

Lindon City Council Staff Report

Prepared by Lindon City
Administration

March 16, 2026

Notice of Meeting of the Lindon City Council

The Lindon City Council will hold a meeting at **5:15 pm on Monday, March 16, 2026** in the Lindon City Center Council Chambers, 100 North State Street, Lindon, Utah. Meetings are typically broadcast live at www.youtube.com/user/LindonCity. The agenda will consist of the following:

Scan or click here for link to
download agenda & staff
report materials:



REGULAR SESSION – 5:15 P.M. - Conducting: Carolyn Lundberg, Mayor
Invocation: Cole Hooley, Councilmember
Pledge of Allegiance: By invitation

1. **Call to Order / Roll Call**
2. **Presentations and Announcements:**
 - a) Presentation Items:
 - i. JustServe “Volunteer Hero” recognitions by the Parks & Recreation Department::
 - i. Floyd Harward & Shawnee Rasmussen
 - ii. Dan Stone
 - b) Announcements/Comments from Council Members.
3. **Open Session for Public Comment** (*For items not listed on the agenda*)
4. **Council Reports**
5. **Administrator’s Report**
6. **Approval of Minutes** — The minutes of City Council meeting from March 2, 2026.
7. **Consent Agenda** — (*Items do not require public comment or discussion and can all be approved by a single motion.* The following consent agenda was presented for approval:
 - a) Surplus Equipment Disposal; Resolution #2026-13-R
8. **Review & Action: Financial Audit Report for Fiscal Year 2025.** Representatives from Gilbert & Stewart, CPA PC, and the Lindon City Finance Department will present the city’s annual financial audit report, included as part of the Annual Comprehensive Financial Report (ACFR) for fiscal year ended June 30, 2025.
9. **Review & Action: Ordinance Amendment; Commercial Design Standards amendment; Ordinance #2026-3-O.** Recommendation from the Planning Commission to amend the Commercial Design Standard Color Palette to allow a range of off-white earth tones as approved colors for commercial building exteriors.
10. **Review & Action: Ordinance Amendment; LCC 5.07 Personal Wireless Telecommunication Facilities (Cell Towers); Ordinance #2026-2-O.** Amendment of the Lindon City Code related to wireless communication towers. The proposed ordinance updates requirements for stealth towers, clarifies land use approval authorities, permitted zoning districts, setbacks, application requirements and general code clean-up.

11. Public Hearing: FY2026-27 Tentative Budget adoption; Resolution #2026-12-R. The City Council will review and consider Resolution #2026-12-R adopting the FY2026-27 Tentative Budget for Lindon City. Lindon City Finance Director, Kristen Aaron, will present the Tentative Budget for consideration. The City will hold additional public meetings to review the budget on April 20, 2026. The City will hold a public hearing to adopt the FY2027 Proposed Budget on May 18, 2026 and a public hearing to amend the FY2026 budget and adopt the FY2027 Final Budget on June 15, 2026.

12. Recess to Lindon City Redevelopment Agency Meeting (RDA).

13. Closed Session - The City Council will discuss potential purchase or sale of real property and pending or possible litigation per Utah Code 52-4-205(1)(e) & 52-4-205(1)(c). This session is closed to the general public.

Adjourn

All or a portion of this meeting may be held electronically to allow a council member to participate by video conference or teleconference. Staff Reports and application materials for the agenda items above are available for review at the Lindon City Offices, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our staff may be contacted directly at (801)785-5043. City Codes and ordinances are available on the City web site found at www.lindon.gov. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for city-sponsored public meetings, services programs or events should call Britni Laidler, City Recorder at 801-785-5043, giving at least 24 hours-notice.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in six public places within the Lindon City limits and on the State (<http://pmn.utah.gov>) and City (www.lindon.gov) websites.

Posted by: /s/ **Britni Laidler, Lindon City Recorder**

Date: **March 11, 2026; Time: 4:30 p.m.**; Place: Lindon City Center, Lindon Police Dept., Lindon Community Development, Lindon Public Works, Lindon Community Center, Lindon Justice Court

Meetings are typically broadcast live at www.youtube.com/user/LindonCity

REGULAR SESSION – 5:15 P.M. - Conducting: Carolyn Lundberg, Mayor

Invocation: Cole Hooley, Councilmember

Pledge: By invitation

Item 1 – Call to Order / Roll Call

March 16, 2026 Lindon City Council meeting.

Carolyn Lundberg
Van Broderick
Cole Hooley
Jake Hoyt
Lincoln Jacobs
Steve Stewart

Item 2 – Presentations and Announcements

a) Presentation Items:

- i. JustServe “Volunteer Hero” recognitions by the Parks & Recreation Department:
 - i. Floyd Harward & Shawnee Rasmussen
 - ii. Dan Stone

Floyd Harward & Shawnee Rasmussen

Floyd and his daughter Shawnee have been pillars of service within Lindon City, particularly through their leadership and volunteer involvement with the Lindon Days Jr. Rodeo Program. Their dedication to the equestrian community goes far beyond the Jr. rodeo itself. They consistently volunteer countless hours organizing the program, mentoring youth participants, as well as, coordinating livestock and arena logistics for the Jr. Rodeo and the annual trail ride. The events consistently run smoothly. Their efforts extend throughout the year in supporting Lindon’s equestrian programs and preserving the western heritage that is such an important part of our community identity. Their work reflects multi-generational service, youth development, and cultural preservation — all hallmarks of strong civic engagement.

Dan Stone

Dan has provided long-standing volunteer support for the Little Miss Lindon Pageant, serving faithfully for many, many years. His consistency, reliability, and willingness to help behind the scenes have been instrumental to the success and continuity of this program. The Little Miss Lindon Pageant is one of our most cherished community traditions, and Dan’s dedication has helped ensure that young participants have a positive, organized, and uplifting experience year after year.

- b) Comments / Announcements from Mayor and Council members.

Item 3 – Open Session for Public Comment *(For items not on the agenda)*

Item 4 - COUNCIL REPORTS:*(20 minutes)*

- A) MAG/MPO, COG, UIA, ULA, ULCT, Youth Council, Public Relations (media)
 - B) Public Works/Eng., Irrigation Co. Representative, Cemetery, Facilities/Building
 - C) CTC, Healthy Utah, Historical Commission, Tree Board, Arts Committee
 - D) Police/Fire/EMS, CERT, Economic Dev., Lindon Days, Utah League of Cities & Towns Alternate
 - E) Transfer Station Board, Planning Commission, Community Development/General Plan, Parks & Trails
 - F) Youth Council (Lead Advisor), Econ. Dev, PG/Lindon Chamber of Comm., Senior Center, Edu. grants
- Carolyn Lundberg
 - Van Broderick
 - Cole Hooley
 - Jake Hoyt
 - Lincoln Jacobs
 - Steve Stewart

Item 5 - ADMINISTRATOR'S REPORT*(10 minutes)***Misc. Updates:**

- April Newsletter: Cole Hooley
- Next City Council meeting: April 6th
- Joint PC/CC meeting, Tuesday, April 28th at 6:00pm at City Center.
- April 4th-13th, Spring Clean-Up
- April 22-24, ULCT conference in St George
- Misc. Items.

Item 6 – Approval of Minutes

- Review and approval of City Council minutes: **March 2, 2026**

2 The Lindon City Council regularly scheduled meeting on **Monday, March 2, 2026, at**
3 **5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street,
4 Lindon, Utah.

6 **REGULAR SESSION – 5:15 P.M.**

8 Conducting: Carolyn Lundberg, Mayor
9 Invocation: Carolyn Lundberg, Mayor
10 Pledge of Allegiance: Izzy Smith

12 <u>PRESENT</u>	<u>EXCUSED</u>
Carolyn Lundberg, Mayor	Van Broderick, Councilmember
14 Lincoln Jacobs, Councilmember- <i>appeared virtually</i>	
Jake Hoyt, Councilmember- <i>appeared Virtually</i>	
16 Cole Hooley, Councilmember	
Steve Stewart, Councilmember	
18 Michael Florence, Community Development Director	
Brittany Wilde, City Planner	
20 Brian Haws, City Attorney	
Adam Cowie, City Administrator	
22 Britni Laidler, City Recorder	

24 1. **Call to Order/Roll Call** – The meeting was called to order at 5:15 p.m.

26 2. **Presentations and Announcements:**

28 a) **Employee Recognition Award: Matt Neer, Public Works Stormwater**
29 **Operator** - City Administrator, Adam Cowie, presented a quarterly
30 recognition award to Matt Neer, acknowledging his 15 years of service with
31 Lindon City. Administrator Cowie read employee nominations highlighting
32 Mr. Neer's extensive knowledge, commitment to his craft, and leadership in
33 maintaining the storm water system. The nominations praised his consistent
34 work ethic, collaborative nature, and pride in building grates for the storm
35 drain system. Mr. Neer was presented with a \$50 gift card.

36 b) **Swear-in new Reserve Police Officer, Deseree Howard-** Chief Brower
37 introduced Deseree Howard, who brings one year of experience from Orem
38 and has been assisting with staffing shortages. City Recorder, Britni Laidler,
39 administered the oath of office. When asked about her motivation for entering
40 law enforcement, Officer Howard expressed her enjoyment of meeting people
41 and her positive experience at recent city events.

42 c) **Recognize Officer Taryn Harmon and Officer Matt Barlow for Corporal**
43 **advancement** – Chief Brower announced the promotion of two officers to

2 corporal, noting they had completed extensive leadership schools, training,
 4 and advanced investigations coursework. Officer Matt Barlow, who had
 6 previously retired and been recruited back, received his corporal badge. Taryn
 8 Harmon, who started as an intern, worked her way up through evidence tech
 and officer positions, and now serves as a canine handler with a Belgian
 Malinois Sjef. Her husband Devon assisted with the badge pinning ceremony.

- 10 d) **2026 Little Miss Lindon Royalty** - The outgoing 2025 Little Miss Lindon
 12 Royalty presented their annual report, detailing their service achievements
 14 including 112 volunteer hours building an award-winning float, participation
 16 in six parades throughout Utah County, service at 19 city events totaling 91
 hours, 68 hours at Lindon Days activities, and 12 hours of service to local
 elementary schools. Ruby Westover, representing the outgoing court,
 expressed gratitude to the city council for their continued support of the
 program.

18 Each outgoing royalty member shared their favorite experience from the year.
 20 The new 2026 Little Miss Lindon Royalty was introduced, with each new
 22 member describing their service projects, including donating blankets to
 refugees, providing items to Primary Children's Hospital, and making cards
 for seniors.

24 **3. Open Session for Public Comment** – Mayor Lundberg called for any public
 26 comments. The following comments were made:

28 Evan Nixon – a Lindon resident and former civil engineer, addressed several concerns.
 30 He reported construction contractors using the city trail system for access to a home
 32 being built on Canal Drive, despite city staff initially indicating this would be stopped.
 Mr. Nixon also noted water valve manholes that weren't properly brought to grade after
 storm drain installation, with one valve recently requiring replacement due to being set
 too low.

34 Mr. Nixon then suggested the city establish a suggestion box system with follow-up
 36 tracking for citizen comments, and potentially utilizing retired engineers and contractors
 as part-time city resources. He also questioned the necessity of including return
 38 envelopes with utility bills for customers who pay online. Administrator Cowie noted that
 the city receives hundreds of mailed payments and that there is an online opt-out option
 available.

42 **4. COUNCIL REPORTS:**

44 **Councilmember Jacobs** – Councilmember Jacobs reported that youth soccer registration
 exceeded 900 kids, the pool hiring is underway, and the annual Holy Cow Boutique event

2 was occurring. He updated the council on a Planning Commission approval of the Byland
4 Farms development south of Hollow Park, noting resident concerns but explaining that
approval was required under state legislation.

6 **Councilmember Hoyt** – Councilmember Hoyt highlighted the upcoming Temple Open
8 House parking and traffic coordination and congratulated the promoted officers.

Councilmember Broderick – *Councilmember Broderick was absent.*

10 **Councilmember Stewart** – Councilmember Stewart announced that Youth Council
12 applications would open the following Monday through April 13th, encouraging high
school age students to apply early. The current youth council would be planting flowers
along State Street in preparation for the temple open house.

14 **Councilmember Hooley** – Councilmember Hooley reported that community programs
16 through CTC were continuing successfully with strong attendance, and the Historical
Commission was moving forward with various initiatives.

Mayor Lundberg – Mayor Lundberg announced the city's resubmittal for Healthy Utah
18 status, with new community initiatives being highlighted. She noted the Easter egg hunt
20 would be held March 29th at Anderson Farms at 9 AM, emphasized the budget kickoff
22 meetings with staff and council, and praised the professional preparation by department
heads. She also referenced her recent State of the City address with Pleasant Grove's
mayor, celebrating the city's fiscal health and collaborative working relationships.

24 **5. Administrator’s Report**

- April Newsletter: Cole Hooley
- Next City Council meeting: March 16th, April 6th (spring break availability?)
- Joint PC/CC meeting, Tuesday, April 28th at 6:00pm at City Center.
- April 4th-13th, Spring Clean-Up
- April 22-24, ULCT conference in St George
- Misc. Items

32 **6. Approval of Minutes** – The minutes of the regular City Council meeting of
34 February 2, 2026 and February 19, 2026.

COUNCILMEMBER STEWART MOVED TO APPROVE THE MINUTES OF
36 THE REGULAR CITY COUNCIL MEETING OF FEBRAURY 2, 2026 AND
FEBRUARY 19, 2026 AS PRESENTED. COUNCILMEMBER HOOLEY SECONDED
38 THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER HOYT	AYE
COUNCILMEMBER STEWART	AYE

2 COUNCILMEMBER JACOBS AYE
THE MOTION CARRIED UNANIMOUSLY.

4

6 **7. Consent Agenda Items** - Items do not require public comment or discussion and
can all be approved by a single motion. The following consent agenda item was
presented for approval.

8

a) Municipal Wastewater Planning Program (MWPP) report; Resolution
#2026-11-R

10

12 COUNCILMEMBER STEWART MOVED TO APPROVE THE CONSENT
AGENDA ITEMS AS PRESENTED. COUNCILMEMBER HOOLEY SECONDED
14 THE MOTION. THE MOTION CARRIED.

16 **CURRENT BUSINESS**

18 **8. Review & Action: General Plan Amendment – MS Properties; Ordinance**
#2026-1-O. The City Council will review and consider a request by MS
20 Properties to amend the Lindon City General Plan Street Master Plan Map to
remove portions of 1200 W. and 200 N. from the Streets Master Plan Map and to
22 allow roadway alignments to be determined at the time of future development.
The Planning Commission recommended approval of the changes.

24

26 *Councilmember Jake Hoyt recused himself from this item due to a conflict of
interest.*

28 Community Development Director, Michael Florence, presented the request by
MS Properties to remove portions of planned roads (1200 West and a connecting local
30 road to Anderson Lane) from the General Plan Street Master Plan Map. The roads were
originally planned to provide access through heavy industrial properties but have not
32 been constructed since a 2008 development agreement due to heavy equipment storage
and operations that would create safety conflicts with public traffic.

34

36 The applicant, Martin Snow, explained that the current road alignment would
create safety hazards given the 100-150 foot steel members they handle, which extend
over the proposed 50-foot wide road. He advocated for removing the problematic road
38 segments while focusing improvements on Anderson Lane (1400 West).

40 Clark Olson of Utah Pacific Bridge supported the removal, describing their
fabrication of structural steel girders up to 220 feet long weighing 125 tons. He
42 emphasized the safety concerns of having public traffic adjacent to their heavy industrial
operations, noting they have five large cranes operating in the area where the road would
44 go.

2 Schaffer Properties, owners of a 27-acre parcel that would be affected, submitted
4 a letter requesting continuance to allow more time for property owners to collaborate on
6 solutions. They proposed an alternative cul-de-sac design to provide access to their
property.

8 Councilmember Stewart and Councilmember Hooley expressed understanding of
10 the safety issues and leaned towards removing the road but were reluctant to finalize a
12 decision without input from all parties. Councilmember Jacobs noted the importance of
14 addressing both immediate and future road access needs, drawing on potential
implications for development. With ongoing negotiations and property owner discussions
in mind, the decision was made to revisit the matter at a future meeting, providing
additional time for affected parties to collaborate on a viable solution.

16 Mayor Lundberg asked for any further comment from the council. Hearing none,
she called for a motion.

18 COUNCILMEMBER STEWART MOVED TO CONTINUE ORDINANCE
20 2026-1-O AS PRESENTED. COUNCILMEMBER HOOLEY SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

22 COUNCILMEMBER HOOLEY AYE
24 COUNCILMEMBER STEWART AYE
COUNCILMEMBER JACOBS AYE

THE MOTION CARRIED.

26 **9. Review & Action: Development Agreement – Westland Development;**
28 **Resolution #2026-7- R.** Troy Dana requests approval and amendment to the 2025
30 Development Agreement to propose changes to the building design for the
32 properties located at 231 S. 800 W., 345 S. 800 W., and 338 S. 670 W. The
original development agreement was never signed by the developer, and the
developer is now requesting to amend and continue the original agreement. The
Planning Commission recommended approval of the changes.

34 Brittany Wilde, City Planner, presented Troy Dana's request to amend a 2025
36 development agreement for properties at 231 S. 800 W., 345 S. 800 W., and 338 S. 670
38 W. The original agreement was approved but never signed, and the developer now
proposes significant design changes.

40 City Planner Wilde stated that the original proposal for the development featured
42 varied architectural designs incorporating multiple materials, colors, and articulations
44 across four distinct buildings. She noted that these diversified elements were integral in
justifying the original zone change from research and business to regional commercial,
serving as a key component of the council's agreement to accommodate the zoning
transition. Ms. Wilde then stated that in contrast, the newly proposed design displays a
more uniform approach with concrete tilt-up construction, resulting in reduced

2 architectural variation and a significant reduction in total square footage—from 132,000
4 to 92,000 square feet—while maintaining the same building footprints. Troy Dana and
6 James Bullington were present representing the developer, and explained that the
8 decision to shift from stick-frame to concrete tilt-up construction was propelled by the
10 need to better accommodate larger overhead doors and provide more flexible warehouse
12 and office uses for prospective tenants. They noted that despite being more expensive, the
14 tilt-up construction is believed to offer better functionality for the intended business
16 operations.

18 During the city council meeting, councilmembers expressed concerns that the
20 redesign gave off a more industrial appearance and lacked the architectural attractiveness
22 that had been used to gain approval for the original zone change. The previous design
24 promised elevated design standards especially for the facades of Buildings A and B
26 facing the street, an aspect that played a significant role in the council's decision to grant
28 the zoning flexibility initially sought by the developers. Mayor Lundberg specifically
30 highlighted the importance of these elevated standards as part of the agreement,
32 emphasizing their role in maintaining the commercial vibrancy and appeal envisaged for
34 the area.

36 Councilmember Stewart described the new renderings as "uninspiring" when
38 compared to the original approved designs, which exhibited a stronger commercial
40 aesthetic with diverse materials and greater architectural interest. The council collectively
42 indicated a desire to see more variation in materials, colors, and architectural treatments,
44 especially for Buildings A and B, which hold the critical street-facing positions. They
46 suggested that while flexibility could be exercised regarding the design of the rear
48 buildings, it was crucial for the development to maintain a strong street presence
50 reflecting the quality of design initially promised.

52 Furthermore, the council suggested that elements such as appendages over the
54 windows, variety in materials, and color diversity would enhance the visual appeal,
56 responding to concerns about the repetitive and monochromatic nature of the current
58 proposal. The developer acknowledged these concerns and expressed a willingness to
60 collaborate with city staff to refine the design to better align with the city's architectural
62 expectations.

64 Mayor Lundberg asked for any further comment from the council. Hearing none,
66 she called for a motion.

68 COUNCILMEMBER STEWART MOVED TO CONTINUE RESOLUTION
70 2026-7-R AS PRESENTED. COUNCILMEMBER HOOLEY SECONDED THE
72 MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
74 COUNCILMEMBER HOOLEY AYE
76 COUNCILMEMBER HOYT AYE
78 COUNCILMEMBER STEWART AYE

2 COUNCILMEMBER JACOBS AYE
THE MOTION CARRIED.

4

COUNCILMEMBER STEWART MADE A MOTION TO AMEND THE
6 AGENDA TO HEAR AGENDA ITEM #11 BEFORE AGENDA ITEM #10 TO
ALLOW THE APPLICANT TIME TO ARRIVE. COUNCILMEMBER HOOLEY
8 SECONDED. ALL PARTIES VOTED IN FAVOR. THE MOTION CARRIED.

10 **11. Concept Plan Review – Colliers Lindon, 500 S. 400 W.** – Rick Magness from
AWA Engineering has applied for a concept plan review to receive general
12 feedback for redevelopment of the property located at 500 S. 400 W.

14 Brittany Wilde, City Planner, presented this item and noted that the applicant. Jake
Tate was present to address any question the council may have. Jake Tate from AWA
16 Engineering presented a comprehensive mixed-use redevelopment concept for the
Colliers property, aiming to transform the currently underutilized office buildings into a
18 strategically phased development plan. This ambitious project envisions the creation of
114,000 square feet of retail and commercial space, along with 19,000 square feet
20 designated for pad sites, 94,000 square feet allocated for anchor tenants, and a residential
component of 126 townhome units at a proposed density of 14.8 units per acre.

22

Mr. Tate explained that the development would be executed in phases: initially
24 focusing on the commercial pad sites, followed by the anchor tenants within the next 5 to
10 years, and finally, the residential townhomes approximately a decade from now. The
26 property’s prime location offers excellent freeway access, making it particularly
attractive for higher-density housing, due in part to its isolation from single-family
28 neighborhoods.

30 During the council deliberations, there were mixed reactions to the residential aspect
of the proposal. Councilmember Hoyt questioned the necessity of the residential
32 component, pondering if the commercial segment could thrive independently. Similarly,
Councilmember Hooley was skeptical, wondering if the mixed-use approach was
34 essential for the commercial viability. Councilmember Hooley also expressed a
preference for an all-commercial development, reducing density significantly, or making
36 units owner-occupied to maintain community stability.

38 In contrast, Councilmember Stewart expressed support for the overall mixed-use
concept but concurred with the Planning Commission's feedback, advocating for reduced
40 residential density closer to 10 units per acre. Councilmember Stewart then expressed a
liking for having some residential presence, provided its density was controlled to
42 prevent overwhelming traffic impacts. Meanwhile, Councilmember Jacobs backed the
vision of mixed-use development, pointing out that residential units would generate less
44 traffic compared to an expanded commercial-only approach, and recognized the strategic
value of households in boosting anchor tenant interest by providing nearby foot traffic.

2 Mr. Tate noted concerns regarding limited parking for the townhomes,
 4 acknowledging the need to balance housing density with infrastructure capacity.
 6 Discussions with staff and the council included suggestions for acquiring adjacent vacant
 8 properties to potentially enhance parking capacity and visitor access.

10 Ultimately, while the council took a cautious stance towards the residential phase,
 12 they expressed unanimous support for progressing with the rezoning of the front
 14 commercial portions. The council agreed that more detailed dialogue and information
 16 were necessary before making commitments to the phase for residential zoning, reflecting
 18 a consensus for a thoughtful and measured approach towards integrating residential
 20 elements within this vibrant, evolving community space.

22 **10. Review & Action: Amended Development Agreement – Nutricost Athletic**
 24 **Center; Resolution #2026-8-R.** Jason Brown requests an amendment to the 2024
 26 Development Agreement to reduce the lot open space landscaping requirement
 28 from 20% to 15% and to request approval of updated building renderings. The
 30 Planning Commission recommended approval of the changes.

32 Director Florence presented Jason Brown's request to amend the development
 34 agreement for the Nutricost Athletic Center, proposing a reduction in landscaping
 36 requirements from 20% to 15%. This modification is to accommodate the increased
 38 building size, which has expanded from 88,000 to 118,000 square feet. The planning
 40 included concrete amenities such as benches and planters to help compensate for the
 42 decreased landscaping area.

44 During the session, the applicant, Jason Brown elaborated on their project's
 46 transformation into a full-fledged athletic center. This facility will feature eight basketball
 48 courts, which can be expanded to fourteen during tournaments, along with twenty-four
 50 volleyball courts. He noted that state-of-the-art equipment is planned, including
 52 retractable volleyball nets that descend from the ceiling, eliminating the need for
 54 traditional pole setups.

56 Mr. Brown emphasized the crucial need for additional parking facilities given the
 58 center's capability to host regional tournaments, projecting a significant influx of event
 60 attendees. To address this, the landscaping reduction facilitates the creation of 87
 62 additional parking spaces, essential for accommodating visitors without causing overflow
 64 into nearby areas. He highlighted the potential of the facility to draw regional traffic,
 66 which would in turn benefit surrounding businesses by increasing foot traffic and
 68 patronage.

70 Councilmember Hooley raised a concern about whether this exception to the
 72 landscaping requirement might be perceived as unfair by neighboring businesses that
 74 comply with the 20% requirement. In response, Mr. Brown underscored the facility's
 76 unique nature, which, by hosting regional events, would create widespread economic

2 benefits for the business district. The council collectively acknowledged the unique
4 offering of the Nutricost Athletic Center and its anticipated draw for sports tourism. They
6 also recognized that the regional draw was pivotal not only for the athletic center itself
8 but also in enriching the broader business community with increased economic activity
10 due to visitors attending large-scale sporting events hosted at the facility.

12 By the end of the presentation, the council expressed strong support for the
14 amendment, reflecting confidence in the project's potential to serve as a catalyst for local
16 economic development and draw far-reaching interest to Lindon.

18 Mayor Lundberg asked for any further comment from the council. Hearing none,
20 she called for a motion.

22 COUNCILMEMBER STEWART MOVED TO APPROVE RESOLUTION
24 2026-8-R AS PRESENTED. COUNCILMEMBER HOYT SECONDED THE MOTION.
26 THE VOTE WAS RECORDED AS FOLLOWS:
28 COUNCILMEMBER HOOLEY AYE
30 COUNCILMEMBER HOYT AYE
32 COUNCILMEMBER STEWART AYE
34 COUNCILMEMBER JACOBS AYE
36 THE MOTION CARRIED.

38 Administrator Cowie noted there was no new business requiring a closed session
40 for agenda item #12, but mentioned a meeting with Castlewood development scheduled
42 for Friday at 10 AM, with Mayor Lundberg and Councilmember Stewart planning to
attend.

44 **Adjourn** –

46 COUNCILMEMBER STEWART MOVED TO ADJOURN THE MEETING AT
48 8:37 PM. COUNCILMEMBER HOOLEY SECONDED THE MOTION. ALL
50 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

52 Approved – March 16, 2026

54 _____
56 Britni Laidler, City Recorder

58 _____
60 Carolyn O. Lundberg, Mayor

Item 7 – Consent Agenda – Consent agenda may contain items which have been discussed beforehand and/or do not require significant discussion, or are administrative in nature, or do not require public comment. The Council may approve all Consent Agenda items in one motion or may discuss individual items as needed and act on them separately.

- a) Surplus Equipment Disposal; Resolution #2026-13-R

Sample Motion: I move to (*approve, continue, deny*) the consent agenda items (*as presented or amended*).

RESOLUTION NO. 2026-13-R

A RESOLUTION DECLARING CERTAIN PROPERTY AND EQUIPMENT OWNED BY LINDON CITY TO BE SURPLUS PROPERTY AND AUTHORIZING THE DISPOSAL OF THE LISTED ITEMS.

WHEREAS, the Municipal Council of Lindon City has adopted policies and procedures for the disposal of surplus property and equipment, with said policy found in Section 3 of the Lindon City Policies and Procedures Manual; and

WHEREAS, the policy requires that a public meeting be held concerning the declaration of any property & equipment deemed to be surplus by the City and which has an estimated valued over \$100; and

WHEREAS, the identified property & equipment is no longer needed and/or has exceeded its useful life and needs to be disposed of.

THEREFORE, BE IT RESOLVED by the Lindon City Council as follows:

- Section 1. That the items described on the attached listing be declared as surplus property of the City; and
- Section 2. That these items be offered for sale to the public through their listing on www.publicsurplus.com or other comparable on-line auction site, or disposal by other means as outlined in the Lindon City Policies and Procedures Manual. If listed for sale, the items will be offered for minimum bids when appropriate. If the minimum bid is not realized, administrative staff may dispose of the items at their discretion including selling for less than the minimum bid; and
- Section 3. This resolution shall take effect immediately upon passage.

Adopted and approved this 16th day of March, 2026.

By _____
Carolyn O. Lundberg, Mayor

Attest:

By _____
Britni Laidler, City Recorder

SEAL:

Lindon City
100 North State Street
Lindon, UT 84042-1808



TEL 801-785-5043
FAX 801-785-4510
www.lindoncity.org

March 5, 2026

Proposed Item for Surplus

Items: Beam Aligner 4000 pipe laser

Reason for surplus:

- Old equipment, have newer equipment

Estimated value: \$500



Trimble R8/5800 GPS locating equipment

Reason for surplus:

- Old equipment, have newer equipment

Estimated value: \$500



Alex Roylance
Facilities and Fleet Manager

8. **Review & Action: Financial Audit Report for Fiscal Year 2025.** Representatives from Gilbert & Stewart, CPA PC, and the Lindon City Finance Department will present the city's annual financial audit report, included as part of the Annual Comprehensive Financial Report (ACFR) for fiscal year ended June 30, 2025.

Sample Motion: I move to accept the FY2025 Audit and Annual Comprehensive Financial Report as presented.



ANNUAL COMPREHENSIVE FINANCIAL REPORT

For the Fiscal Year Ended June 30, 2025

Lindon City Corporation

100 NORTH STATE STREET

LINDON, UT 84042

WWW.LINDON.GOV



Principal Officials

**For the Fiscal Year
July 1, 2024 June 30, 2025**

Carolyn Lundberg
Mayor

Jake Hoyt
Councilperson

Cole Hooley
Councilperson

Lincoln Jacobs
Councilperson

Steve Stewart
Councilperson

Van Broderick
Councilperson

Adam Cowie
City Administrator

TABLE OF CONTENTS

	<u>PAGE</u>
INTRODUCTORY SECTION	
Letter of Transmittal	1
GFOA Certificate of Achievement	8
Organization Chart	9
 FINANCIAL SECTION	
Independent Auditor's Report	10
Management's Discussion and Analysis	13
Basic Financial Statements	
Government-Wide Financial Statements	
Statement of Net Position	23
Statement of Activities	25
Fund Financial Statements	
Balance Sheet - Governmental Funds	26
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	27
Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds	28
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of the Governmental Funds to the Statement of Activities	29
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual - General Fund	30
Statement of Net Position - Proprietary Funds	31
Statement of Revenues, Expenses, and Changes in Net Position - Proprietary Funds	33
Statement of Cash Flows - Proprietary Funds	35
Notes to the Financial Statements	37
Required Supplementary Information	
Schedule of Proportionate Share of the Net Pension Liability	74
Schedule of Contributions	75
Notes to the Required Supplementary Information	76

TABLE OF CONTENTS (Continued)

	<u>PAGE</u>
FINANCIAL SECTION (Continued)	
Supplemental Information	
Combining Balance Sheet - Non-major Governmental Funds	77
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Non-Major Governmental Funds	78
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Major Governmental Fund –Road Capital Projects Fund	79
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Non-major Governmental Fund – Redevelopment Agency Special Revenue Fund	80
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Non-major Governmental Fund – P.A.R.C. Tax Special Revenue Fund	81
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Non-major Governmental Fund – Debt Service Fund	82
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Non-major Governmental Fund – General Capital Projects Fund	83
Combining Statement of Net Position - Non-major Proprietary Funds	84
Combining Statement of Revenues, Expenses and Changes in Fund Balances - Non-major Proprietary Funds	85
Combining Statement of Cash Flows – Non-major Proprietary Funds	86
STATISTICAL SECTION	
Financial Trends Information	
Net Position by Component	88
Changes in Net Position	89
Fund Balances of Governmental Funds	91
Changes in Fund Balances of Governmental Funds	92

TABLE OF CONTENTS (Continued)

STATISTICAL SECTION (Continued)	<u>PAGE</u>
Revenue Capacity Information	
Tax Revenue by Source	93
Direct and Overlapping Sales Tax Rates	94
Direct Taxable Sales by Category	95
Principal Sales Tax Payers	96
Direct and Overlapping Property Tax Rates	97
Assessed Value and Estimated Actual Value of Taxable Property	98
Property Tax Levies and Collections	99
Principal Property Tax Payers	100
Debt Capacity Information	
Legal Debt Margin Information	101
Ratio of Outstanding Debt by Type	102
Direct and Overlapping Governmental Activities Debt	103
Pledged-Revenue Coverage	104
Demographic and Economic Information	
Demographic and Economic Statistics	107
Principal Employers	108
Operating Information	
Full-time Equivalent City Government Employees by Function/Program	109
Operating Indicators by Function/Program	110
Capital Asset Statistics by Function/Program	111

(This page is intentionally left blank.)

INTRODUCTORY SECTION

(This page is intentionally left blank.)

100 N State St
Lindon, UT 84042



801-785-5043
www.lindon.gov

March 13, 2026

To the Honorable Mayor, City Council and Citizens of Lindon City:

State law requires that all general-purpose local governments publish a complete set of audited financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm or licensed certified public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report of Lindon City (the City) for the fiscal year ended June 30, 2025.

This report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City's basic financial statements have been audited by Gilbert and Stewart, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year (FY) ended June 30, 2025 (or 2025FY) are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis that the City's financial statements for the 2025FY, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report. The Governmental Accounting Standards Board (GASB) requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.



Lindon City Center, built 1997

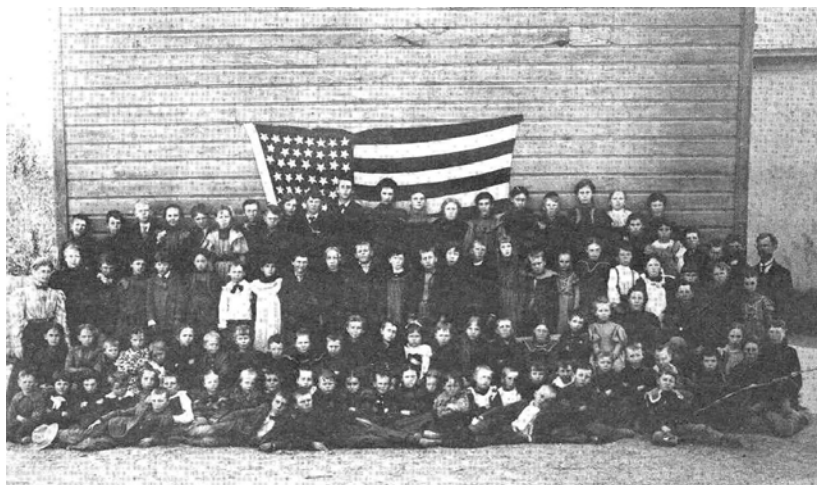
Profile of the Government

Lindon is located in the north of Utah County, 33 miles south of Salt Lake City, and 10 miles north of Provo, the County Seat. Lindon was established as an outgrowth of Pleasant Grove in 1850 and was known originally as Stringtown because the houses were built along a single road – State Street. The final name of the City was inspired by an old linden tree growing in the town in 1901. The spelling of the town name was changed when approval was received from the Federal Post Office for a mail drop at “Lindon City.” The City was incorporated in March of 1924 with a population of “458 souls” and continued centennial celebrations in this fiscal year.

Lindon is a fourth class city and operates under a six member form of government. Policy making and legislative authority are vested in a governing council consisting of the mayor and five city council members. The governing council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and appointing the City’s administrator, recorder, and treasurer. The City Administrator is responsible for carrying out policies and ordinances of the governing council and for overseeing the day-to-day operations of the government. The mayor and city council are elected on a non-partisan basis. City Council members serve four-year staggered terms. The mayor is elected to serve a four-year term. The mayor and all five city council seats are elected at large.

