957%	(0.0015889%)
Public Safety System	361,681	-	0.2337496%	0.2314197%	0.0023299%
Tier 2 Public Employees System	70,023	-	0.0234788%	0.0243867%	(0.0009079%)
Tier 2 Public Safety and Firefighter	62,299	-	0.1377407%	0.1575401%	(0.0197994%)
	<u>\$ 668,118</u>	<u>\$ -</u>			

The net pension asset and liability were 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.

For the year ended June 30, 2025, we recognized pension expense of \$555,696.

At June 30, 2025 we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 209,955	\$ 3,756
Changes in assumptions	72,728	986
Net difference between projected and actual earnings on pension plan investments	123,556	-
Changes in proportion and differences between contributions and proportionate share of contributions	22,420	3,866
Contributions subsequent to the measurement date	207,054	-
Total	<u>\$ 635,713</u>	<u>\$ 8,608</u>

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 8 - PENSION PLANS AND RETIREMENT BENEFITS (CONTINUED)

\$207,054 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our 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	\$ 157,096
2026	208,553
2027	(36,950)
2028	4,005
2029	29,319
Thereafter	\$ 58,029

Noncontributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2025, we recognized pension expense of \$159,095.

At June 30, 2025, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 103,748	\$ -
Changes in assumptions	14,403	-
Net difference between projected and actual earnings on pension plan investments	52,446	-
Changes in proportion and differences between contributions and proportionate share of contributions	-	364
Contributions subsequent to the measurement date	32,293	-
Total	<u>\$ 202,890</u>	<u>\$ 364</u>

\$32,293 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our 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:

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 8 - PENSION PLANS AND RETIREMENT BENEFITS (CONTINUED)

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2025	\$ 99,498
2026	95,902
2027	(21,281)
2028	(3,886)
2029	-
Thereafter	\$ -

Public Safety System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2025, we recognized pension expense of \$229,715.

At June 30, 2025, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 38,220	\$ -
Changes in assumptions	-	-
Net difference between projected and actual earnings on pension plan investments	62,596	-
Changes in proportion and differences between contributions and proportionate share of contributions	69	-
Contributions subsequent to the measurement date	45,721	-
Total	<u>\$ 146,606</u>	<u>\$ -</u>

\$45,721 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our 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	\$ 42,068
2026	88,851
2027	(25,425)
2028	(4,609)
2029	-
Thereafter	\$ -

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 8 - PENSION PLANS AND RETIREMENT BENEFITS (CONTINUED)

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

For the year ended June 30, 2025, we recognized pension expense of \$76,501.

At June 30, 2025, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 30,271	\$ 482
Changes in assumptions	23,387	7
Net difference between projected and actual earnings on pension plan investments	4,476	-
Changes in proportion and differences between contributions and proportionate share of contributions	11,018	1,096
Contributions subsequent to the measurement date	55,606	-
Total	<u>\$ 124,757</u>	<u>\$ 1,586</u>

\$55,606 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our 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	\$ 8,096
2026	12,476
2027	5,339
2028	6,552
2029	15,606
Thereafter	\$ 19,497

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 8 - PENSION PLANS AND RETIREMENT BENEFITS (CONTINUED)

Tier 2 Public Safety and Firefighter Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2025, we recognized pension expense of \$90,385. At June 30, 2025, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 37,717	\$ 3,273
Changes in assumptions	34,938	978
Net difference between projected and actual earnings on pension plan investments	4,038	-
Changes in proportion and differences between contributions and proportionate share of contributions	11,332	2,406
Contributions subsequent to the measurement date	73,434	-
Total	<u>\$ 161,459</u>	<u>\$ 6,657</u>

\$73,434 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our 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	\$ 7,433
2026	11,324
2027	4,418
2028	5,948
2029	13,713
Thereafter	\$ 38,532

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 8 - PENSION PLANS AND RETIREMENT BENEFITS (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 80% of the ultimate rates from the MP-2019 improvement assumption using a base year of 2020. The mortality assumption for active members is the PUB 2010 Employee Mortality Table for public employees, teachers, and public safety members, respectively.

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

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. 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:

Asset Class	Expected Return Arithmetic Basis		
	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%, a real return of 4.35% that is net of investment expense.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 8 - PENSION PLANS AND RETIREMENT BENEFITS (CONTINUED)

Discount Rate:

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

Sensitivity of the Proportionate Share of the Net Pension Asset and Liability to Changes in the Discount Rate:

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

System	1% Decrease (5.85%)	Discount Rate (6.85%)	1% Increase (7.85%)
Noncontributory System	\$ 736,367	\$ 174,116	\$ (297,431)
Public Safety System	1,111,137	361,681	(249,863)
Tier 2 Public Employees System	209,141	70,023	(38,198)
Tier 2 Public Safety and Firefighter	212,432	62,299	(57,736)
Total	\$ 2,269,078	\$ 668,118	\$ (643,227)

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

Defined Contribution Savings Plans:

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

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 8 - PENSION PLANS AND RETIREMENT BENEFITS (CONTINUED)

West Bountiful City participates in the following Defined Contribution Savings Plans with Utah Retirement Systems:

- 401(k) Plan
- 457(b) Plan
- Roth IRA Plan

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

<u>401(k) Plan</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>
Employer Contributions	\$ 35,637	\$ 38,923	\$ 35,689
Employee Contributions	51,247	53,461	46,882
<u>457 Plan</u>			
Employer Contributions	-	-	-
Employee Contributions	45,592	36,051	27,827
<u>Roth IRA Plan</u>			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	18,897	16,417	15,642

NOTE 9 - RISK MANAGEMENT

West Bountiful 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 for which the City carries commercial insurance. The City maintains comprehensive insurance coverage in aggregate amounts sufficient to protect against all reasonably foreseeable liability risks. Specific liability policies purchased include automobile, general liability, property, bond (employee dishonesty), treasurer, public officials and officers, excess liability, and workman's compensation. As of June 30, 2025, there is no anticipation of unpaid claims. Therefore, a liability is not accrued. Settlement amounts have not exceeded coverage for the current year or the three prior years.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 10 - INTER-FUND TRANSFERS AND BALANCES

Occasionally money is reallocated from one fund to another fund in order for the money to be used as it was originally intended. The transfers below took place for that very purpose and will not be repaid. Such amounts for the fiscal year ended June 30, 2025 were as follows:

Transfers Out	Transfers In			
	General	Streets Capital	Storm Water	Total
General	\$ -	\$ 212,500	\$ -	\$ 212,500
RAP Tax	7,400	-	-	7,400
Capital Projects	-	-	300,000	300,000
Totals	<u>\$ 7,400</u>	<u>\$ 212,500</u>	<u>\$ 300,000</u>	<u>\$ 519,900</u>

NOTE 11 - REDEVELOPMENT AGENCY

In accordance with Utah Code Section 17C-1-605(1), the City's Redevelopment Agency is required to disclose the following information for fiscal year 2025:

The tax increment collected and amounts expended by the Agency for the fiscal year ended June 30, 2025.