Lindon has a rich history. When Lindon City was settled in the early 1900’s, it was settled under a different settlement plan than the other cities in Utah County. Instead of being located on a natural stream, the City of Lindon was established on a table of land

away from natural streams. Water had to be diverted from its natural channels onto the land. Also, instead of building houses in a central cluster, houses in Lindon have been built individually and in small subdivision clusters throughout the entire municipality. This has resulted in a rather evenly but sparsely built community having relatively long utility and service lines in comparison to the number of buildings.



Elementary children at Lindon Amusement Hall, early 1900's

Lindon City is a beautiful place to live. Lindon shares a boundary with Orem City and Vineyard City on the south and Pleasant Grove City and American Fork City on the north. To the west is Utah Lake with the Lindon Marina, which is used for boating and fishing. The City extends east to the Wasatch Mountains where Lindon City's trail systems connect with the Great Western Trail and the Bonneville Shoreline Trail. The Great Western Trail connects Canada and Mexico and is the basis for many of Utah's trail systems today. The Bonneville Shoreline Trail is on or near the shoreline bench of ancient glacial Lake Bonneville in Cache, Box Elder, Weber, Davis, Salt Lake, and Utah Counties.

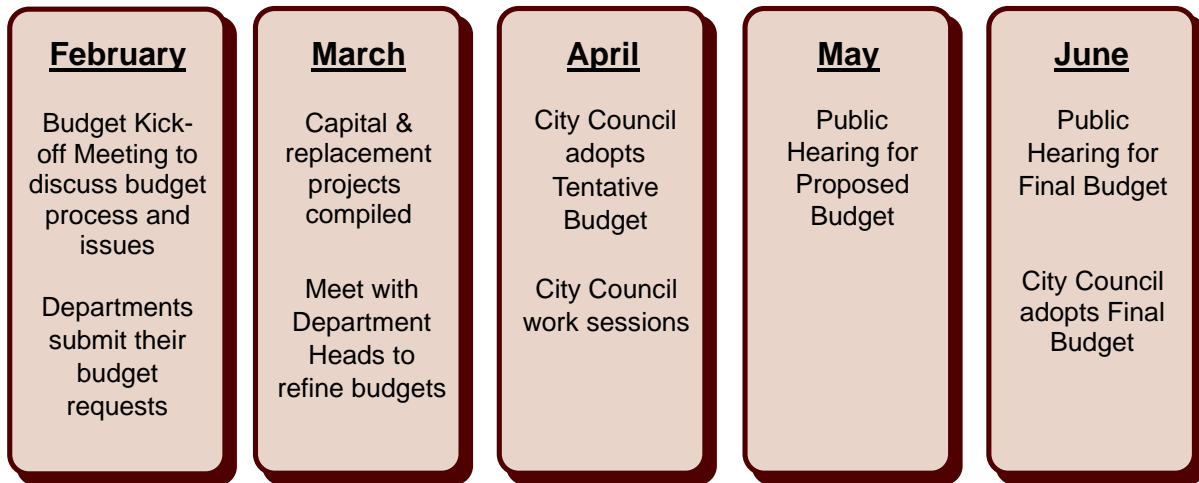
A variety of activities, including hiking, mountain biking, swimming, fishing, camping and skiing, are available within thirty minutes of Lindon.

Lindon Days is a week-long annual celebration in August. Residents of Lindon and surrounding communities come together to enjoy the many different events which include pool activities, a kiddy rodeo, a Mayor and Council breakfast, a parade, concerts, and fireworks.

The City provides a full range of services, including public safety (police and fire), highways and streets, sanitation, public improvements, planning and zoning, both commercial and residential building inspections, general administrative services, fiberoptic lines, a wide variety of recreation programs, cultural events, an Aquatics Center, and a Recreation Center among other things. Some of these services are

provided under contract with other entities. The City also owns and operates a culinary water system, a secondary water system, a wastewater collection system, and a storm water drainage system.

The annual budget serves as the foundation for the City's financial planning and control. The City's budget process starts in February. The budget is adopted before June 22 and goes into effect July 1. The creation of the budget follows the timeline below.



The City holds two public hearings on the budget. These public hearings are held in May and June for the proposed and final budgets. Utah State law requires that the final budget public hearing must be held before June 22 for the adoption of the final budget unless there will be a Truth in Taxation hearing for a property tax increase.

Within the existing budget, department heads ensure that the department's total appropriation is not over-expended. Transfers of appropriations between departments require the special approval of the City Council. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted.

Factors Affecting Financial Condition

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

Lindon's sales tax revenue is a significant source of funding for the City, providing a majority of the General Fund's revenue. Lindon City saw peak sales tax growth during COVID, however the inflation that followed stifled consumerism. As inflation has stabilized, sales tax revenue has steadily increased 5.0% from the 2023FY to the 2024FY and 7.8% from the 2024FY to the 2025FY.

Lindon's leaders continue to watch the economy and are prepared to modify the budget throughout the fiscal year. In addition, Lindon City has healthy reserves to fall back on, if needed. The diverse commercial development already present in the City adds to both the sales and property tax base of the community and provides stability when economic downturns occur. Major retailers in Lindon include Wal-Mart Supercenter, Murdock Hyundai, Home Depot, Doug Smith Kia, Sunpro, DoTerra, Wheeler Machinery, LHM Lexus of Lindon, Burton Lumber, and Genesis of Lindon.

The City is less than 10 miles from Utah Valley University and Brigham Young University, which provide the residents of Lindon the opportunity for higher educational programs. These higher education facilities employ more than 10,000 people and provide a strong educated workforce for a large number of high tech businesses in the area. The region also provides some of the best medical facilities in the western United States. In June 2025, Utah County had an unemployment rate of 3.3%, which is slightly higher than the State of Utah's rate of 3.2%. These both compare favorably to the national unemployment rate of 4.1%.

Long-term Financial Planning

The City's long-term goals are expressed simply as meeting tomorrow's needs with good financial decisions and by continuing to forecast capital improvements into the future. The City maintains capital facilities plans which, combined with maintenance schedules of existing infrastructure, helps the City plan for the needs of current and future citizens. When considering a new project, such as the Aquatics Center or Community Center, years of preparation begin with surveys. Lindon officials want to make sure that the majority of citizens support these endeavors. Lindon officials also maintain fiscal responsibility in building reserves, and when necessary, seeking other funding.

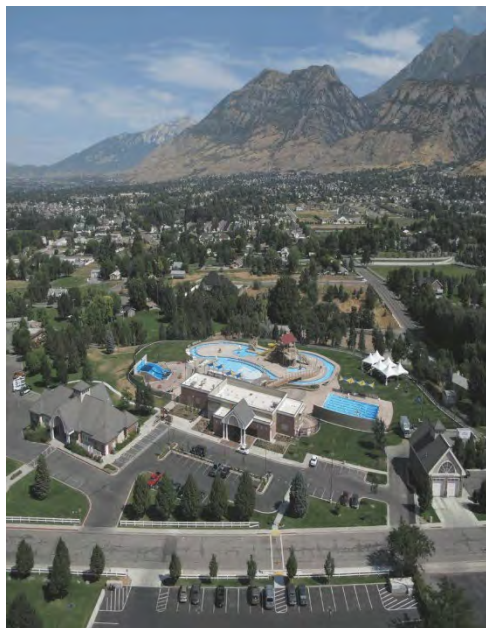
Impact fees also help the City fund the capital improvements that are needed to accommodate new growth. Existing impact fees include public safety; parks, recreation and trails; streets; water; sewer; and storm drainage.

The identification and implementation of long-term planning has permitted the City to construct one of the finest park systems in our region. Our community's extensive park system includes playgrounds, pavilions, pickleball courts, and baseball fields, and has created exceptional open spaces for our citizens' enjoyment. The strategic planning for parks has been expanded to include a trail system that will allow joggers, walkers, bicyclists and horse riders to enjoy the Heritage Trail, which runs from the hillside, going under State Street, to Utah Lake.

Other facilities available to the citizens are the Veteran's Memorial Hall, the City Center, the Community Center and the Aquatics Center. The Veteran's Hall and Community Center can be reserved and rented for boutiques, wedding receptions, social gatherings and meetings. The Aquatics Center provides a variety of amenities and can also be

reserved and rented. There is a zero-entry pool, a lap pool, a lazy river, and a long, fast water slide. There is also a flow rider where patrons learn how to surf and boogie board using a simulated ocean environment.

Lindon City has numerous long-term goals for the City's utilities. These include maintenance of a high service level and sufficient advance planning to meet expected demands. For example, the culinary water system planning process has required the City Engineer to prepare a capital facilities plan that provides for the provision of resources, storage and transmission systems to keep up with the demands of our growing community. New improvements are constantly upgrading and updating the current system as well as expanding for new growth. Without a strategic plan in place, the City would not be able to anticipate infrastructure needs in a timely manner and some services could be interrupted.



Aerial photo of Lindon City Aquatics Center

When Utah Legislature began discussing the need to meter secondary water as a means to encourage water conservation, Lindon City started proactively researching costs and funding opportunities. As a result, when the State passed legislation in 2022 requiring secondary water meters on all connections in Utah by 2030, Lindon was able to secure multiple grants to fund the project so that Lindon residents would not have to pay for the secondary water meters nor the installation through increased fees or taxes. The secondary water meters began being purchased and installed in the Fall of 2022 with a majority of the meters installed throughout the City by the end of the 2023 fiscal year, well ahead of the State's deadline.

Our sewer system plans have included ambitious expansions to deal with the pressure of growth. Likewise, road and storm water drainage systems are under careful review to be certain that as our systems age, they are maintained in a manner that identifies and solves problems before failures occur. The City Engineer is currently updating the capital facilities plan for the storm water drainage system. With long term plans, it becomes easier to be proactive rather than being reactive.

Relevant financial policies

Lindon City increases utility rates annually in order to cover increasing operating expenses. These annual increases are done to avoid more drastic and sporadic increases over time. Each year, City Engineers do a rate study to evaluate the utility rates needed to provide the funding necessary for the corresponding operating expenses and upcoming improvement projects.

Awards and Acknowledgments

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to Lindon City for its annual comprehensive financial report for the fiscal year ended June 30, 2024. This was the sixteenth year the City has received this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that the 2025FY annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements. We are submitting the 2025FY report to the GFOA to determine its eligibility for another certificate.

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the finance and administration departments as well as contracted financial professionals. We would like to express our appreciation to all department heads and staff throughout the City who assisted and contributed to the preparation of this report. Credit also must be given to the mayor and the governing council for their unfailing support for maintaining the highest standards of professionalism in the management of the City's finances.

Respectfully submitted,

A handwritten signature in blue ink that reads "Kristen Aaron".

Kristen Aaron
Finance Director



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

Lindon City Corporation
Utah

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

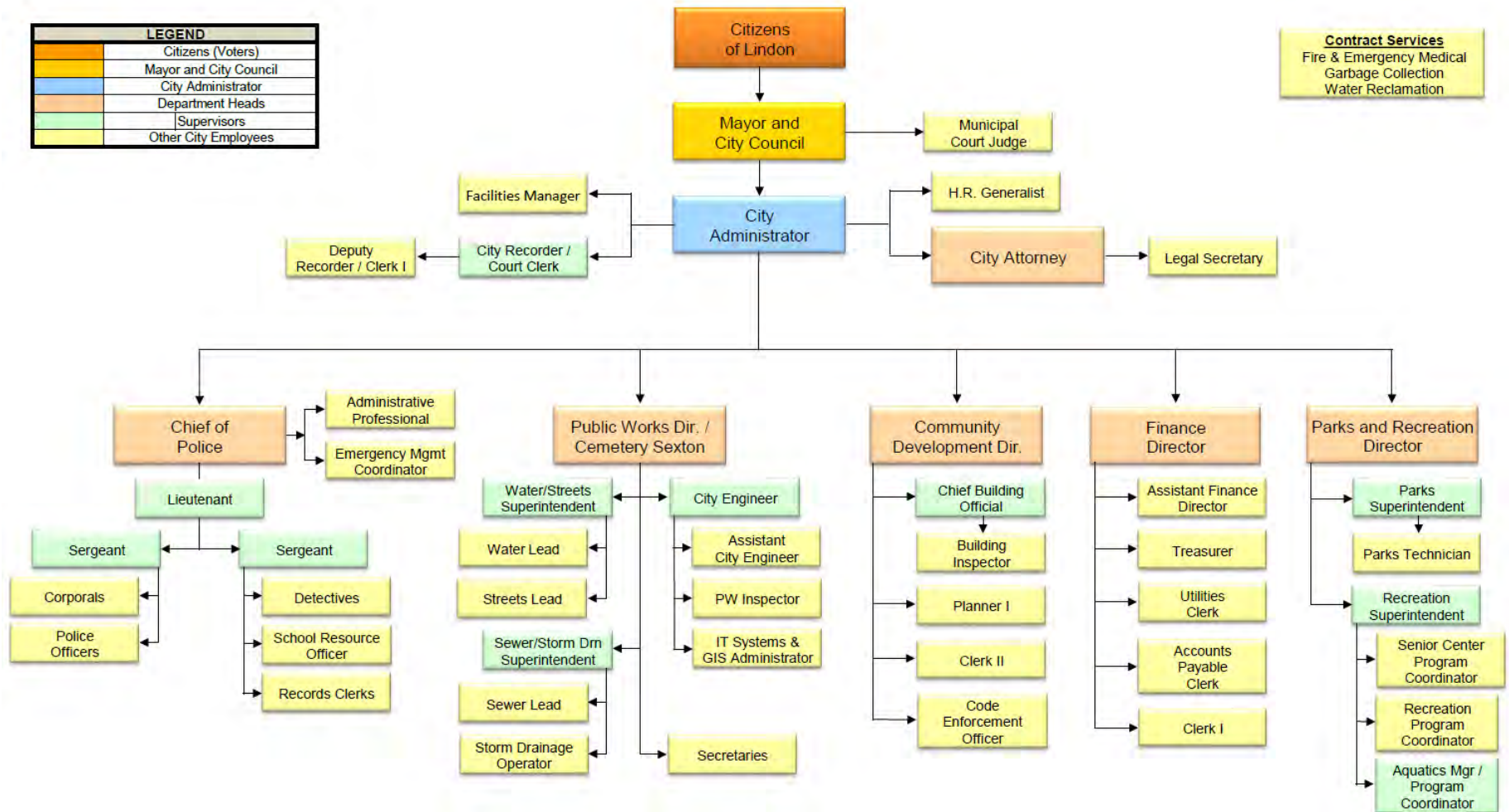
Christopher P. Morill

Executive Director/CEO

LINDON CITY ORGANIZATIONAL CHART Fiscal Year 2024-2025

LEGEND	
	Citizens (Voters)
	Mayor and City Council
	City Administrator
	Department Heads
	Supervisors
	Other City Employees

Contract Services
Fire & Emergency Medical
Garbage Collection
Water Reclamation



FINANCIAL SECTION

(This page is intentionally left blank.)



GILBERT & STEWART

CERTIFIED PUBLIC ACCOUNTANTS
A PROFESSIONAL CORPORATION
ESTABLISHED 1974

RANDELA HEATON, CPA
LYNN A. GILBERT, CPA
JAMES A. GILBERT, CPA
BEN H PROBST, CPA
RONALD J. STEWART, CPA

SIDNEY S. GILBERT, CPA
JAMES E. STEWART, CPA

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and
Members of City Council
Lindon, Utah

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 Lindon City, Utah (the City), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the 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 the City as of June 30, 2025, the respective changes in financial position, and, where applicable, cash flows and the respective budgetary comparison of the general and major special revenue funds 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 Lindon 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 these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal 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 Lindon 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 responsibility is to express opinions on these financial statements based on our audit. We conducted our objectives 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 Lindon 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 Lindon City's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, and the required supplementary information regarding pensions, as noted in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements.

The combining statements and budgetary comparisons, as listed as supplemental information in the table of contents are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining statements and budgetary comparisons are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Information

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

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 6, 2026, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Gilbert & Stewart

GILBERT & STEWART, CPA, PC

Provo, Utah

March 6, 2026

LINDON CITY CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
 June 30, 2025

This section of Lindon City's annual financial report presents our discussion and analysis of the City's financial performance during the fiscal year that ended on June 30, 2025. We encourage readers to consider the information presented here in conjunction with the City's financial statements and notes to the financial statements which follow this section.

FINANCIAL HIGHLIGHTS

Government Wide

- As of the end of the current fiscal year, the assets and deferred outflows of Lindon City exceeded its liabilities and deferred inflows by \$141,562,200 (net position). Of this amount, \$14,688,049 (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors.
- The City's total net position increased \$3,632,204. Net position of our business-type activities increased \$1,956,971 and the net position of our governmental activities increased \$1,675,233.

Fund Level

- Lindon City's governmental funds reported combined ending fund balances this year of \$14,303,912, a decrease of \$301,460. This change was due to a large road reconstruction project.
- The unassigned fund balance for the general fund ended at \$4,793,854, or 36.5% of total general fund expenditures.

Long-term Debt

- Lindon City's long-term liabilities had a net increase of \$1,143,330 (1.7%) during the current fiscal year. The net increase is primarily due to the decreased liabilities resulting from compensated absences, as required by GASB Statement No. 101.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial statements included in this report have been prepared in compliance with generally accepted accounting principles. The basic financial statements include two kinds of statements that present different views of the City: government-wide financial statements and fund financial statements.

Government-wide financial statements

The government-wide financial statements provide both long-term and short-term information about the City's overall financial status. The statements are designed to provide readers with a broad overview of Lindon City's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of Lindon City's assets, deferred outflows, liabilities, and deferred inflows, 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 City's financial position is improving or deteriorating. To assess the overall health of the City, you need to consider additional nonfinancial factors such as changes in the City's sales tax base and the condition of the City's roads.

The statement of activities presents information showing how Lindon City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

LINDON CITY CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

June 30, 2025

Both of the government-wide financial statements distinguish functions of Lindon City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of Lindon City include general government, public safety, streets, parks and recreation. The business-type activities of Lindon City include operating the water, waste water, and storm water drainage systems; supervising the solid waste collection; operating the aquatics and community centers; and managing utility accounts for customers paying for telecommunication access through a fiber optic network operated by Utah Infrastructure Agency (UIA).

The government-wide financial statements can be found on pages 23-25 of this report.

Fund financial statements

The fund financial statements focus on individual parts of the City government, reporting the City's operations in more detail than the government-wide statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Lindon City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All the funds of Lindon City can be divided into two categories: governmental funds and proprietary funds.

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

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

Lindon City maintains eight individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for each major governmental fund and summarized for the non-major funds. Simply put, a non-major fund is less than 10% of all the governmental funds combined. The two major funds are the general fund, the road capital projects fund. The four non-major funds account for the redevelopment fund, P.A.R.C tax fund, debt service fund, and facilities capital projects.

Lindon City adopts an annual appropriated budget for its general fund and other governmental funds. A budgetary comparison statement has been provided for the general fund and the major capital projects fund to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 26-30 of this report.

Proprietary funds. Lindon City maintains six enterprise funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. Lindon City uses enterprise funds to account for its operation of the water, sewer, and storm water drainage systems,

LINDON CITY CORPORATION
MANAGEMENT’S DISCUSSION AND ANALYSIS (Continued)

June 30, 2025

supervision of the solid waste collection, operation of the aquatics and community centers and pass-through billing for the UTOPIA fiber optic telecommunications network.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for each of the four major funds (water, waste water, storm water drainage and recreation) and combined information for the non-major funds (solid waste collection and telecommunications).

The basic proprietary fund financial statements can be found on pages 31-35 of this report.

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. The notes to the financial statements can be found on pages 37-73 of this report.

Other information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information which can be found on pages 74-86 of this report.

Statistical Section

The statistical section offers operational, economic, and historical data that provide a context for assessing Lindon City’s economic condition. That data includes:

- Information on financial trends;
- Information on revenue capacity;
- Information on debt capacity;
- Demographic and economic information; and
- Operating information.

The statistical section can be found on pages 88-111 of this report.

FINANCIAL ANALYSIS OF THE CITY AS A WHOLE

Net position

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of Lindon City, assets and deferred outflows of Lindon City exceeded its liabilities and deferred inflows by \$141,562,200, as of June 30, 2025.

As indicated in Table A-1, the largest portion of Lindon City's net position (85.5%) reflects its investment in capital assets (i.e., land, buildings, roads, sidewalks, utility systems, water rights and equipment), less any related debt used to acquire those assets that is still outstanding. Lindon City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although Lindon City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

LINDON CITY CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

June 30, 2025

Table A-1
Lindon City's Net Position
(Stated in thousands of dollars)

	Governmental Activities		Business-Type Activities		Total		% Change 2025-2024
	2025	2024	2025	2024	2025	2024	
Current and noncurrent assets	\$ 25,524	\$ 20,049	\$ 12,135	\$ 15,358	\$ 37,659	\$ 35,407	6.4%
Capital assets	57,064	55,086	74,617	72,700	131,681	127,786	3.0%
Total Assets	82,588	75,135	86,752	88,058	169,340	163,193	3.8%
Deferred outflows of resources	1,221	1,286	574	628	1,795	1,914	-6.2%
Long-term debt outstanding	6,542	5,906	10,375	11,065	16,917	16,971	-0.3%
Other liabilities	2,388	3,325	1,370	3,814	3,758	7,139	-47.4%
Total Liabilities	8,930	9,231	11,745	14,879	20,675	24,110	-14.2%
Deferred inflows of resources	8,897	2,434	2	1	8,899	2,435	265.5%
Net Position							
Net investment in capital assets	53,050	53,387	65,292	62,526	118,342	115,913	2.1%
Restricted	6,472	6,057	2,060	2,889	8,532	8,946	-4.6%
Unrestricted	6,460	5,312	8,228	8,391	14,688	13,703	7.2%
Total Net Position	\$ 65,982	\$ 64,756	\$ 75,580	\$ 73,806	\$ 141,562	\$ 138,562	2.2%

An additional portion of Lindon City's net position (6%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position of \$14,688,049 (10.4%) may be used to meet the government's ongoing obligations to citizens and creditors.

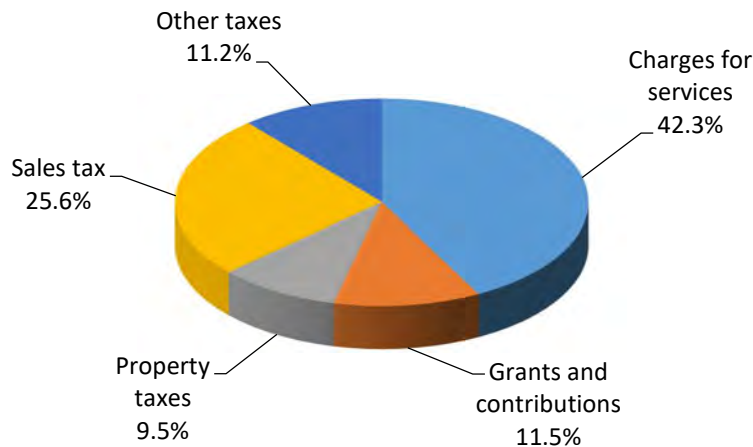
Changes in net position

Lindon City's net position increased 2.2%. At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position, both for the government as a whole as well as for its separate governmental and business-type activities. The same situation is true for the prior fiscal year.

Sales and property taxes account for 35% of the City's revenue (see Figure A-1). Grants and contributions amounted to 11.6% of this year's revenue. Another 42.2% comes from fees charged for services, and most of the remaining miscellaneous revenue is made up of impact fees and interest earnings.

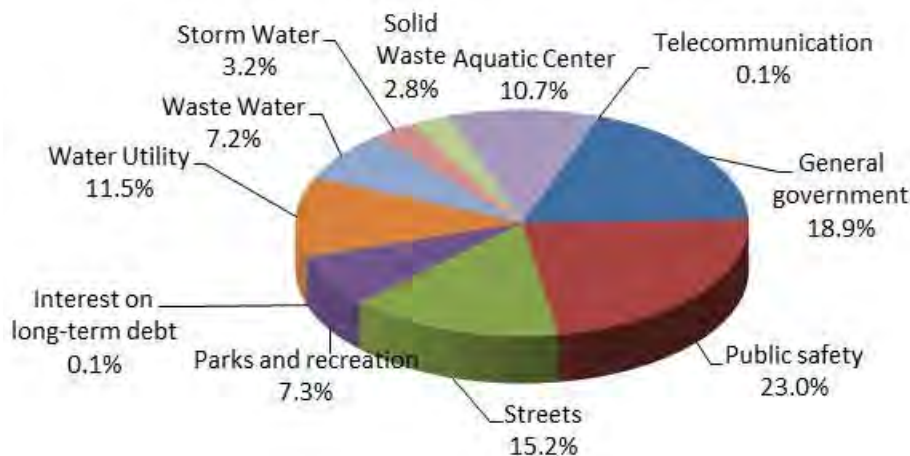
LINDON CITY CORPORATION
MANAGEMENT’S DISCUSSION AND ANALYSIS (Continued)
 June 30, 2025

Figure A-1
 Lindon City
 Sources of Revenue for Fiscal Year 2025



The City's expenses cover a range of services, with 64.5% from governmental activities and 35.5% from business-type activities. Public safety, a major portion of general government activities, encompassed 23% of the City's total expenses. (See Figure A-2.)

Figure A-2
 Lindon City
 Functional Expenses for Fiscal Year 2025



Governmental Activities

As indicated in Table A-2, the cost of all governmental activities this year was \$17,059,448. Some of the costs were paid by those who directly benefited from the City's services (\$2,417,722), or other entities and governmental organizations that subsidized certain programs with grants and contributions (\$2,446,682). However, the amount of taxes that were required to subsidize these activities was \$12,193,922, the net cost

LINDON CITY CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

June 30, 2025

of the governmental functions. The net cost shows the financial burden that was placed on the City's taxpayers by each of these functions. The city paid for the remaining "public benefit" portion with tax revenue.

Property tax revenue decreased by (2.1%) and sales tax revenue increased by 7.8% compared to the prior year.

Business-type Activities

The cost of all business-type activities this year was \$9,385,478. Net program revenues and expenses plus other revenues totaled \$1,718,850, before transfers.

Table A-2
Lindon City's Changes in Net Position
(in thousands of dollars)

	Governmental Activities		Business-Type Activities		Total		% Change 2025-2024
	2025	2024	2025	2024	2025	2024	
Revenues							
Program revenues							
Charges for services	\$ 2,418	\$ 1,794	\$ 9,683	\$ 9,009	\$ 12,101	\$ 10,803	12.0%
Grants and contributions	2,447	9,258	838	2,503	3,285	11,761	-72.1%
General revenues							
Property taxes	2,724	2,782	-	-	2,724	2,782	-2.1%
Sales tax	7,323	6,795	-	-	7,323	6,795	7.8%
Other taxes	3,202	3,129	-	-	3,202	3,129	2.3%
Other revenues	858	1,812	583	127	1,441	1,939	-25.7%
Total revenues	18,972	25,570	11,104	11,639	30,076	37,209	-19.2%
Expenses							
General government	4,989	4,270	-	-	4,989	4,270	16.8%
Public safety	6,083	5,554	-	-	6,083	5,554	9.5%
Streets	4,027	5,477	-	-	4,027	5,477	-26.5%
Parks and recreation	1,922	1,694	-	-	1,922	1,694	13.5%
Interest on long-term debt	38	61	-	-	38	61	-37.7%
Water Utility	-	-	3,051	3,024	3,051	3,024	0.9%
Waste Water	-	-	1,892	1,886	1,892	1,886	0.3%
Storm Water	-	-	834	922	834	922	-9.5%
Solid Waste	-	-	702	669	702	669	4.9%
Aquatic Center	-	-	2,865	2,481	2,865	2,481	15.5%
Telecommunication	-	-	41	43	41	43	-4.7%
Total expenses	17,059	17,056	9,385	9,025	26,444	26,081	1.4%
Excess (deficiency) before transfers	1,913	8,514	1,719	2,614	3,632	11,128	-67.4%
Transfers	(238)	(604)	238	604	-	-	n/a
Increase (decrease) in net position	1,675	7,911	1,957	3,219	3,632	11,130	-67.4%
Prior Period Adjustment	(449)		(183)		(632)		
Beginning Net Position	64,756	56,845	73,806	70,587	138,562	127,432	8.7%
Total Net Position	\$ 65,982	\$ 64,756	\$ 75,580	\$ 73,806	\$ 141,562	\$ 138,562	2.2%

LINDON CITY CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

June 30, 2025

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

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

Governmental funds

The largest changes in funds were:

- The General Fund's fund balance decreased by \$569,116, mainly due to the increase in interfund transfers out of the General Fund. The biggest transfer was \$1,500,000 to the road fund for future road improvement projects.
- The Roads Capital Projects Fund's fund balance decreased by (\$467,142), due mostly to capital road project expenditures.
- The non-major fund balances increased by (\$734,798), most of which is due to a decrease in capital improvement projects in the 2025 fiscal year.

Proprietary funds

The changes in major funds were:

- The Water Fund's fund balance increased by \$997,237, mostly due to increased utility revenue resulting from increased water user rates, replacement of inefficient meters, and adding new customers due to new development.
- The Waste Water's fund balance increased by \$569,329, mostly due to increased revenue resulting from increased user rates.
- The Storm Water's fund balance increased by \$391,027 mostly due to increased user rates and interest earnings.
- The Recreation fund balance decreased by (\$56,843), due to increased expenses to improve the Aquatics Center.

General Fund Budgetary Highlights

- The General Fund final amended budget for total revenues, before transfers, was \$23,925, less than the original budgeted revenue amounts.
- The General Fund amended budget showed revenue increases as follows; tax revenue \$98,850, licenses and permits \$288,500, charges for services \$41,6000, fines and forfeitures \$103,000, impact fees \$18,800, and miscellaneous revenue of 375,960. The General Fund amended revenue budget also showed decreases as follows; interest revenue (\$928,000) and intergovernmental revenue (\$2,635).
- The General fund amended budget showed increase in expenditures in general government of \$253,215, public safety increase of \$112,125, highways and public improvements increased \$191,225), and parks and recreation increased \$416,470 .
- The General Fund amended budget showed an increase in transfers out to other funds of \$1,427,099 and a increase of transfers in of 121,818. Additional transfers were needed to reduce the City's fund balance in order to comply with state code.
- The amended budget for the sale of capital assets also increased \$19,000.

LINDON CITY CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

June 30, 2025

- Additional minor variances between the General Fund's original budget and amended budgets may be seen on page 30.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

As indicated in Table A-3, at the end of fiscal year 2025, the City had invested \$131,681,578 net of accumulated depreciation in a broad range of capital assets, including land, buildings, improvements, equipment, roads, sidewalks, water, sewer and storm water lines. More detailed information about the City's capital assets is presented in Note 6 to the financial statements.

This year's major capital asset additions included:

- Subdivision and infrastructure contributions in the governmental funds amounted to \$213,005 and \$260,038 in the business-type funds.
- Road infrastructure projects that were not completed increased capital project in process in the amount of \$2,547,056.
- Road infrastructure projects completed totaled \$2,777,682.
- Water system infrastructure projects that were not completed increased capital project in process in the amount \$1,736,818.
- Water system capital projects completed totaled \$7,071,978.
- Storm water system projects that were not completed increased capital project in process totaled \$877,416.
- Storm water system capital projects completed totaled \$460,877.
- Recreation capital projects completed totaled \$589,813.

LINDON CITY CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

June 30, 2025

Table A-3
Lindon City's Capital Assets
(net of depreciation, in thousands of dollars)

	Governmental Activities		Business-Type Activities		Total		% Change 2025-2024
	2025	2024	2025	2024	2025	2024	
Land	\$15,334	\$15,334	\$ 1,510	\$ 1,510	\$ 16,844	\$ 16,844	0.0%
Water Stock	70	70	12,677	12,679	12,747	12,749	0.0%
Buildings	5,283	5,515	8,228	8,028	13,511	13,543	-0.2%
Infrastructure	26,934	25,196	103	111	27,037	25,307	6.8%
Water System	-	-	23,389	16,911	23,389	16,911	38.3%
Sewage System	-	-	12,223	12,779	12,223	12,779	-4.4%
Storm Drain System	-	-	12,994	12,929	12,994	12,929	0.5%
Net investment in capital assets	4,122	4,490	-	-	4,122	4,490	-8.2%
Equipment	390	304	681	868	1,071	1,172	-8.6%
Vehicles	655	544	147	32	802	576	39.2%
Lease assets	582	842	-	-	-	-	n/a
Construction in Progress	3,694	2,791	2,665	6,854	6,359	9,645	-34%
Total	\$57,064	\$55,086	\$74,617	\$72,701	\$131,099	\$126,945	3.3%

Long-term Debt

As indicated in Table A-4, at the year-end the City had \$13,862,663 in bonds (including unamortized premiums), notes, and leases outstanding. Accruals for compensated absences total \$1,587,702, making total long-term liabilities \$15,450,365. More detailed information about the City's long-term liabilities is presented in Note 8 to the financial statements. Lindon City does not have any general obligation bonds. There is one bond which is paid with sales tax revenue. More information about the bonds and the pledged revenues can be found in Note 8.

Table A-4
Lindon City's Long-term Liabilities
(In thousands of dollars)

	Governmental Activities		Business-Type Activities		Total		% Change 2025-2024
	2025	2024	2025	2024	2025	2024	
Revenue Bonds	\$ 3,296	\$ 3,580	\$ 9,017	\$ 9,798	\$ 12,313	\$ 13,378	-8.0%
Notes Payable	-	-	832	962	832	962	-13.5%
Leases	719	857	-	-	719	857	n/a
Compensated absences	1,281	403	306	117	1,587	520	205.2%
Total	\$ 5,296	\$ 4,840	\$ 10,155	\$ 10,877	\$ 15,451	\$ 15,717	-1.69%

Lindon City's total long-term liabilities had a net decrease of (\$3,570,277) (29.39%) during the current fiscal year.

LINDON CITY CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

June 30, 2025

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

- For June 2025, the unemployment rate for Utah County was 3.3%, which is slightly higher than the State of Utah's average of 3.2 %, and lower than the national average of 4.1%.
- A 3.0% average annual increase in the Consumer Price Index for the 2024 calendar year, provided by the U.S. Bureau of Labor Statistics was considered in preparing the 2025-2026 budget.

These indicators were considered when adopting the budget for fiscal year 2026. Sales tax revenues are expected to continue to increase as consumerism increases with the decrease in inflation. Property tax revenue is expected to increase somewhat with new growth in the City. The increased tax revenues will be used to cover capital projects throughout the City.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of Lindon City's finances and to demonstrate the City's accountability for the money it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Finance Director, Lindon City, 100 North State Street, Lindon, UT 84042.

(This page is intentionally left blank.)

BASIC FINANCIAL STATEMENTS

LINDON CITY CORPORATION
STATEMENT OF NET POSITION
June 30, 2025

	Governmental Activities	Business-type Activities	Total
Assets			
Cash and cash equivalents	\$ 6,615,323	\$ 9,977,902	\$ 16,593,225
Receivables:			
Accounts, net	-	914,651	914,651
Taxes	2,341,629	-	2,341,629
Intergovernmental	1,229,072	-	1,229,072
Lease	6,946,165	-	6,946,165
Other	295,810	-	295,810
Prepaid assets	46,095	9,934	56,029
Escrow deposit	150,000	-	150,000
Internal balances	1,032,405	(1,032,405)	-
Note receivable	-	163,803	163,803
Restricted assets:			
Cash and cash equivalents	6,170,322	2,060,372	8,230,694
Accounts receivable	697,233	-	697,233
Reserve deposit	-	41,029	41,029
Capital assets not being depreciated:			
Land and collectibles	15,334,056	1,509,243	16,843,299
Water stock and rights	69,550	12,679,056	12,748,606
Construction in progress	3,694,178	2,664,692	6,358,870
Capital assets, net of accumulated depreciation:			
Buildings	5,283,252	8,227,916	13,511,168
Infrastructure	26,933,819	103,151	27,036,970
Water distribution system	-	23,389,100	23,389,100
Waste water collection system	-	12,223,124	12,223,124
Storm water drainage system	-	12,992,791	12,992,791
Improvements other than buildings	4,122,960	-	4,122,960
Machinery and equipment	389,966	680,695	1,070,661
Vehicles	654,637	147,321	801,958
Lease assets	582,071	-	582,071
Total Assets	82,588,543	86,752,375	169,340,918
Deferred Outflows of Resources			
Deferred outflows relating to pensions	1,220,513	215,385	1,435,898
Deferred charge on bond refunding	-	358,899	358,899
Total Deferred Outflows of Resources	1,220,513	574,284	1,794,797
Total Assets and Deferred Outflows of Resources	\$ 83,809,056	\$ 87,326,659	\$ 171,135,715

The notes to the basic financial statements are an integral part of this statement.

LINDON CITY CORPORATION
STATEMENT OF NET POSITION (Continued)

June 30, 2025

	Governmental Activities	Business-type Activities	Total
Liabilities:			
Accounts payable	\$ 1,189,419	\$ 1,137,379	\$ 2,326,798
Accrued liabilities	146,239	89,994	236,233
Accrued interest payable	55,512	119,349	174,861
Developer and customer deposits	996,850	22,911	1,019,761
Noncurrent liabilities			
Due within one year	1,126,194	857,196	1,983,390
Due in more than one year	3,449,855	9,297,669	12,747,524
Lease liability due in more than one year	719,452	-	719,452
Net pension liability	1,246,347	219,991	1,466,338
Total Liabilities	8,929,868	11,744,489	20,674,357
Deferred Inflows of Resources:			
Deferred inflows for property taxes	2,300,000	-	2,300,000
Deferred inflows relating to pensions	9,796	1,729	11,525
Deferred inflows relating to leases	6,587,633	-	6,587,633
Total Deferred Inflows of Resources	8,897,429	1,729	8,899,158
Net Position:			
Net investment in capital assets	53,050,037	65,291,580	118,341,617
Restricted for:			
Impact fees	1,830,129	-	2,714,205
Water rights		884,076	
P.A.R.C. taxesreserve	1,123,124	-	1,123,124
Road project	2,717,072	-	2,717,072
Future development	150,000	-	150,000
Debt service	-	1,176,296	1,176,296
Redevelopment tax increment projects	651,837	-	651,837
Unrestricted	6,459,560	8,228,489	14,688,049
Total Net Position	65,981,759	75,580,441	141,562,200
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 83,809,056	\$ 87,326,659	\$ 171,135,715

The notes to the basic financial statements are an integral part of this statement.

(This page intentionally left blank.)

Major Governmental Fund Financial Statements

General Fund -The General Fund is the principal fund of the city and is used to account for resources traditionally associated with governments which are not required to be accounted for in another fund. The General Fund accounts for the normal activities of the city, (i.e. police, fire, public works, parks, community and economic development, general government, etc.). These activities are funded principally by property taxes, sales and use taxes, franchise taxes, licenses and permits.

Roads Capital Projects Fund - The city's Road Capital Projects Fund is used to account for resources designated to construct and maintain transportation infrastructure which, by their nature, may require more than one budgetary cycle for completion.

LINDON CITY CORPORATION
BALANCE SHEET – GOVERNMENTAL FUNDS
 June 30, 2025

	General	Capital Projects Roads	Non-Major Governmental Funds	Total Governmental Funds
Assets				
Cash and cash equivalents	\$ 4,230,962	\$ 272,208	\$ 2,112,149	\$ 6,615,319
Receivables:				
Accounts, net	91,765	-	-	91,765
Property tax	2,341,629	-	-	2,341,629
Sales tax	1,229,072	-	-	1,229,072
Franchise tax	204,045	-	-	204,045
Lease	6,946,165	-	-	6,946,165
Prepaid assets	3,500	-	42,595	46,095
Escrow deposit	150,000			150,000
Due from other funds	206,908	-	-	206,908
Interfund loan receivable	1,300,000	-	-	1,300,000
Restricted:				
Cash and cash equivalents	5,088	2,927,771	3,237,463	6,170,322
Intergovernmental and tax receivable	-	513,280	183,953	697,233
Total Assets	\$ 16,709,134	\$ 3,713,259	\$ 5,576,160	\$ 25,998,553
Liabilities				
Accounts payable	\$ 434,558	\$ -	\$ 6,824	\$ 441,382
Accrued liabilities	146,239	-	24,053	170,292
Liabilities from restricted assets		723,979	-	723,979
Developer and customer deposits	996,850	-	-	996,850
Due to other funds	-	-	474,505	474,505
Total Liabilities	1,577,647	723,979	505,382	2,807,008
Deferred Inflows of Resources				
Property Tax	2,300,000	-	-	2,300,000
Liabilities payable from Leases	6,587,633	-	-	6,587,633
Total Deferred Inflows of Resources	8,887,633	-	-	8,887,633
Fund Balances:				
Nonspendable:				
Interfund loan receivable	1,300,000	-	-	1,300,000
Restricted for:				
Impact fees/expansion of systems	-	-	1,830,129	1,830,129
P.A.R.C. taxes	-	-	1,123,124	1,123,124
Road project	-	2,717,072	-	2,717,072
Future development	150,000	-	-	150,000
Assigned for:				
Redevelopment tax increment projects	-	-	651,837	651,837
Capital projects	-	272,208	1,465,688	1,737,896
Unassigned	4,793,854	-	-	4,793,854
Total Fund Balances	6,243,854	2,989,280	5,070,778	14,303,912
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 16,709,134	\$ 3,713,259	\$ 5,576,160	\$ 25,998,553

The notes to the basic financial statements are an integral part of this statement.

LINDON CITY CORPORATION
**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL
 FUNDS TO THE STATEMENT OF NET POSITION**
 June 30, 2025

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

Total Fund Balance - Governmental Funds	\$ 14,303,912
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	57,064,489
Interest expense is not due and payable in the current period and, therefore, is not recorded in the funds.	(55,512)
Pension obligations and assets, including deferred inflows and outflows relating to pensions, are not obligations in the current period and, therefore, are not reported in the funds.	(35,630)
Long-term liabilities, including bonds, leases, notes, termination benefits, workers' compensation, and compensated absences, are not due and payable in the current period and, therefore, are not reported in the funds.	(5,295,500)
Total Net Position - Governmental Activities	\$ 65,981,759

The notes to the basic financial statements are an integral part of this statement.

LINDON CITY CORPORATION
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES GOVERNMENTAL FUNDS
For the Fiscal Year Ended June 30, 2025

	General	Capital Projects Roads	Other Governmental Funds	Total Governmental Funds
Revenues:				
Taxes	\$ 11,995,040	\$ -	\$ 1,244,282	\$ 13,239,322
Licenses and permits	708,171	-	-	708,171
Intergovernmental	59,233	1,712,648	-	1,771,881
Charges for services	264,043	-	-	264,043
Fines and forfeitures	630,034	-	-	630,034
Impact fees	39,107	2,475	414,000	455,582
Interest	252,511	207,357	194,657	654,525
Miscellaneous	821,398	205,485	-	1,026,883
Total Revenues	14,769,537	2,127,965	1,852,939	18,750,441
Expenditures:				
Current:				
General government	3,932,716	-	642,757	4,575,473
Public safety	5,507,317	-	-	5,507,317
Highways and public improvements	2,019,761	4,095,107	-	6,114,868
Parks and recreation	1,480,903	-	501,113	1,982,016
Debt service:				
Principal	137,819	-	284,000	421,819
Interest	43,549	-	171,988	215,537
Capital outlay	-	-	6,106	6,106
Total Expenditures	13,122,065	4,095,107	1,605,964	18,823,136
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,647,472	(1,967,142)	246,975	(72,695)
Other Financing Sources (Uses):				
Sale of capital assets	9,356	-	-	9,356
Transfers in	1,220,509	1,500,000	1,584,003	4,304,512
Transfers out	(3,446,453)	-	(1,096,180)	(4,542,633)
Total Other Financing Sources (Uses)	(2,216,588)	1,500,000	487,823	(228,765)
Net Change in Fund Balances	(569,116)	(467,142)	734,798	(301,460)
Fund Balances, Beginning	6,567,798	3,456,422	4,335,980	14,360,200
Prior Period Adjustment	245,172	-	-	245,172
Fund Balances, Ending	\$ 6,243,854	\$ 2,989,280	\$ 5,070,778	\$ 14,303,912

The notes to the basic financial statements are an integral part of this statement.

LINDON CITY CORPORATION
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES OF THE
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Fiscal Year Ended June 30, 2025

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

Net Change in Fund Balances - Total Governmental Funds	\$	(301,460)
Governmental funds have reported capital outlays, past and present, 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.		(2,739,039)
Governmental funds report current capital outlays as expenditures. However, these expenditures are reported as capital assets in the Statement of Net Position.		4,505,003
Governmental funds do not record developer contributions of infrastructure.		213,005
In the Statement of Activities, interest is accrued on noncurrent liabilities, whereas in governmental funds, interest expense is reported when due.		5,548
Repayment of noncurrent liabilities' principal is an expenditure in the funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		421,819
Some expenses, including accrued termination benefits and the difference between the actuarially calculated pension expense and retirement contributions, reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Compensated absences		(182,978)
Change in pension liabilities and related deferred outflow and inflows of resources		(246,665)
Change in Net Position - Governmental Activities	\$	<u>1,675,233</u>

The notes to the basic financial statements are an integral part of this statement.

LINDON CITY CORPORATION
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual Amounts	Difference from Final Budget
	Original	Final		
Revenues:				
Taxes	\$ 11,594,700	\$ 11,691,550	\$ 11,995,040	\$ 303,490
Licenses and permits	370,500	659,000	708,171	49,171
Intergovernmental	62,000	59,365	59,233	(132)
Charges for services	226,160	267,760	264,043	(3,717)
Fines and forfeitures	530,000	633,000	630,034	(2,966)
Impact fees	15,700	34,500	39,107	4,607
Interest	1,100,000	172,000	252,511	80,511
Miscellaneous	362,105	720,065	821,398	101,333
Total Revenues	14,261,165	14,237,240	14,769,537	532,297
Expenditures:				
Current:				
General government:				
Mayor and council	156,280	177,920	158,397	19,523
Judicial	668,540	667,140	635,335	31,805
Administrative	1,701,000	1,781,400	1,741,667	39,733
Buildings	500,220	532,500	420,305	112,195
Planning and zoning	905,580	1,015,875	955,802	60,073
Grants and contributions	16,500	26,500	21,210	5,290
Public Safety:				
Law enforcement	3,355,685	3,397,240	3,336,741	60,499
Fire protection	2,062,970	2,133,635	2,128,232	5,403
Animal controls	43,450	43,355	42,344	1,011
Highways and public improvements				
Streets	651,640	680,440	613,476	66,964
Public works administration	1,348,850	1,511,275	1,406,285	104,990
Parks and recreation				
Parks	1,235,320	1,605,640	1,384,941	220,699
Cemetery	29,250	72,400	65,906	6,494
Recreation and culture	28,000	31,000	30,056	944
Debt service:				
Principal	137,820	137,820	137,819	1
Interest	43,550	43,550	43,549	1
Total Expenditures	12,884,655	13,857,690	13,122,065	735,625
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,376,510	379,550	1,647,472	1,267,922
Other Financing Sources (Uses):				
Transfers in	1,177,447	1,299,265	1,220,509	(78,756)
Transfers out	(2,019,354)	(3,446,453)	(3,446,453)	-
Sale of capital assets	-	19,000	9,356	(9,644)
Total Other Financing Sources (Uses)	(841,907)	(2,128,188)	(2,216,588)	(88,400)
Net Change in Fund Balances	534,603	(1,748,638)	(569,116)	1,179,522
Fund Balances, Beginning (as restated)	6,812,970	6,812,970	6,812,970	-
Fund Balances, Ending	\$ 7,347,573	\$ 5,064,332	\$ 6,243,854	\$ 1,179,522

The notes to the basic financial statements are an integral part of this statement.

Major Proprietary Fund Financial Statements

Water Utility Fund - This fund is used to account for the activities related to providing water service to the residents of the City.

Waste Water Utility Fund - This fund is used to account for the activities relating to providing sewer services to the residents of the City.

Storm Water Utility - This fund is used to account for the activities associated with the collection and disposition of stormwater runoff.

Recreation - This fund is used to account for the activities at the city's swimming pool and community center, as well as programs held throughout the city.

LINDON CITY CORPORATION
STATEMENT OF NET POSITION – PROPRIETARY FUNDS
June 30, 2025

	Business-type Activities - Enterprise Funds					Total
	Water	Waste Water	Storm Water	Recreation	Non-major Funds	
Assets and Deferred Outflows of Resources						
Current Assets:						
Cash and cash equivalents	\$ 2,994,344	\$ 3,852,752	\$ 2,302,407	\$ 650,223	\$ 178,176	\$ 9,977,902
Accounts receivable, net	410,723	223,036	183,930	26,987	69,975	914,651
Prepaid assets	-	-	-	9,934	-	9,934
Due from other funds	-	-	-	410,000	-	410,000
Restricted cash and cash equivalents	884,076	528,543	-	647,753	-	2,060,372
Total Current Assets	4,289,143	4,604,331	2,486,337	1,744,897	248,151	13,372,859
Noncurrent Assets:						
Notes receivable	-	-	-	-	163,803	163,803
Reserve deposit	-	41,029	-	-	-	41,029
Capital assets, net of accumulated depreciation:						
Land	428,610	107,392	823,241	150,000	-	1,509,243
Water stock and rights	12,679,056	-	-	-	-	12,679,056
Construction in Process	1,746,152	-	877,416	41,124	-	2,664,692
Buildings	-	-	-	8,227,916	-	8,227,916
Telecom Infrastructure	-	-	-	-	103,151	103,151
Water distribution system	23,389,100	-	-	-	-	23,389,100
Waste water collection system	-	12,223,124	-	-	-	12,223,124
Storm water drainage system	-	-	12,992,791	-	-	12,992,791
Machinery and equipment	346,083	89,399	6,085	239,128	-	680,695
Vehicles	47,305	-	-	100,016	-	147,321
Capital assets, net	38,636,306	12,419,915	14,699,533	8,758,184	103,151	74,617,089
Total Noncurrent Assets	38,636,306	12,460,944	14,699,533	8,758,184	266,954	74,821,921
Deferred Outflows of Resources						
Deferred outflows relating to pensions	112,692	31,197	46,545	24,951	-	215,385
Deferred charge on bond refunding	-	-	-	358,899	-	358,899
Total Assets and Deferred Outflows of Resources	\$ 43,038,141	\$ 17,096,472	\$ 17,232,415	\$ 10,886,931	\$ 515,105	\$ 88,769,064

LINDON CITY CORPORATION
STATEMENT OF NET POSITION – PROPRIETARY FUNDS (Continued)
June 30, 2025

	Business-type Activities - Enterprise Funds					Total
	Water	Waste Water	Storm Water	Recreation	Non-major Funds	
Liabilities and Deferred Inflows of Resources						
Current Liabilities:						
Accounts payable	\$ 310,237	\$ 299,232	\$ 264,293	\$ 206,516	\$ 57,101	\$ 1,137,379
Accrued liabilities	10,100	4,254	3,366	72,274	-	89,994
Accrued interest payable	29,802	1,547	-	88,000	-	119,349
Developer and customer deposits	22,911	-	-	-	-	22,911
Due to other funds	142,405	-	-	-	-	142,405
Compensated absences	39,029	44,946	60,145	54,561	-	198,681
Current portion of long-term debt	70,879	110,965	-	455,000	21,671	658,515
Total Current Liabilities	625,363	460,944	327,804	876,351	78,772	2,369,234
Noncurrent Liability:						
Compensated absences, net	13,376	25,056	37,402	32,139	-	107,973
Long-term debt, net of current portion	2,149,014	2,266,815	-	4,631,735	142,132	9,189,696
Interfund loan payable	-	1,300,000	-	-	-	1,300,000
Net pension liability	115,121	31,859	47,531	25,480	-	219,991
Total Noncurrent Liability	2,277,511	3,623,730	84,933	4,689,354	142,132	10,817,660
Deferred Inflows of Resources:						
Deferred inflows relating to pensions	905	250	374	200	-	1,729
Total Liabilities and Deferred Inflows of Resources	2,903,779	4,084,924	413,111	5,565,905	220,904	13,188,623
Net Position:						
Net investment in capital assets	36,416,413	10,042,135	14,699,533	4,030,348	103,151	65,291,580
Restricted for:						
Water rights reserve	884,076	-	-	-	-	884,076
Debt service reserves	-	528,543	-	647,753	-	1,176,296
Unrestricted	2,833,873	2,440,870	2,119,771	642,925	191,050	8,228,489
Total Net Position	40,134,362	13,011,548	16,819,304	5,321,026	294,201	75,580,441
Total Liabilities and Net Position	\$ 43,038,141	\$ 17,096,472	\$ 17,232,415	\$ 10,886,931	\$ 515,105	\$ 88,769,064

The notes to the basic financial statements are an integral part of this statement.

LINDON CITY CORPORATION
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN
NET POSITION – PROPRIETARY FUNDS
For the Fiscal Year Ended June 30, 2025

	Business-type Activities - Enterprise Funds					Total
	Water	Waste Water	Storm Water	Recreation	Non-major Funds	
Operating Revenues:						
Service fees	\$ 3,693,854	\$ 2,367,522	\$ 1,370,629	\$ 1,247,045	\$ 814,460	\$ 9,493,510
Other fees	40,536	6,650	-	-	-	47,186
Miscellaneous	129,925	-	1,435	11,276	-	142,636
Total Operating Revenues	3,864,315	2,374,172	1,372,064	1,258,321	814,460	9,683,332
Operating Expenses:						
Salaries and wages	327,855	170,891	161,287	928,334	-	1,588,367
Employee benefits	193,350	96,891	69,751	162,546	-	522,538
Materials, supplies and services	1,667,531	851,787	151,593	1,087,717	734,334	4,492,962
Depreciation	789,770	722,954	451,699	483,384	8,153	2,455,960
Total Operating Expenses	2,978,506	1,842,523	834,330	2,661,981	742,487	9,059,827
Operating Income (Loss)	\$ 885,809	\$ 531,649	\$ 537,734	\$ (1,403,660)	\$ 71,973	\$ 623,505

The notes to the basic financial statements are an integral part of this statement.

LINDON CITY CORPORATION
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN
NET POSITION – PROPRIETARY FUNDS (Continued)
For the Fiscal Year Ended June 30, 2025

	Business-type Activities - Enterprise Funds					Total
	Water	Waste Water	Storm Water	Recreation	Non-major Funds	
Nonoperating Income (Expense):						
Intergovernmental revenue	\$ 13,155	\$ -	\$ 61,554	\$ 65,977	\$ -	\$ 140,686
Gain on sale of capital assets	27,200	-	9,500	-	-	36,700
Interest income	202,612	169,757	107,219	61,355	5,347	546,290
Interest expense	(72,815)	(49,872)	-	(202,965)	-	(325,652)
Total Nonoperating Income (Expense)	<u>170,152</u>	<u>119,885</u>	<u>178,273</u>	<u>(75,633)</u>	<u>5,347</u>	<u>398,024</u>
Income (Loss) Before Transfers and Capital Contributions	1,055,961	651,534	716,007	(1,479,293)	77,320	1,021,529
Capital contributions	132,107	75,675	52,256	-	-	260,038
Impact fee contributions	160,736	193,687	82,859	-	-	437,282
Transfers in	-	-	-	1,422,450	10,000	1,432,450
Transfers out	(351,567)	(351,567)	(460,095)	-	(31,100)	(1,194,329)
Changes in Net Position	997,237	569,329	391,027	(56,843)	56,220	1,956,970
Net Position, Beginning	39,173,270	12,481,960	16,489,609	5,423,226	237,981	73,806,046
Prior Period Adjustments	(36,145)	(39,741)	(61,332)	(45,357)	-	(182,575)
Net Position, Ending	<u>\$ 40,134,362</u>	<u>\$ 13,011,548</u>	<u>\$ 16,819,304</u>	<u>\$ 5,321,026</u>	<u>\$ 294,201</u>	<u>\$ 75,580,441</u>

The notes to the basic financial statements are an integral part of this statement.

LINDON CITY CORPORATION
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS
For the Fiscal Year Ended June 30, 2025

	Business-type Activities - Enterprise Funds					Total
	Water	Waste Water	Storm Water	Recreation	Non-major Funds	
Cash Flows From Operating Activities:						
Receipts from customers and users	\$ 3,814,231	\$ 2,365,167	\$ 1,305,650	\$ 1,260,857	\$ 812,309	\$ 9,558,214
Payments to suppliers	(3,030,997)	(2,227,095)	(168,038)	(1,010,922)	(736,805)	(7,173,857)
Payments to employees and related benefits	(535,791)	(265,314)	(228,545)	(1,087,057)	-	(2,116,707)
Deposits received (refunded)	9,711	-	-	-	-	9,711
Net cash from operating activities	<u>257,154</u>	<u>(127,242)</u>	<u>909,067</u>	<u>(837,122)</u>	<u>75,504</u>	<u>277,361</u>
Cash Flows From Capital and Related Financing Activities:						
Purchase of property and equipment	(2,289,021)	(25,777)	(931,223)	(620,980)	-	(3,867,001)
Proceeds from issuance of debt	-	1,300,000	-	-	-	1,300,000
Receipt of impact fees	160,736	193,687	82,859	-	-	437,282
Principal paid on bonds and lease	(68,667)	(353,965)	-	(435,000)	-	(857,632)
Interest paid on bonds and lease	(73,737)	(50,065)	-	(202,450)	-	(326,252)
Proceeds from sale of capital assets	27,200	-	9,500	-	-	36,700
Net cash from capital and related financing activities	<u>(2,243,489)</u>	<u>1,063,880</u>	<u>(838,864)</u>	<u>(1,258,430)</u>	<u>-</u>	<u>(3,276,903)</u>
Cash Flows From Non-Capital Financing Activities:						
Cash subsidy from federal grants	13,155	-	61,554	65,977	-	140,686
Payments on long-term pension obligation	22,771	6,305	9,404	5,042	-	43,522
Payments from (to) other funds on loans	142,405	(1,300,000)	-	(193,900)	-	(1,351,495)
Payments received on notes from residents	-	-	-	-	19,145	19,145
Principal paid on notes for residential connections	-	-	-	-	(19,145)	(19,145)
Transfers from (to) other funds	(351,567)	(351,567)	(460,095)	1,422,450	(21,100)	238,121
Net cash from non-capital financing activities	<u>\$ (173,236)</u>	<u>\$ (1,645,262)</u>	<u>\$ (389,137)</u>	<u>\$ 1,299,569</u>	<u>\$ (21,100)</u>	<u>\$ (929,166)</u>

The notes to the basic financial statements are an integral part of this statement.

LINDON CITY CORPORATION
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS (Continued)
For the Fiscal Year Ended June 30, 2025

	Business-type Activities - Enterprise Funds					Total
	Water	Waste Water	Storm Water	Recreation	Non-major Funds	
Cash Flows From Investing Activity:						
Interest on investments	\$ 202,612	\$ 169,757	\$ 107,219	\$ 61,355	\$ 5,347	\$ 546,290
Net cash from investing activity	<u>202,612</u>	<u>169,757</u>	<u>107,219</u>	<u>61,355</u>	<u>5,347</u>	<u>546,290</u>
Net Increase (Decrease) In Cash	(1,956,959)	(538,867)	(211,715)	(734,628)	59,751	(3,382,418)
Cash and Cash Equivalents At Beginning of Year	<u>5,835,380</u>	<u>4,920,162</u>	<u>2,514,122</u>	<u>2,032,603</u>	<u>118,424</u>	<u>15,420,691</u>
Cash and Cash Equivalents at End of Year	<u>\$ 3,878,421</u>	<u>\$ 4,381,295</u>	<u>\$ 2,302,407</u>	<u>\$ 1,297,975</u>	<u>\$ 178,175</u>	<u>\$ 12,038,273</u>
Reconciliation of operating income (loss) to net cash flows from operating activities:						
Operating income (loss)	\$ 885,809	\$ 531,649	\$ 537,734	\$ (1,403,660)	\$ 71,973	\$ 623,505
Adjustments to reconcile operating income (loss) to net cash flows from operating activities:						
Depreciation expense	789,770	722,954	451,699	483,384	8,153	2,455,960
(Increase) Decrease in accounts receivables	(50,084)	(9,005)	(66,414)	2,536	(2,151)	(125,118)
(Increase) Decrease in prepaid assets	-	-	-	(2,714)	-	(2,714)
Increase (Decrease) in accounts payable	(1,035,269)	(1,375,308)	(16,445)	79,509	(2,471)	(2,349,984)
Increase (Decrease) in payable from restricted	(328,197)	-	-	-	-	(328,197)
Increase (Decrease) in accrued liabilities	2,347	491	(228)	(14,430)	-	(11,820)
Increase (Decrease) in compensated absences	(16,933)	1,977	2,721	18,253	-	6,018
Increase (Decrease) in deposits	9,711	-	-	-	-	9,711
Net cash from operating activities	<u>\$ 257,154</u>	<u>\$ (127,242)</u>	<u>\$ 909,067</u>	<u>\$ (837,122)</u>	<u>\$ 75,504</u>	<u>\$ 277,361</u>

The notes to the basic financial statements are an integral part of this statement.

**LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization

Lindon City Corporation (the City) was incorporated in March of 1924, under the provisions of the Utah State Code. Lindon City Corporation is a political subdivision of the State of Utah. The City operates under a six member council form of government and provides services authorized by its charter, including public safety, (police and fire), highways and streets, sanitation, health and social services, culture-recreation, public improvements, planning and zoning, and general administrative services. Some of these services are provided under contract with other entities.

B. Reporting Entity

The accompanying financial statements present the financial position of the various fund types, the results of operations of the various fund types and the cash flows of the proprietary funds. The financial statements are presented as of and for the fiscal year ended June 30, 2025.

For financial reporting purposes, Lindon City Corporation has included all funds, and component units. The City has considered all potential component units for which it is financially accountable, and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board (GASB) has set forth criteria in GASB Statement No. 14 to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific financial benefits to or impose financial burdens on the City.

As required by generally accepted accounting principles, this report presents the financial information of both Lindon City Corporation (the primary government) and its component units. The component units are included in the City's reporting entity because of the significance of the component unit's operational or financial relationships with the City.

Component Units

These component units are entities, which are legally separate from the City, but are so intertwined with the City that they are, in substance, the same as the City. They have the same governing boards or are responsible for appointing the members of the governing boards and provide services almost entirely to Lindon City. As such, they are accounted for as blended component units and are reported as funds of the City. These organizations for which Lindon City is financially accountable, and the relationship with Lindon City is significant enough that exclusion would possibly lead to misleading or incomplete financial statements. To obtain separate individual component unit financial statements please send requests to Lindon City, c/o the City Administrator, 100 North State Street, Lindon, Utah 84042.

Lindon City Redevelopment Agency. The Agency was established for the purpose of aiding and cooperating in the planning, undertaking, construction, or operation of redevelopment and economic development projects within the area in which it is authorized to act. The members of the City Council are also members of the Redevelopment Agency's Board of Directors and, as such, are authorized to transact the business and exercise their power to plan, engineer, and carry out projects of the Redevelopment Agency. The Agency is reported as a special revenue fund.

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Government-wide and Fund Financial Statements

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements. Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The City's general governmental services, public safety, highways and streets, planning and engineering, parks, and redevelopment are classified as governmental activities. The City's water, wastewater, storm water, recreation, waste collection, and telecommunication funds are classified as business-type activities.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the City and its blended component units. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on user fees and charges for support.

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 which are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

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

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

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

The financial resources used to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as expenditures. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements, rather than as another financing source. Amounts paid to reduce long-term debt of the City are reported as a reduction of the related liability, rather than expenditures in the government-wide financial statements.

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

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

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

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, reserves, fund balance, revenues, and expenditures or expenses as appropriate.

The government reports the following major governmental funds:

The General Fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

The Road Capital Projects Fund accounts for the financial resources to be used for the city's roads.

The government reports the following major proprietary funds:

The Water Fund accounts for the activities of the city's water utility and water distribution system.

The Wastewater Fund accounts for the activities of the city's sewer utility.

The Storm Water Fund accounts for the activities of the city's storm drain utility.

The Recreation Fund accounts for the activities at the city's swimming pool and community center.

Additionally, the City reports the following non-major funds:

The Redevelopment Agency special revenue fund reports the activities of the Agency as described previously.

The Debt Service Fund reports the payments of long-term debt.

The Parks, Arts, Recreation, and Culture (P.A.R.C.) Tax special revenue fund records the receipts and use of tax the P.A.R.C. tax.

The General Capital Projects Fund accounts for the financial resources to be used for the acquisition or construction of the major capital facilities of the government.

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

The Waste Collection Fund (an enterprise fund) accounts for the service fees and expenses associated with garbage collection in the City.

The Telecommunications Fund (an enterprise fund) accounts for the receivables and associated debt and the collections on those receivables for resident connections to the Utah Infrastructure Agency fiber optic network.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

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

E. Assets, Liabilities, and Net Position

1. Deposits and Investments

Cash and cash equivalents consist of amounts in demand and certificates of deposit and all highly liquid investments maturing within three months. Cash balances are invested to the extent available. Investments are held in Utah Public Treasurers' Investment Fund (PTIF). Investments are stated at cost, which approximates fair value.

The City categorizes the fair value measurements of its investments based on the hierarchy established by general accepted accounting principles. The fair value hierarchy, which has three levels, is based on valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The City does not have any investments that are measured using Level 3 inputs. Fair value measurements of the City's investments in PTIF at June 30, 2025, of \$22,553,480 are based on significant other observable inputs (Level 2 inputs).

2. Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaids are reported using the consumption method.

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Assets, Liabilities, and Net Position (Continued)

3. Receivables and Payables

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year is referred to as either “due to/from other funds”. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances”.

All trade receivables are shown net of an allowance for uncollectible. The allowance for doubtful accounts at June 30, 2025 for all funds is approximately \$4,796 and is concentrated in the enterprise funds.

4. Restricted Assets

Cash and investments are often restricted to a particular use due to statutory or legal requirements and are therefore classified as “restricted” on the City’s balance sheets. When both restricted and unrestricted resources are available for use, it is the government’s policy to use restricted resources first, then unrestricted resources as they are needed. Additionally, the City would then use committed, assigned and lastly unassigned amounts from the unrestricted fund balance when expending funds.

5. Capital Assets

Capital assets, which include property, land, buildings, water/sewer/storm systems, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial cost of more than \$5,000. Purchased or constructed assets are recorded at historical cost. Donated capital assets are recorded at acquisition value. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Depreciation is computed using the straight-line method over the estimated useful lives of the assets as follows:

<u>Assets</u>	<u>Years</u>
Buildings	20 to 40
Infrastructure	20 to 40
Water distribution system	25 to 50
Waste water collection system	3 to 10
Storm water drainage system	5 to 10
Improvements other than buildings	5 to 20
Machinery and equipment	5 to 10
Vehicles	5
Lease assets	5

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Assets, Liabilities, and Net Position (Continued)

6. Unearned Revenue

Unearned revenue arises when resources are received by the City before it has earned them, as when grant monies or donations are received prior to the incurrence of qualifying expenditures. In subsequent periods when the City has earned the resources, the revenue is recognized.

7. Deposits

Developer and customer deposits are principally deposits from developers that are held by the City until building projects and developments receive the required City inspections and are in compliance with all City ordinances.

8. Compensated Absences

Accumulated vacation leave that is due and payable at year-end is reported as an expenditure and a fund liability for governmental funds. Amounts of accumulated vacation leave that are not reported as a current period expenditure in the governmental funds are reported on the government-wide financial statements as a noncurrent liability. Accumulated vacation in business-type funds is recorded as an expense and a liability as employees earn these benefits. In accordance with the provisions of Statement of Financial Accounting Standards No. 43, *Accounting for Compensated Absences*, no liability is recorded for non-vesting accumulated rights to receive sick pay benefits.

9. Long-term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed as incurred.

In the fund financial statements, governmental fund types recognize other financing sources or uses for bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

10. 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.

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Assets, Liabilities, and Net Position (Continued)

11. Deferred Outflows and Deferred Inflows of Resources

The statement of net position reports a separate section from assets for deferred outflows of resources. Deferred outflows of resources represent consumption of net assets that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then. The City reports deferred charges on bond refundings and deferred outflows of resources relating to pensions. In addition, the statement of net position reports a separate section from liabilities for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net assets that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. The City reports deferred inflows of resources relating to pensions and for property taxes received in future periods.

12. Fund Balances

In the fund financial statements, governmental funds report classifications of fund balances based on a hierarchy that shows the level or form of constraints on fund balance resources, and the extent to which the City is bound to honor those constraints. Fund balance classifications are:

Nonspendable – includes fund balance amounts that cannot be spent because they are either a) not in spendable form, or b) legally or contractually required to be maintained intact. Fund balances related to inventory, long term portions of notes receivable and prepaid expenditures are classified as nonspendable.

Restricted – includes fund balance amounts that are subject to external constraints that have been placed on the use of the resources imposed by either a) creditors, grantors, contributors, or laws and regulations of other governments, or b) law through constitutional provisions or enabling legislation. Restricted fund balances include unspent tax revenues for specific purposes.

Committed – the portion of unrestricted fund balance that can only be used for specific purposes as established by formal action of the Mayor and City Council. Fund balance commitments can only be removed or changed by the same action of the mayor and city council. Committed resources also include any contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

Assigned – the portion of unrestricted fund balance that the City intends to be used for a specific purpose but are neither restricted nor committed. These are established by the City Council. It includes all remaining positive fund balance amounts that are reported in governmental funds, other than the General Fund, which have specific purposes and that are not classified as one of the previous classifications.

Unassigned – remaining unrestricted funds in excess of other categories in the General Fund and any residual deficits in any fund.

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

F. Taxes

On or before June 22 of each year, the City sets the property tax rate for various municipal purposes. If the City intends to increase property tax revenues above the tax rate of the previous year, state law requires the City to provide public notice to property owners and hold public hearings. When these special public hearings are necessary, the adoption of the final budget must be done before August 17. All property taxes levied by the City are assessed and collected by Utah County.

Taxes are levied as of January 1 and are due November 30; any delinquent taxes are subject to a penalty. Unless the delinquent taxes and penalties are paid before January 15, a lien is attached to the property, and the amount of taxes and penalties bears interest from January 1 until paid. Tax liens are placed on a property on January 1 following the due date of unpaid taxes. If after five years, delinquent taxes have not been paid, the County sells the property at a tax sale. Tax collections are remitted to the City from the County on a monthly basis.

Sales taxes are collected by the Utah State Tax Commission and remitted to the City monthly. Franchise taxes are collected by telephone, mobile phone, natural gas, electric utilities, and cable television companies and remitted to the City periodically.

G. Estimates

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

NOTE 2 – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

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

Utah State law prohibits the appropriation of General Fund balance until unrestricted fund balance (the total of committed, assigned, and unassigned fund balance) exceeds 5% of the General Fund revenues. Additionally, unrestricted fund balance is limited to 35% of the current year revenues not including any appropriations of fund balance. The City follows these procedures in accordance with Utah Code in establishing the budgetary data reflected in the financial statements:

- The City prepares its budgets on a GAAP basis.
- On or before the first regularly scheduled meeting of the Mayor and City Council in May, the finance director prepares a tentative budget for the ensuing fiscal year.