Tax increments received	<u>\$ 201,398</u>
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Amounts expended for:

Administrative costs	\$ 97,878
Payments to developer	<u>161,954</u>
	<u>\$ 259,832</u>

NOTE 12 - CONTINGENT LIABILITIES

Amounts received or receivables from grantor agencies are subject to audit and adjustment by those grantor agencies. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the government expects such amounts, if any, to be immaterial.

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 13 - PROPERTY TAX CALENDAR

Lien date	Jan. 1
Taxing entity notifies the county of date, time, and place of public hearing	Mar. 1
Budget officer of the entity prepares and files with the City Council a tentative budget for the next fiscal year	1 st scheduled council meeting in May
County auditor sends valuation certified tax rate and levy worksheets to each taxing entity	Jun. 8
Taxing entity must adopt a proposed tax rate, certify the rate and levy, and submit to the county auditor	Before Jun. 22
Taxing entity adopts a final tax rate if there is no increase in certified tax rate	Jun.22
Taxing entity adopts final budget if there is no increase in certified tax rate	Jun. 22
Copy of the budget is submitted to state auditor within 30 days of adoption Payment and delinquency date	Nov. 30

WEST BOUNTIFUL CITY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025

NOTE 14 – RESTATEMENT OF FUND BALANCE/NET POSITION

The City has restated the beginning fund balances and net position. The prior year allocation of interest income among funds has been restated and has impacted nearly all funds. The City has also implemented GASB 101, which accounts for the compensated absences in a different manner than previously presented, the effect of this statement is retroactive and has necessitated a prior year adjustment. Additionally, some other associated payroll costs have been restated to report them in the appropriate time frame. The effect on the fund balances and net position are as follows:

	Beginning Balance, Original	Adjustments	Beginning Balance Restated
Governmental Activities	29,226,885	(155,292)	29,071,593
General Fund	2,624,923	(125,427)	2,499,496
RDA Fund	325,087	(298)	324,789
RAP Tax Fund	1,588,969	(1,469)	1,587,500
Capital Projects Fund	4,806,694	(5,170)	4,801,524
Streets Capital Fund	948,259	(373)	947,886
Streets Impact Fee Fund	225,541	(225)	225,316
Police Impact Fee Fund	405	-	405
Parks Impact Fee Fund	90,665	(84)	90,581
Jessi's Meadow Assessment	80,296	(69)	80,227
600 West Fund	37,275	(36)	37,239
Water	13,187,806	(22,031)	13,165,775
Solid Waste	389,515	(3,773)	385,742
Storm Drain	2,882,725	(14,070)	2,868,655
Golf Course	2,891,743	17,550	2,909,293

REQUIRED SUPPLEMENTARY INFORMATION

WEST BOUNTIFUL CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL
GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with Final Budget
REVENUES	Original	Final	Actual	
Taxes:				
Property taxes	\$ 1,632,100	\$ 1,632,100	\$ 1,587,721	\$ (44,379)
Sales taxes	2,784,100	2,784,100	2,888,086	103,986
Other taxes	642,100	642,100	690,950	48,850
Licenses and permits	83,700	126,700	157,404	30,704
Intergovernmental revenue	290,300	338,300	419,139	80,839
Charges for services	17,000	28,300	23,341	(4,959)
Fines and forfeitures	75,000	90,000	97,881	7,881
Interest earnings	40,000	130,000	167,102	37,102
Miscellaneous revenue	31,600	31,600	45,257	13,657
TOTAL REVENUES	5,595,900	5,803,200	6,076,881	273,681
EXPENDITURES				
General government:				
Legislative	77,500	77,500	81,807	(4,307)
Court	45,900	45,900	43,300	2,600
Administrative	462,100	487,100	499,729	(12,629)
Engineering	98,100	104,300	101,657	2,643
Non-departmental	266,600	295,800	295,293	507
Buildings	65,100	74,100	72,014	2,086
Planning and zoning	89,900	59,500	46,116	13,384
Total general government	1,105,200	1,144,200	1,139,916	4,284
Public safety:				
Police department	2,157,600	2,270,900	2,257,227	13,673
Fire protection	697,700	697,700	697,698	2
Total public safety	2,855,300	2,968,600	2,954,925	13,675
Public works:				
Buildings	8,000	19,000	17,983	1,017
Streets	252,200	238,400	212,469	25,931
Class C road projects	450,000	450,000	384,298	65,702
Prop. One transportation	210,200	224,400	177,600	46,800
Total public works	920,400	931,800	792,350	139,450

WEST BOUNTIFUL CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL (CONTINUED)
GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	
EXPENDITURES (Continued)				
Parks and redevelopment:				
Parks	\$ 412,900	\$ 428,400	\$ 397,831	\$ 30,569
Redevelopment	269,700	269,700	260,897	8,803
Total parks and redevelopment	682,600	698,100	658,728	39,372
Debt service:				
Principal	162,400	162,400	163,800	(1,400)
Interest	50,900	50,900	51,340	(440)
Total debt service	213,300	213,300	215,140	(1,840)
TOTAL EXPENDITURES	5,776,800	5,956,000	5,761,059	194,941
EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENDITURES	(180,900)	(152,800)	315,822	468,622
OTHER FINANCING SOURCES (USES)				
Appropriations from fund balance	(43,400)	312,900	-	(312,900)
Sale of assets	45,000	45,000	84,937	39,937
Operating transfers in	391,800	7,400	7,400	-
Operating transfers out	(212,500)	(212,500)	(212,500)	-
TOTAL OTHER FINANCING SOURCES (USES)	180,900	152,800	(120,163)	(272,963)
EXCESS (DEFICIENCY) OF REVENUE AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	-	-	195,659	195,659
Fund balance - July 1, restated	2,499,496	2,499,496	2,499,496	-
Fund balance - June 30	<u>\$ 2,499,496</u>	<u>\$ 2,499,496</u>	<u>\$ 2,695,155</u>	<u>\$ 195,659</u>

WEST BOUNTIFUL CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL
REDEVELOPMENT AGENCY FUND
FOR THE YEAR ENDED JUNE 30, 2025

	<u>Budgeted Amounts</u>			<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
REVENUES				
Property taxes	\$ 290,000	\$ 235,000	\$ 201,398	\$ (33,602)
Interest earnings	3,000	9,000	10,341	1,341
TOTAL REVENUES	293,000	244,000	211,739	(32,261)
EXPENDITURES				
Redevelopment	293,000	257,100	259,832	(2,732)
TOTAL EXPENDITURES	293,000	257,100	259,832	(2,732)
EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENDITURES	-	(13,100)	(48,093)	(34,993)
OTHER FINANCING SOURCES (USES)				
Appropriations from fund balance	-	13,100	-	(13,100)
Operating transfers in	-	-	-	-
Operating transfers out	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	13,100	-	(13,100)
EXCESS (DEFICIENCY) OF REVENUE AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	-	-	(48,093)	(48,093)
Fund balance - July 1, restated	324,789	324,789	324,789	-
Fund balance - June 30	<u>\$ 324,789</u>	<u>\$ 324,789</u>	<u>\$ 276,696</u>	<u>\$ (48,093)</u>