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 2 – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (Continued)

- The tentative budget as adopted by the Mayor and City Council is then made available to the public for inspection for a period of at least ten days prior to the adoption of the final budget.
- Prior to June 22, the budget is legally enacted through passage of a resolution.
- The City Council approves, by resolution, total budget appropriations only. The finance director is authorized to transfer any unexpended appropriation balances from one expenditure account to another within departments during the budget year. The originally adopted budget may be amended during the year. The City Council by resolution may transfer any unexpended appropriation balance from one department to another within the same fund. In order to increase expenditures in any fund the City must hold a public hearing in addition to passing a resolution.
- Unused appropriations for all annually budgeted funds lapse at the end of the fiscal year on June 30.
- Unused capital project fund appropriations are carried into the subsequent fiscal year.

NOTE 3 – 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, which approximate fair value. Each fund's portion of this pool is displayed on the combined balance sheet as "cash and cash equivalents" which also includes cash accounts that are separately held by several of the City's funds.

Deposits – Utah State law requires that City funds be deposited with a "qualified depository" as defined by the Utah Money Management Act. "Qualified depository" includes any depository institution which has been certified by the Utah State Commissioner of Financial Institutions as having met the requirements as defined in Rule 11 of the Utah Money Management Act. Rule 11 establishes the formula for determining the amount of public funds which a qualified depository may hold in order to minimize risk of loss and defines capital requirements which an institution must maintain to be eligible to accept public funds.

Investments – The City's investment policies are governed by State statutes. The City follows the requirements of the Utah Money Management Act (Utah Code Annotated 1953, Section 51, Chapter 7) in handling its depository and temporary investment transactions. The Money Management Act also defines the types of securities allowed as appropriate temporary investments for the City and the conditions for making investment transactions. Investment transactions are to be conducted through qualified depositories or primary reporting dealers.

The City invests in the Public Treasurer's Investment Fund (PTIF) which is a voluntary external Local Governmental Investment Pool managed by the Utah State Treasurer's Office and is audited by the Utah State Auditor. No separate report as an external investment pool has been issued for the PTIF. The PTIF is not registered with the SEC as an investment company and is not rated. The PTIF is authorized and regulated by the Utah Money Management Act, (Utah Code Title 51, Chapter 7). PTIF invests in high-grade securities which are delivered to the custody of the Utah State Treasurer, assuring a perfected interest in the securities, and, therefore, there is very little credit risk except in the most unusual and unforeseen circumstances. The maximum weighted average life of the portfolio does not exceed 90 days. 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

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 3 – DEPOSITS AND INVESTMENTS (Continued)

cost basis. The income, gains, and losses, net of administration fees, of the PTIF are allocated to participants on the ratio of the participant's share to the total funds in the PTIF based on the participant's average daily balance. The PTIF allocates income and issues statements on a monthly basis. Twice a year, at June 30 and December 31, which are the accounting periods for public entities, the investments are valued at fair value and participants are informed of the fair value valuation factor. Additional information is available at the Utah State Treasures' Office.

Deposits - Custodial Credit Risk – The custodial credit risk for deposits is the risk that in the event of a bank failure, the City's deposits may not be recovered. The Money Management Act requires that deposits be in a qualified depository 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 deposits in the bank in excess of the insured amount are uninsured and uncollateralized. Deposits are not collateralized nor are they required to be by state statute. The deposits for the City at June 30, 2025 were \$2,703,926. Of these, \$2,203,926 were exposed to custodial credit risk because they were uninsured and uncollateralized.

Investments – Interest Rate Risk – The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. However, interest rate risk is managed by compliance to the Utah Money Management Act which provides guidance for handling depository and investing transactions in order to minimize interest rate risk. The City's weighted average maturity for investments as of June 30, 2025 was less than one year.

Investments – Credit Risk – The City follows the requirements of the Utah Money Management Act (Section 51, Chapter 7 of the Utah Code) in handling its depository and investing transactions. City funds are deposited in qualified depositories as defined by the Act. The Act also authorizes the City to invest in the Utah Public Treasurer's Investment Fund (PTIF), certificates of deposit, U.S. Treasury obligations, U.S. Agency Issues, high-grade commercial paper, bankers' acceptances, repurchase agreements, corporate bonds, restricted mutual funds, and obligations of governmental entities within the State of Utah. The PTIF is invested in accordance with the Act. The State Money Management Council provides regulatory oversight for the PTIF. The degree of risk of the PTIF depends upon the underlying portfolio. The Act and Council rules govern the financial reporting requirements of qualified depositories in which public funds may be deposited and prescribe the conditions under which the designation of a depository shall remain in effect. The City has no other investment policy that would further limit its investment choices.

Investments - Custodial Credit Risk – Custodial credit risk for investments is the risk that, in the event of a failure of the counter party, the City will not be able to recover the value of the investment or collateral securities that are in the possession of an outside party. The City does not have a formal policy for custodial credit risk.

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 3 – DEPOSITS AND INVESTMENTS (Continued)

As of June 30, 2025, the City had the following deposits and investments:

	Fair Value	Carrying Amount	Credit Rating (1)	Weighted Average Years to Maturity (2)
Cash on Deposit	\$ 2,703,926	\$ 2,267,139	N/A	N/A
Cash on Hand	3,300	3,300		
Total cash on hand and deposit	<u>\$ 2,707,226</u>	<u>\$ 2,270,439</u>		
Investments (3):				
Utah State Treasurer's Investment Pool	\$ 22,598,258	\$ 22,553,480	N/A	120.30
Total investments	<u>\$ 22,598,258</u>	<u>\$ 22,553,480</u>		
Total cash and cash equivalents	<u>\$ 25,305,484</u>	<u>\$ 24,823,919</u>		

NOTE 4 – NOTES RECEIVABLE

Notes receivable consist of many individual notes with residents who have financed installation of fiber optic lines to their home from Utah Infrastructure Agency (UIA). Notes between the residents and the City were signed simultaneously with notes between the City and UIA. The notes receivable from the residents and the notes payable to UIA were both \$163,803 at June 30, 2025.

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

Due to/from Other Funds

Loans made between funds are reflected as "due to" or "due from" on the respective funds' Balance Sheet (governmental funds) and/or Statement of Net Position (business-type funds). As of June 30, 2025, due to and due from other funds were as follows:

	Receivable	Payable
Governmental Activities		
General Fund	\$ 206,908	\$ -
Non major governmental funds	-	474,504
Business-type Activities		
Water	-	142,404
Recreation	410,000	-
	<u>\$ 616,908</u>	<u>\$ 616,908</u>

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

Due to/from Other Funds (Continued)

The due to/from other funds are the result of individual funds' cash flow needs. These accounts at the fund financial statement level have been eliminated at the government-wide financial statement level (Statement of Net Position). The above amounts will be repaid by the respective funds.

Transfers Between Funds

	<u>Transfers In</u>	<u>Transfers Out</u>
Governmental Activities		
General Fund	\$ 1,220,509	\$ 3,446,453
Redevelopment Agency	21,810	226,180
Debt Service	812,193	-
Capital Projects Road	1,500,000	-
Non major governmental funds	750,000	870,000
Business-type Activities		
Water	-	351,567
Waste Water	-	351,567
Storm Water	-	460,095
Recreation	1,422,450	
Non major business-type funds	10,000	31,100
	<u>\$ 5,736,962</u>	<u>\$ 5,736,962</u>

The City's interfund transfers for the year ended June 30, 2025, are summarized below:

The General Fund received \$1,220,509 for the following transfers:

- \$26,180 from the Redevelopment Agency for Administrative costs
- \$351,567 from the Water Fund to share administrative costs in the General Fund
- \$351,567 from the Sewer Fund to share administrative costs in the General Fund
- \$351,567 from the Storm Water Fund to share administrative costs in the General Fund
- \$108,528 from the Storm Water Fund for Administrative and other costs
- \$31,100 from the non-major business-type funds for administrative costs

The Redevelopment Fund received \$21,810 from the General Fund as part of a sales tax participation agreement.

The Debt Service received \$812,193 for the following transfers:

- \$612,193 from the General Fund to meet debt service obligations.
- \$200,000 from the Redevelopment Fund to meet debt service obligations.

The Capital Projects Road Fund received \$1,500,000 from the General Fund to help fund road improvements.

The Capital Projects Fund (non-major governmental fund) received \$750,000 from the General Fund to help fund the expansion of the other half of the cemetery.

The Recreation fund received \$1,422,450 for the following transfers:

- \$552,450 from the General Fund for debt service obligations and to help subsidize the fund
- \$460,000 from the Capital Project Fund (non-major governmental fund)

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

Transfers Between Funds(continued)

- \$410,000 from the PARC Tax Fund (non-major governmental fund) to help fund improvements and debt service.

The non-major business-type fund received \$10,000 from the General Fund to subsidize the annual citywide cleanup in the Fall.

Interfund Loans

The Interfund loan receivable and payable, in the amount of \$1,300,000 is the result of the Waste Water funds cash flow needs for capital projects. These accounts at the fund financial statement level have been eliminated at the government-wide financial statement level (Statement of Net Position). The amount of \$1,300,000 will be repaid to the General Fund over a period of 10 years, with interest at 4.5%. The annual combined principal and interest payment will be \$164,292.47.

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 6 – CAPITAL ASSETS

The following is a summary of changes in capital assets for the year ended June 30, 2025:

	<u>Balance June 30, 2024</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance June 30, 2025</u>
Governmental Activities:				
Capital assets, not being depreciated:				
Land and collectibles	\$ 15,334,056	\$ -	\$ -	\$ 15,334,056
Water stock and rights	69,550	-	-	69,550
Construction in progress	2,790,980	2,970,350	(2,067,152)	3,694,178
	<u>18,194,586</u>	<u>2,970,350</u>	<u>(2,067,152)</u>	<u>19,097,784</u>
Capital assets, being depreciated:				
Buildings	7,953,480	6,106	-	7,959,586
Infrastructure	52,343,282	3,338,400	-	55,681,682
Improvements other than buildings	8,659,791	-	-	8,659,791
Machinery and equipment	1,322,746	161,472	-	1,484,218
Vehicles	1,407,845	308,832	-	1,716,677
Lease asset	1,038,640	-	-	1,038,640
	<u>72,725,784</u>	<u>3,814,810</u>	<u>-</u>	<u>76,540,594</u>
Less accumulated depreciation for:				
Buildings	(2,438,749)	(237,585)	-	(2,676,334)
Infrastructure	(27,147,456)	(1,600,407)	-	(28,747,863)
Improvements other than buildings	(4,169,038)	(367,793)	-	(4,536,831)
Machinery and equipment	(1,018,408)	(75,844)	-	(1,094,252)
Vehicles	(864,290)	(197,750)	-	(1,062,040)
Lease asset	(196,909)	(259,660)	-	(456,569)
	<u>(35,834,850)</u>	<u>(2,739,039)</u>	<u>-</u>	<u>(38,573,889)</u>
	<u>36,890,934</u>	<u>1,075,771</u>	<u>-</u>	<u>37,966,705</u>
Governmental Activities capital assets, net	<u>\$ 55,085,520</u>	<u>\$ 4,046,121</u>	<u>\$ (2,067,152)</u>	<u>\$ 57,064,489</u>

Depreciation expense was charged to functions/programs for the year ended June 30, 2025, is as follows:

Governmental Activities:	
General government	\$ 192,859
Public safety	395,100
Highways and public improvements	1,649,990
Parks and recreation	501,090
	<u>501,090</u>
Total depreciation expense - governmental activities	<u>\$ 2,739,039</u>

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 6 – CAPITAL ASSETS (Continued)

	Balance June 30, 2024	Additions	Deletions	Balance June 30, 2025
Business-type Activities:				
Capital assets, not being depreciated:				
Land	\$ 1,509,243	\$ -	\$ -	\$ 1,509,243
Water Stock	12,679,056	-	-	12,679,056
Construction in progress	6,854,466	2,547,056	(6,736,830)	2,664,692
Total capital assets, not being depreciated	21,042,765	2,547,056	(6,736,830)	16,852,991
Capital assets, being depreciated:				
Buildings	12,462,528	589,813	-	13,052,341
Telecom Infrastructure	170,711	-	-	170,711
Water system	26,591,181	7,204,085	-	33,795,266
Waste water system	21,185,657	101,452	-	21,287,109
Storm water system	18,556,876	513,133	-	19,070,009
Equipment	2,046,893	16,861	-	2,063,754
Vehicles	304,598	136,913	(70,818)	370,693
Total capital assets, being depreciated	81,318,444	8,562,257	(70,818)	89,809,883
Less accumulated depreciation for:				
Buildings	(4,434,746)	(389,679)	-	(4,824,425)
Telecom Infrastructure	(59,407)	(8,153)	-	(67,560)
Water system	(9,680,629)	(725,537)	-	(10,406,166)
Waste water system	(8,406,298)	(657,687)	-	(9,063,985)
Storm water system	(5,628,485)	(448,733)	-	(6,077,218)
Equipment	(1,178,561)	(204,498)	-	(1,383,059)
Vehicles	(272,517)	(21,673)	70,818	(223,372)
Total accumulated depreciation	(29,660,643)	(2,455,960)	70,818	(32,045,785)
Total capital assets being depreciated, net	51,657,801	6,106,297	-	57,764,098
Business-type Activities capital assets, net	\$ 72,700,566	\$ 8,653,353	\$ (6,736,830)	\$ 74,617,089

Depreciation expense was charged to functions/programs for the year ended June 30, 2025, is as follows:

Business-type Activities	
Water	\$ 789,770
Waste water	722,954
Storm water	451,699
Recreation	483,384
Telecommunications	8,153
Total depreciation expense - business-type activities	\$ 2,455,960

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 7 – DEFERRED INFLOWS OF RESOURCES – PROPERTY TAXES

In conjunction with GASB pronouncement 33, “Accounting and Financial Reporting for Nonexchange Transactions” the City has accrued property tax receivable and a deferred property tax revenue in the General Fund and Redevelopment Agency in the amounts of \$2,300,000 and \$0, respectively.

NOTE 8 – LONG-TERM DEBT

The following is a summary of long-term debt transactions of the City for the June 30, 2025:

	<u>Balance June 30, 2024</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance June 30, 2025</u>	<u>Due Within One Year</u>
Governmental Activities:					
Bonds payable:					
Revenue bonds payable -					
Direct Placements	\$ 3,579,000	\$ -	\$ (284,000)	\$ 3,295,000	\$ 298,000
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total bonds payable	3,579,000	-	(284,000)	3,295,000	298,000
Notes payable and leases:					
Right to Use Asset -Leases	\$ 857,271	\$ -	\$ (137,819)	\$ 719,452	\$ -
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total notes payable and leases	857,271	-	(137,819)	719,452	-
Other liabilities:					
Compensated absences	\$ 1,098,071	\$ 182,978		\$ 1,281,049	\$ 828,194
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total other liabilities	1,098,071	182,978	-	1,281,049	828,194
Total Governmental activities long-term liabilities	<hr/> <u>5,534,342</u>	<hr/> <u>182,978</u>	<hr/> <u>(421,819)</u>	<hr/> <u>5,295,501</u>	<hr/> <u>1,126,194</u>
Business-type Activities:					
Bonds payable:					
Revenue bonds:					
Public offering	5,235,000	-	(435,000)	4,800,000	455,000
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Plus: unamortized premiums	320,467	-	(33,734)	286,733	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Direct placement	4,241,560	-	(311,664)	3,929,896	70,879
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total bonds payable	9,797,027	-	(780,398)	9,016,629	525,879
Notes payable:					
Notes payable	961,691		(130,109)	831,582	132,636
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total notes payable	961,691	-	(130,109)	831,582	132,636
Other liabilities:					
Compensated absences	300,635	6,018	-	306,653	198,681
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total other liabilities	300,635	6,018	-	306,653	198,681
Total Business-type activities long-term liabilities	<hr/> <u>11,059,353</u>	<hr/> <u>6,018</u>	<hr/> <u>(910,507)</u>	<hr/> <u>10,154,864</u>	<hr/> <u>857,196</u>
Total long-term Liabilities	<u>\$ 16,593,695</u>	<u>\$ 188,996</u>	<u>\$ (1,332,326)</u>	<u>\$ 15,450,365</u>	<u>\$ 1,983,390</u>

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 8 – LONG-TERM DEBT (Continued)

Long-term debt at June 30, 2025 consists of the following:

GOVERNMENTAL ACTIVITIES

Revenue Bonds

The Tax Increment and Sales Tax Revenue Bonds Series 2023 were issued for \$3,579,000 with a rate of 4.940%. Debt service payments are made semi-annually beginning May 2024 with the final payment due November 3033. The liability is in the Governmental funds for the 700 North Project Area. The debt service is paid from sales tax revenues of the City and Redevelopment tax increment revenues.

\$ 3,295,000

Total Revenue Bonds - Governmental Activities

\$ 3,295,000

Leases

2023 Police Vehicle Lease was issued for original amount of \$1,038,640. with lease payments due in annual installments ranging from \$43,550 to \$12,791 including interest at 5.08% beginning September 2023, with the final payment due September 2027. The principal and interest payments are made from the General Fund revenues. The lease was used to finance 15 police vehicles and replaced a prior police vehicle lease for vehicles that were traded in.

\$ 719,452

Total Leases - Governmental Activities

\$ 719,452

Compensated absences

The total of accumulated unpaid compensated absences in governmental funds. The majority of compensated absences are paid out of the general fund.

\$ 1,110,675

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

BUSINESS-TYPE ACTIVITIES

Revenue Bonds - Public Offering

The Sales Tax Revenue Refunding Bonds, Series 2015, were issued in the amount of \$7,470,000 with coupon rates between 2.0 and 4.0%. Debt service is due in semi-annual installments beginning July 2015 with the final payment due July 2033. This bond was issued to partially refund in advance the Sales Tax Revenue Bonds, Series 2008, which were originally issued to pay for the Aquatics Center. The total debt service refunded in advance was anticipated to be \$12,550,133, and total debt service for the new debt is \$12,065,423. The present value of debt service savings from the advance refunding is \$367,063. The city has pledged the sales tax revenue to service this debt. The bond contains a significant default provision wherein if the city does not pay the scheduled principal and interest payments the bond holders may pursue any available remedy to enforce the required payments.

	\$ 4,800,000
	\$ 4,800,000
Total Revenue Bonds - Public Offering	\$ 4,800,000

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 8 – LONG-TERM DEBT (Continued)

BUSINESS-TYPE ACTIVITIES (Continued)

Revenue Bonds - Direct Placement

The City entered into an agreement with the Central Utah Water Conservancy District (CUWCD), Central Utah Project (CUP), in August of 1997 for rights to 1,425 acre feet of water per year for 50 years starting in 1998. In January 2000, Lindon City received a grant of \$1,899,011 from CUWCD. As part of the terms of the grant, the City gave back rights to 500 acre feet, leaving the City with rights to 925 acre feet per year. Lindon City had deferred payments for 10 years. Debt service payments are made annually with interest at 3.222% beginning February 2008 with the final payment due February 2047. Debt service payments are made from the revenues of the Water fund.

\$ 2,219,896

The Waste Water Revenue Bonds Series 2011 consisted of \$3,000,000 with interest at 2.5%. The bonds were issued to finance additions and improvements to the waste water system. Debt service payments are made annually beginning July 2011 with the final payment due July 2031. The city has pledged the net revenues of the waste water system to service this debt. The bond contains a significant default provision wherein if the city does not pay the scheduled principal and interest payments the bond holders may require an interest penalty of 18% and may appoint a trustee bank to act as a receiver.

1,061,000

The Sewer Revenue Bonds Series 2017 consisted of \$1,262,000 with interest at 2.86%. The bonds were issued to finance additions and improvements to the sewer system. Debt service payments are made annually beginning December 2018 with the final payment due December 2032. The city has pledged the net revenues of the waste water system to service this debt. The bond contains a significant default provision wherein if the city does not pay the scheduled principal and interest payments the bond holders may appoint a trustee bank to act as a receiver.

649,000

Total Revenue Bonds - Direct Placement

3,929,896

Total Revenue Bonds - Business-type Activities

\$ 8,729,896

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 8 – LONG-TERM DEBT (Continued)

BUSINESS-TYPE ACTIVITIES (Continued)

Notes Payable

The 2010 Orem Sewer Expansion Note Payable consisted of \$2,217,241 principal with interest at 0%. The debt was issued to finance construction to increase waste water discharge capacity related to the expansion of the City of Orem's Water Reclamation Facility, with which the City contracts to process its waste water. Debt service payments are made annually beginning February 2013 with the final payment due February 2032. Debt service payments are made from the revenues of the Waste Water fund and impact fees. The City also pays a debt reserve payment and a repair and replacement reserve payment for the first 10 years.

\$ 667,779

The UIA Notes Payable consists of \$391,550 of debt payable to UIA for hookup costs of Lindon City residents to the fiber optic network, payable in monthly installments of \$25-\$30 over 10 or 20 years with interest between 6-8%. The City has recorded notes receivable from the Lindon City residents in the same amount. No new notes were added during the year. The last note comes due in July 2039. The amounts payable to UIA are paid by Lindon City residents.

163,803

Total Notes Payable - Business-type Activities

\$ 831,582

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 8 – LONG-TERM DEBT (Continued)

The annual debt service requirements to maturity, both principal and interest, for long-term debt is as follows:

Year Ending June 30,	Governmental Activities	
	Revenue Bonds	
	Principal	Interest
2026	298,000	155,412
2027	313,000	140,321
2028	329,000	124,463
2029	346,000	107,791
2030	363,000	90,279
2031-2034	1,646,000	167,565
Total	\$ 3,295,000	\$ 785,831

Year Ending June 30,	Business-type Activities	
	Revenue Bonds - Public Offering	
	Principal	Interest
2026	\$ 455,000	\$ 182,900
2027	470,000	164,400
2028	485,000	145,300
2029	510,000	125,400
2030	530,000	104,600
2031-2034	2,350,000	193,000
	\$ 4,800,000	\$ 915,600
Plus: unamortized premium	286,733	
Total revenues bonds	\$ 5,086,733	

Year Ending June 30,	Business-type Activities	
	Revenue Bonds - Direct Placement	
	Principal	Interest
2026	\$ 154,879	\$ 122,063
2027	325,166	113,298
2028	333,520	101,333
2029	251,953	95,060
2030	353,465	85,552
2031-2035	1,111,926	296,032
2036-2040	519,031	196,438
2041-2045	608,211	122,794
2046-2047	271,745	21,683
Total direct placement bonds	\$ 3,929,896	\$ 1,154,253

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 8 – LONG-TERM DEBT (Continued)

Year Ending June 30,	Business-type Activities	
	Notes Payable	
	<u>Principal</u>	<u>Interest</u>
2026	\$ 132,636	\$ 11,017
2027	132,198	9,322
2028	132,993	7,531
2029	134,364	5,617
2030	135,648	3,569
2030-2032	<u>163,743</u>	<u>25,520</u>
Total note payable	<u>\$ 831,582</u>	<u>\$ 62,576</u>

Pledges of future revenues

The City has pledged various revenues as part of debts issued by the City. Information concerning the pledge revenues, by type, is shown below for the year ended June 30, 2025:

	<u>Sales Taxes</u>	<u>Water Revenues</u>	<u>Sewer Revenues</u>
Principal	\$ 4,800,000	\$ 2,219,893	\$ 1,791,000
Interest	915,600	841,612	173,489
Total future revenues pledged over the life of the debts	\$ 5,715,600	\$ 3,061,505	\$ 1,964,489
Revenues for the year ended June 30, 2025	\$ 7,323,253	\$ 3,864,315	\$ 2,374,173
Principal	421,820	68,667	243,000
Interest	216,251	75,881	54,245
Payments on debt from pledged revenues for the year ended June 30, 2025	\$ 638,071	\$ 144,548	\$ 297,245
Percent of current year revenues to total pledged revenues	128%	126%	121%

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 – PENSION PLANS

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 Benefit Plans

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

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning 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 System's 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.

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 – PENSION PLANS (Continued)

Summary of Benefits by System

Benefits Provided: URS provides retirement, disability, and death benefits.

Retirement benefits are as follows:

Summary of Benefits by System

<u>System</u>	<u>Final Average Salary</u>	<u>Years of Service required and/or age eligible for benefit</u>	<u>Benefit percent per year of service</u>	<u>COLA**</u>
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Public Safety System	Highest 3 years	20 years any age 10 years age 60 4 years age 65	2.5% per year up to 20 years; 2.0% per year over 20 years	Up to 2.5% or 4% depending on the employer
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%
Tier 2 Public Safety and Firefighter System	Highest 5 years	25 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5% per year to June 30, 2020 2.0% per year July 1, 2020 to present	Up to 2.5%

* Actuarial reductions are applied.

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

Contribution Rate Summary

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

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 – PENSION PLANS (Continued)

Utah Retirement Systems	<u>Employee</u>	<u>Employer</u>	<u>Employer 401(k)</u>
Contributory System			
111 - Local Governmental Division Tier 2	0.70%	15.19%	N/A
Noncontributory System			
15 - Local Governmental Division Tier 1	N/A	16.97%	N/A
Public Safety Retirement System			
Contributory			
122 - Tier 2 DB Hybrid Public Safety	4.73	25.33%	N/A
Noncontributory			
43 - Other Division A with 2.5% COLA	N/A	33.54%	N/A
Tier 2 DC Only			
211 - Local Government	N/A	5.19%	10.00%
222 - Public Safety	N/A	11.33%	14.00%

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

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:

	<u>Employer</u> <u>Contributions</u>	<u>Employee</u> <u>Contributions</u>
Noncontributory System	\$ 298,908	\$ -
Public Safety System	263,115	-
Tier 2 Public Employees System	231,687	10,316
Tier 2 Public Safety and Firefighter	103,479	19,323
Tier 2 DC Public Employees	5,911	-
Total Contributions	\$ 903,101	\$ 29,639

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.

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 – PENSION PLANS (Continued)

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 \$1,466,338 and a net pension asset of 0.

	<u>(Measurement Date): December 31, 2024</u>		
	<u>Net Pension Asset</u>	<u>Net Pension Liability</u>	<u>Proportionate Share</u>
Noncontributory System	\$ -	\$ 600,186	0.1892666%
Public Safety System	-	685,390	0.4429586%
Tier 2 Public Employees System	-	138,425	0.0464140%
Tier 2 Public Safety and Firefighter	-	42,337	0.0936064%
Total Net Pension Asset/Liability	<u>\$ -</u>	<u>\$ 1,466,338</u>	

The net pension asset and liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2024 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2025, we recognized pension expense of \$1,196,296

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

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 515,524	\$ 3,178
Changes in assumptions	119,622	679
Net difference between projected and actual earnings on pension plan investments	310,998	-
Changes in proportion and differences between contributions and proportionate share of contributions	33,560	7,668
Contributions subsequent to the measurement date	<u>456,194</u>	<u>-</u>
Total	<u>\$ 1,435,898</u>	<u>\$ 11,525</u>

\$456,194 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.

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 – PENSION PLANS (Continued)

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:

<u>Year Ended December 31,</u>	<u>Net Deferred Outflows (inflows) of Resources</u>
2025	\$ 445,685
2026	533,327
2027	(108,229)
2028	(5,246)
2029	40,102
Thereafter	62,540

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

For the year ended June 30, 2025, we recognized pension expense of \$557,197.

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

<u></u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 357,625	\$ -
Changes in assumptions	49,646	-
Net difference between projected and actual earnings on pension plan investments	180,786	-
Changes in proportion and differences between contributions and proportionate share of contributions	7,345	403
Contributions subsequent to the measurement date	<u>150,758</u>	<u>-</u>
Total	<u>\$ 746,160</u>	<u>\$ 403</u>

\$150,758 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.

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 – PENSION PLANS (Continued)

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:

<u>Year Ended December 31,</u>	<u>Net Deferred Outflows (inflows) of Resources</u>
2025	\$ 348,797
2026	332,955
2027	(73,357)
2028	(13,396)
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 \$426,844

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

<u></u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 72,426	\$ -
Changes in assumptions	-	-
Net difference between projected and actual earnings on pension plan investments	118,621	-
Changes in proportion and differences between contributions and proportionate share of contributions	-	3,356
Contributions subsequent to the measurement date	<u>135,347</u>	<u>-</u>
Total	<u>\$ 326,394</u>	<u>\$ 3,356</u>

\$135,347 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.

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 – PENSION PLANS (Continued)

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:

<u>Year Ended December 31,</u>	<u>(inflows) of Resources</u>
2025	\$ 76,232
2026	168,374
2027	(48,181)
2028	(8,734)
2029	-
Thereafter	-

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 \$151,162.

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

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 59,842	\$ 954
Changes in assumptions	46,232	14
Net difference between projected and actual earnings on pension plan investments	8,847	-
Changes in proportion and differences between contributions and proportionate share of contributions	21,776	1,623
Contributions subsequent to the measurement date	121,821	-
Total	<u>\$ 258,518</u>	<u>\$ 2,591</u>

\$121,821 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.

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 – PENSION PLANS (Continued)

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:

<u>Year Ended December 31,</u>	<u>Net Deferred Outflows (inflows) of Resources</u>
2025	\$ 15,935
2026	24,634
2027	10,638
2028	13,172
2029	31,114
Thereafter	38,613

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 \$61,093.

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

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 25,632	\$ 2,224
Changes in assumptions	23,743	665
Net difference between projected and actual earnings on pension plan investments	2,744	-
Changes in proportion and differences between contributions and proportionate share of contributions	4,438	2,286
Contributions subsequent to the measurement date	48,268	-
Total	<u>\$ 104,825</u>	<u>\$ 5,175</u>

\$48,268 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.

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 – PENSION PLANS (Continued)

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:

<u>Year Ended December 31,</u>	<u>Net Deferred Outflows (inflows) of Resources</u>
2025	\$ 4,721
2026	7,364
2027	2,671
2028	3,711
2029	8,988
Thereafter	23,928

Actuarial Assumptions

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

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

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

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

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

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 – PENSION PLANS (Continued)

<u>Asset Class</u>	<u>Expected Return Arithmetic Basis</u>		
	<u>Target Allocation</u>	<u>Real Return Arithmetic Basis</u>	<u>Long-Term expected portfolio real rate of return</u>
Equity securities	35.00%	7.01%	2.45%
Debt securities	20.00%	2.54%	0.51%
Real Assets	18.00%	5.45%	0.98%
Private equity	12.00%	10.05%	1.21%
Absolute return	15.00%	4.36%	0.65%
Cash and cash equivalents	0%	4.90%	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.

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:

<u>System</u>	<u>1% Decrease (5.85%)</u>	<u>Discount Rate (6.85%)</u>	<u>1% Increase (7.85%)</u>
Noncontributory System	\$ 2,538,295	\$ 600,186	\$ (1,025,260)
Public Safety System	2,105,618	685,390	(473,493)
Tier 2 Public Employees System	413,440	138,425	(75,511)
Tier 2 Public Safety and Firefighter	144,366	42,337	(39,236)
Total	\$ 5,201,719	\$ 1,466,338	\$ (1,613,500)

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

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 – PENSION PLANS (Continued)

Defined Contributions 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.

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

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

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

<u>System</u>	<u>Year Ended</u> <u>June 30,</u>	<u>Employee paid</u> <u>Contributions</u>	<u>Employer paid</u> <u>Contributions</u>
Defined Contribution System:			
401(k) Plan	2025	\$ 140,437	\$ 136,673
	2024	99,240	127,023
	2023	106,090	114,141
457 Plan	2025	14,851	-
	2024	12,997	-
	2023	6,166	-
Roth IRA Plan	2025	32,587	N/A
	2024	23,164	N/A
	2023	17,673	N/A
Traditional IRA	2025	120	N/A
	2024	180	N/A
	2023	-	N/A

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 10 – REDEVELOPMENT AGENCY

For the year ended June 30, 2025, the following activity occurred in the Lindon City Redevelopment Agency:

Tax increment collected from taxing agencies for project areas as follows:

700 N CDA	<u>\$ 206,045</u>
Total tax increment collected	<u><u>\$ 206,045</u></u>

Amounts expended for:

Administrative costs	\$ 36,552
Tax increment paid to other entities	250,000
Transfers out for debt service	<u>226,180</u>
Total amounts expended by RDA	<u><u>\$ 512,732</u></u>

Outstanding bonds and loans to finance RDA projects	<u><u>\$ 3,295,000</u></u>
---	----------------------------

NOTE 11 – INTERLOCAL AGREEMENTS

The City is one of 11 founding members of the Utah Telecommunications Open Infrastructure Agency (UTOPIA), an interlocal cooperative agreement organized under the laws of the State of Utah.

UTOPIA was created to design, finance, build, operate, and maintain an open, wholesale, public and telecommunication infrastructure that delivers high-speed connections to every home and business in the member communities. UTOPIA issues annual audited financial statements which are available either from UTOPIA or the Utah State Auditor.

The City is a pledging member who has pledged sales and use tax revenues to partially guarantee payment of UTOPIA's bonds. In return for the pledge, the City will be among the first cities to receive UTOPIA's services. In December 2011, UTOPIA issued an \$185,000,000 revenue refunding bond, which will become due in June 2040. The debt service payments will be made by the 11 pledging members according to their respective percentages up to a specific dollar amount. The City's percentage of the Debt Service Reserve shortfall is 3.09% with a yearly liability limit set at a maximum of \$491,290 for the coming year ending June 30, 2025. Any bonds or debt issued or incurred by UTOPIA will not constitute debt of the City.

The City has made the pledged payments to UTOPIA for debt service beginning in fiscal year 2010. Pledge payments made during the year ended June 30, 2025 totaled \$356,205. The aggregate amount of pledges paid to UTOPIA totals \$5,944,537 as of June 30, 2025. This amount has been recorded as a note payable by UTOPIA to the City. The City believes that repayment is unlikely and has expensed the amounts as incurred less the few unanticipated repayments by UTOPIA.

The City is also one of eight founding members of the Utah Infrastructure Agency (UIA), an interlocal cooperative agreement organized in July of 2010 under the laws of the State of Utah. Like UTOPIA, UIA was organized to provide for acquisition, construction, and installation of advanced communication lines,

**LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)**

NOTE 11 – INTERLOCAL AGREEMENTS (Continued)

improvements, and facilities. The UIA agreement for OpEx has a clause that allows City Council’s to vote on whether to pay the OpEx shortfall. Lindon City Council approved some payment requests, but not all. In recent years, UIA has reimbursed Lindon City for the shortfall payments. Lindon City doesn’t anticipate having to pay in the future because the City Council can vote not to pay. UIA’s annual audited financial statements are available either from UIA or the Utah State Auditor.

NOTE 12 – TAX ABATEMENT

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

Doug Smith Autoplex

Lindon City Redevelopment Agency entered into a participation agreement with Doug Smith Autoplex on July 18, 2022, for locating a KIA dealership in RDA #3.

- Under the agreement the agency commits to paying 100% of the property tax increment for a period of 15 years or a tax incentive reimbursement cap amount of \$679,000, whichever comes first.
- The agency will pay the sales tax incentive above \$125,000 generated by the taxable sales to the dealership for 5 years, or until the reimbursement cap amount is reached, whichever comes first.
- The total post-performance tax incentive is \$929,000.

Sales tax			
	2025		\$ 21,810
			<u>21,810</u>
	Total sales tax distributed		\$ 21,810
			<u>21,810</u>
Property tax			
	2025		\$ 1,465
			<u>1,465</u>
	Total tax increment distributed		\$ 1,465
			<u>1,465</u>

NOTE 13 – RISK MANAGEMENT

The City is exposed to various risks of loss including third party claims; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City is insured by Utah Local Government Trust for liability and property.

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 13 – RISK MANAGEMENT (Continued)

Real property is either self-insured or insured through commercial policies. Where possible and appropriate, in contractual transactions with other persons or entities, responsibility for damages is transferred to the other party or person(s) that perform work for the City.

The City is insured by Utah Local Government Trust for worker’s compensation claims. The coverage is \$100,000 per incident with no deductible. No claims exceeded this coverage in any of the three prior years.

NOTE 14 – PRIOR PERIOD ADJUSTMENT

During the year the city implemented GASB 101 related to the calculation of compensated absences. The standard required the city to determine the amount of the compensated absences using this new standard as of the end of the prior year and then adjust the current year for the current year activity. The result of implementing GASB 101 resulted in adjustment to the following:

	Decrease in Fund Balance or Statement of Net Position
GOVERNMENTAL ACTIVITIES	
June 30, 2024, Compenstated Absence , as previously reported	\$ (403,464)
Change due to implementation of GASB 101	(694,607)
June 30, 2024, as restated	\$ (1,098,071)
BUSINESS-TYPE ACTIVITIES	
June 30, 2024, Compenstated Absence , as previously reported	\$ (118,060)
Change due to implementation of GASB 101	
Water Fund	(36,144)
Sewer Fund	(39,741)
Storm Water Fund	(61,332)
Recreationg Fund	(45,358)
June 30, 2024, as restated	\$ (300,635)

During the year end review, the city identified three additional contracts the City entered into long term leases in prior years. The contracts were related to cell tower leases. A prior period adjustment is required to recognize additional revenue and accrue accounts receivable. Following are the adjustments:

LINDON CITY CORPORATION
NOTES TO FINANCIAL STATEMENTS (Continued)

		Increase in Fund Balance or Statement of Net Position
GOVERNMENTAL ACTIVITIES		
June 30, 2024, Lease Accounts Receivable, as previously reported	\$	141,323
Change due to implementation of GASB 87, three additional Lease revenue contracts identified.		245,172
June 30, 2024, as restated	\$	386,495

REQUIRED SUPPLEMENTARY INFORMATION

LINDON CITY CORPORATION
SCHEDULE OF PROPORTIONATE SHARE OF
THE NET PENSION LIABILITY

Measurement date of December 31, 2024

June 30, 2025

Last 10 Fiscal Years *

Measure Date	Noncontributory		Tier 2 Public	Tier 2 Public Safety
Year Ended	Retirement	Public Safety	Employees	and Firefighters
December 31,	System	System	Retirement	Retirement
Proportion of the net pension liability (asset)				
2015	0.1868318%	0.5285686%	0.0286081%	0.0000000%
2016	0.1863255%	0.5484060%	0.0227181%	0.0000000%
2017	0.1976314%	0.5828402%	0.0229866%	0.0000000%
2018	0.2039654%	0.6029487%	0.0255285%	0.0145344%
2019	0.1976188%	0.4978509%	0.0407308%	0.0958160%
2020	0.2036039%	0.4878757%	0.0393039%	0.1077048%
2021	0.2054137%	0.4098531%	0.0393784%	0.1142467%
2022	0.2139210%	0.4374458%	0.4317500%	0.1026644%
2023	0.2125331%	0.4503211%	0.0431062%	0.0871102%
2024	0.1892666%	0.4429586%	0.0464140%	0.0936064%
Proportionate share of the net pension liability (asset)				
2015	\$ 1,057,185	\$ 946,799	\$ (62)	\$ -
2016	\$ 1,196,438	\$ 1,112,867	\$ 2,534	\$ -
2017	\$ 865,882	\$ 914,277	\$ 2,027	\$ -
2018	\$ 1,501,945	\$ 1,551,137	\$ 10,933	\$ 364
2019	\$ 744,799	\$ 799,358	\$ 9,161	\$ 9,013
2020	\$ 104,437	\$ 405,055	\$ 5,653	\$ 9,661
2021	\$ (1,176,426)	\$ (332,859)	\$ (16,666)	\$ (5,774)
2022	\$ 366,393	\$ 565,650	\$ 47,013	\$ 8,565
2023	\$ 492,984	\$ 644,033	\$ 83,901	\$ 32,814
2024	\$ 600,186	\$ 685,390	\$ 138,425	\$ 42,337
Covered payroll				
2015	\$ 1,598,054	\$ 969,178	\$ 184,788	\$ -
2016	\$ 1,655,471	\$ 1,023,039	\$ 186,305	\$ -
2017	\$ 1,764,344	\$ 1,001,735	\$ 225,153	\$ -
2018	\$ 1,856,084	\$ 1,008,184	\$ 297,658	\$ 19,026
2019	\$ 1,761,590	\$ 816,527	\$ 565,874	\$ 157,861
2020	\$ 1,840,519	\$ 780,032	\$ 628,427	\$ 214,614
2021	\$ 1,874,020	\$ 718,606	\$ 731,015	\$ 273,208
2022	\$ 2,027,806	\$ 828,313	\$ 941,785	\$ 315,879
2023	\$ 2,098,818	\$ 922,843	\$ 1,114,441	\$ 330,064
2024	\$ 1,819,867	\$ 922,812	\$ 1,374,598	\$ 427,286
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll				
2015	66.15%	97.69%	-0.03%	-%
2016	72.27%	108.78%	1.36%	-%
2017	49.08%	91.27%	0.90%	-%
2018	80.92%	153.85%	3.67%	1.91%
2019	42.28%	97.90%	1.62%	5.71%
2020	5.67%	51.93%	0.90%	4.50%
2021	-62.78%	-46.32%	-2.28%	-2.11%
2022	18.07%	68.29%	4.99%	2.71%
2023	23.49%	69.79%	7.53%	9.94%
2024	32.98%	74.27%	10.07%	9.91%
Plan fiduciary net position as a percentage of its covered payroll				
2015	87.8%	87.1%	100.2%	-%
2016	87.3%	86.5%	95.1%	-%
2017	91.9%	90.2%	97.4%	-%
2018	87.0%	84.7%	90.8%	95.6%
2019	93.7%	90.9%	96.5%	89.6%
2020	99.2%	95.5%	98.3%	93.1%
2021	108.7%	104.2%	103.8%	102.8%
2022	97.5%	93.6%	92.3%	96.4%
2023	96.9%	93.4%	89.6%	89.1%
2024	96.0%	93.3%	87.4%	90.1%

* In accordance with paragraph 81.a of GASB 68, employers will need to disclose a 10-year history of their proportionate share of the net pension liability (asset) in their RSI. The schedule will need to be built prospectively.

LINDON CITY CORPORATION
SCHEDULE OF CONTRIBUTIONS
June 30,2025
For the Fiscal Year Ended June 30, 2025

	As of fiscal year ended June 30,	Actuarial Determined Contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered payroll
Noncontributory System	2016	\$ 301,261	\$ 301,261	\$ -	\$ 1,631,346	18.47%
	2017	312,054	312,054	-	1,689,520	18.47%
	2018	338,551	338,551	-	1,858,157	18.22%
	2019	328,390	328,390	-	1,799,011	18.25%
	2020	319,187	319,187	-	1,767,890	18.05%
	2021	341,398	341,398	-	1,878,673	18.17%
	2022	351,053	351,053	-	1,945,947	18.04%
	2023	359,597	359,597	-	2,049,282	17.55%
	2024	346,703	346,703	-	1,984,371	17.47%
	2025	298,908	298,908	-	1,822,122	16.40%
Public Safety System	2016	\$ 271,935	\$ 271,935	\$ -	\$ 974,419	27.91%
	2017	298,555	298,555	-	1,034,039	28.87%
	2018	323,266	323,266	-	1,017,388	31.77%
	2019	290,093	290,093	-	952,187	30.47%
	2020	249,965	249,965	-	778,497	32.11%
	2021	218,740	218,740	-	734,138	29.80%
	2022	216,855	216,855	-	778,341	27.86%
	2023	237,169	237,169	-	846,540	28.02%
	2024	261,446	261,446	-	945,724	27.65%
	2025	263,115	263,115	-	990,952	26.55%
Tier 2 Public Employees System*	2016	\$ 25,121	\$ 25,121	\$ -	\$ 168,485	14.91%
	2017	32,573	32,573	-	218,462	14.91%
	2018	37,108	37,108	-	245,265	15.13%
	2019	65,227	65,227	-	419,735	15.54%
	2020	96,663	96,663	-	617,823	15.65%
	2021	105,951	105,951	-	667,927	15.86%
	2022	132,698	132,698	-	825,750	16.07%
	2023	160,528	160,528	-	1,002,674	16.01%
	2024	200,388	200,388	-	1,251,643	16.01%
	2025	231,687	231,687	-	1,529,663	15.15%
Tier 2 Public Safety and Firefighter System*	2017	\$ -	\$ -	\$ -	\$ -	-%
	2018	-	-	-	-	-%
	2019	17,217	17,217	-	74,567	23.09%
	2020	48,104	48,107	-	207,585	23.17%
	2021	61,132	61,132	-	237,968	25.69%
	2022	77,109	77,109	-	300,262	25.68%
	2023	80,246	80,246	-	310,962	2.71%
	2024	97,104	97,104	-	384,584	25.25%
2025	103,479	103,479	-	418,679	24.72%	
Tier 2 DC Public Employees System*	2021	\$ -	\$ -	\$ -	\$ -	-%
	2022	-	-	-	-	-%
	2023	3,008	3,008	-	48,857	6.19%
	2024	3,870	3,870	-	62,528	6.19%
	2025	5,911	5,911	-	139,723	4.23%

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

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

LINDON CITY CORPORATION
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
For the Fiscal Year Ended June 30, 2025

Changes in Assumptions

No changes were made to actuarial assumption from the prior year's valuation.

SUPPLEMENTAL INFORMATION

Nonmajor Governmental Funds

Redevelopment Agency Fund - This fund is used to account for activities such as acquisition of land sites and sale of such land for development, planning, construction, or operation of redevelopment and economic development projects within the area in which it is authorized to act.

P.A.R.C. Tax Fund - To account for activities funded by restricted P.A.R.C. tax revenues. For parks, arts, recreational and cultural facilities as well as program grants to community organizations.

General Capital Projects Fund – This fund accounts for the financial resources to be used for the acquisition, construction, and improvement of the major capital facilities of the general government.

Debt Service Fund - This fund is used to account for the payments of governmental debt obligations.

LINDON CITY CORPORATION
**COMBINING BALANCE SHEET – NON-MAJOR
 GOVERNMENTAL FUNDS**
 June 30, 2025

	<u>Special Revenue Funds</u>		<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Nonmajor Governmental Funds</u>
	Redevelopment			General	
	<u>Agency</u>	<u>P.A.R.C. Tax</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS					
Cash and cash equivalents	\$ 659,393	\$ -	\$ -	\$ 1,452,756	\$ 2,112,149
Prepays	-	-	42,595	-	42,595
Restricted cash and cash equivalents					
Cash and cash equivalents	13,731	1,393,603	-	1,830,129	3,237,463
Intergovernmental and tax receivable	-	183,953	-	-	183,953
Total Assets	<u>\$ 673,124</u>	<u>\$ 1,577,556</u>	<u>\$ 42,595</u>	<u>\$ 3,282,885</u>	<u>\$ 5,576,160</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	\$ 6,025	\$ -	\$ -	\$ 799	\$ 6,824
Liabilities from restricted assets	-	24,053	-	-	24,053
Due to other funds	1,531	430,379	42,595	-	474,505
Total Liabilities	<u>7,556</u>	<u>454,432</u>	<u>42,595</u>	<u>799</u>	<u>505,382</u>
Fund Balances:					
Restricted for:					
Impact fees and future development	-	-	-	1,830,129	1,830,129
P.A.R.C. taxes	-	1,123,124	-	-	1,123,124
Assigned, reported in:					
Redevelopment agency functions	651,837	-	-	-	651,837
Capital projects	13,731	-	-	1,451,957	1,465,688
Total Fund Balances	<u>665,568</u>	<u>1,123,124</u>	<u>-</u>	<u>3,282,086</u>	<u>5,070,778</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 673,124</u>	<u>\$ 1,577,556</u>	<u>\$ 42,595</u>	<u>\$ 3,282,885</u>	<u>\$ 5,576,160</u>

LINDON CITY CORPORATION
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES – NON-MAJOR GOVERNMENTAL FUNDS
For the Fiscal Year Ended June 30, 2025

	<u>Special Revenue Funds</u>		<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
	Redevelopment		Debt Service	General	Nonmajor Governmental Funds
	<u>Agency</u>	<u>P.A.R.C. Tax</u>		<u>Capital Projects</u>	
Revenues:					
Taxes	\$ 206,045	\$ -	\$ -	\$ -	\$ 206,045
Impact fees	-	-	-	414,000	414,000
P.A.R.C. Tax	-	1,038,237	-	-	1,038,237
Interest	37,136	49,795	-	107,726	194,657
Total Revenues	<u>243,181</u>	<u>1,088,032</u>	<u>-</u>	<u>521,726</u>	<u>1,852,939</u>
Expenditures:					
Current:					
General government	286,552	-	356,205	-	642,757
Parks and recreation	-	491,229	-	9,884	501,113
Community development					
Debt service:					
Principal	-	-	284,000	-	284,000
Interest	-	-	171,988	-	171,988
Capital outlay	-	6,106	-	-	6,106
Total Expenditures	<u>286,552</u>	<u>497,335</u>	<u>812,193</u>	<u>9,884</u>	<u>1,605,964</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(43,371)</u>	<u>590,697</u>	<u>(812,193)</u>	<u>511,842</u>	<u>246,975</u>
Other Financing Sources (Uses):					
Transfers in	21,810	-	812,193	750,000	1,584,003
Transfers out	(226,180)	(410,000)	-	(460,000)	(1,096,180)
Total Other Financing Sources (Uses)	<u>(204,370)</u>	<u>(410,000)</u>	<u>812,193</u>	<u>290,000</u>	<u>487,823</u>
Net Change in Fund Balances	<u>(247,741)</u>	<u>180,697</u>	<u>-</u>	<u>801,842</u>	<u>734,798</u>
Fund Balances, Beginning	<u>913,309</u>	<u>942,427</u>	<u>-</u>	<u>2,480,244</u>	<u>4,335,980</u>
Fund Balances, Ending	<u>\$ 665,568</u>	<u>\$ 1,123,124</u>	<u>\$ -</u>	<u>\$ 3,282,086</u>	<u>\$ 5,070,778</u>

LINDON CITY CORPORATION
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
 IN FUND BALANCE – BUDGET AND ACTUAL – MAJOR
 GOVERNMENTAL FUND – ROAD CAPITAL PROJECTS FUND**
 For the Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual Amounts	Difference from Final Budget
	Original	Final		
Revenues:				
Intergovernmental	\$ 1,350,000	\$ 1,600,000	\$ 1,712,648	\$ 112,648
Impact fees	-	-	2,475	2,475
Interest	280,000	204,000	207,357	3,357
Miscellaneous	-	126,425	205,485	79,060
Total Revenues	<u>1,630,000</u>	<u>1,930,425</u>	<u>2,127,965</u>	<u>197,540</u>
Expenditures:				
Current:				
Highways and public improvements	3,576,500	4,359,500	4,095,107	264,393
Total Expenditures	<u>3,576,500</u>	<u>4,359,500</u>	<u>4,095,107</u>	<u>264,393</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(1,946,500)</u>	<u>(2,429,075)</u>	<u>(1,967,142)</u>	<u>461,933</u>
Other Financing Sources (Uses):				
Transfers in	500,000	1,500,000	1,500,000	-
Total Other Financing Sources (Uses)	<u>500,000</u>	<u>1,500,000</u>	<u>1,500,000</u>	<u>-</u>
Net Change in Fund Balances	(1,446,500)	(929,075)	(467,142)	461,933
Fund Balances, Beginning	<u>3,456,422</u>	<u>3,456,422</u>	<u>3,456,422</u>	<u>-</u>
Fund Balances, Ending	<u>\$ 2,009,922</u>	<u>\$ 2,527,347</u>	<u>\$ 2,989,280</u>	<u>\$ 461,933</u>

LINDON CITY CORPORATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE – BUDGET AND ACTUAL – NON-MAJOR
GOVERNMENTAL FUND – REDEVELOPMENT AGENCY
SPECIAL REVENUE FUND

For the Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual Amounts	Difference from Final Budget
	Original	Final		
Revenues:				
Taxes	\$ 180,000	\$ 206,050	\$ 206,045	\$ (5)
Interest	76,050	39,235	37,136	(2,099)
Total Revenues	<u>256,050</u>	<u>245,285</u>	<u>243,181</u>	<u>(2,104)</u>
Expenditures:				
Materials, supplies and services	41,625	311,901	286,552	25,349
Total Expenditures	<u>41,625</u>	<u>311,901</u>	<u>286,552</u>	<u>25,349</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>214,425</u>	<u>(66,616)</u>	<u>(43,371)</u>	<u>23,245</u>
Other Financing Sources (Uses):				
Transfers in	-	21,810	21,810	-
Transfers out	(226,180)	(226,180)	(226,180)	-
Total Other Financing Sources (Uses)	<u>(226,180)</u>	<u>(204,370)</u>	<u>(204,370)</u>	<u>-</u>
Net Change in Fund Balances	(11,755)	(270,986)	(247,741)	23,245
Fund Balances, Beginning	<u>913,309</u>	<u>913,309</u>	<u>913,309</u>	<u>-</u>
Fund Balances, Ending	<u>\$ 901,554</u>	<u>\$ 642,323</u>	<u>\$ 665,568</u>	<u>\$ 23,245</u>

LINDON CITY CORPORATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE – BUDGET AND ACTUAL – NON-MAJOR
GOVERNMENTAL FUND – P.A.R.C. TAX
SPECIAL REVENUE FUND

For the Fiscal Year Ended June 30, 2025

	<u>Budgeted Amounts</u>		Actual Amounts	Difference from Final Budget
	<u>Original</u>	<u>Final</u>		
Revenues:				
P.A.R.C. Tax	\$ 945,000	\$ 1,000,000	\$ 1,038,237	\$ 38,237
Interest	62,000	45,000	49,795	4,795
Total Revenues	<u>1,007,000</u>	<u>1,045,000</u>	<u>1,088,032</u>	<u>43,032</u>
Expenditures:				
Parks and recreation	626,825	543,825	491,229	52,596
Capital outlay	220,000	20,000	6,106	13,894
Total Expenditures	<u>846,825</u>	<u>563,825</u>	<u>497,335</u>	<u>66,490</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>160,175</u>	<u>481,175</u>	<u>590,697</u>	<u>109,522</u>
Other Financing Sources (Uses):				
Transfers out	(392,500)	(410,000)	(410,000)	-
Total Other Financing Sources (Uses)	<u>(392,500)</u>	<u>(410,000)</u>	<u>(410,000)</u>	<u>-</u>
Net Change in Fund Balances	(232,325)	71,175	180,697	109,522
Fund Balances, Beginning	<u>942,427</u>	<u>942,427</u>	<u>942,427</u>	<u>-</u>
Fund Balances, Ending	<u>\$ 710,102</u>	<u>\$ 1,013,602</u>	<u>\$ 1,123,124</u>	<u>\$ 109,522</u>

LINDON CITY CORPORATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE – BUDGET AND ACTUAL – NON-MAJOR
GOVERNMENTAL FUND – DEBT SERVICE FUND

For the Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual Amounts	Difference from Final Budget
	Original	Final		
Expenditures:				
General government	\$ 501,116	\$ 356,205	\$ 356,205	\$ -
Debt service:				
Principal	284,000	284,000	284,000	-
Interest	171,988	171,988	171,988	-
Total Expenditures	957,104	812,193	812,193	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	(957,104)	(812,193)	(812,193)	-
Other Financing Sources (Uses):				
Transfers in	956,904	812,193	812,193	-
Total Other Financing Sources (Uses)	956,904	812,193	812,193	-
Net Change in Fund Balances	(200)	-	-	-
Fund Balances, Beginning	-	-	-	-
Fund Balances, Ending	\$ (200)	\$ -	\$ -	\$ -

LINDON CITY CORPORATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE – BUDGET AND ACTUAL – NON-MAJOR
GOVERNMENTAL FUND – GENERAL CAPITAL PROJECTS FUND
For the Fiscal Year Ended June 30, 2025

	<u>Budgeted Amounts</u>		Actual Amounts	Difference from Final Budget
	<u>Original</u>	<u>Final</u>		
Revenues:				
Impact Fees	\$ 100,000	\$ 382,500	\$ 414,000	\$ 31,500
Interest	107,500	104,000	107,726	3,726
Total Revenues	<u>207,500</u>	<u>486,500</u>	<u>521,726</u>	<u>35,226</u>
Expenditures:				
Current:				
Parks and recreation	-	10,000	9,884	116
Total Expenditures	<u>-</u>	<u>10,000</u>	<u>9,884</u>	<u>116</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>207,500</u>	<u>476,500</u>	<u>511,842</u>	<u>35,342</u>
Other Financing Sources (Uses):				
Transfers in	200,000	750,000	750,000	-
Transfers out	(460,000)	(460,000)	(460,000)	-
Total Other Financing Sources (Uses)	<u>(260,000)</u>	<u>290,000</u>	<u>290,000</u>	<u>-</u>
Net Change in Fund Balances	<u>(52,500)</u>	<u>766,500</u>	<u>801,842</u>	<u>35,342</u>
Fund Balances, Beginning	<u>2,480,244</u>	<u>2,480,244</u>	<u>2,480,244</u>	<u>-</u>
Fund Balances, Ending	<u>\$ 2,427,744</u>	<u>\$ 3,246,744</u>	<u>\$ 3,282,086</u>	<u>\$ 35,342</u>

Nonmajor Enterprise Funds

Waste Collection Fund – This fund is used to account for the operations and activities related to garbage collection and disposal.

Telecommunication Fund – This fund accounts for the receivables and associated debt and the collections on those receivables for resident connections to the Utah Infrastructure Agency fiber optic network

LINDON CITY CORPORATION
COMBINING STATEMENT OF NET POSITION – NON-MAJOR
PROPRIETARY FUNDS

June 30, 2025

	Business-type Activities - Enterprise Funds		Total Nonmajor Proprietary Funds
	Waste Collection Fund	Telecommunications Fund	
Assets:			
Current Assets:			
Cash and cash equivalents	\$ 174,351	\$ 3,825	\$ 178,176
Accounts receivable, net	67,085	2,890	69,975
Total Current Assets	241,436	6,715	248,151
Noncurrent Assets:			
Notes receivable	-	163,803	163,803
Capital assets, net of accumulated depreciation: Telecom Infrastructure	-	103,151	103,151
Total Noncurrent Assets	-	266,954	266,954
Total Assets	\$ 241,436	\$ 273,669	\$ 515,105
Liabilities:			
Current Liabilities:			
Accounts payable	\$ 57,101	\$ -	\$ 57,101
Current portion of long-term debt	-	21,671	21,671
Total Current Liabilities	57,101	21,671	78,772
Noncurrent Liability			
Long-term debt, net of current portion	-	142,132	142,132
Total Noncurrent Liability	-	142,132	142,132
Total Liabilities	57,101	163,803	220,904
Net Position:			
Net investment in capital assets	-	103,151	103,151
Unrestricted	184,335	6,715	191,050
Total Net Position	184,335	109,866	294,201
Total Liabilities and Net Position	\$ 241,436	\$ 273,669	\$ 515,105

LINDON CITY CORPORATION
**COMBINING STATEMENT OF REVENUES, EXPENSES, AND
 CHANGES IN NET POSITION – NON-MAJOR PROPRIETARY FUNDS**
 For the Fiscal Year Ended June 30, 2025

	Business-type Activities - Enterprise Funds		Total Nonmajor Proprietary Funds
	Waste Collection Fund	Telecommunications Fund	
Operating Revenues:			
Service fees	\$ 780,095	\$ 34,365	\$ 814,460
Total Operating Revenues	780,095	34,365	814,460
Operating Expenses:			
Materials, supplies, and services	701,669	32,665	734,334
Depreciation expense	-	8,153	8,153
Total Operating Expenses	701,669	40,818	742,487
Operating Income (loss)	78,426	(6,453)	71,973
Nonoperating Income (Expense):			
Interest income	5,347	-	5,347
Total Nonoperating Income (Expense)	5,347	-	5,347
Income (Loss) Before Transfers	83,773	(6,453)	77,320
Transfers in (out)			
Transfers in	10,000	-	10,000
Transfers out	(29,400)	(1,700)	(31,100)
Changes in Net Position	64,373	(8,153)	56,220
Net Position, Beginning	119,962	118,019	237,981
Net Position, Ending	\$ 184,335	\$ 109,866	\$ 294,201

LINDON CITY CORPORATION
COMBINING STATEMENT OF CASH FLOWS – NON-MAJOR
PROPRIETARY FUNDS

For the Fiscal Year Ended June 30, 2025

	Business-type Activities - Enterprise Funds		Total Nonmajor Proprietary Funds
	Waste Collection Fund	Telecommunications Fund	
Cash Flows From Operating Activities:			
Receipts from customers and users	\$ 777,629	\$ 34,680	\$ 812,309
Payments to suppliers	(704,140)	(32,665)	(736,805)
Net cash from operating activities	73,489	2,015	75,504
Cash Flows From Non-Capital Financing Activities:			
Payments received on note from residents	-	19,145	19,145
Principal paid on note for residential connections	-	(19,144)	(19,144)
Transfers to other funds	(19,400)	(1,700)	(21,100)
Net cash from non-capital financing activities	(19,400)	(1,699)	(21,099)
Cash Flows From Financing Activities:			
Interest income	5,347	-	5,347
Net cash from financing activities	5,347	-	5,347
Net Increase (Decrease) In Cash	59,436	316	59,752
Cash and Cash Equivalents At Beginning of Year	114,915	3,509	118,424
Cash and Cash Equivalents At End of Year	\$ 174,351	\$ 3,825	\$ 178,176

(This page is intentionally left blank.)

STATISTICAL SECTION

STATISTICAL SECTION

This part of Lindon City's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about Lindon City's overall financial health.

Contents	Schedules
<p>Financial Trends These schedules contain trend information to help the reader understand how Lindon City's financial performance and well-being have changed over time.</p>	1-4
<p>Revenue Capacity These schedules contain information to help the reader assess Lindon City's most significant local revenue sources, sales and property taxes.</p>	5-12
<p>Debt Capacity These schedules present information to help the reader assess the affordability of Lindon City's current level of outstanding debt and the ability to issue additional debt in the future.</p>	13-18
<p>Demographic and Economic Information These schedules present information to help the reader understand the environment within which Lindon City's financial activities take place.</p>	19-20
<p>Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in Lindon City's financial report relates to the services it provides and the activities it performs.</p>	21-23

Schedule 1
Lindon City Corporation
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental activities										
Net investment in capital assets	\$ 25,248,679	\$ 28,030,072	\$ 28,301,517	\$ 29,478,068	\$ 32,470,637	\$ 34,101,698	\$ 34,584,562	\$ 40,408,062	\$ 53,386,518	\$ 53,050,037
Restricted	2,707,164	1,376,659	1,845,772	2,507,631	4,080,572	6,412,599	9,760,423	10,157,631	5,898,616	6,472,162
Unrestricted	2,645,842	2,804,238	4,296,523	6,388,160	6,651,379	4,753,595	6,213,284	6,278,923	5,470,827	6,459,560
Total governmental activities net assets	<u>30,601,685</u>	<u>32,210,969</u>	<u>34,443,812</u>	<u>38,373,859</u>	<u>43,202,588</u>	<u>45,267,892</u>	<u>50,558,269</u>	<u>56,844,616</u>	<u>64,755,961</u>	<u>65,981,759</u>
Business-type activities										
Net investment in capital assets	32,657,968	35,132,617	39,912,738	40,744,306	41,407,929	43,957,015	45,384,139	52,925,396	62,525,914	65,291,580
Restricted	1,142,178	1,245,734	1,947,002	2,277,156	2,365,413	2,770,911	2,539,717	2,788,025	2,889,424	2,060,372
Unrestricted	2,913,077	2,921,651	2,084,223	2,729,142	5,312,556	9,582,600	11,695,373	14,873,950	8,390,707	8,228,489
Total business-type activities net assets	<u>36,713,223</u>	<u>39,300,002</u>	<u>43,943,963</u>	<u>45,750,604</u>	<u>49,085,898</u>	<u>56,310,526</u>	<u>59,619,229</u>	<u>70,587,371</u>	<u>73,806,045</u>	<u>75,580,441</u>
Primary government										
Net investment in capital assets	57,906,647	63,162,689	68,214,255	70,222,374	73,878,566	78,058,713	79,968,701	93,333,458	115,912,432	118,341,617
Restricted	3,849,342	2,622,393	3,792,774	4,784,787	6,445,985	9,183,510	12,300,140	12,945,656	8,788,040	8,532,534
Unrestricted	5,558,919	5,725,889	6,380,746	9,117,302	11,963,935	14,336,195	17,908,657	21,152,873	13,861,534	14,688,049
Total primary government net assets	<u>\$ 67,314,908</u>	<u>\$ 71,510,971</u>	<u>\$ 78,387,775</u>	<u>\$ 84,124,463</u>	<u>\$ 92,288,486</u>	<u>\$ 101,578,418</u>	<u>\$ 110,177,498</u>	<u>\$ 127,431,987</u>	<u>\$ 138,562,006</u>	<u>\$ 141,562,200</u>

Schedule 2
Lindon City Corporation
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses										
Governmental activities:										
General government	\$ 2,218,700	\$ 2,488,369	\$ 2,219,582	\$ 2,397,398	\$ 2,034,591	\$ 2,711,657	\$ 3,011,951	\$ 3,770,483	\$ 4,270,021	\$ 4,989,123
Public Safety	3,979,670	4,231,015	4,326,768	4,638,847	4,433,634	4,855,638	4,401,197	5,243,598	5,553,679	6,082,747
Streets and Highways	1,603,555	2,205,908	1,773,931	2,144,371	2,238,275	90,410	2,602,410	2,424,564	5,476,660	4,027,176
Parks and recreation	871,990	275,909	1,038,256	1,017,411	1,382,447	926,304	1,200,555	1,401,155	1,693,569	1,922,401
Interest on long-term debt	148,817	104,902	107,489	106,752	30,125	(2,036)	10,949	561,143	61,060	38,001
Total governmental activities expenses	<u>8,822,732</u>	<u>9,306,103</u>	<u>9,466,026</u>	<u>10,304,779</u>	<u>10,119,072</u>	<u>8,581,973</u>	<u>11,227,062</u>	<u>13,400,943</u>	<u>17,054,989</u>	<u>17,059,448</u>
Business-type activities:										
Water Utility	1,644,391	1,849,385	1,823,380	1,881,873	1,962,937	1,821,464	1,966,895	2,511,902	3,024,464	3,051,320
Waste Water	1,654,403	1,878,391	1,923,435	1,703,775	1,716,128	1,674,674	1,743,331	1,753,983	1,885,783	1,892,395
Storm Water	782,488	823,354	932,635	993,967	863,741	642,199	646,641	778,587	922,022	834,330
Solid Waste	406,167	430,985	451,649	488,955	529,007	553,033	576,018	640,236	668,788	701,669
Recreation	1,479,852	1,499,587	1,548,176	1,615,806	1,372,381	1,882,766	2,084,218	2,290,729	2,480,528	2,864,946
Telecommunications	55,452	56,730	51,877	59,683	59,124	56,241	49,582	45,262	43,167	40,818
Total business-type activities expenses	<u>6,022,753</u>	<u>6,538,432</u>	<u>6,731,152</u>	<u>6,744,059</u>	<u>6,503,318</u>	<u>6,630,377</u>	<u>7,066,685</u>	<u>8,020,699</u>	<u>9,024,752</u>	<u>9,385,478</u>
Total primary government expenses	<u>\$ 14,845,485</u>	<u>\$ 15,844,535</u>	<u>\$ 16,197,178</u>	<u>\$ 17,048,838</u>	<u>\$ 16,622,390</u>	<u>\$ 15,212,350</u>	<u>\$ 18,293,747</u>	<u>\$ 21,421,642</u>	<u>\$ 26,079,741</u>	<u>\$ 26,444,926</u>
Program Revenues										
Governmental activities:										
Charges for services:										
General government	\$ 1,401,679	\$ 1,231,826	\$ 1,536,810	\$ 2,380,878	\$ 1,533,520	\$ 1,868,892	\$ 1,793,246	\$ 1,630,685	\$ 1,648,495	\$ 2,032,344
Parks and recreation	82,515	53,860	50,429	75,390	103,505	146,400	117,206	119,800	146,070	385,378
Operating grants and contributions	893,566	191,151	257,748	430,964	1,806,081	1,435,664	1,623,975	1,450,156	866,684	1,080,040
Capital grants and contributions	1,895,402	2,475,644	2,476,537	1,424,309	1,582,189	1,155,208	1,004,918	5,053,795	8,391,153	1,366,642
Total governmental activities revenues	<u>4,273,162</u>	<u>3,952,481</u>	<u>4,321,524</u>	<u>4,311,541</u>	<u>5,025,295</u>	<u>4,606,164</u>	<u>4,539,345</u>	<u>8,254,436</u>	<u>11,052,402</u>	<u>4,864,404</u>
Business-type activities:										
Charges for services:										
Water Utility	1,942,822	2,054,893	2,595,887	2,875,886	3,276,904	3,625,830	3,264,175	3,642,792	3,551,454	3,864,315
Waste Water	1,461,593	1,725,118	1,898,866	1,584,197	1,661,693	1,845,515	1,852,617	2,013,195	2,190,346	2,374,172
Storm Water	582,808	686,357	799,344	922,593	1,068,280	1,129,587	1,219,271	1,298,599	1,336,186	1,372,064
Solid Waste	431,193	404,744	415,471	479,759	515,994	561,949	609,349	688,161	738,525	780,095
Recreation	536,940	673,586	735,474	692,580	591,459	857,176	911,301	1,045,767	1,156,081	1,258,321
Telecommunications	53,818	52,614	45,055	57,067	50,071	51,116	43,399	38,860	36,695	34,365
Operating grants and contributions	24,357	5,450	5,000	5,000	263,912	5,621	41,128	2,115,375	556,477	79,132
Capital grants and contributions	1,469,940	1,927,297	3,880,730	914,243	942,191	3,774,351	1,788,615	5,974,065	1,946,269	758,874
Total business-type activities revenues	<u>6,503,471</u>	<u>7,530,059</u>	<u>10,375,827</u>	<u>7,531,325</u>	<u>8,370,504</u>	<u>11,851,145</u>	<u>9,729,855</u>	<u>16,816,814</u>	<u>11,512,033</u>	<u>10,521,338</u>
Total primary government program revenues	<u>\$ 10,776,633</u>	<u>\$ 11,482,540</u>	<u>\$ 14,697,351</u>	<u>\$ 11,842,866</u>	<u>\$ 13,395,799</u>	<u>\$ 16,457,309</u>	<u>\$ 14,269,200</u>	<u>\$ 25,071,250</u>	<u>\$ 22,564,435</u>	<u>\$ 15,385,742</u>
Net (Expense)/Revenue										
Governmental activities	\$ (4,549,570)	\$ (5,353,622)	\$ (5,144,502)	\$ (5,993,238)	\$ (5,093,777)	\$ (3,975,809)	\$ (6,687,717)	\$ (5,146,507)	\$ (6,002,587)	\$ (12,195,044)
Business-type activities	480,718	991,627	3,644,675	787,266	1,867,186	5,220,768	2,663,170	8,796,115	2,487,281	1,135,860
Total primary govt net (expense)/revenue	<u>\$ (4,068,852)</u>	<u>\$ (4,361,995)</u>	<u>\$ (1,499,827)</u>	<u>\$ (5,205,972)</u>	<u>\$ (3,226,591)</u>	<u>\$ 1,244,959</u>	<u>\$ (4,024,547)</u>	<u>\$ 3,649,608</u>	<u>\$ (3,515,306)</u>	<u>\$ (11,059,184)</u>

Schedule 2
Lindon City Corporation
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