WEST BOUNTIFUL CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL
RAP TAX FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	
REVENUES				
RAP sales taxes	\$ 267,700	\$ 260,000	\$ 272,802	\$ 12,802
Interest earnings	1,000	60,000	69,511	9,511
TOTAL REVENUES	268,700	320,000	342,313	22,313
EXPENDITURES				
Parks	16,000	16,000	27,335	(11,335)
Parks capital outlay	430,000	245,000	223,449	21,551
TOTAL EXPENDITURES	446,000	261,000	250,784	10,216
EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENDITURES	(177,300)	59,000	91,529	32,529
OTHER FINANCING SOURCES (USES)				
Appropriations from fund balance	184,700	(51,600)	-	51,600
Operating transfers in	-	-	-	-
Operating transfers out	(7,400)	(7,400)	(7,400)	-
TOTAL OTHER FINANCING SOURCES (USES)	177,300	(59,000)	(7,400)	51,600
EXCESS (DEFICIENCY) OF REVENUE AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	-	-	84,129	84,129
Fund balance - July 1, restated	1,587,500	1,587,500	1,587,500	-
Fund balance - June 30	<u>\$ 1,587,500</u>	<u>\$ 1,587,500</u>	<u>\$ 1,671,629</u>	<u>\$ 84,129</u>

WEST BOUNTIFUL CITY
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
UTAH RETIREMENT SYSTEMS
JUNE 30, 2025
with a measurement date of December 31, 2024
Last 10 fiscal years

	Noncontributory Retirement System	Contributory Retirement System	Public Safety Retirement System	Tier 2 Public Employees System	Tier 2 Public Safety and Firefighters System
Proportion of the net pension liability (asset)					
2025	0.0549068%	0.0000000%	0.2337496%	0.0234788%	0.1377407%
2024	0.0564957%	0.0000000%	0.2314197%	0.0243867%	0.1575401%
2023	0.0554212%	0.0000000%	0.2223956%	0.0223289%	0.1623339%
2022	0.0572279%	0.0000000%	0.2041261%	0.0246258%	0.1572838%
2021	0.0535417%	0.0000000%	0.2287618%	2.3686100%	0.1341147%
2020	0.0564832%	0.0000000%	0.2462211%	0.0244130%	0.1558352%
2019	0.0655392%	0.0000000%	0.2431848%	0.0246587%	0.1976089%
2018	0.0646525%	0.0000000%	0.2216936%	0.0282423%	0.2011225%
2017	0.0623882%	0.0000000%	0.2166308%	0.0296125%	0.2173542%
2016	0.0243008%	0.8667448%	0.2265962%	0.0348135%	0.2226753%
Proportion share of the net pension liability (asset)					
2025 \$	174,116 \$	- \$	361,681 \$	70,023 \$	62,299
2024 \$	131,045 \$	- \$	330,968 \$	47,466 \$	59,344
2023 \$	94,923 \$	- \$	287,574 \$	24,314 \$	13,543
2022 \$	(327,750) \$	- \$	(165,780) \$	(10,423) \$	(7,949)
2021 \$	410,464 \$	- \$	189,927 \$	3,407 \$	12,032
2020 \$	471,734 \$	- \$	395,337 \$	5,047 \$	14,659
2019 \$	517,093 \$	- \$	625,614 \$	10,561 \$	4,951
2018 \$	283,262 \$	- \$	347,761 \$	2,490 \$	(2,327)
2017 \$	400,609 \$	- \$	439,604 \$	3,303 \$	(1,887)
2016 \$	137,506 \$	609,195 \$	405,891 \$	(76) \$	(3,235)
Covered employee payroll					
2025 \$	402,190 \$	- \$	328,489 \$	695,670 \$	628,800
2024 \$	424,586 \$	- \$	308,514 \$	630,478 \$	596,944
2023 \$	420,587 \$	- \$	288,319 \$	486,215 \$	499,487
2022 \$	411,357 \$	- \$	211,302 \$	457,134 \$	376,124
2021 \$	410,464 \$	- \$	286,519 \$	378,392 \$	267,762
2020 \$	471,734 \$	- \$	307,771 \$	311,989 \$	256,876
2019 \$	517,093 \$	- \$	290,256 \$	288,326 \$	264,536
2018 \$	501,117 \$	- \$	272,950 \$	276,507 \$	212,328
2017 \$	489,725 \$	- \$	270,355 \$	242,846 \$	179,583
2016 \$	185,292 \$	289,537 \$	296,810 \$	224,895 \$	132,490

See accompanying notes to required supplementary information

WEST BOUNTIFUL CITY
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (CONTINUED)
UTAH RETIREMENT SYSTEMS
JUNE 30, 2025
with a measurement date of December 31, 2024
Last 10 fiscal years

Proportionate share of the net pension liability (asset) as a percentage of its covered - employee payroll

2025	43.29%	0.00%	110.10%	10.07%	9.91%
2024	30.86%	0.00%	107.28%	7.53%	9.94%
2023	22.57%	0.00%	99.74%	5.00%	2.71%
2022	-79.68%	0.00%	-78.46%	-2.28%	-2.11%
2021	6.69%	0.00%	66.29%	90.00%	4.53%
2020	47.48%	0.00%	12845.00%	1.62%	5.71%
2019	93.19%	0.00%	215.54%	3.66%	1.88%
2018	56.53%	0.00%	127.41%	90.00%	-1.10%
2017	81.80%	0.00%	162.60%	1.36%	-1.05%
2016	74.21%	210.40%	136.75%	-0.03%	-2.46%

Plan fiduciary net position as a percentage of the total pension liability

2025	96.02%	0.00%	93.30%	87.44%	90.10%
2024	96.90%	0.00%	93.40%	89.60%	89.10%
2023	97.50%	0.00%	93.60%	92.30%	96.40%
2022	108.70%	0.00%	104.20%	103.80%	102.80%
2021	99.20%	0.00%	95.50%	98.30%	93.10%
2020	93.70%	0.00%	90.90%	96.50%	89.60%
2019	87.00%	91.20%	84.70%	90.80%	95.60%
2018	91.90%	98.20%	90.20%	97.40%	103.00%
2017	87.30%	92.80%	86.50%	95.10%	103.60%
2016	87.80%	85.70%	87.10%	100.20%	110.70%