(Continued)	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes:										
Property taxes	\$ 2,165,857	\$ 2,234,295	\$ 2,352,961	\$ 2,337,411	\$ 2,359,619	\$ 2,528,233	\$ 2,581,469	\$ 2,851,524	\$ 2,782,453	\$ 2,723,806
Sales taxes	3,611,839	3,904,527	4,242,568	4,358,567	4,677,632	5,887,791	6,912,012	6,469,642	6,794,833	7,323,253
Franchise taxes	1,625,755	1,638,562	1,606,531	1,556,705	1,622,204	1,758,247	1,882,852	2,171,712	2,183,694	2,163,516
Other taxes	497,163	545,149	595,280	610,362	654,493	837,613	994,379	894,812	944,979	1,038,237
Earnings on investments	61,268	103,850	155,500	348,714	329,157	95,233	123,341	1,128,109	1,639,161	644,745
Miscellaneous	-	3,451	244,736	134,813	86,854	-	38,877	-	539	205,485
Gain (loss) on disposal of capital assets	56,495	123,575	(3,013)	1,562,225	1,635,522	72,921	84,301	24,496	172,669	9,356
Transfers In (Out)	(856,010)	(1,590,503)	(976,300)	(985,512)	(1,442,926)	(2,004,969)	(639,137)	(2,107,441)	(604,396)	(238,121)
Total governmental activities	<u>7,162,367</u>	<u>6,962,906</u>	<u>8,218,263</u>	<u>9,923,285</u>	<u>9,922,555</u>	<u>9,175,069</u>	<u>11,978,094</u>	<u>11,432,854</u>	<u>13,913,932</u>	<u>13,870,277</u>
Business-type activities										
Earnings on investments	2,449	4,649	22,986	33,863	25,182	5,672	6,396	64,586	93,834	546,290
Gain (loss) on disposal of capital assets	-	-	-	-	-	-	-	-	33,163	36,700
Transfers In (Out)	856,010	1,590,503	976,300	985,512	1,442,926	2,004,969	639,137	2,107,441	604,396	238,121
Total business-type activities	<u>858,459</u>	<u>1,595,152</u>	<u>999,286</u>	<u>1,019,375</u>	<u>1,468,108</u>	<u>2,010,641</u>	<u>645,533</u>	<u>2,172,027</u>	<u>731,393</u>	<u>821,111</u>
Total primary government	<u>\$ 8,020,826</u>	<u>\$ 8,558,058</u>	<u>\$ 9,217,549</u>	<u>\$ 10,942,660</u>	<u>\$ 11,390,663</u>	<u>\$ 11,185,710</u>	<u>\$ 12,623,627</u>	<u>\$ 13,604,881</u>	<u>\$ 14,645,325</u>	<u>\$ 14,691,388</u>
Change in Net Position										
Governmental activities	\$ 2,612,797	\$ 1,609,284	\$ 3,073,761	\$ 3,930,047	\$ 4,828,778	\$ 5,199,260	\$ 5,290,377	\$ 6,286,347	\$ 7,911,345	\$ 1,675,233
Business-type activities	1,339,177	2,586,779	4,643,961	1,806,641	3,335,294	7,231,409	3,308,703	10,968,142	3,218,674	1,956,971
Total primary government	<u>\$ 3,951,974</u>	<u>\$ 4,196,063</u>	<u>\$ 7,717,722</u>	<u>\$ 5,736,688</u>	<u>\$ 8,164,072</u>	<u>\$ 12,430,669</u>	<u>\$ 8,599,080</u>	<u>\$ 17,254,489</u>	<u>\$ 11,130,019</u>	<u>\$ 3,632,204</u>

Schedule 3
Lindon City Corporation
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Fund										
Nonspendable	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 5,851	\$ 3,500	\$ 146,161	\$ -	\$ 1,300,000
Restricted	330,843	422,839	67,240	69,274	78,161	-	-	-	-	150,000
Assigned	490,959	-	-	-	-	-	-	-	-	-
Unassigned	2,404,141	2,093,489	2,503,966	3,241,088	3,369,336	4,346,289	5,747,108	5,781,881	6,567,798	4,793,854
Total general fund	3,229,443	2,519,828	2,574,706	3,313,862	3,450,997	4,352,140	5,750,608	5,928,042	6,567,798	6,243,854
All Other Governmental Funds										
Nonspendable	-	-	-	-	953	-	-	-	-	-
Restricted	2,376,321	953,820	1,778,532	2,438,357	4,002,411	6,412,599	6,970,090	7,917,279	4,985,306	5,670,325
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	2,681,822	2,128,590	3,305,191	4,949,514	5,174,035	1,810,776	2,790,333	2,240,352	2,807,097	2,389,733
Unassigned	-	-	-	-	-	-	1,117,720	680,005	-	-
Total all other governmental funds	5,058,143	3,082,410	5,083,723	7,387,871	9,177,399	8,223,375	10,878,143	10,837,636	7,792,403	8,060,058
Total governmental funds	\$ 8,287,586	\$ 5,602,238	\$ 7,658,429	\$ 10,701,733	\$ 12,628,396	\$ 12,575,515	\$ 16,628,751	\$ 16,765,678	\$ 14,360,201	\$ 14,303,912

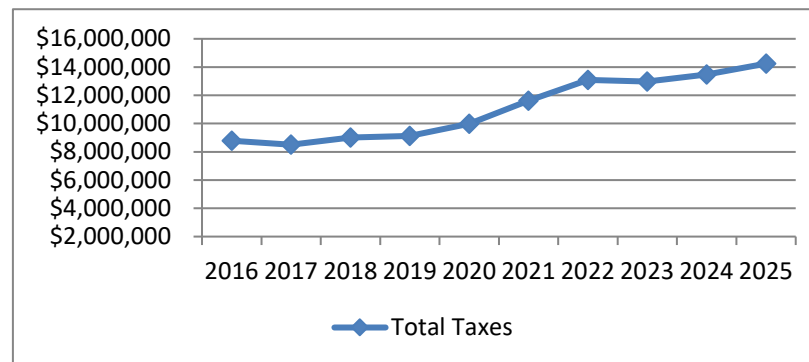
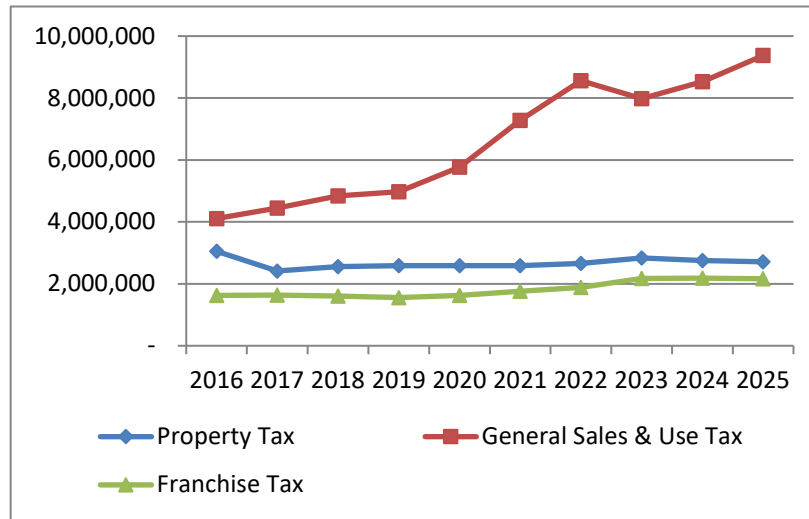
Schedule 4
Lindon City Corporation
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues										
Taxes	\$ 7,900,725	\$ 8,322,906	\$ 8,791,191	\$ 8,853,053	\$ 9,308,397	#####	\$ 12,373,303	\$ 12,373,902	\$ 12,685,123	\$ 13,239,322
Licenses, fees and permits	638,662	465,618	531,077	1,054,688	579,272	802,899	668,197	460,688	456,843	708,171
Intergovernmental	1,279,570	633,199	702,213	905,413	2,153,827	1,942,382	2,026,130	2,027,387	1,474,918	1,771,881
Charges for services	343,158	215,113	260,027	463,294	242,643	336,365	314,056	211,489	311,598	264,043
Fines and forfeitures	360,413	477,913	523,011	607,173	513,613	512,683	478,149	523,064	548,749	630,034
Impact fees	345,051	267,168	520,697	781,551	550,409	648,490	477,592	311,791	284,854	455,582
Miscellaneous revenue	203,118	235,290	679,509	824,632	723,060	455,883	609,677	1,697,141	2,137,911	1,681,408
Total revenues	<u>11,070,697</u>	<u>10,617,207</u>	<u>12,007,725</u>	<u>13,489,804</u>	<u>14,071,221</u>	<u>15,713,281</u>	<u>16,947,104</u>	<u>17,605,462</u>	<u>17,899,996</u>	<u>18,750,441</u>
Expenditures										
General government	2,171,958	2,086,646	2,274,048	2,659,875	2,335,371	2,860,710	3,172,798	3,883,486	4,265,720	4,575,473
Public Safety	3,908,473	4,516,973	4,171,033	4,759,370	4,201,121	4,694,334	4,487,430	4,485,194	6,335,186	5,507,317
Streets and public works	610,688	1,182,290	1,245,027	927,031	1,985,324	3,829,500	1,623,399	4,613,003	5,081,091	6,114,868
Parks and recreation	669,161	780,411	822,287	852,248	1,426,395	960,824	1,456,968	1,750,106	1,807,321	1,982,016
Capital outlay	1,728,490	3,236,657	1,785	60,045	43,167	914,801	1,514,641	88,471	6,926,062	6,106
Debt Service										
Principal retirement	316,303	733,098	480,337	2,797,873	821,146	1,093,489	94,669	555,279	181,369	421,819
Interest and fiscal charges	74,967	105,354	107,959	104,435	39,811	7,186	11,588	10,051	-	215,537
Cost of issuance	62,200	-	-	-	-	-	-	-	67,774	-
Total expenditures	<u>9,542,240</u>	<u>12,641,429</u>	<u>9,102,476</u>	<u>12,160,877</u>	<u>10,852,335</u>	<u>14,360,844</u>	<u>12,361,493</u>	<u>15,385,590</u>	<u>24,664,523</u>	<u>18,823,136</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,528,457</u>	<u>(2,024,222)</u>	<u>2,905,249</u>	<u>1,328,927</u>	<u>3,218,886</u>	<u>1,352,437</u>	<u>4,585,611</u>	<u>2,219,872</u>	<u>(6,764,527)</u>	<u>(72,695)</u>
Other Financing Sources (Uses)										
Lease - right to use vehicles	-	-	-	-	-	-	-	-	1,038,640	-
Issuance of new debt	2,679,894	521,780	81,344	546,982	85,300	736,200	-	-	3,579,000	-
Sale of capital assets	182,749	407,597	45,898	2,152,907	65,403	572,537	106,762	-	295,723	9,356
Transfers in	2,280,747	2,569,232	2,558,371	3,957,022	2,229,952	2,494,182	3,678,268	3,110,014	2,707,042	4,304,512
Transfers out	(3,136,757)	(4,159,735)	(3,534,671)	(4,942,534)	(3,672,878)	(4,499,151)	(4,317,405)	(5,217,455)	(3,261,346)	(4,542,633)
Grants and contributions	-	-	-	-	-	-	-	24,496	-	-
Total other financing sources (uses)	<u>2,006,633</u>	<u>(661,126)</u>	<u>(849,058)</u>	<u>1,714,377</u>	<u>(1,292,223)</u>	<u>(696,232)</u>	<u>(532,375)</u>	<u>(2,082,945)</u>	<u>4,359,059</u>	<u>(228,765)</u>
Net change in fund balances	<u>\$ 3,535,090</u>	<u>\$(2,685,348)</u>	<u>\$ 2,056,191</u>	<u>\$ 3,043,304</u>	<u>\$ 1,926,663</u>	<u>\$ 656,205</u>	<u>\$ 4,053,236</u>	<u>\$ 136,927</u>	<u>\$(2,405,468)</u>	<u>\$ (301,460)</u>
Ratio of total debt service to noncapital expenditures	6.0%	12.8%	8.8%	26.6%	10.2%	13.5%	1.1%	4.7%	1.3%	4.5%

Schedule 5 Lindon City Corporation Tax Revenues by Source Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>Property Tax</u>	<u>General Sales & Use Tax</u>	<u>Franchise Tax</u>	<u>Total Taxes</u>
2016	3,050,812	4,109,422	1,625,446	\$ 8,785,681
2017	2,415,598	4,450,674	1,637,937	\$ 8,504,209
2018	2,558,073	4,839,409	1,605,530	\$ 9,003,012
2019	2,587,929	4,970,220	1,556,259	\$ 9,114,408
2020	2,585,020	5,767,919	1,621,997	\$ 9,974,935
2021	2,586,685	7,275,277	1,758,182	\$ 11,620,143
2022	2,662,134	8,555,905	1,882,852	\$ 13,100,891
2023	2,832,326	7,978,406	2,171,712	\$ 12,982,444
2024	2,755,999	8,524,243	2,183,695	\$ 13,463,937
2025	2,708,552	9,371,542	2,163,515	\$ 14,243,609

Growth
2016-2025 -11.2% 128.1% 33.1% 62.1%



Schedule 6
Lindon City Corporation
Direct and Overlapping Sales Tax Rates
Last Ten Fiscal Years

Fiscal Year	Lindon City		Overlapping Rates			Total
	Direct Sales Tax Rate ^{(1) (2)}	PARC Tax Rate ⁽³⁾	State of Utah	Utah County	Mass Transit	
2016	1.0%	0.1%	4.70%	0.25%	0.80%	6.85%
2017	1.0%	0.1%	4.70%	0.25%	0.80%	6.85%
2018	1.0%	0.1%	4.70%	0.25%	0.80%	6.85%
2019	1.0%	0.1%	4.85%	0.25%	1.05%	7.25%
2020	1.0%	0.1%	4.85%	0.25%	1.05%	7.25%
2021	1.0%	0.1%	4.85%	0.25%	1.05%	7.25%
2022	1.0%	0.1%	4.85%	0.25%	1.05%	7.25%
2023	1.0%	0.1%	4.85%	0.25%	1.05%	7.25%
2024	1.0%	0.1%	4.85%	0.25%	1.25%	7.45%
2025	1.0%	0.1%	4.85%	0.25%	1.25%	7.45%

Source: Utah State Tax Commission

Note: Overlapping rates are those of other governments and agencies that apply to taxable sales within the City.

⁽¹⁾ Of the City direct sales tax assessed by municipalities within the state, 50 percent is distributed by the State of Utah based on point of sale and 50 percent is pooled and distributed to municipalities based on population. Because Lindon has a high sales tax base, but a relatively lower population, Lindon City actually receives less than 1% of the sales tax assessed locally.

⁽²⁾ The State of Utah determines the City's direct sales tax rate. The Utah State Tax Commission collects and distributes sales tax.

⁽³⁾ Voters approved a 0.1% Park, Arts, Recreation and Cultural (PARC) Tax on November 5, 2013 that went into effect on April, 1, 2014 for 10 years. Voters again approved the tax on November 21, 2023 for another 10 years.

Schedule 7
Lindon City Corporation
Direct Taxable Sales by Category
Last Ten Years

Fiscal Year	Category				Total	City Direct Sales Tax Rate ⁽¹⁾
	Retail	Services	Manufacturing & Construction	Other		
2016	324,193,529	113,830,281	43,740,546	62,012,789	\$ 543,777,145	1%
2017	383,722,565	99,735,831	36,438,104	63,178,993	\$ 583,075,493	1%
2018	423,457,234	88,213,935	44,289,717	89,807,325	\$ 645,768,211	1%
2019	444,224,756	76,370,571	50,595,312	87,720,386	\$ 658,911,025	1%
2020	413,409,888	83,743,335	40,904,986	63,035,376	\$ 601,093,585	1%
2021	632,284,146	133,334,238	57,745,816	91,678,964	\$ 915,043,164	1%
2022	750,516,395	153,032,861	63,542,895	111,260,939	\$ 1,078,353,090	1%
2023	676,825,285	154,278,103	73,517,072	79,221,335	\$ 983,841,795	1%
2024	661,368,882	174,302,633	81,917,566	114,648,677	\$ 1,032,237,758	1%
2025	735,294,984	209,369,872	84,994,763	95,290,463	\$ 1,124,950,082	1%

Source: Utah State Tax Commission

⁽¹⁾ Of the City direct sales tax assessed by municipalities within the state, 50 percent is distributed by the State of Utah based on point of sale and 50 percent is pooled and distributed to municipalities based on population. Because Lindon has a high sales tax base, but a relatively lower population, Lindon City actually receives less than 1% of the sales tax assessed locally. Lindon City's actual sales tax collection is illustrated below. See Schedule 23 for information on Lindon's population.

Schedule 8
Lindon City Corporation
Principal Sales Tax Payers
Current Year and Nine Years Ago

Taxpayer	2025			2016		
	Sales Tax⁽¹⁾	Rank	% of Total Sales Tax⁽¹⁾	Sales Tax⁽¹⁾	Rank	% of Total Sales Tax⁽¹⁾
Walmart Supercenter	N/A	1	N/A	N/A	1	N/A
Murdock Hyundai	N/A	2	N/A	N/A	3	N/A
Home Depot	N/A	3	N/A	N/A	2	N/A
Doug Smith KIA	N/A	4	N/A	-		-
Sunpro Corp	N/A	5	N/A	-		-
DoTerra	N/A	6	N/A	-		-
Wheeler Machinery	N/A	7	N/A	N/A	9	N/A
Larry H Miller Lexus of Lindon	N/A	8	N/A	N/A	8	N/A
Burton Lumber & Hardware	N/A	9	N/A	N/A	7	N/A
Genesis of Lindon	N/A	10	N/A	-		-
Mercedes Benz of Lindon	-		-	N/A	4	N/A
Sunroc Building Materials	-		-	N/A	5	N/A
Stock Building Supply West	-		-	N/A	6	N/A
Siemens Energy	-		-	N/A	10	N/A
Total	<u>\$ 3,450,417</u>		<u>47.97%</u>	<u>\$ 1,844,220</u>		<u>51.06%</u>

Source: Utah State Tax Commission

⁽¹⁾ Sales tax information is considered proprietary and cannot be shown by individual payer, so the group is shown in the aggregate.

Schedule 9
Lindon City Corporation
Direct and Overlapping Property Tax Rates
Last Ten Calendar Years
Per \$1000 of assessed value

Calendar Year ⁽¹⁾	Lindon City ⁽²⁾			Alpine School District	Utah County	Central Utah Water Conservancy District	Other	Total for District 80 ⁽³⁾	Northern Utah County Water Conservancy District	Total for District 85 ⁽³⁾
	General Fund	Debt Svc Fund	Total							
2015	1.741	-	1.741	8.177	0.870	0.405	0.000	11.193	0.024	11.217
2016	1.630	-	1.630	7.718	1.038	0.400	0.011	10.797	0.023	10.820
2017	1.451	-	1.451	7.167	0.959	0.400	0.010	9.987	0.021	10.008
2018	1.392	-	1.392	7.033	0.902	0.400	0.009	9.736	0.019	9.755
2019	1.241	-	1.241	6.699	0.830	0.400	0.009	9.179	0.017	9.196
2020	1.174	-	1.174	6.800	1.190	0.400	0.012	9.576	0.016	9.592
2021	1.116	-	1.116	6.904	0.995	0.400	0.012	9.427	0.015	9.442
2022	0.907	-	0.907	5.724	0.772	0.400	0.015	7.818	0.012	7.830
2023	0.853	-	0.853	5.518	0.766	0.400	0.015	7.552	0.012	7.564
2024	0.821	-	0.821	6.115	0.761	0.400	0.015	8.112	0.012	8.124

Source: Utah County Treasurer

Note: Overlapping property tax rates are those of other governments and agencies that apply to property owners within the City. Property taxes are assessed, collected and distributed to the appropriate entities by Utah County on a calendar year basis rather than a July 1 to June 30 fiscal year. Property taxes are due in November each year. Property taxes assessed for calendar year 2022 are collected by Utah County and distributed to Lindon City in the 2022-2023 fiscal year.

⁽¹⁾ Assessed values are reported by Utah County on a calendar year basis rather than a July 1 to June 30 fiscal year.

⁽²⁾ The City's certified property tax rate may be increased only by a majority vote of the city council, after holding one or more truth-in-taxation public hearings.

⁽³⁾ There are two taxing districts in Lindon City. Most of the city is in District 80 with a portion of the west side in District 85, which has an additional assessment from the North Utah County Water Conservancy District.

Schedule 10
Lindon City Corporation
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Calendar Years

	Taxable Value for Calendar Year ⁽¹⁾										% of T.V.
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Real Property											
Primary residential	470,173,498	511,671,710	565,570,869	613,527,970	679,345,920	748,061,215	827,104,135	1,138,623,290	1,188,530,407	1,211,307,350	39.4%
Secondary residential	3,337,600	3,430,100	3,770,800	4,956,400	4,966,200	5,401,800	6,376,100	13,916,600	13,742,200	14,109,600	0.5%
Commercial and industrial	464,981,771	511,085,281	594,263,700	625,269,700	772,464,800	928,233,390	982,292,800	1,188,030,343	1,293,832,692	1,360,790,550	44.3%
Farmland Assessment Act (FAA) and agricultural	1,156,431	1,195,899	1,266,579	2,525,802	2,514,284	2,816,352	2,733,173	2,573,220	2,379,650	2,437,382	0.1%
Unimproved non FAA	85,376,530	81,478,025	93,747,355	107,745,495	105,936,745	108,723,009	129,269,429	161,116,620	145,172,702	150,478,955	4.9%
Total real property	1,025,025,830	1,108,861,015	1,258,619,303	1,354,025,367	1,565,227,949	1,793,235,766	1,947,775,637	2,504,260,073	2,643,657,651	2,739,123,837	89.1%
Personal Property											
Primary mobile homes	154,176	154,176	154,176	154,176	178,926	154,397	154,397	526,020	626,122	700,427	0.0%
Secondary mobile homes	-	-	-	-	-	-	-	-	-	-	0.0%
Other business	122,122,996	125,902,594	126,508,181	130,082,344	142,801,296	168,637,060	191,884,353	228,295,164	270,256,104	303,543,895	9.9%
SCME	828	-	-	-	-	125,547	93,541	720	723	723	0.0%
Total personal property	122,278,000	126,056,770	126,662,357	130,236,520	142,980,222	168,917,004	192,132,291	228,821,904	270,882,949	304,245,045	9.9%
Centrally Assessed	20,776,923	22,849,698	25,240,829	28,145,903	29,034,398	31,321,604	30,486,730	30,062,582	23,200,696	22,831,206	0.7%
Motor Vehicle Value	8,535,556	8,535,344	8,719,194	8,788,171	8,539,323	7,624,149	8,472,877	8,299,713	8,509,145	8,046,791	0.3%
Total Taxable Assessed Value	1,176,616,309	1,266,302,827	1,419,241,683	1,521,195,961	1,745,781,892	2,001,098,523	2,178,867,535	2,771,444,272	2,946,250,441	3,074,246,879	100.0%
Estimated Actual Value	1,561,429,860	1,685,069,461	1,882,107,629	2,023,299,535	2,301,756,766	2,613,274,933	2,855,715,425	3,703,475,526	3,919,196,692	4,065,889,606	
Assessed Value as a % of Actual Value	75.4%	75.1%	75.4%	75.2%	75.8%	76.6%	76.3%	74.8%	75.2%	75.6%	
Total Direct Tax Rate	0.001741	0.001630	0.001451	0.001392	0.001241	0.001174	0.001116	0.000907	0.000853	0.000821	

Source: Utah State Tax Commission - Property Tax Division

⁽¹⁾ Assessed values are reported by Utah County on a calendar year basis rather than a July 1 to June 30 fiscal year.

Notes: Utah County reassesses property in Lindon every five years, on average. The county assesses property at approximately 55% of actual value for primary residential and mobile home property and 100% of actual value for all other categories. Estimated actual taxable value is calculated by dividing taxable assessed value by those percentages.

SCME = Semiconductor Manufacturing Equipment

Schedule 11
Lindon City Corporation
Property Tax Levies and Collections
Last Ten Calendar Years

Calendar Year⁽¹⁾	Total Tax Levy	Current Tax Collections	Percent of Current Taxes Collected	Delinquent Tax Collections⁽²⁾	Total Tax Collections	Percent of Total Taxes Collected
2015	2,048,423	1,868,954	91.24%	179,469	2,048,423	100.00%
2016	2,064,153	1,751,086	84.83%	313,067	2,064,153	100.00%
2017	2,069,341	1,883,128	91.00%	186,213	2,069,341	100.00%
2018	2,112,956	1,982,756	93.84%	130,200	2,112,956	100.00%
2019	2,177,508	2,059,927	94.60%	117,081	2,177,008	99.98%
2020	2,351,656	2,231,124	94.87%	119,532	2,350,656	99.96%
2021	2,433,555	2,246,481	92.31%	184,674	2,431,155	99.90%
2022	2,553,996	2,368,882	92.75%	182,114	2,550,996	99.88%
2023	2,520,521	2,376,900	94.30%	139,744	2,516,644	99.85%
2024	2,527,086	2,352,896	93.11%	-	2,352,896	93.11%

Source: Utah County Treasurer

⁽¹⁾ Assessed values are reported by Utah County on a calendar year basis rather than a July 1 to June 30 fiscal year.

⁽²⁾ Utah County Treasurer does not specify for which prior year(s) taxes are collected so they are reported in the fiscal year that the delinquent taxes are received.

Schedule 12
Lindon City Corporation
Principal Property Tax Payers
Current Year and Nine Years Ago

Property Owner	2024 CY			2015 CY		
	Rank	Assessed Valuation	Percent of Total Assessed Valuation	Rank	Assessed Valuation	Percent of Total Assessed Valuation
Mecca Holdings LLC	1	\$ 65,077,100	2.14%	1	\$ 43,045,700	3.75%
Thyme Global LLC	2	\$ 50,156,735	1.65%			
Wilson Tech 5 LLC	3	\$ 47,658,300	1.57%			
MS Business Properties Group 4 LLC	4	\$ 37,290,500	1.23%	5	\$ 10,927,300	0.95%
Stringtown Property Holdings LLC	5	\$ 37,000,000	1.22%			
WICP West Lindon LLC	6	\$ 31,507,500	1.04%			
WICP Mt Tech 3 LLC	7	\$ 31,000,000	1.02%			
WICP Mt Tech 6 LLC	8	\$ 30,327,500	1.00%			
SS Lindon LLC	9	\$ 28,306,200	0.93%			
Vantaggio AF Parkview Towns LLC	10	\$ 28,063,585	0.92%			
Stag II Lindon LLC				2	\$ 18,844,604	1.64%
Walmart Stores Inc.				3	\$ 16,200,000	1.41%
M S Industrial Properties LLC				4	\$ 15,723,700	1.37%
Shadow Mountain Industrial Properties Pacificorp				6	\$ 10,465,912	0.91%
BAT Investments LC				7	\$ 9,775,482	0.85%
Gateway Technology Center LLC				8	\$ 8,756,200	0.76%
HD Development of Maryland Inc.				9	\$ 8,594,100	0.75%
Total		<u>\$ 386,387,420</u>	<u>12.70%</u>	10	<u>\$ 8,512,000</u>	<u>0.74%</u>
					<u>\$ 150,844,998</u>	<u>13.15%</u>

Source: Utah County Clerk/Auditor

Note: Assessed values are reported by Utah County on a calendar year basis rather than a July 1 to June 30 fiscal year.

Schedule 13
Lindon City Corporation
Legal Debt Margin Information
Last Ten Fiscal Years

Fiscal Year Ending	Taxable Value⁽¹⁾	Debt Limit (4%)	Total debt applicable to limit⁽²⁾	Legal debt margin	Percentage of Debt to Debt Limit
2016	1,147,303,830	\$ 45,892,153	-	\$ 45,892,153	0.00%
2017	1,234,917,785	\$ 49,396,711	-	\$ 49,396,711	0.00%
2018	1,385,281,660	\$ 55,411,266	-	\$ 55,411,266	0.00%
2019	1,484,261,887	\$ 59,370,475	-	\$ 59,370,475	0.00%
2020	1,708,208,171	\$ 68,328,327	-	\$ 68,328,327	0.00%
2021	1,962,152,770	\$ 78,486,111	-	\$ 78,486,111	0.00%
2022	2,139,907,928	\$ 85,596,317	-	\$ 85,596,317	0.00%
2023	2,733,081,977	\$ 109,323,279	-	\$ 109,323,279	0.00%
2024	2,914,540,600	\$ 116,581,624	-	\$ 116,581,624	0.00%
2025	3,043,368,882	\$ 121,734,755	-	\$ 121,734,755	0.00%

Source: Utah State Tax Commission - Property Tax Division

⁽¹⁾ Taxable values are for the calendar year ending within that fiscal year. For example, 2024FY has valuations for 2023CY.

⁽²⁾ Debt margin applies only to general obligation bonds, which Lindon City does not have.

Schedule 14
Lindon City Corporation
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

	Fiscal Year Ending June 30									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental Activities										
General Obligation Debt	-	-	-	-	-	-	-	-	-	-
RDA Revenue Bonds	-	-	-	-	-	-	-	-	-	-
Sales Tax Revenue Bonds	4,195,790	3,886,620	3,571,874	1,182,000	496,000	-	-	-	3,579,000	3,295,000
Notes Payable	60,000	50,000	40,000	30,000	20,000	10,000	-	-	-	-
Leases	348,496	456,347	382,101	531,083	491,237	639,948	555,279	-	857,271	719,452
Total Governmental Activities Debt	<u>4,604,286</u>	<u>4,392,967</u>	<u>3,993,975</u>	<u>1,743,083</u>	<u>1,007,237</u>	<u>649,948</u>	<u>555,279</u>	<u>-</u>	<u>4,436,271</u>	<u>4,014,452</u>
Business-Type Activities										
Water Revenue Bonds	2,907,234	2,811,931	2,746,104	2,601,049	2,542,451	2,481,965	2,419,530	2,355,083	2,288,560	2,219,896
Sewer Revenue Bonds	2,384,000	2,251,000	3,377,000	3,169,000	2,865,000	2,646,000	2,421,000	2,190,000	1,953,000	1,710,000
Storm Water Revenue Bonds	297,646	269,263	239,840	-	-	-	-	-	-	-
Aquatics Center Bonds ⁽¹⁾	8,838,495	8,467,249	8,081,006	7,687,272	7,278,538	6,876,671	6,447,937	6,009,201	5,555,467	5,086,733
Notes Payable	2,181,512	2,054,900	1,919,829	1,781,944	1,526,363	1,382,917	1,228,592	1,095,814	961,694	831,582
Leases	121,784	82,262	41,677	-	-	-	-	-	-	-
Total Business-Type Activities Debt	<u>16,730,671</u>	<u>15,936,606</u>	<u>16,405,456</u>	<u>15,239,265</u>	<u>14,212,352</u>	<u>13,387,553</u>	<u>12,517,059</u>	<u>11,650,098</u>	<u>10,758,721</u>	<u>9,848,211</u>
Total Primary Government	<u>\$ 21,334,957</u>	<u>\$ 20,329,573</u>	<u>\$ 20,399,431</u>	<u>\$ 16,982,348</u>	<u>\$ 15,219,589</u>	<u>\$ 14,037,501</u>	<u>\$ 13,072,338</u>	<u>\$ 11,650,098</u>	<u>\$ 15,194,992</u>	<u>\$ 13,862,663</u>
% of Personal Income⁽²⁾	7.78%	7.07%	7.36%	5.70%	4.81%	3.92%	3.55%	2.97%	3.62%	3.30%
Debt Per Capita⁽²⁾	\$ 1,974	\$ 1,858	\$ 1,860	\$ 1,548	\$ 1,371	\$ 1,232	\$ 1,127	\$ 995	\$ 1,298	\$ 1,181

⁽¹⁾ Presented net of unamortized premium.

⁽²⁾ See Schedule 20 for personal income and population data.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

Schedule 15
Lindon City Corporation
Direct and Overlapping Governmental Activities Debt
As of June 30, 2025

<u>Entity⁽¹⁾</u>	<u>2024 Taxable Assessed Property Value</u>	<u>Percentage Applicable to Lindon Citizens⁽²⁾</u>	<u>Entity's Outstanding Governmental Activities Debt</u>	<u>Amount Applicable to Lindon Citizens</u>
Overlapping Debt:				
CUWCD ⁽³⁾	\$ 329,537,585,070	0.93%	\$ 105,507,820	\$ 981,703
Alpine School District	60,634,915,653	5.06%	481,661,745	<u>\$ 24,356,780</u>
Subtotal, Overlapping Debt				<u>\$ 25,338,483</u>
Direct Debt ⁽⁴⁾ :	3,066,200,088	100.00%	4,014,452	\$ 4,014,452
Total Direct and Overlapping Debt				<u><u>\$ 29,352,935</u></u>

Sources: Property Tax Division of the Utah State Tax Commission and entities.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Lindon. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt of each overlapping government.

⁽¹⁾ The State of Utah's general obligation debt is not included in overlapping debt because the State does not currently levy property tax for payment of its general obligation bonds.

⁽²⁾ The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by dividing the City's taxable assessed value by each overlapping unit's total taxable assessed value.

⁽³⁾ Central Utah Water Conservance District (CUWCD) encompasses all or a portion of seven counties in Utah.

Schedule 16
Lindon City Corporation
Pledged-Revenue Coverage
Sales Tax Revenue Bonds
Last Ten Fiscal Years

Fiscal Year	Sales Tax Revenue	Debt Service Requirements			Coverage
		Principal	Interest	Total	
2016	\$ 3,611,839	\$ 604,000	\$ 298,960	\$ 902,960	4.00
2017	\$ 3,904,527	\$ 683,000	\$ 414,168	\$ 1,097,168	3.56
2018	\$ 4,242,568	\$ 705,000	\$ 393,324	\$ 1,098,324	3.86
2019 ⁽¹⁾	\$ 4,358,567	\$ 3,078,000	\$ 551,629	\$ 3,629,629	1.20
2020 ⁽²⁾	\$ 4,677,632	\$ 1,061,000	\$ 284,326	\$ 1,345,326	3.48
2021 ⁽³⁾	\$ 5,887,791	\$ 881,000	\$ 258,961	\$ 1,139,961	5.16
2022	\$ 6,912,012	\$ 395,000	\$ 240,075	\$ 635,075	10.88
2023	\$ 6,469,642	\$ 405,000	\$ 228,075	\$ 633,075	10.22
2024	\$ 6,794,833	\$ 420,000	\$ 283,474	\$ 703,474	9.66
2025 ⁽⁴⁾	\$ 7,323,253	\$ 719,000	\$ 370,488	\$ 1,089,488	6.72

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

⁽¹⁾ Extra principal was paid in the amount of \$2,353,000 using one-time funds.

⁽²⁾ Extra principal was paid in the amount of \$525,000 using one-time funds.

⁽³⁾ Extra principal was paid in the amount of \$333,000 using one-time funds.

⁽⁴⁾ Added debt service payments for 2023 Series Bond secured by both tax increment revenue and sales tax. The tax increment revenue used in 2025FY totalled \$200,000. Extra principal was paid in the amount of \$118,000.