See accompanying notes to required supplementary information

WEST BOUNTIFUL CITY
SCHEDULE OF CONTRIBUTIONS
UTAH RETIREMENT SYSTEMS
JUNE 30, 2025
with a measurement date of December 31, 2024
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 employee payroll	Contributions as a percentage of covered employee payroll
Noncontributory Retirement System	2016	\$ 75,500	\$ (75,500)	\$ -	\$ 426,241	17.71%
	2017	91,613	(91,613)	-	496,008	18.47%
	2018	93,889	(93,889)	-	520,120	18.05%
	2019	91,513	(91,513)	-	515,256	17.76%
	2020	81,491	81,491	-	444,033	18.35%
	2021	91,513	71,535	-	515,256	18.32%
	2022	74,774	74,774	-	407,588	18.35%
	2023	77,356	77,356	-	434,345	17.81%
	2024	76,074	76,074	-	430,388	17.68%
	2025	64,467	64,467	-	384,016	16.79%
Contributory System	2016	\$ 10,635	\$ 2,029	\$ -	\$ 73,550	14.46%
	2017	-	-	-	-	0.00%
	2018	-	-	-	-	0.00%
	2019	-	-	-	-	0.00%
	2020	-	-	-	-	0.00%
	2021	-	-	-	-	0.00%
	2022	-	-	-	-	0.00%
	2023	-	-	-	-	0.00%
	2024	-	-	-	-	0.00%
	2025	-	-	-	-	0.00%
Public Safety Retirement System	2016	\$ 99,581	\$ 99,581	\$ -	\$ 297,339	33.49%
	2017	90,078	90,078	-	264,624	34.04%
	2018	95,863	95,863	-	285,365	33.59%
	2019	101,791	101,791	-	304,010	33.48%
	2020	107,635	107,635	-	316,201	33.48%
	2021	82,662	82,662	-	242,839	34.04%
	2022	67,756	67,756	-	225,822	34.04%
	2023	83,897	83,897	-	309,597	27.10%
	2024	86,342	86,342	-	317,418	27.20%
	2025	90,957	90,957	-	339,695	26.78%

See accompanying notes to required supplementary information

WEST BOUNTIFUL CITY
SCHEDULE OF CONTRIBUTIONS (CONTINUED)
UTAH RETIREMENT SYSTEMS
JUNE 30, 2025
with a measurement date of December 31, 2024
Last 10 fiscal years

Tier 2 Public Employees System	2016	\$	33,590	\$	33,590	\$	-	\$	229,205	14.66%
	2017		40,109		40,109		-		269,003	14.91%
	2018		43,556		43,556		-		290,518	14.99%
	2019		46,616		46,616		-		304,890	15.29%
	2020		60,705		60,705		-		319,458	15.66%
	2021		78,868		78,868		-		433,674	15.80%
	2022		108,944		108,944		-		449,765	16.07%
	2023		90,431		90,431		-		564,772	16.01%
	2024		109,866		109,886		-		686,356	16.01%
	2025		108,122		108,122		-		711,802	15.19%
Tier 2 Public Safety and Firefighters System	2016	\$	34,158	\$	34,158	\$	-	\$	152,494	22.55%
	2017		44,761		44,761		-		201,266	22.40%
	2018		53,135		53,135		-		238,235	22.24%
	2019		60,922		60,922		-		268,638	22.30%
	2020		60,705		60,705		-		262,451	22.68%
	2021		78,868		78,868		-		305,334	23.13%
	2022		108,944		108,944		-		421,774	25.83%
	2023		144,438		144,438		-		559,186	25.83%
	2024		162,398		162,398		-		628,720	25.83%
	2025		154,637		154,637		-		610,490	25.33%
Tier 2 DC Public Employees System	2022	\$	2,535	\$	2,535	\$	-	\$	37,894	6.69%
	2023		2,859		2,859		-		46,062	6.21%
	2024		3,784		3,784		-		61,134	6.19%
	2025		3,628		3,628		-		69,898	5.19%

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

** Paragraph 81.b of GASB 68 requires employers to disclose a 10-year history of contributions in RSI. Contributions as a percentage of covered payroll may be different than the board certified rate due to rounding and other administrative practices.

See accompanying notes to required supplementary information

WEST BOUNTIFUL CITY
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION
UTAH RETIREMENT SYSTEMS
JUNE 30, 2025

Changes in Assumptions:

There were no changes in the actuarial assumptions or methods since the prior actuarial valuation.

SUPPLEMENTARY INFORMATION

WEST BOUNTIFUL CITY
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2025

	Special Revenue				Capital Projects	Total Nonmajor Funds
	Streets Impact Fee	Police Impact Fee	Parks Impact Fee	Jessi's Meadow Assessment	600 West	
ASSETS						
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ -	\$ 38,873	\$ 38,873
Restricted cash	265,745	1,870	115,837	99,382	-	482,834
Prepaid expense	-	-	-	-	-	-
Due from other governmental units	-	-	-	-	-	-
Total assets	<u>\$ 265,745</u>	<u>\$ 1,870</u>	<u>\$ 115,837</u>	<u>\$ 99,382</u>	<u>\$ 38,873</u>	<u>\$ 521,707</u>
LIABILITIES						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts payable - restricted sources	-	-	-	-	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES						
Restricted for:						
Assessments	-	-	-	99,382	-	99,382
Impact fees	265,745	1,870	115,837	-	-	383,452
Assigned for:						
Capital projects	-	-	-	-	38,873	38,873
Unassigned	-	-	-	-	-	-
Total fund balances	<u>265,745</u>	<u>1,870</u>	<u>115,837</u>	<u>99,382</u>	<u>38,873</u>	<u>521,707</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 265,745</u>	<u>\$ 1,870</u>	<u>\$ 115,837</u>	<u>\$ 99,382</u>	<u>\$ 38,873</u>	<u>\$ 521,707</u>

WEST BOUNTIFUL CITY
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Special Revenue				Capital Projects	
	Streets Impact Fee	Police Impact Fee	Parks Impact Fee	Jessi's Meadow Assessment	600 West	Total
REVENUES						
Charges for services	\$ -	\$ -	\$ -	\$ 12,002	\$ -	\$ 12,002
Impact fees	29,993	1,425	20,960	-	-	52,378
Interest earnings	10,436	40	4,296	8,075	1,634	24,481
Total revenues	<u>40,429</u>	<u>1,465</u>	<u>25,256</u>	<u>20,077</u>	<u>1,634</u>	<u>88,861</u>
EXPENDITURES						
Current:						
General government	-	-	-	922	-	922
Public safety	-	-	-	-	-	-
Public works	-	-	-	-	-	-
Parks and redevelopment	-	-	-	-	-	-
Capital outlay:						
General government	-	-	-	-	-	-
Public safety	-	-	-	-	-	-
Public works	-	-	-	-	-	-
Parks and redevelopment	-	-	-	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>922</u>	<u>-</u>	<u>922</u>
Excess (deficiency) of revenues over (under) expenditures	<u>40,429</u>	<u>1,465</u>	<u>25,256</u>	<u>19,155</u>	<u>1,634</u>	<u>87,939</u>
OTHER FINANCING SOURCES (USES)						
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	40,429	1,465	25,256	19,155	1,634	87,939
Fund balance - beginning of year, restated	225,316	405	90,581	80,227	37,239	433,768
Fund balance - end of year	<u>\$ 265,745</u>	<u>\$ 1,870</u>	<u>\$ 115,837</u>	<u>\$ 99,382</u>	<u>\$ 38,873</u>	<u>\$ 521,707</u>

AUDITORS' REPORTS & FINDINGS



**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***

To the Mayor and City Council of
West Bountiful City

We have audited, in accordance with the 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, business-type activities, each major fund, and the aggregate remaining fund information of West Bountiful City, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise West Bountiful City's basic financial statements, and have issued our report thereon dated January 12, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered West Bountiful 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 West Bountiful City's internal control. Accordingly, we do not express an opinion on the effectiveness of West Bountiful 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 entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether West Bountiful 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 instances 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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Child Richards CPAs & Advisors

Ogden, Utah
January 12, 2026



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

To the Mayor and City Council of
West Bountiful City

Report On Compliance

We have audited West Bountiful City's compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the 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
- Restricted Taxes and Related Restricted Revenue
- Fraud Risk Assessment
- Governmental Fees
- Enterprise Fund Transfers, Reimbursements, Loans, and Services
- Tax Levy Revenue Recognition
- Utah Retirement Systems
- Crime Insurance for Public Treasurers

Opinion on Compliance

In our opinion, West Bountiful City complied, in all material respects, with the state compliance requirements referred to above 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.

We are required to be independent of West Bountiful 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 to provide a basis for our opinion. Our audit does not provide a legal determination of West Bountiful 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 West Bountiful 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 West Bountiful 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 that 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 West Bountiful 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 West Bountiful 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 West Bountiful 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 West Bountiful 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.

Other Matters

The results of our auditing procedures disclosed an instance of noncompliance, which is required to be reported in accordance with the Guide and which is described in the accompanying schedule of findings and recommendations as item 2025-001. Our opinion on compliance is not modified with respect to this matter.

Government Auditing Standards require the auditor to perform limited procedures on the City's response to the noncompliance findings identified in our audit described in the accompanying schedule of findings and recommendations. The City's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report On Internal Control over Compliance

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 or significant deficiencies, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified. We noted other matters that we reported to management of the City in a separate letter dated January 12, 2026.

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 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.

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.

Child Richards CPAs & Advisors

Ogden, Utah
January 12, 2026

**WEST BOUNTIFUL CITY
SCHEDULE OF FINDINGS
JUNE 30, 2025**

2025-001: Budgetary Compliance

Criteria: Per state compliance, total expenditures by fund or department should not exceed the amounts appropriated in the final adopted budget.

Condition: Total expenditures in the Golf, Solid Waste, and RDA funds exceeded final budgeted amounts.

Causes:

- Solid Waste Fund: Unanticipated costs from Solid Waste District.
- Golf Fund: Increases in volume of merchandise acquisition and sale, and new operation of cafe.
- RDA Fund: Incorrect budget estimation of personnel costs.

Effect: There is no effect on the financial statements. The City is noncompliant with the Utah Code.

Recommendation: We recommend the City inspect and monitor the budget to identify any issues that may necessitate authorization from the mayor and council through a budget hearing to accommodate those budgetary needs.

Management's Response: West Bountiful City is committed to continued improvement in the budget process. While these expenditures over the budgeted amount represent a very small percentage of overall expenditures, the City recognizes the importance of keeping expenditures at or under the limits adopted. For future budgets, staff and the city council will closely watch these funds, as well as all other major funds of the City, to ensure that the budget is in line with the policies and goals of the city, and that expenditures are in line with the budget.



MEMORANDUM

TO: Mayor and City Council

DATE: January 16, 2026

FROM: Duane Huffman, City Administrator

RE: **Planning Commission Appointments**

This memo introduces the proposed appointments to the Planning Commission made by Mayor Romney. The Council may now advise and consent to these appointments by way of the accompanying resolution.

Background

Utah code requires that the city have a planning commission to advise the city council on the creation/amendments of land use general plan and land use ordinances. West Bountiful Municipal Code 2.36 establishes a 5-member commission (plus potential alternates), with the members and the chair appointed by the Mayor with the advice and consent of the Council.

The current commission is constituted as follows:

Member	Term Began	Expires
Alan Malan (chair since 2021)	2008	2025
Laura Mitchell	2012	2027
Corey Sweat	2014	2026
Dennis Vest	2018	2025
Robert Merrick	2024	2027
Tyler Payne (Alternate)	2024	2027

2026 Appointments

Mayor Romney recommends the following appointments:

- Dennis Vest be re-appointed to a term ending Dec. 31, 2028.
- Tyler Payne be appointed as a voting member with a term ending Dec. 31, 2027.
- Richmond Thornley be appointed as an alternate member with a term ending Dec. 31, 2029.
- Robert Merrick be appointed as Chair.

The commission would then look as follows:

Member	Term Began	Expires
Laura Mitchell	2012	2027
Corey Sweat	2014	2026
Dennis Vest	2018	2028
Robert Merrick (Chair)	2024	2027
Tyler Payne (Alternate)	2024	2027
Richmond Thornley (Alternate)	2026	2029

WEST BOUNTIFUL CITY

RESOLUTION #584-26

A RESOLUTION MAKING APPOINTMENTS TO THE WEST BOUNTIFUL CITY PLANNING COMMISSION

WHEREAS, the West Bountiful Municipal Code (“WBMC”) Chapter 2.36 creates a planning commission and requires that members, including a chair, be appointed by the Mayor, with the advice and consent of the City Council; and

WHEREAS, vacancies now exist on the planning commission for commissioners.

NOW THEREFORE, BE IT RESOLVED by the City Council of West Bountiful that it consents to the mayor’s appointment of the following:

- A. Dennis Vest – Voting Member – Term Ending December 31, 2028.
- B. Tyler Payne – Voting Member - Term Ending December 31, 2027.
- C. Robert Merrick -Voting Chair - Term Ending December 31, 2027.
- D. Richmond Thornley – Alternate Member - Term Ending December 31, 2029.

EFFECTIVE DATE. This Resolution shall take effect immediately upon passing.

Passed and approved by the City Council of West Bountiful City this 20th day of January 2026.