Schedule 17
Lindon City Corporation
Pledged-Revenue Coverage
Water Revenue Bonds
Last Ten Fiscal Years

Fiscal Year	Gross Revenues	Operating Expenses⁽¹⁾	Net Revenue Available	Debt Service Requirements			Coverage
				Principal	Interest	Total	
2016	1,942,822	\$ 1,216,128	\$ 726,694	\$ 81,688	\$ 93,869	\$ 175,557	4.14
2017	2,054,893	\$ 1,400,021	\$ 654,872	\$ 84,854	\$ 90,703	\$ 175,557	3.73
2018	2,595,887	\$ 1,340,186	\$ 1,255,701	\$ 54,997	\$ 87,407	\$ 142,404	8.82
2019	2,875,886	\$ 1,359,147	\$ 1,516,739	\$ 56,769	\$ 85,635	\$ 142,404	10.65
2020	3,276,904	\$ 1,456,663	\$ 1,820,241	\$ 58,598	\$ 83,806	\$ 142,404	12.78
2021	3,625,830	\$ 1,259,118	\$ 2,366,712	\$ 60,486	\$ 81,918	\$ 142,404	16.62
2022	3,264,175	\$ 1,365,726	\$ 1,898,449	\$ 62,435	\$ 79,969	\$ 142,404	13.33
2023	3,642,792	\$ 1,842,061	\$ 1,800,731	\$ 64,447	\$ 77,957	\$ 142,404	12.65
2024	3,551,454	\$ 2,287,115	\$ 1,264,339	\$ 66,523	\$ 75,881	\$ 142,404	8.88
2025	3,864,315	\$ 2,542,491	\$ 1,321,824	\$ 68,667	\$ 73,737	\$ 142,404	9.28

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

⁽¹⁾ Total operating expenses exclusive of depreciation.

Schedule 18
Lindon City Corporation
Pledged-Revenue Coverage
Sewer Revenue Bonds
Last Ten Fiscal Years

Fiscal Year	Gross Revenues	Operating Expenses⁽¹⁾	Net Revenue Available	Debt Service Requirements			Coverage
				Principal	Interest	Total	
2016	\$ 1,461,593	\$ 1,117,881	\$ 343,712	\$130,000	\$ 62,850	\$192,850	1.78
2017	\$ 1,725,118	\$ 1,322,869	\$ 402,249	\$133,000	\$ 59,600	\$192,600	2.09
2018	\$ 1,898,866	\$ 1,305,491	\$ 593,375	\$136,000	\$ 56,275	\$192,275	3.09
2019	\$ 1,584,197	\$ 1,053,330	\$ 530,867	\$140,000	\$ 52,875	\$192,875	2.75
2020	\$ 1,661,693	\$ 1,062,771	\$ 598,922	\$143,000	\$ 49,375	\$192,375	3.11
2021	\$ 1,845,515	\$ 960,721	\$ 884,794	\$147,000	\$ 45,800	\$192,800	4.59
2022	\$ 1,852,617	\$ 1,044,668	\$ 807,949	\$150,000	\$ 42,125	\$192,125	4.21
2023	\$ 2,013,195	\$ 1,026,693	\$ 986,502	\$154,000	\$ 38,375	\$192,375	5.13
2024	\$ 2,190,346	\$ 1,157,618	\$ 1,032,728	\$158,000	\$ 34,525	\$192,525	5.36
2025	\$ 2,374,172	\$ 1,470,709	\$ 903,463	\$162,000	\$ 30,575	\$192,575	4.69

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

⁽¹⁾ Total operating expenses exclusive of depreciation.

Schedule 19
Lindon City Corporation
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population	Total Personal Income⁽¹⁾	Per Capita Personal Income	Unemployment Rate⁽²⁾		
				Utah County	State of Utah	United States
2016	10,810	\$ 274,076,740	\$ 25,354	3.4%	4.0%	4.9%
2017	10,939	\$ 287,542,554	\$ 26,286	3.0%	3.4%	4.3%
2018	10,968	\$ 277,347,816	\$ 25,287	2.8%	3.0%	4.0%
2019	10,970	\$ 298,153,630	\$ 27,179	2.6%	2.8%	3.7%
2020	11,100	\$ 316,505,400	\$ 28,514	4.5%	5.3%	11.1%
2021	11,397	\$ 358,310,283	\$ 31,439	2.1%	2.8%	5.9%
2022	11,600	\$ 367,859,200	\$ 31,712	1.8%	2.3%	3.6%
2023	11,709	\$ 392,321,754	\$ 33,506	2.4%	2.4%	3.6%
2024	11,704	\$ 419,646,920	\$ 35,855	3.3%	3.0%	4.1%
2025	11,734	\$ 507,178,682	\$ 43,223	3.3%	3.2%	4.1%

⁽¹⁾ Estimates of total personal income are derived by multiplying per capita personal income amounts by the corresponding population.

⁽²⁾ Unemployment rates are seasonally adjusted. The rates shown are for June of the fiscal year.

Sources:

Population and Per capita personal income information provided by the U.S. Census Bureau.

Unemployment rates provided by the Utah Department of Workforce Services and U.S. Department of Labor, Bureau of Labor Statistics

Schedule 20
Lindon City Corporation
Principal Employers
Current Year and Nine Years Ago

Employer	2024 CY			2015 CY		
	Number of Employees	Rank	Percentage of Total City Employment	Number of Employees	Rank	Percentage of Total City Employment
RBD Acquisition Sub, Inc.	1000 - 1499	1	5.6% - 8.4%			
Bamboo HR LLC	1000 - 1499	2	5.6% - 8.4%			
Alpine School District	1000 - 1499	3	5.6% - 8.4%	500 - 999	1	4.7% - 9.4%
Elite Manufacturing & Packaging, LLC	500 - 999	4	2.8% - 5.6%			
Awardco, Inc.	500 - 999	5	2.8% - 5.6%			
NRG Energy, Inc.	250 - 499	6	1.4% - 2.8%			
Wal-Mart Associates, Inc.	250 - 499	7	1.4% - 2.8%			
Premier Family Medical, LLC	250 - 499	8	1.4% - 2.8%			
IMS Masonry, Inc.	250 - 499	9	1.4% - 2.8%	100 - 249	4	0.9% - 2.3%
Universal Industrial Sales, Inc.	100 - 249	10	0.6% - 1.4%			
Nudge LLC				250 - 499	2	2.3% - 4.7%
Teleperformance USA				100 - 249	3	0.9% - 2.3%
Home Depot				100 - 249	5	0.9% - 2.3%
Boostability				100 - 249	6	0.9% - 2.3%
Mountain State Steel				100 - 249	7	0.9% - 2.3%
Hansen/All Season Insulations				100 - 249	8	0.9% - 2.3%
Nicolson Construction Inc				100 - 249	9	0.9% - 2.3%
Cascade Stucco and Exteriors				100 - 249	10	0.9% - 2.3%
Average Employment in Lindon City	<u>17,900</u>			<u>10,668</u>		

Source: Utah Department of Workforce Services

Note: The employment numbers are given for the calendar year which ends within the fiscal year.

Schedule 21
Lindon City Corporation
Full-time Equivalent Employees by Function
Last Ten Fiscal Years

Function/Program	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General government	17	18	20	21.5	21.5	21.5	24.5	27	26.5	26
Public safety	18.5	18.5	18.5	19.5	19.5	19.5	20	20	21.5	21.5
Highways and streets	2	2	2	2	2	2	2	2	2	2
Park, recreation and culture	74	75.5	75	73	77	84	86.5	86.5	86.5	87
Water	3	4	4	4	4	4	4	4	5	5
Sewer	2	3	3	3	3	3	3	3	3	3
Storm Water Drainage	2	2	2	2	2	2	2	2	3	3
Total	118.5	123	124.5	125	129	136	142	144.5	147.5	147.5

Schedule 22
Lindon City Corporation
Operating Indicators by Function/Program
Last Ten Fiscal Years

Function/Program	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Community development										
Residential building permits issued	221	204	257	240	277	319	321	257	262	543
Commercial building permits issued	70	53	48	66	82	79	94	78	68	94
Court										
Traffic and Misdemeanor cases handled	1,923	2,423	2,677	3,291	3,149	2,840	2,305	2,640	2,808	3,110
Police										
Calls for service	5,285	10,897	7,818	10,993	9,725	9,831	9,396	8,985	9,966	10,573
Offenses	6,510	1,257	6,757	1,040	1,009	981	809	950	839	874
Arrests	775	764	563	635	585	602	480	541	514	550
Traffic Accidents	371	363	334	352	310	318	337	358	353	351
Recreation										
Recreation programs	6	5	5	5	4	5	5	5	5	5
Number of participants	1,564	1,698	1,525	1,395	608	1,771	2,125	2,240	2,713	2,352
Aquatics Center programs ⁽¹⁾	6	10	6	7	6	6	9	9	8	10
Number of program participants	1,404	1,372	1,475	1,103	1,230	1,325	1,803	1,407	1,087	1,927
Number of Aquatics Center admissions	39,643	63,949	76,619	65,215	67,179	57,220	78,747	75,549	83,455	93,881
Community Center programs	15	31	22	22	34	48	53	50	59	70
Number of participants	487	748	398	372	313	641	598	762	903	978
Senior Center programs	14	17	17	18	16	21	21	20	10	14
Number of participants	110	145	9,114	9,482	13,561	14,771	10,031	8,455	8,658	6,547
Cemetery										
Burials	45	33	25	39	37	49	67	57	40	36
Culinary Water										
Connections	2,923	2,986	3,050	3,187	3,313	3,350	3,476	3,550	3,621	3,679
Average daily consumption (thousands of gallons)	1,004	1,108	1,280	1,208	1,250	1,426	1,174	1,299	1,419	1,402
Sewer										
Sewer lines miles inspected	5.0	5.0	4.0	4.0	9.0	87.2	51.0	6.1	7.4	3.3
Storm Drain										
Street Sweeping (miles)	N/A	N/A	N/A	133	234	326	228	130	315	249

⁽¹⁾ The pool season (May-Sep) goes across fiscal years, but the statistics are reported here in the fiscal year that the pool closes for the season. For example, statistics for the May-Sep, 2022 pool season are reported in the 2023 fiscal year.

Schedule 23
Lindon City Corporation
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

Function/Program	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Streets and Highways										
Street lights, maintained by City	258	286	286	337	350	375	484	493	498	503
Street miles	54	54.3	54.4	55.0	55.6	56.2	61	62.1	63.2	64
Cemetery										
Acres	3	3	3	3	3	3	3	3	3	3
Gravesites	2,952	2,952	2,952	2,952	2,952	3,046	3,046	3,046	3,046	3,046
Public works										
Incorporated area in square miles	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5
City Center in square feet	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400
Parks and recreation										
Community Center in square feet	19,850	19,850	19,850	19,850	19,850	19,850	19,850	19,850	19,850	19,850
Park acreage	58	58	58	58	58	58	58	67	67	67
Park pavilions										
Baseball/softball diamonds	4	4	4	4	4	4	4	4	4	4
Soccer fields	5	5	5	5	5	5	5	7	7	7
Tennis/pickleball courts	0	0	0	7	7	9	9	13	13	13
Trails (miles)										
Culinary water										
Water main line miles	80	85	86	87	88	89	90	91	92	93
Storage capacity (millions of gallons)	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83
Secondary water										
Secondary water main line miles	49	49	49	51	51.6	52.2	52.9	53.5	54.1	55.0
Sewer										
Sewer line miles	71	75	75	79	83	84	85	86	87	88
Storm Drain										
Pipe Lines (miles)	47	47	48	49	49	49	50	50.5	51	51.5

**LINDON CITY CORPORATION
LINDON CITY, UTAH**

SUPPLEMENTARY REPORTS

FOR THE FISCAL YEAR ENDED JUNE 30, 2025

**LINDON CITY CORPORATION
SUPPLEMENTARY REPORTS
TABLE OF CONTENTS
For the Fiscal
Year Ended June 30, 2025**

	<u>Page</u>
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.....	1
Independent Auditor's Report on Compliance and Report on Internal Control Over Compliance as Required by the State Compliance Audit Guide	3



GILBERT & STEWART
 CERTIFIED PUBLIC ACCOUNTANTS
 A PROFESSIONAL CORPORATION
 ESTABLISHED 1974

RANDEL A HEATON, CPA
 LYNN A. GILBERT, CPA
 JAMES A. GILBERT, CPA
 BEN H PROBST, CPA
 RONALD J. STEWART, CPA

 SIDNEY S. GILBERT, CPA
 JAMES E. STEWART, CPA

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

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

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, the business-type activities, each major fund, and the aggregate remaining fund information of Lindon City (the City), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements, and have issued our report thereon dated March 6, 2026.

Internal Control Over Financial Reporting

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

A *deficiency* in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the 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 which 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 may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City’s financial statements are free of material misstatements, 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 determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instance of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the 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.

Gilbert & Stewart

GILBERT & STEWART, CPA PC
Provo, Utah
March 6, 2026



GILBERT & STEWART

CERTIFIED PUBLIC ACCOUNTANTS
A PROFESSIONAL CORPORATION
ESTABLISHED 1974

RANDEL A HEATON, CPA
LYNN A. GILBERT, CPA
JAMES A. GILBERT, CPA
BEN H PROBST, CPA
RONALD J. STEWART, CPA

SIDNEY S. GILBERT, CPA
JAMES E. STEWART, CPA

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

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

REPORT ON COMPLIANCE

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

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

- Budgetary Compliance
- Fund Balance
- Justice Courts
- Restricted Taxes and Related Revenues
- Fraud Risk Assessment
- Government Fees
- Cash Management
- Enterprise Fund Transfers
- Impact Fees
- Crime Insurance for Public Treasurers

Opinion on Compliance

In our opinion, the 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), issued by the Office of the Utah State Auditor. 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 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 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 City's government programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, Government Auditing Standards, and the Guide will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for 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 the City's compliance with the requirements of the government program as a whole.

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

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

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

REPORT ON INTERNAL CONTROL OVER COMPLIANCE

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

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

over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

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

Purpose of this Report

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the Guide. Accordingly, this report is not suitable for any other purpose. However, pursuant to *Utah Code* Title 63G, Chapter 2, this report is a matter of public record, and as such, its distribution is not limited.

Gilbert & Stewart

GILBERT & STEWART
Certified Public Accountants
Provo, UT
March 6, 2026

- 9. Review & Action: Ordinance Amendment; Commercial Design Standards amendment; Ordinance #2026-3-O.** Recommendation from the Planning Commission to amend the Commercial Design Standard Color Palette to allow a range of off-white earth tones as approved colors for commercial building exteriors.

Sample Motion: I move to (*approve, continue, deny*) Ordinance #2026-3-O (*as presented, or with changes*).

Ordinance Amendment – Commercial Design Standards

Date: March 10, 2026
Applicant: Lindon City
Presenting Staff: Brittany Wilde
Type of Decision: Legislative
Council Action Required: Yes, the planning commission is the recommending body on this application.

MOTION

I move to (*approve, deny, or continue*) ordinance amendment 2026-3-O (*as presented, or with changes*).

Summary of Key Issues

- Over the past few years Lindon has received several requests to add an off-white or earth tone white to the Commercial Design Standard color palette.
- A few recent buildings have been painted in a close to white color and look aesthetically improved.
- City staff have prepared an update color palette for review.
- The planning commission recommended that if an off-white color is used as the primary color of the building then a 2nd contrasting color is required for the trim, other architectural materials, or a minimum of 30% of the building facades. This language was added to the color palette.
- City staff also have on file color chips for commercial property owners and developers that meet the color palette requirements.

Exhibits

1. Lindon City Building Examples with off-white
2. Draft Ordinance

Exhibit 1







ORDINANCE NO. 2026-03-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE LINDON CITY COMMERCIAL DESIGN STANDARDS COLOR PALETTE TO ADD EARTH TONE OFF-WHITE COLORS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lindon City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment to add an earth tone off-white color to the Lindon City Commercial Design Standards Color Palette is consistent with the goal of the Lindon City General Plan to create commercial nodes with great architecture; and

WHEREAS, on March 10, 2026, the Lindon City Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance amendment and recommended that the City Council adopt the attached ordinance;

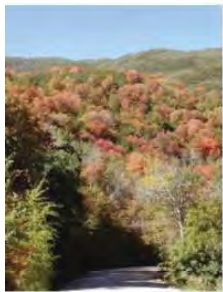
WHEREAS, the Council held a public hearing on _____, 2026, to consider the recommendation and the Council received and considered all public comments that were made therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: Amend Lindon City Code sections as follows:

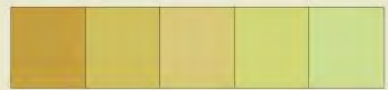
Lindon City Commercial Design Standards Color Palette

IV. Utah Mountain Desert Color Palette



Utah Mountain Desert Color Palette

Primary Colors



Earth Tone Off-White



Earth-tone off-white colors shall only be used as the primary building color when paired with a second contrasting color from this palette. The contrasting color shall be used for trim or other architectural features to highlight material changes, or it shall constitute a minimum of thirty percent (30%) of each building façade.

SECTION II: Severability is intended throughout and within the provisions of this ordinance. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED AND APPROVED AND MADE EFFECTIVE by the City Council of Lindon City,

Utah, this _____ day of _____ 2026.

CAROLYN O. LUNDBERG
Lindon City Mayor

ATTEST:

Britni Laidler
City Recorder

10. Review & Action: Ordinance Amendment; LCC 5.07 Personal Wireless

Telecommunication Facilities (Cell Towers); Ordinance #2026-2-O. Amendment of the Lindon City Code related to wireless communication towers. The proposed ordinance updates requirements for stealth towers, clarifies land use approval authorities, permitted zoning districts, setbacks, application requirements and general code clean-up.

Sample Motion: I move to (*approve, continue, deny*) Ordinance #2026-2-O (*as presented, or with changes*).

Ordinance Amendment – 5.07 – Personal Wireless Telecommunication Facilities

<p>Date: March 16, 2026 Applicant: Lindon City Presenting Staff: Michael Florence Type of Decision: Legislative Council Action Required: Yes, the planning commission unanimously recommended approval</p>	<p><u>MOTION</u> I move to (<i>approve, deny, or continue</i>) ordinance amendment 2026-2-O (<i>as presented, or with changes</i>).</p>
---	---

Summary of Key Issues

- Lindon City has recently received several requests for new cell phone towers.
- Chapter 5.07 currently requires that all cell towers built in the city be designed as stealth towers unless technical reasons prohibit the use of a stealth design.
- The city is proposing to amend Chapter 5.07 to allow the City Council flexibility to decide whether a cell tower should be a stealth tower or not. The ordinance provides criteria for evaluating the design.
- The ordinance also clarifies that the Planning Commission approves cell towers as conditional use. The City Council retains its authority to decide if a tower can be located on property other than that owned by the city.
- The draft ordinance also clarifies which zoning districts tower are allowed by conditional use.

Overview

Current Ordinance	Proposed Amendments
Site should be located on bare ground without visual mitigation in districts zone CG, LI, HI, and R&B	Visual mitigation wasn't defined, so its proposed to be clarified as landscaping and screening around the fenced equipment area. The CG and R&B zones were removed so visual screening is only required in the LI and HI proposed zones. Staff believes that the CG and R&B zones should have visual mitigation. Often if a tower goes near the rear of a lot of a commercial property it is close to residential properties.
Allows antennas on city property in LI, HI, and CG zones	The MC, RC, PC-1 & PC-2 zones were added
Allowed on city and school district property in the MU and R&B zones with approval of City Council.	MU zone doesn't exist in the zoning map. Recently, the city rezoned all school district and other public use properties to Public Facilities. Removed MU and R&B zones and allowed on city and school district property zoned PF, if approved by the city council.
All new towers that are constructed shall be stealth towers	<p>Allows the City Council to decide whether a tower should be stealth or not based on the following criteria:</p> <ul style="list-style-type: none"> • Stealth designs are not compatible with the area • Compatibility is determined by topography, surrounding vegetation, surrounding uses, tower heights, tower design, and other aesthetics affecting the towers ability to blend into the area. • The council reserves the right to request additional stealth designs in their evaluation

Current Ordinance	Proposed Amendments
Cell tower applications are submitted to the city manager	Clarifies that applications are submitted to the city
No residential setback called out for tower facilities (equipment buildings)	Clarifies that equipment facilities meet the residential setbacks. The existing language that a tower must be 300% the height of the tower to be setback from residential remains in the code.
Location of towers in commercial zones	Language added that the City Council reserves the right to require towers to be located away from street frontages and to be placed behind existing structures so that the towers are more compatible with the surrounding area.
Removes applications for variance, special use, and building permit from the code	Clarifies that cell towers are approved by conditional use by the planning commission. Variances are approved by an administrative law judge and special use provisions have been removed from the city code.
Application submittal documents	Reiterates from previous code sections that require technological evidence for location and heights. Requires an applicant to evaluate all city, school district, other public, and quasi-public properties within the proposed service area

Staff Analysis

The proposed ordinance amendment provides additional flexibility to the city council to determine if a proposed cell tower should have a stealth design or not. As the current ordinance is written, all towers are required to have a stealth design. There are locations in the city where a tower may not need to be stealth or the stealth tower may attract more attention if it has a stealth design.

Chapter 5.07 outlines priorities and approval bodies for the applications. The ordinance prioritizes city owned properties for locating cell towers. As the ordinance explains:

“A private property owner who leases space for a telecommunication tower is the only one who receives compensation even though numerous other property owners in the area, and the citizenry in general, are adversely affected. Requiring all telecommunication facilities to be located on government property with all lease payments being paid to Lindon City instead of individual property owners evenly distributes the income from the lease payments to all the citizens of Lindon through increased government services, thus indirectly compensating all of the citizens of Lindon for the impact all citizens experience. The public policy objectives to reduce the proliferation of telecommunication facilities and to mitigate their impact can best be facilitated by requiring the location of antenna, antenna support structures, and towers on property owned, leased or used by Lindon City as a highest priority whenever feasible.”

If an applicant cannot locate a public property within their proposed service area then the ordinance lists other location priorities such as school district properties in Public Facility zones, non-residential zones and residential zones. To locate on a non-City property an applicant is required to request approval from the City Council. If the City Council approves the request, then the applicant petitions the planning commission for a conditional use permit review and approval.

Exhibits

1. Draft Ordinance

ORDINANCE NO. 2026-02-O

AN ORDINANCE AMENDING SECTIONS 5.07.010, 5.07.050, 5.07.060, 5.07.080, AND 5.07.130 OF THE LINDON CITY CODE GOVERNING THE CONSTRUCTION OF STEALTH CELL TOWERS WITHIN LINDON CITY, CLARIFYING APPROVAL AUTHORITIES, ZONING DISTRICTS, AND CLARIFYING REGULATING LANGUAGE.

PREAMBLE

WHEREAS, Lindon City has adopted Chapter 5.07 of the Lindon City Code which regulates the placement and construction of personal wireless communications facilities within the City; and

WHEREAS, currently, the City code mandates that all cell towers built in the City be designed as stealth towers unless technical reasons prohibit the use of a stealth tower; and

WHEREAS, The Lindon City Council has found that under certain conditions and circumstances the currently available designs for stealth towers actually draws more attention to cell tower; and

WHEREAS, the Lindon City Council finds that is in the best interest of the public to grant the City Council discretion to make adjustments to the stealth tower requirement as it deems necessary.

NOW, THEREFORE, be it ordained by the Lindon City Council:

SECTION I AMENDMENT OF SECTION 5.07 OF THE LINDON CITY CODE.

Section 5.07 of Lindon City code is hereby amended to read as follows:

5.07.010 Purpose and Interpretation

3. Should the application of this ~~C~~chapter have the effect of prohibiting a person or entity from providing personal wireless service to all or a portion of the city, such provider may petition the ~~Planning Commission or the City Council~~ City for an amendment to this code. The ~~Planning Commission or City Council~~ City, upon receipt of such a petition, shall promptly undertake review of the petition and shall make a determination on the petition within a reasonable period of time, taking into account the nature and scope of the petition, and any decision to deny such petition shall be in writing and supported by substantial evidence contained in a written record.

5.07.050 City Site Selection Criteria

As a fundamental element of this ~~C~~chapter, the telecommunications company proposing to construct an antenna, ~~antenna~~ support structure, ~~or tower~~ or ~~to~~ mount an antenna on an existing structure is required to demonstrate, using technological evidence ~~the following~~;

1. That the antenna, antenna support structure, or tower must go where it is proposed in order to satisfy its function in the company's grid system.
2. ~~Further, the~~ The company must demonstrate by technological evidence that the height requested is the minimum height necessary to fulfill the cell site's function within the grid system.
3. Applications for necessary permits will only be processed when the applicant demonstrates that it is either an FCC licensed telecommunications provider or has in place agreements with an FCC licensed telecommunications provider for use or lease of the antenna, antenna support structure, or tower.
4. ~~Low power mobile radio~~ Antenna, antenna support structures and tower ~~service facilities~~ should be located and designed to minimize any adverse effect that they may have on residential property values.
 - a. Sites should be placed in locations where the existing topography, vegetation, buildings or other structures provide the greatest amount of screening. Sites should be located on bare ground without visual mitigation such as landscaping and facility screening only in districts zoned ~~C-G~~, LI, MU, and HI, and ~~R and B~~, based on the design standards articulated in this ~~C~~chapter.
 - b. Location and design of sites in all districts should consider the impact of the site on the surrounding neighborhood and the visual impact within the zone district.
 - c. In residential districts and residential land use areas, the minimum lot size for commercial communications towers shall be three acres

5.07.060 Priorities.

1. The following establishes the order of priorities for locating new antennas, antenna support structures, or towers ~~communications facilities~~:
 - a. Place antennas, antenna support structures, and towers on appropriate existing structures, such as buildings, communications towers, and water ~~tanks~~ towers, and ~~smokestacks~~ in appropriately zoned districts.
 - b. Place antennas, antenna support structures, and towers, and stealth towers on City property in the LI and HI, MC, RC, PC-1, PC-2 and CG zone. A private property owner who leases space for a telecommunication tower is the only one who receives compensation even though numerous other property owners in the area, and the citizenry in general, are adversely affected. Requiring all telecommunication ~~towers~~ facilities to be located on government property with all

lease payments being paid to Lindon City instead of individual property owners evenly distributes the income from the lease payments to all the citizens of Lindon through increased government services, thus indirectly compensating all of the citizens of Lindon for the impact all citizens experience. The public policy objectives to reduce the proliferation of telecommunication ~~towers facilities~~ and to mitigate their impact can best be facilitated by requiring the location of ~~telecommunication antenna, and~~ antenna support structures, ~~and towers~~ on property owned, leased or used by Lindon City as a highest priority whenever feasible. ~~Upon an application being submitted to the City, The the~~ City Council may waive the requirements of this ~~S~~ subsection to allow antennas, ~~antenna support structures,~~ and towers to be placed on school district property. If based on technological or engineering data provided by the applicant, the City Council determines the location of ~~telecommunication towers~~ ~~antenna, or~~ antenna support structures, ~~or towers~~ on city or school district property is not feasible or practicable as required by this ~~S~~ subsection, then the priorities set forth in the following ~~S~~ subsection C through E, shall apply.

- c. Place antennas, ~~antenna support structures,~~ and towers on City property or, at the discretion of the City Council, on school district property in the ~~MU and R&B PF~~ zones.
- d. Place antennas, ~~antenna support structures,~~ and towers on other private non-residential property.
- e. Place antennas, ~~antenna support structures,~~ and towers in other residential districts only if locations for which a need has been demonstrated are not available on existing structures or in non-residential districts and only on or in existing churches, parks, utility facilities or other public facilities. An applicant for a new ~~antenna,~~ antenna support structure, ~~or tower~~ to be located in a residential zoning district shall demonstrate that a diligent effort has been made to locate the proposed ~~tele~~communications facilities on a government structure, a private institutional structure, or other appropriate existing structures within a non-residential zoning district, and that due to valid considerations, including physical constraints and economic or technological feasibility, no appropriate location is available. The telecommunications company is required to demonstrate that it contacted the owners of tall structures within a one mile radius of the site proposed, asked for permission to install the antenna on those locations, and was denied for reasons other than economic ones. The information submitted by the applicant shall include a map of the area to be served by the ~~antenna, antenna support structure, or~~ tower, its relationship to other antenna sites in the applicant's network, and an evaluation of existing buildings taller than twenty feet, communications towers and water tanks within one mile of the proposed tower.

2. Priority of Users-priority for the use of city-owned land for antennas, [antenna support structures](#) and towers will be given to the following entities in descending order.
 - a. Lindon City;
 - b. Public safety agencies, including law enforcement, fire and ambulance services, which are not part of Lindon City (such as the Pleasant Grove Police Department) and private entities with a public safety agreement with Lindon City;
 - c. Other governmental agencies, for uses which are not related to public safety; and
 - d. Entities providing licensed commercial wireless telecommunication services, including cellular, personal communications services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging, and similar services marketed to the general public.

3. Minimum Requirements-The placement of antennas, [antenna support structures](#) and towers on city-owned property must comply with the following requirements:
 - a. The antennas, [antenna support structures](#) or towers will not interfere with the purpose for which the city-owned property is intended.
 - b. The antennas, [antenna support structures](#) or towers will have no adverse impact on surrounding private property. Therefore, all new towers that are constructed shall be stealth towers [unless otherwise designated by the City Council pursuant to Section 5.07.080\(2\) of this Code](#).
 - c. The applicant is willing to obtain adequate liability insurance and commit to a lease agreement which includes equitable compensation for the use of public land and other necessary provisions and safeguards. The fees shall be established by the City Council after considering comparable rates in other cities, potential expenses, risks to the city, and other appropriate factors.
 - d. The applicant will submit a letter of credit, performance bond, or other security acceptable to the city to cover the costs of antennas, [antenna support structures](#) or towers removal.
 - e. The antennas, [antenna support structures](#) or towers will not interfere with other users who have a higher priority as discussed in Section [5.07.060\(1\)](#).
 - f. Removal may be required by the City, the terms and conditions of which will be determined on a lease by lease basis.
 - g. The applicant must reimburse the city for any costs which it incurs because of the presence of the applicant's antennas or tower.
 - h. The user must obtain all necessary land use approvals, and

- i. The applicant will cooperate with the city's objective to promote co-locations and thus limit the number of separate antenna sites requested.
4. Special Requirements-The use of certain city-owned property, such as water tower sites and parks, for antennas, antenna support structures or towers brings with it special concerns due to the unique nature of these sites. The placement of antennas, antenna support structures or towers on these special city-owned sites will be allowed only when the following additional requirements are met:
- a. Water ~~Tower tank~~ or Reservoir Sites - The city's water ~~towers tanks~~ and reservoirs represent a large public investment in water pressure stabilization and peak capacity reserves. Protection of the quality of the city's water supply is of prime importance to the city. As access to the city's water storage systems increases, so too increases the potential for contamination of the public water supply. For these reasons, the placement of antennas, antenna support structures or towers on water tower or reservoir sites will be allowed only when the city is fully satisfied that the following requirements are met:
 - i. The applicant's access to the facility will not increase the risks of contamination to the city's water supply;
 - ii. There is sufficient room on the structure and/or on the grounds to accommodate the applicant's facility.
 - iii. The presence of the facility will not increase the water tower or reservoir maintenance cost to the city; and iv. The presence of the facility will not be harmful to the health of workers maintaining the water tower or reservoir.
 - b. Parks - The presence of certain antennas, antenna support structures and towers represents a potential conflict with the purpose of some city-owned parks. In no case shall antennas, antenna support structures or towers be allowed in designated conservation areas unless they are to be installed in areas which currently contain tower facilities. antennas, antenna support structures or towers will be considered only in the following parks after the recommendation of the Parks, Recreation, and Arts Commission and approval of the City Council:
 - i. Public Parks of a sufficient scale and character that are adjacent to an existing commercial or industrial use;
 - ii. *Commercial recreation areas and major play fields; and*
 - iii. Park maintenance facilities.

5. *Application Process.* All applicants who wish to locate an antennas, antenna support structures or towers on city-owned property must submit to the city manager a completed conditional use permit application and detailed plan that complies with the submittal requirements of this Chapter, the zoning ordinance, subdivision ordinance, comprehensive master plan and other regulations and ordinances of the city along with other pertinent information requested by the city. ~~The applicant must also apply for a conditional use permit. All applications for conditional use permits require council review.~~

6. *Termination.* The City Council may terminate any lease if it determines that any one of the following conditions exist:

- a. A potential user with a higher priority cannot find another adequate location and the potential use would be incompatible with the existing use;
- b. A user's frequency broadcast unreasonably interferes with other users of higher priority, regardless of whether or not this interference was adequately predicted in the technical analysis, or
- c. A user violates any of the standards in this ordinance or the conditions attached to the city's lease or other authorization. Before taking any action, the city will provide notice to the user of the intended termination and the reasons for it, and provide opportunity for the user to address the City Council regarding the proposed action. This procedure need not be followed in emergency situations.

7. *Reservation of right.* Notwithstanding the above, the City Council reserves the right to deny, for any reason, the use of any or all city-owned property by anyone or all applicants.

5.07.080 Design Criteria.

1. As provided above, new antennas, antenna support structures or towers shall be designed to accommodate antenna for more than one (1) user, unless the applicant demonstrates why such design is not feasible for economic, technical, or physical reasons.

2. Facilities should be architecturally compatible with the surrounding buildings and land uses in the zoning district or otherwise integrated, through location and design, to blend in with the existing characteristics of the site to the extent practical. Therefore, all new towers that are constructed shall be stealth towers, unless the applicant justifies to the council, in its sole discretion, that a stealth tower is not technically feasible or if the City Council finds that stealth designs currently available are not compatible with the proposed area. In determining compatibility, the council may consider topography, surrounding vegetation, surrounding uses, tower height requirements, proposed tower design, and other aesthetics affecting the tower's ability to blend into the area. The City Council reserves the right to request that the applicant provide additional stealth tower designs to consider compatibility. Applications for the City Council's consideration shall be submitted to the City.

- 3 a. *Setback.* Tower setbacks shall be measured from the base of the tower to the property line of the parcel on which it is located. Unless there are unusual geographical limitations as determined in the city's sole discretion, in residential districts and residential land use areas, where permitted, towers shall be set back from all property lines a distance equal to three hundred percent (300%) of tower height as measured from ground level. All ground level equipment and buildings shall comply with the minimum setback requirements of the residential area in which they are located. Antennas, antenna support structures and towers shall comply with the minimum setback requirements of the area in which they are located in all other zoning districts.

In addition to the setback requirements of this Subsection, the City Council reserves the right to require an antenna, antenna support structure or tower be located away from street frontages and to be placed behind existing structures or features on the proposed property so as to make the telecommunications facilities more compatible with the surrounding area and to comply with the intended requirements of Subsection 2 of this Section.

- 4 b. *Color.* Antennas, antenna support structures and towers shall have a color generally matching the surroundings or background that minimizes their visibility and must be approved by the city, unless a different color is required by FCC or FAA.

- 5 e. *Lights, Signals and Signs.* No signals, lights or signs shall be permitted on Antennas, antenna support structures and towers unless required by the FCC or FAA. Should lighting be required, at the time of construction of the tower in cases where there are residential users located within a distance which is three hundred percent (300%) of the height of the tower from the tower, then approval of dual mode lighting shall be requested from the FAA.

- 6 d. *Equipment Structures.* Ground level equipment and buildings and the tower base shall be screened from public streets and residentially zoned properties. The standards for the equipment and buildings are as follows:

- a.i. The maximum floor area is three hundred (300) feet and the maximum height is twelve (12) feet.
- b.ii. Ground level buildings shall be screened from adjacent properties by landscape plantings, fencing or other appropriate means, as specified herein or in the City Code.
- c.iii. Equipment buildings mounted on a roof shall have a finish similar to the exterior building walls. Equipment for roof mounted antenna may also be located within the building on which the antenna is mounted. Equipment buildings, antenna and

related equipment shall occupy no more than twenty-five percent (25%) of the total roof area of a building. Antenna or equipment buildings not meeting these standards require a special exception. The use must be approved on a comprehensive sketch plan or final development plan, as applicable.