By:

Ken Romney, Mayor

Voting by the City Council:	<u> AYE </u>	<u> NAY </u>
Councilmember Ahlstrom	_____	_____
Councilmember Butterfield	_____	_____
Councilmember Enquist	_____	_____
Councilmember Nielsen	_____	_____
Councilmember Thompson	_____	_____

ATTEST:

Remington Whiting, City Recorder

MEMORANDUM



TO: Mayor and City Council

DATE: January 16, 2026

FROM: Duane Huffman, City Administrator

RE: **Selection of Mayor Pro Tempore**

This memo introduces Mayor Romney's recommendation that Councilmember James Ahlstrom be elected by the council to serve as Mayor Pro Tempore. The Council may make this election by way of the accompanying resolution.

Background

Utah code §10-3b-302 allows the council to elect a mayor pro tempore in cases where the mayor "is absent or unable or refuses to act" to:

- Preside at a council meeting; and
- Perform, during the mayor's absence, disability, or refusal to act, the duties and functions of mayor.

West Bountiful Municipal Code includes similar language, and clarifies that the council member serving as mayor pro tempore retains his or her right to vote on all issues before the council.

Notably, the city has designated the mayor pro tempore as a signatory on the city's bank accounts. It is also important to note that the mayor pro tempore has significant responsibilities in the event of an emergency if the mayor is absent or unable to serve.

Council Election

Per state and city law, the city council elects a member to serve. Mayor Romney recommends that the council consider electing James Ahlstrom to serve as Mayor Pro Tempore until the end of his current term on the council.

WEST BOUNTIFUL CITY

RESOLUTION #585-26

A RESOLUTION APPOINTING A MAYOR PRO TEMPORE TO THE WEST BOUNTIFUL CITY COUNCIL

WHEREAS, the Utah Code §10-3b-302 allows the council to elect a member to serve as mayor pro tempore to act in the mayor's absence; and,

WHEREAS, the West Bountiful Municipal Code Chapter 2.08 also allows the council to elect a mayor pro tempore; and,

WHEREAS, the West Bountiful City Resolution 315-13 designates the mayor, mayor pro tempore, City Treasurer, and City Administrator as signatories on all applicable city banking accounts; and,

WHEREAS, no council member is currently elected as mayor pro tempore.

NOW THEREFORE, BE IT RESOLVED by the City Council of West Bountiful that it elects James Ahlstrom to serve as Mayor Pro Tempore until January 2nd, 2028.

EFFECTIVE DATE. This Resolution shall take effect immediately upon passing.

Passed and approved by the City Council of West Bountiful City this 20th day of January 2026.

By:

Ken Romney, Mayor

Voting by the City Council:	<u>AYE</u>	<u>NAY</u>
Councilmember Ahlstrom	_____	_____
Councilmember Butterfield	_____	_____
Councilmember Enquist	_____	_____
Councilmember Nielsen	_____	_____
Councilmember Thompson	_____	_____

ATTEST:

Remington Whiting, City Recorder

MEMORANDUM



TO: City Council

DATE: January 16th, 2026

FROM: City Staff

RE: Land Use Code Amendment – New or Unlisted Business Classification Process

This memo introduces a proposed code change that was drafted under the direction of the planning commission and forwarded to the city council with a positive recommendation.

Background

Senate Bill 179 from 2025 (Exhibit A) requires cities to adopt a formal process for addressing proposed businesses that are not currently listed as permitted businesses within the city. The intent is to provide a consistent method for addressing business activities that do not exactly match the code as new types of businesses and technologies are developed.

The new process must be adopted into the land use code and include:

- How an applicant must submit a classification request.
- A set of defined criteria on how the city will review the request.
- Allowing the proposed use to proceed if it “aligns with an existing use”.
- If the proposed use is determined to be “new”, define how the city council will review the request and provide a timeline.
- An appeal process if the applicant disagrees with the classification determined by the land use authority.

Planning Commission Review and Recommendation

On June 4, October 28, December 9, 2025, and January 9, 2026, the planning commission reviewed Senate Bill 179 and an example ordinance from another city. A public hearing was held on January 9, 2026. During these meetings, the planning commission directed staff to draft the attached code proposal. After a public hearing on January 9, 2026 meeting, the planning commission voted to forward a positive recommendation to the City Council. The proposed code fulfills the requirements of SB 179 and ensures that new and emerging business types may continue to be considered within West Bountiful City.

The Planning Commission’s recommendation for approval was based on several priorities, including:

- The simplicity of the process between the Planning Commission and City Council.
- The ability to consider and add business uses that meet the general intent of commercial zones but are not specifically listed in the West Bountiful Municipal Code.
- The flexibility to adapt to evolving technologies and emerging business types that were not previously anticipated.

Proposed Code

As drafted, the proposed code (Exhibit B) would allow new/unlisted businesses to be considered.

Highlights include:

- Creates a classification request process and a procedure for evaluating new or unlisted business uses.
- Requires applicants to submit a New/Unlisted Business Use Application, including detailed information about the proposed business.
- Designates the planning commission as the land use authority responsible for determining whether a proposed business use aligns with an existing land use classification.
- Requires the planning commission to decide within 60 days of a complete application.
- Established clear criteria for planning commission review.
- Allows the planning commission to issue a written decision permitting the business to proceed under an existing use classification when alignment is found.
- Requires a public hearing when the planning commission finds that the proposed business is a new or unlisted use.
- Provides for the planning commission to recommend (approval or denial) to be forwarded to the city council for consideration of adding a new business use to the land use code.
- Establishes an appeal process for applicants who disagree with the planning commission's classification or denial, consistent with Chapter 17.08.120 of city code.
- Confirms the city council's role in reviewing new or unlisted business uses as legislative land use decisions.

Staff Questions for Council Consideration

When considering the planning commission's proposal, staff recommend that the council pay particular attention to the following two issues:

1. Does the council want the planning commission to act as the land use authority for the determination of whether a new business aligns with an existing land use classification?
 - a. The designation of a land use authority is at the discretion of the council. Options that the council could consider include: the city council, the planning commission, a staff position, or another alternative.
2. Does the proposal retain duplicative/conflicting language in the land use code?
 - a. In the city's commercial and industrial zones, each conditional use section includes entitlement language when it lists as a conditional use: "Other [businesses] which are similar to those listed in this section [...] as determined by the planning commission."
 - b. Staff strongly believe that the existing code is problematic and that the newly proposed code creates a process that removes the need for these sections of in the conditional use section.

Council Action

With the planning commission recommendation in hand, the council may now adopt, modify, or return the proposal to the commission for additional work. Staff will proceed with any of these options as directed.

EXHIBIT A

Enrolled Copy

S.B. 179

Local Regulation of Business Entities Amendments

2025 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Calvin R. Musselman

House Sponsor: Karen M. Peterson

LONG TITLE

General Description:

This bill enacts provisions related to local classification and approval of new and unlisted business uses.

Highlighted Provisions:

This bill:

- defines terms; and
- requires each municipality and county to enact a land use regulation establishing a process for reviewing a business use not listed as an approved use in existing ordinances.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

ENACTS:

10-9a-507.5, Utah Code Annotated 1953

17-27a-506.5, Utah Code Annotated 1953

Be it enacted by the Legislature of the state of Utah:

Section 1. Section **10-9a-507.5** is enacted to read:

10-9a-507.5 . Classification of new and unlisted business uses.

(1) As used in this section:

- (a) "Classification request" means a request to determine whether a proposed business use aligns with an existing land use specified in a municipality's land use ordinances.
- (b) "New or unlisted business use" means a business activity that does not align with an existing land use specified in a municipality's land use ordinances.

- (2)(a) Each municipality shall incorporate into the municipality's land use ordinances a process for reviewing and approving a new or unlisted business use and designating an appropriate zone or zones for an approved use.
- (b) The process described in Subsection (2)(a) shall:
- (i) detail how an applicant may submit a classification request;
 - (ii) establish a procedure for the municipality to review a classification request, including:
 - (A) providing a land use authority with criteria to determine whether a proposed use aligns with an existing use; and
 - (B) allowing an applicant to proceed under the regulations of an existing use if a land use authority determines a proposed use aligns with that existing use;
 - (iii) provide that if a use is determined to be a new or unlisted business use:
 - (A) the applicant shall submit an application for approval of the new or unlisted business use to the legislative body for review;
 - (B) the legislative body shall consider and determine whether to approve or deny the new or unlisted business use; and
 - (C) the legislative body shall approve or deny the new or unlisted business use, within a time frame the legislative body establishes by ordinance, if the applicant responds to requests for additional information within a time frame established by the municipality and appears at required hearings;
 - (iv) provide that if the legislative body approves a proposed new or unlisted business use, the legislative body shall designate an appropriate zone or zones for the approved use; and
 - (v) provide that if the legislative body denies a proposed new or unlisted business use, or if an applicant disagrees with the land use authority's classification of the proposed use, the legislative body shall:
 - (A) notify the applicant in writing of each reason for the classification or denial; and
 - (B) offer the applicant an opportunity to challenge the classification or denial through an administrative appeal process established by the municipality.
- (3) Each municipality shall amend each land use ordinance that contains a list of approved or prohibited business uses to include a reference to the process for petitioning to approve a new or unlisted business use, as described in Subsection (2).

Section 2. Section **17-27a-506.5** is enacted to read:

17-27a-506.5 . Classification of new and unlisted business uses.

(1) As used in this section:

(a) "Classification request" means a request to determine whether a proposed business use aligns with an existing land use specified in a county's land use ordinances.

(b) "New or unlisted business use" means a business activity that does not align with an existing land use specified in a county's land use ordinances.

(2)(a) Each county shall incorporate into the county's land use ordinances a process for reviewing and approving a new or unlisted business use and designating an appropriate zone or zones for an approved use.

(b) The process described in Subsection (2)(a) shall:

(i) detail how an applicant may submit a classification request;

(ii) establish a procedure for the county to review a classification request, including:

(A) providing a land use authority with criteria to determine whether a proposed use aligns with an existing use; and

(B) allowing an applicant to proceed under the regulations of an existing use if a land use authority determines a proposed use aligns with that existing use;

(iii) provide that if a use is determined to be a new or unlisted business use:

(A) the applicant shall submit an application for approval of the new or unlisted business use to the legislative body for review;

(B) the legislative body shall consider and determine whether to approve or deny the new or unlisted business use; and

(C) the legislative body shall approve or deny the new or unlisted business use, within a time frame the legislative body establishes by ordinance, if the applicant responds to requests for additional information within a time frame established by the county and appears at required hearings;

(iv) provide that if the legislative body approves a proposed new or unlisted business use, the legislative body shall designate an appropriate zone or zones for the approved use; and

(v) provide that if the legislative body denies a proposed new or unlisted business use, or if an applicant disagrees with a land use authority's classification of the proposed use, the legislative body shall:

(A) notify the applicant in writing of each reason for the classification or denial;
and

(B) offer the applicant an opportunity to challenge the classification or denial

97 through an administrative appeal process established by the county.
98 (3) Each county shall amend each land use ordinance that contains a list of approved or
99 prohibited business uses to include a reference to the process for petitioning to approve a
100 new or unlisted business use, as described in Subsection (2).

101 Section 3. **Effective Date.**

102 This bill takes effect on May 7, 2025.

EXHIBIT B

New or Unlisted Business Use Process

A. Purpose

The purpose of this section is to establish a clear process for evaluating proposed business uses that are new, unlisted, or not clearly classified in the City's land use code.

B. Application Required

1. Applicants proposing a new or unlisted business use shall submit a New/Unlisted Business Use Application on a form provided by the City.
2. The application shall include:
 - i. A detailed description of the proposed business and its operations;
 - ii. Hours of operation and number of employees;
 - iii. Description of materials, used or stored, including hazardous materials;
 - iv. Site plan or floor plan, if applicable;
 - v. Description of which listed use the proposed use best aligns and why;
 - vi. Any other information required on the form or requested by staff that relates to the business.

C. Staff and Planning Commission Review

1. Once the city determines an application is complete, staff shall review the application. Staff shall present the application to the planning commission at the next available planning commission meeting.
2. The planning commission is the land use authority for determining whether a proposed new or unlisted business use aligns with an existing land use category.
3. The planning commission will make its decision based on the following criteria:
 - i. Similarity of Primary Activities
 - ii. Operational Characteristics
 - iii. Impact of Public Infrastructure
 - iv. Environmental and Nuisance Impacts
 - v. Hazardous Materials and Safety Considerations
 - vi. Compatibility with surrounding land uses
 - vii. Purpose and Intent of the Zoning District

The decision must be made within 60 days after a complete application is submitted.

4. If the planning commission determines that the proposed use aligns with an existing use, it will issue a written decision allowing the proposed use to proceed under the regulations of the existing use.
5. If the planning commission determines that the proposed use is a new or unlisted business use:
 - i. The planning commission shall schedule a public hearing for the next available planning commission meeting.
 - ii. Following the public hearing, the planning commission shall treat the application as an application for a land use code amendment, including any necessary text additions or modifications.

- iii. The planning commission will then forward the application and either a positive or negative recommendation to the city council for a potential new business use.
6. If the planning commission denies an application for a proposed new or unlisted business use, or if an applicant disagrees with planning commission's classification of the proposed use, the planning commission shall notify the applicant in writing of each reason for the classification or denial, and offer the applicant an opportunity to challenge the classification or denial through the appeal process as outlined in Chapter 17.08.120 of City Code.

D. City Council Review

1. The city council shall review recommendations from the planning commission involving new businesses as legislative land use decisions.
2. The city council shall determine whether the new or unlisted business use should be added to the land use code.

PENDING – Not Yet Approved

Minutes of the West Bountiful City Council meeting held on **Tuesday, January 6th, 2026**, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

MEMBERS: Mayor Kenneth Romney, Council members James Ahlstrom, Dell Butterfield, Kelly Enquist, Jenn Nielsen and Julie Thompson

STAFF: Duane Huffman (City Administrator), Brandon Erikson (Chief of Police), Steve Maughan (Public Works Director), Steve Doxey (City Attorney), and Remington Whiting (City Recorder)

PUBLIC: Alan Malan, Lucille Eastman, Eric Eastman, Jaqueline Romney, Simon Mortenson, Tiffany Sowby

EXCUSED: Kris Nielsen (City Engineer)

Regular Meeting

Mayor Romney called the meeting to order at 7:30 pm. Jenn Nielsen shared an inspirational thought, and the Pledge of Allegiance was led by Dell Butterfield.

1. Swearing in of Mayor Kenneth Romney and Council Members Kelly Enquist and Julie Thompson.

Remington Whiting swore in incumbent Mayor Kenneth Romney, Council member Kelly Enquist and new elected Council member Julie Thompson.

2. Approve Agenda

MOTION: *Dell Butterfield made a motion to approve the agenda. Kelly Enquist seconded the Motion which PASSED by unanimous vote of all members present.*

3. Public Comment

No Comment

4. Legislative Report – Representative Raymond P. Ward and Senator Todd Weiler.

Representative Raymond P. Ward – Representative Ward thanked the Council for the opportunity to present. He provided an overview of topics that may be discussed during the upcoming legislative session, including the state budget and issues related to judicial and legislative powers. Councilmember Butterfield asked for Representative Ward's opinion on the state's redistricting process. Representative Ward also discussed potential approaches to addressing affordable housing. Funding to support the Great Salt Lake was also discussed.

Senator Todd Weiler – Senator Weiler presented his priorities for the legislative session and explained that he expects to sponsor several bills this year. Councilmember Butterfield asked for Senator Weiler’s opinion on redistricting and on legislative disagreements. Councilmember Nielsen shared her concerns regarding the volume of bills being passed by the legislature. Mayor Romney asked about the state’s approach to energy policy, and Senator Weiler discussed the possibility of nuclear energy.

5. Resolution 579-26 – A Resolution Consenting to the Assignment of Council Member Duties.

MOTION: *Kelly Enquist made a motion to adopt Resolution 579-26 – A Resolution Consenting to the Assignment of Council Member Duties. Dell Butterfield seconded the motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye	Dell Butterfield – Aye
Kelly Enquist – Aye	Jenn Nielsen – Aye
Julie Thompson – Aye	

6. Resolution 580-26 – A Resolution Appointing Kenneth Romney to the South Davis Sewer District Board of Trustees.

MOTION: *James Ahlstrom made a motion to adopt Resolution 580-26 – A Resolution Appointing Kenneth Romney to the South Davis Sewer District Board of Trustees. Dell Butterfield seconded the motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye	Dell Butterfield – Aye
Kelly Enquist – Aye	Jenn Nielsen – Aye
Julie Thompson – Aye	

7. Resolution 581-26 – A Resolution Appointing a Representative (Jenn Neilsen) to the Wasatch Integrated Waste Management District Administrative Control Board.

MOTION: *James Ahlstrom made a motion to adopt Resolution 581-26 – A Resolution Appointing a Representative (Jenn Neilsen) to the Wasatch Integrated Waste Management District Administrative Control Board. Kelly Enquist seconded the motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye	Dell Butterfield – Aye
Kelly Enquist – Aye	Jenn Nielsen – Aye
Julie Thompson – Aye	

8. Resolution 582-26 – A Resolution Appointing a Representative (Kelly Enquist) to the Davis County Mosquito Abatement District Board of Trustees.

MOTION: *James Ahlstrom made a motion to adopt Resolution 582-26 – A Resolution Appointing a Representative (Kelly Enquist) to the Davis County Mosquito Abatement District Board of Trustees. Jenn Nielsen seconded the motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye	Dell Butterfield – Aye
Kelly Enquist – Aye	Jenn Nielsen – Aye
Julie Thompson – Aye	

9. Resolution 583-26 – A Resolution Appointing a Representative (Dell Butterfield) to the South Davis Recreation District Administrative Board.

MOTION: *Julie Thompson made a motion to adopt Resolution 583-26 – A Resolution Appointing a Representative (Dell Butterfield) to the South Davis Recreation District Administrative Board. Jenn Nielsen seconded the motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye	Dell Butterfield – Aye
Kelly Enquist – Aye	Jenn Nielsen – Aye
Julie Thompson – Aye	

10. Meeting Minutes from December 16th, 2025.

MOTION: *Dell Butterfield made a motion to approve the meeting minutes from December 16th, 2025. Kelly Enquist seconded the motion which PASSED by unanimous vote of all members present.*

11. Staff Reports

Police Department – Brandon Erikson

- New crossing guard begun today on 1000 N and 700 W.

Public Works – Steve Maughan

- The department is working on taking down holiday decorations.
- The full-time position in the parks department was filled by Cole Arbon.

Administration/Community Development – Duane Huffman

- Most of the traffic control has been removed from 500 S. Staff's understanding is that Enbridge had not completed their project, and they will most likely be back in the spring.
- First draft of the audit has been received – the final will be presented at the next council meeting.

- Next meeting will include a first draft of the budget amendment.
- Asked the council to consider somebody who would serve as the Mayor Pro-temp.
- Will be sending out questions for the city council retreat.
- Looking for feedback from the council on the USU wellbeing survey.
- There will be 2 new commercial businesses in the city. A personal trainer and a Vietnamese restaurant.

12. Mayor/Council Reports

Kenneth Romney:

- Shared his appreciation for staff's work during the holidays.
- Shared his appreciation for the public works department and the police department.
- There will be some changes to the planning commission, and they will be taken care of during the next city council meeting. He also shared his appreciation for Chairman Alan Malan.

Dell Butterfield:

- Shared his appreciation for Alan Malan, the chair of the planning commission.

James Ahlstrom:

- Asked if we should consider eliminating a section in the city's rules of order that states that councilmembers ask permission to discuss issues on the Thursday before.

Kelly Enquist:

- Mosquito Abatement had a meeting on Thursday with the new officers.
- The position for the director of the Mosquito abatement is still open.
- Arts Council concert will take place on Friday at 7:00pm. It will feature Andy Leger.

Jenn Nielsen:

- Youth City Council has not met since Christmas on Onion Street.

13. Adjourn

MOTION: *Jenn Nielsen made a motion to adjourn the meeting of the West Bountiful City Council. Julie Thompson seconded the motion which PASSED by unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on January 20th, 2026.

Remington Whiting, City Recorder