~~7-3.~~ *Federal Requirements.* All antennas, antenna support structures and towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the antennas, antenna support structures and towers ~~and antennas~~ governed by this ~~C~~chapter shall bring such antennas, antenna support structures and towers ~~and antennas~~ into compliance with such revised standards and regulations within three (3) months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency. Failure to bring antennas, antenna support structures and towers ~~and antennas~~ into compliance with such revised standards and regulations shall constitute grounds for removal of antennas, antenna support structures and towers ~~and antennas~~ at the owner's expense.

~~8-4.~~ *Building Code; Safety Standards.* To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards in applicable City building codes and the applicable standards for towers that are published by the Electronics Industries Association ("EIA"), as amended from time to time. If, upon inspection, the city concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. If the owner fails to bring such tower into compliance within the thirty (30) days, the city may remove the tower at the owner's expense.

~~9-5.~~ *Structural Design.* Towers shall be constructed to the EIA Standards, which may be amended from time to time, and all applicable construction or building codes. Further, any improvements or additions to existing towers shall require submission of site plans stamped and verified by a professional engineer which demonstrate compliance with EIA Standards and all other good industry practices in effect at the time of said improvement or addition. The plans shall be submitted to and reviewed at the time building permits are requested.

~~10-6.~~ *Fencing.* A well-constructed masonry or stone wall, or chain link fence in all zones, not less than eight (8) feet in height from finished grade shall be provided around each tower. Access to the tower shall be through a locked gate.

~~11-7.~~ *Antenna height.* The applicant shall demonstrate that the antenna is the minimum height required to function satisfactorily. No antennas that is taller than this minimum height shall be approved.~~8.~~

12. *Antenna support structure safety:* The applicant shall demonstrate that the proposed antenna and support structure are safe and the surrounding areas will not be negatively affected by support structure failure, falling ice or other debris or interference. All support structures shall be fitted with anti-climbing devices, as approved by the manufacturers.

13-8. *Required parking.* If the cell site is fully automated, adequate parking shall be required for maintenance workers. If the site is not fully automated, arrangements for adequate off-street parking shall be made and documentation thereof provided to the city. Security fencing should be colored or should be of a design which blends into the character of the existing environment.

14-9. *Antenna Criteria.* Antenna on or above a structure shall be subject to the following:

- a. The antenna must be architecturally compatible with the building and wall on which it is mounted and designed and located so as to minimize any adverse aesthetic impact.
- b. The antenna shall be mounted on a wall of an existing building in configuration as flush to the wall as technically possible and shall not project above the wall on which it is mounted unless for technical reasons the antenna needs to project above the roof line. In no event shall an antenna project more than ten (10) feet above the roofline.
- c. The antenna shall be constructed, painted or fully screened to match as closely as possible the color and texture of the building and wall on which it is mounted.
- d. The antenna may be attached to an existing conforming mechanical equipment enclosure which projects above the roof of the building, but may not project any higher than the enclosure.
- e. If an accessory equipment shelter is present, it must blend with the surrounding buildings in architectural character and color.
- f. The structure must be architecturally and visually (color, size, bulk) compatible with surrounding existing buildings, structures, and vegetation or uses or those likely to exist under the terms of the underlying zoning. Such facilities will be considered architecturally and visually compatible if they are camouflaged to disguise the facility.
- g. Site location and development shall preserve the pre-existing character of the site as much as possible. Existing vegetation should be preserved or improved, and disturbance of the existing topography of the site should be minimized, unless such disturbance would result in less visual impact of the site on the surrounding area. The effectiveness of visual mitigation techniques must be evaluated by City, in City's sole discretion, taking into consideration the site as built.

- h. On buildings thirty (30) feet or less in height, the antenna may be mounted on the roof if the following conditions are satisfied:
 - i. The city finds that it is not technically possible or aesthetically desirable to mount the antenna on a wall.
 - ii. No portion of the antenna or base station causes the height of the building to exceed the limitations set forth herein.
 - iii. The antenna or antennas and related base stations cover no more than an aggregate total of twenty-five percent (25%) of the roof area of a building.
 - iv. Roof mounted antennae and related base stations are completely screened from view by materials that are consistent and compatible with the design, color, and materials of the building.
 - v. No portion of the antenna may exceed ten (10) feet above the height of the existing building.
- i. If a proposed antenna is located on a building or a lot subject to a site review, approval is required prior to issuance of a building permit.
- j. No antenna shall be permitted on property designated as an individual landmark or as part of a historic district, unless such antenna has been approved in accordance with the city code.
- k. No antenna owner or lessee or officer or employee thereof shall fail to cooperate in good faith to accommodate other competitors in their attempts to use the same building for other antennas. If a dispute arises about the feasibility of accommodating another competitor, the city administrator may require a third party technical study, at the expense of either or both parties, to resolve the dispute.
- l. No antenna owner or lessee shall fail to assure that the antenna complies at all times with the then current applicable American National Standards Institute or FCC standards, whichever is more stringent. After installation, but prior to putting the antenna in service, each antenna owner shall provide a certification by an independent professional engineer to that effect.
- m. No antenna shall cause localized interference with the reception of any other communications signals including, but not limited to public safety signals, and television and radio broadcast signals.
- n. No person shall locate an antenna or tower on any lot or parcel except as provided in this [Chapter](#).

5.07.130 Application Requirements

Application submission for ~~special use, variance, and building permit conditional use and~~ requests ~~for approval from the City Council as indicated in this Chapter, may~~ shall utilize ~~any combination of~~ site plans, surveys, maps, technical reports ~~or~~ and written narratives necessary to convey the following information:

1. A scaled site plan clearly indicating the locations, type and height of the proposed tower, on-site land uses and zoning, adjacent land uses and zoning, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed tower, and any other proposed structures;
2. A current map and aerial as provided by the City Assessor's office showing the location of the proposed ~~antenna, antenna support structure, or~~ tower;
3. Legal description of the parcel, if applicable;
4. If not within the separation distance from residential areas, approximate distance between the proposed ~~antenna, antenna support structure, or~~ tower and the nearest residential unit, platted residentially zoned properties, and unplatted residentially zoned properties. If within the separation distance requirements, then exact distances, locations and identifications of said properties shall be shown on an updated City map;
5. A landscape plan showing specific landscape materials;
6. Method of fencing, and finished color and, if applicable, the method of camouflage and illumination;
7. A notarized letter signed by the applicant stating the ~~antenna, antenna support structure, or~~ tower will comply with all EIA Standards and all applicable federal and state laws and regulations and the City Code including specifically FAA regulations;
8. A statement by the applicant as to whether construction of the ~~antenna support structure or~~ tower will accommodate co-location of additional antenna for future users;
9. Certification that the antenna usage will not interfere with other adjacent or neighboring transmission or reception functions;
10. The telecommunications company must demonstrate that it is licensed by the FCC;
11. The applicant, if not the telecommunications service provider, shall submit proof of lease agreements with an FCC licensed telecommunications provider;

12. A full site plan shall be required for all cell sites, showing the antenna, antenna support structure, tower, building, fencing, buffering, access, and all other items required in this Chapter. The site plan shall not be required if the antenna is to be mounted on an existing structure;

13. At the time of site selection, the applicant should demonstrate how the proposed site fits into its overall network within the City;

14. Technological evidence that the height requested is the minimum height necessary to fulfill the cell site’s function within the grid system;

15. Technological evidence that the antenna must go where it is proposed to satisfy its function in the company’s grid system;

16. Indicate all city, school district, other public, and quasi-public properties within the service area of the antenna. If the applicant is requesting to not located on public, school district, or quasi-public property than an analysis shall be submitted for each property with the antenna service area describing the property and the reason why the antenna, antenna support structure, or tower cannot be located on the property; and

14. This Ordinance shall apply to all applications which were filed prior to the effective date hereof and which have not been approved by the City Council as of the effective date of this Ordinance, and to applications filed thereafter.

SECTION II EFFECTIVE DATE

This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED AND ADOPTED by the City Council of Lindon City, Utah County, State of Utah, this ____ day of _____ 2026.

Carolyn Lundberg, Mayor

ATTEST:

Britni Laidler, City Recorder

(SEAL)

11. Public Hearing: FY2026-27 Tentative Budget adoption; Resolution #2026-12-R. The City Council will review and consider Resolution #2026-12-R adopting the FY2026-27 Tentative Budget for Lindon City. Lindon City Finance Director, Kristen Aaron, will present the Tentative Budget for consideration. The City will hold additional public meetings to review the budget on April 20, 2026. The City will hold a public hearing to adopt the FY2027 Proposed Budget on May 18, 2026 and a public hearing to amend the FY2026 budget and adopt the FY2027 Final Budget on June 15, 2026.

Sample Motion: I move to (*approve, continue, deny*) Resolution #2026-12-R (*as presented, or with changes*).

2026-27 FY BUDGET CALENDAR

Date	Item	Comment
January 14, 2026	Department Budget Requests Open	Department Heads can start working on their budget requests online
February 19, 2026	Budget Kickoff Meeting	Mayor, Council Members, City Administrator, and Department Heads invited to share thoughts and ideas regarding citywide initiatives, services, issues, and needs. City Council receives information and provides guidance for Department Heads and Finance Team
February 28, 2026	Department Budget Requests Due	Department Heads submit specific budget requests
March 10, 2026	Tentative Budget Completed	Distribute to City Council and Department Heads
March 16, 2026*	Budget Discussion and Adoption of Tentative Budget	Review Tentative Budget, upcoming issues and proposed changes to the Fee Schedule
Mar 17 - Apr 13, 2026	Refine Tentative Budget	City Administrator and Finance Team meet with Department Heads to discuss specific budget needs and refine department budgets based on resources, priorities, and City Council direction
April 14, 2026	First Draft of Proposed Budget Completed	Distribute to City Council and Department Heads
April 20, 2026	City Council Mtg Discussion	Discuss Proposed Budget; City Council will provide direction & recommendations
Apr 21 - May 11, 2026	Finalize Proposed Budget	Staff will incorporate City Council recommendations
May 12, 2026	Final Proposed Budget Completed	Distribute to City Council and Department Heads
May 18, 2026*	Public Hearing, Discussion, Adoption of Proposed Budget	Staff presentation of Proposed Budget, Budget Issues and Fee Schedule changes for discussion and adoption
May 19-Jun 8, 2026	Finalize Budget	Staff will incorporate final City Council recommendations
June 9, 2026	Final Budget Completed	Distribute to City Council and Department Heads
June 15, 2026*	Final Public Hearing Adoption of Final Budget	Staff presentation of Final Budget; Council votes on Budget Issues, sets Certified Tax Rate, and adopts Final Budget which also contains Fee Schedule, Compensation Programs and Financial Policies

*These dates comply with the requirements outlined in the Utah State Code for adopting budgets.

RESOLUTION NO. 2026-12-R

A RESOLUTION ADOPTING THE FISCAL YEAR 2026-27 (FY2027) LINDON CITY TENTATIVE BUDGET, ESTABLISHING DATES FOR FY2027 BUDGET HEARINGS, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City is required by Utah State Code to adopt a Tentative Budget to identify tentatively expected revenues and expenditures anticipated in its FY2027 budget; and

WHEREAS, the Lindon City Council desires public input on the FY2027 Tentative Budget; and

WHEREAS, the City has advertised a public hearing to be held on March 16, 2026 to receive public comment on the FY2027 Tentative Budget prior to adoption; and

WHEREAS, the FY2027 Tentative Budget will continue to be refined and discussed in an additional public meeting to be held on April 20, 2026 with the FY2027 Proposed Budget & Fee Schedule to be reviewed in a public hearing on May 18, 2026 and the final FY2027 Budget & Fee Schedule, with adoption of the certified tax rate, compensation programs, and financial policies to be reviewed in a public hearing on June 15, 2026.

THEREFORE, BE IT RESOLVED by the Lindon City Council as follows:

Section 1. The Lindon City FY2027 Tentative Budget is hereby adopted as shown in the attached Exhibit A.

(See attached Exhibit A)

Section 2. This resolution shall take effect immediately upon passage.

Adopted and approved this 16th day of March, 2026.

By _____
Carolyn O. Lundberg, Mayor

Attest:

By _____
Britni Laidler, City Recorder

2026-2027

TENTATIVE BUDGET

LINDON

BUDGET SUMMARY

DESCRIPTION	2023-2024 ACTUAL	2024-2025 ACTUAL	2025-2026 ORIGINAL	2025-2026 AMENDED	2026-2027 REQUESTED
GENERAL FUND REVENUES					
Taxes					
Property Taxes	2,570,491	2,500,823	2,601,750	2,601,750	2,551,750
General Sales & Use Tax	6,800,451	7,330,412	7,214,500	7,214,500	7,504,500
Other Taxes	2,183,695	2,163,515	2,145,000	2,145,000	2,145,000
Licenses & Permits	456,844	708,461	443,250	588,250	588,250
Grants & Intergovernmental	87,871	59,233	60,000	53,000	53,000
Charges for Services	189,382	185,945	177,600	183,500	183,500
Fines & Forfeitures	548,748	630,034	651,000	551,000	551,000
Miscellaneous Revenue	2,943,355	1,020,734	3,081,830	3,301,125	803,705
Cemetery	146,070	117,205	93,160	123,160	118,160
Transfers & Contributions	1,083,045	1,220,508	1,977,450	2,004,450	1,620,260
Use of Fund Balance, General Fund	0	631,641	405,765	543,910	333,263
TOTAL GENERAL FUND REVENUES	17,009,952	16,568,512	18,851,305	19,309,645	16,452,388
GENERAL FUND EXPENDITURES					
Legislative	148,073	158,397	195,330	195,790	194,920
Judicial	619,886	635,334	700,270	705,270	732,040
Administrative	1,508,933	1,578,103	1,748,400	1,808,955	1,709,930
Legal Services	142,623	163,583	164,330	164,330	170,230
Engineering	240	0	500	500	500
Information Technology	0	0	0	0	164,680
Elections	18,345	0	41,000	9,000	0
Government Buildings	460,166	420,304	509,950	529,950	428,050
Police Services	4,482,795	3,518,087	5,500,425	5,645,445	3,848,190
Fire Protection Services	1,993,248	2,128,232	2,317,170	2,317,170	2,317,170
Animal Control Services	40,492	42,344	53,200	53,200	55,250
Streets	522,288	613,478	625,580	626,580	635,890
Public Works Administration	1,232,230	1,406,287	1,734,720	1,770,720	1,212,480
Parks	976,379	1,381,229	1,102,125	1,309,625	1,118,268
Library Services	27,161	30,056	32,000	32,000	32,000
Cemetery	337,348	69,620	44,900	55,300	44,500
Planning & Economic Developmnt	834,605	955,801	1,033,420	1,036,420	928,660
Transfers	2,936,446	3,446,453	3,041,485	3,041,485	2,853,130
Contributions	88,936	21,202	6,500	7,905	6,500
Appropriation, General Fund Bal.	639,758	0	0	0	0
TOTAL GENERAL FUND EXPENDITURES	17,009,952	16,568,512	18,851,305	19,309,645	16,452,388
REDEVELOPMENT AGENCY FUND					
STATE STREET DISTRICT REVENUES					
Tax Increment	0	0	0	0	0
Other	18,034	17,186	15,000	15,000	5,000
Use of Fund Balance	0	0	324,000	324,000	0
TOTAL STATE STREET DISTRICT REVENUES	18,034	17,186	339,000	339,000	5,000
STATE ST DISTRICT EXPENDITURES					
Operations	2,700	2,000	14,000	14,000	3,000
Capital	0	0	325,000	325,000	0
Appropriation to Fund Balance	15,334	15,186	0	0	2,000
TOTAL STATE ST DISTRICT EXPENDITURES	18,034	17,186	339,000	339,000	5,000
WEST SIDE DISTRICT REVENUES					
Other	1,089	1,039	800	800	800
Use of Fund Balance	0	0	0	0	0
TOTAL WEST SIDE DISTRICT REVENUES	1,089	1,039	800	800	800
WEST SIDE DISTRICT EXPENDITURES					
Operations	700	0	800	800	800
Appropriation to Fund Balance	389	1,039	0	0	0
TOTAL WEST SIDE DISTRICT EXPENDITURES	1,089	1,039	800	800	800

2026-2027

TENTATIVE BUDGET

LINDON

BUDGET SUMMARY

DESCRIPTION	2023-2024 ACTUAL	2024-2025 ACTUAL	2025-2026 ORIGINAL	2025-2026 AMENDED	2026-2027 REQUESTED
DISTRICT #3 REVENUES					
Other	19,747	8,741	9,000	9,000	5,000
Use of Fund Balance	0	249,946	0	0	3,325
TOTAL DISTRICT #3 REVENUES	19,747	258,687	9,000	9,000	8,325
DISTRICT #3 EXPENDITURES					
Operations	12,693	258,687	8,325	8,325	8,325
Appropriation to Fund Balance	7,054	0	675	675	0
TOTAL DISTRICT #3 EXPENDITURES	19,747	258,687	9,000	9,000	8,325
700 NORTH CDA REVENUES					
Tax Increment	185,508	206,045	206,000	206,000	221,000
Other	4,110,232	8,486	8,000	8,000	8,000
Use of Fund Balance	416,477	13,260	29,500	29,500	16,600
TOTAL 700 NORTH CDA REVENUES	4,712,216	227,791	243,500	243,500	245,600
700 NORTH CDA EXPENDITURES					
Operations	94,717	227,791	243,500	243,500	245,600
Capital	4,617,499	0	0	0	0
Appropriation to Fund Balance	0	0	0	0	0
TOTAL 700 NORTH CDA EXPENDITURES	4,712,216	227,791	243,500	243,500	245,600
LINDON PARK CRA REVENUES					
Tax Increment	0	1,684	7,000	7,000	10,000
Other	0	21,810	325,000	325,000	325,000
Use of Fund Balance	700	761	0	0	0
TOTAL LINDON PARK CRA REVENUES	700	24,256	332,000	332,000	335,000
LINDON PARK CRA EXPENDITURES					
Operations	700	24,256	331,090	331,090	333,700
Capital	0	0	0	0	0
Appropriation to Fund Balance	0	0	910	910	1,300
TOTAL LINDON PARK CRA EXPENDITURES	700	24,256	332,000	332,000	335,000
PARC TAX FUND REVENUES					
PARC Tax	944,979	1,038,237	1,030,000	1,030,000	1,090,150
Other	63,342	49,795	30,000	30,000	30,000
Use of Fund Balance	200,873	0	451,500	497,100	0
TOTAL PARC TAX FUND REVENUES	1,209,194	1,088,032	1,511,500	1,557,100	1,120,150
PARC TAX FUND EXPENDITURES					
Operations	767,539	901,229	1,511,500	1,557,100	797,165
Capital	441,656	6,106	0	0	0
Appropriation to Fund Balance	0	180,698	0	0	322,985
TOTAL PARC TAX FUND EXPENDITURES	1,209,194	1,088,032	1,511,500	1,557,100	1,120,150
DEBT SERVICE REVENUES - transfers					
	423,996	812,192	811,835	811,835	976,880
DEBT SERVICE EXPENDITURES					
Principal	356,222	640,205	654,220	654,220	834,360
Interest	67,774	169,788	155,415	155,415	140,320
Paying Agent Fees	0	2,200	2,200	2,200	2,200
TOTAL DEBT SERVICE EXPENDITURES	423,996	812,192	811,835	811,835	976,880
CLASS C ROADS C.I.P. REVENUES					
Taxes	1,387,047	1,712,648	1,670,000	1,710,000	1,710,000
Impact Fees	0	2,475	0	0	0
Transfers In	500,000	1,500,000	0	0	0
Other	286,438	412,842	180,000	601,500	106,500
Use of Fund Balance	1,153,091	467,143	1,203,500	752,000	303,500
TOTAL CLASS C ROADS C.I.P. REVENUES	3,326,576	4,095,108	3,053,500	3,063,500	2,120,000

2026-2027

TENTATIVE BUDGET

LINDON

BUDGET SUMMARY

DESCRIPTION	2023-2024 ACTUAL	2024-2025 ACTUAL	2025-2026 ORIGINAL	2025-2026 AMENDED	2026-2027 REQUESTED
CLASS C ROADS C.I.P. EXPENDITURES					
Operations	74,470	424,731	153,500	903,500	1,120,000
Capital	3,252,106	3,670,377	2,900,000	2,160,000	1,000,000
Appropriation to Fund Balance	0	0	0	0	0
TOTAL CLASS C ROADS C.I.P. EXPENDITURES	3,326,576	4,095,108	3,053,500	3,063,500	2,120,000
FACILITIES C.I.P. REVENUES					
Transfers In	200,000	750,000	750,000	750,000	0
Other	0	39,197	40,000	40,000	40,000
Use of Fund Balance	0	0	500,000	500,000	0
TOTAL FACILITIES C.I.P. REVENUES	200,000	789,197	1,290,000	1,290,000	40,000
FACILITIES C.I.P. EXPENDITURES					
Operations	0	460,000	0	0	0
Capital	0	9,883	1,290,000	1,290,000	0
Appropriation to Fund Balance	200,000	319,314	0	0	40,000
TOTAL FACILITIES C.I.P. EXPENDITURES	200,000	789,197	1,290,000	1,290,000	40,000
PARKS C.I.P. REVENUES					
Impact Fees	370,034	482,529	170,000	95,000	95,000
Transfers In	0	0	500,000	500,000	0
Use of Fund Balance	1,496,874	0	1,455,000	1,577,000	130,000
TOTAL PARKS C.I.P. REVENUES	1,866,907	482,529	2,125,000	2,172,000	225,000
PARKS C.I.P. EXPENDITURES					
Operations	0	0	0	0	0
Capital	1,866,907	0	2,125,000	2,172,000	225,000
Appropriation to Fund Balance	0	482,529	0	0	0
TOTAL PARKS C.I.P. EXPENDITURES	1,866,907	482,529	2,125,000	2,172,000	225,000
WATER FUND REVENUES					
Utility Fees	3,402,478	3,683,550	3,725,000	3,725,000	3,850,900
Impact Fees	144,226	194,173	93,000	93,000	93,000
Other	1,303,236	495,196	4,255,200	4,255,200	4,210,200
Use of Fund Balance	0	0	0	0	0
TOTAL WATER FUND REVENUES	4,849,940	4,372,919	8,073,200	8,073,200	8,154,100
WATER FUND EXPENDITURES					
Personnel	434,491	523,396	594,610	594,610	594,160
Operations	-4,305,288	592,660	2,420,885	2,429,885	2,288,651
Capital	7,203,326	2,289,021	4,725,000	4,925,000	4,715,000
Appropriation to Fund Balance	1,517,411	967,842	332,705	123,705	556,289
TOTAL WATER FUND EXPENDITURES	4,849,940	4,372,919	8,073,200	8,073,200	8,154,100
SEWER FUND REVENUES					
Utility Fees	2,186,006	2,367,523	2,550,000	2,550,000	2,767,440
Impact Fees	76,680	193,694	60,000	60,000	60,000
Other	1,130,152	252,075	104,200	104,200	154,200
Use of Fund Balance	328,651	210,143	121,360	136,610	0
TOTAL SEWER FUND REVENUES	3,721,489	3,023,434	2,835,560	2,850,810	2,981,640
SEWER FUND EXPENDITURES					
Personnel	261,897	267,356	282,500	282,500	306,370
Operations	336,175	1,950,403	1,973,060	1,988,310	1,866,650
Capital	1,595,770	25,777	580,000	580,000	510,000
Appropriation to Fund Balance	1,527,647	779,899	0	0	298,620
TOTAL SEWER FUND EXPENDITURES	3,721,489	3,023,434	2,835,560	2,850,810	2,981,640

2026-2027

TENTATIVE BUDGET

LINDON

BUDGET SUMMARY

DESCRIPTION	2023-2024 ACTUAL	2024-2025 ACTUAL	2025-2026 ORIGINAL	2025-2026 AMENDED	2026-2027 REQUESTED
WASTE COLLECTION REVENUES					
Utility Fees	738,525	780,096	775,000	775,000	786,630
Other	0	5,347	5,100	5,100	5,180
Transfers In	10,000	10,000	0	0	0
Use of Fund Balance	0	0	12,520	12,520	57,330
TOTAL WASTE COLLECTION REVENUES	748,525	795,443	792,620	792,620	849,140
WASTE COLLECTION EXPENDITURES					
Operations	697,188	731,069	792,620	792,620	849,140
Appropriation to Fund Balance	51,337	64,374	0	0	0
TOTAL WASTE COLLECTION EXPENDITURES	748,525	795,443	792,620	792,620	849,140
STORM WATER DRAINAGE REV.					
Utility Fees	1,336,186	1,370,629	1,422,620	1,422,620	1,479,520
Impact Fees	55,894	82,859	50,000	50,000	50,000
Other	474,830	222,464	840,000	992,800	90,000
Use of Fund Balance	0	0	216,785	1,189,435	542,480
TOTAL STORM WATER DRAINAGE REV.	1,866,910	1,675,951	2,529,405	3,654,855	2,162,000
STORM WATER DRAINAGE EXP.					
Personnel	213,296	230,646	280,640	280,640	282,450
Operations	539,859	-113,282	783,765	792,915	679,550
Capital	582,585	1,176,667	1,465,000	2,581,300	1,200,000
Appropriation to Fund Balance	531,170	381,921	0	0	0
TOTAL STORM WATER DRAINAGE EXP.	1,866,910	1,675,951	2,529,405	3,654,855	2,162,000
RECREATION FUND REVENUES					
Interest/Miscellaneous	92,631	72,631	60,000	137,000	107,000
Admission	651,165	671,417	527,500	527,500	527,500
Programs	282,957	266,327	250,575	250,575	250,575
Rentals	208,856	300,682	252,130	252,130	252,130
Grants and Contributions	68,600	74,599	67,000	88,690	88,690
Transfers In	1,103,550	1,422,450	1,869,650	1,910,500	1,836,250
Use of Fund Balance	72,758	167,161	330,010	263,700	160,400
TOTAL RECREATION FUND REVENUES	2,480,517	2,975,266	3,356,865	3,430,095	3,222,545
RECREATION FUND EXPENDITURES					
Personnel	971,573	1,088,936	1,230,130	1,230,130	1,263,080
Operations	1,061,225	1,265,350	1,696,735	1,747,465	1,891,965
Capital	447,719	620,981	430,000	452,500	67,500
Appropriation to Fund Balance	0	0	0	0	0
TOTAL RECREATION FUND EXPENDITURES	2,480,517	2,975,266	3,356,865	3,430,095	3,222,545
TELECOMMUNICATIONS FUND REV.					
Customer Connection Fee	36,696	34,365	32,000	32,000	30,000
Other	0	-	-	-	-
Use of Fund Balance	7,472	8,153	-	-	-
TOTAL TELECOMMUNICATIONS FUND REV.	44,167	42,518	32,000	32,000	30,000
TELECOMMUNICATIONS FUND EXP.					
Operations	44,167	42,518	32,000	32,000	30,000
Appropriation to Fund Balance	0	-	-	-	-
TOTAL TELECOMMUNICATIONS FUND EXP.	44,167	42,518	32,000	32,000	30,000
TOTAL CITY BUDGET	42,499,262	37,225,804	45,855,090	47,629,960	38,593,568

SUMMARY OF CHANGES IN FUND BALANCES

	Governmental Funds							Proprietary Funds						Total All Funds
	General	RDA	PARC Tax	Roads CIP	Parks CIP	Facilities CIP	Debt Svc	Water	Sewer	Garbage	Storm	Recreation	Telecomm.	
Beginning Balances	4,249,944	256,072	626,024	2,237,279	253,129	951,957	-	2,957,578	2,304,412	171,816	930,336	379,225	6,715	15,324,488
Revenues														
Program revenues														
Charges for services	3,026,670							3,850,900	2,767,440	786,630	1,479,520	1,030,205	30,000	12,971,365
Impact Fees	34,500			-	95,000			93,000	60,000		50,000			332,500
Grants and contributions	53,000							4,000,000			-	88,690		4,141,690
General revenues														
Property taxes	2,551,750													2,551,750
Sales tax	7,504,500													7,504,500
Other taxes	2,145,000	231,000	1,090,150	1,710,000										5,176,150
Other	803,705	18,800	30,000	106,500	-	40,000		210,200	154,200	5,180	90,000	107,000	-	1,565,585
Total revenues	16,119,125	249,800	1,120,150	1,816,500	95,000	40,000	-	8,154,100	2,981,640	791,810	1,619,520	1,225,895	30,000	34,243,540
Transfers In	-	325,000	-	-	-	-	976,880	-	-	-	-	1,836,250	-	3,138,130
Expenses														
General government	5,624,490	391,425												6,015,915
Public safety	6,220,610													6,220,610
Streets	635,890			1,120,000										1,755,890
Parks and recreation	1,118,268		712,165											1,830,433
Capital projects		-		1,000,000	225,000	-								1,225,000
Debt Service							976,880							976,880
Water								7,597,811						7,597,811
Sewer									2,683,020					2,683,020
Solid Waste										849,140				849,140
Storm Water Drainage											2,162,000			2,162,000
Recreation Fund												3,222,545		3,222,545
Telecomm. Fund													30,000	30,000
Total expenses	13,599,258	391,425	712,165	2,120,000	225,000	-	976,880	7,597,811	2,683,020	849,140	2,162,000	3,222,545	30,000	34,569,244
Transfers Out	2,853,130	200,000	85,000	-	-	-	-	-	-	-	-	-	-	3,138,130
Ending Balances	3,916,681	239,447	949,009	1,933,779	123,129	991,957	-	3,513,867	2,603,032	114,486	387,856	218,825	6,715	14,998,784
Percent Change	-7.8%	-6.5%	51.6%	-13.6%	-51.4%	4.2%	0.0%	18.8%	13.0%	-33.4%	-58.3%	-42.3%	0.0%	-2.1%

GENERAL FUND:

	Fund Bal.	% of Rev.
6/30/2026	4,249,944	29.27%
6/30/2027	3,916,681	27.01%

Example General Fund Balance Levels based on projected revenues for:

			2025-2026	2026-2027
25%			3,629,753	3,624,716
20%			2,903,802	2,899,773
15%			2,177,852	2,174,830
ending max	5,074,603	35.0%		
ending min	724,943	5.0%		

2026-2027

TENTATIVE BUDGET

LINDON

GENERAL FUND	2023-2024	2024-2025	2025-2026	2025-2026	2026-2027
	Actual	Actual	Original Budget	Amended Budget	Budget
GENERAL FUND REVENUES					
TAXES					
Gen. Property Taxes - Current	2,264,548	2,248,206	2,300,000	2,300,000	2,300,000
Fees in Lieu of Prop. Tax	124,736	116,997	125,000	125,000	125,000
Prior Year Taxes	178,727	132,690	175,000	175,000	125,000
Penalties and Interest	2,480	2,929	1,750	1,750	1,750
General Sales & Use Tax	6,794,833	7,323,253	7,210,000	7,210,000	7,500,000
Room Tax	5,618	7,159	4,500	4,500	4,500
Telecommunications Tax	259,523	200,862	215,000	215,000	215,000
Cable Franchise Tax	33,739	23,111	30,000	30,000	30,000
Energy Franchise Tax	1,890,432	1,939,543	1,900,000	1,900,000	1,900,000
TOTAL TAXES	11,554,637	11,994,750	11,961,250	11,961,250	12,201,250
LICENSES AND PERMITS					
Business Licenses & Permits	75,220	89,085	87,500	87,500	87,500
Alarm Permits & False Alarms	50	75	-	-	-
Building Permits	287,437	448,543	270,000	350,000	350,000
1% State Fee - Bldg Permits	361	1,170	500	500	500
Building Bonds Forfeited	6,000	(1,000)	-	-	-
Plan Review Fee	87,595	170,298	85,000	150,000	150,000
Animal License	180	290	250	250	250
TOTAL LICENSES AND PERMITS	456,844	708,461	443,250	588,250	588,250
GRANTS & INTERGOVERNMENTAL					
CDBG Grants	-	-	-	-	-
Federal Grants	-	-	-	-	-
State Liquor Fund Allotment	15,459	17,364	18,000	18,000	18,000
Police Misc. Grants	32,912	38,369	35,000	35,000	35,000
Emergency Mgmt Program Grant	14,000	3,500	7,000	-	-
State Grants	25,500	-	-	-	-
TOTAL GRANTS & INTERGOVERNMENTAL	87,871	59,233	60,000	53,000	53,000
CHARGES FOR SERVICES					
Community Development Fees	33,995	41,560	37,000	37,000	37,000
Planning Admin Fee	4,809	6,947	6,100	12,000	12,000
PW Inspection Fees	-	-	-	-	-
Construction Services Fee	41,915	19,074	20,000	20,000	20,000
Re-Inspection Fee	140	-	-	-	-
Park & Public Property Rental	40,443	32,542	40,000	40,000	40,000
Police Impact Fees	12,626	20,203	17,800	17,800	17,800
Fire Impact Fee	11,228	18,904	16,700	16,700	16,700
Fire Safety Inspection	44,226	46,715	40,000	40,000	40,000
TOTAL CHARGES FOR SERVICES	189,382	185,945	177,600	183,500	183,500
FINES & FORFEITURES					
Court Fines	526,458	593,886	618,000	518,000	518,000
Traffic School Fees	22,291	36,148	33,000	33,000	33,000
TOTAL FINES & FORFEITURES	548,748	630,034	651,000	551,000	551,000
MISCELLANEOUS REVENUE					
Interest Earnings	1,131,619	191,095	172,000	157,000	157,000
Credit for E911 Tax to Orem	74,749	74,750	74,750	74,750	74,750
Police Misc. Revenue	101,808	141,402	100,000	150,000	150,000
Lindon Youth Court	450	705	600	600	600
CC Pmt Service Fees	29,539	28,526	28,000	28,000	28,000
Misc Attorney Fees	8,579	12,702	10,000	10,000	10,000
Centennial Revenue	38,098	12,184	-	-	-
Donations	-	6,214	-	-	-
Sale of Surplus Items	40,323	46,056	19,000	150,000	150,000
Fixed Asset Disposal Gain/Loss	255,400	-	1,114,455	1,114,455	-
Misc. Park Revenue	-	268,173	255,145	255,145	-
Sundry Revenue	4,973	14,780	5,000	5,000	5,000
Lease Revenue-Bldg	70,493	71,324	38,355	38,355	38,355
Lease Revenue	148,686	152,824	190,000	190,000	190,000
Funds from Financing Sources	1,038,640	-	1,074,525	1,127,820	-
TOTAL MISCELLANEOUS REVENUE	2,943,355	1,020,734	3,081,830	3,301,125	803,705

2026-2027

TENTATIVE BUDGET

LINDON

GENERAL FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
CEMETERY					
Sale of Burial Plots	124,110	99,870	75,000	100,000	100,000
Transfer Fees	160	260	160	160	160
Interment Fees	18,800	14,300	15,000	20,000	15,000
Headstone Inspection Fee	3,000	2,775	3,000	3,000	3,000
TOTAL CEMETERY	146,070	117,205	93,160	123,160	118,160
TRANSFERS AND CONTRIBUTIONS					
Admin Costs from RDA	23,800	26,180	28,000	28,000	30,100
Transfer from PARC Tax Fund	-	-	-	-	-
Admin Costs from Water	-	-	298,000	298,000	308,070
PW Admin Dept cost share-Water	308,058	351,567	433,680	442,680	303,120
Admin Costs from Sewer	-	-	204,000	204,000	221,400
PW Admin Dept cost share-Sewer	308,058	351,567	433,680	442,680	303,120
Admin Costs frm Solid Waste Fd	28,400	29,400	31,000	31,000	31,470
Admin Costs from Storm Drain	105,672	108,528	113,810	113,810	118,360
PW Admin Dept cost share-Storm	308,058	351,567	433,680	442,680	303,120
Admin Costs from Telecomm Fd	1,000	1,700	1,600	1,600	1,500
Use of Fund Balance	-	631,641	405,765	543,910	333,263
TOTAL TRANSFERS AND CONTRIBUTIONS	1,083,045	1,852,149	2,383,215	2,548,360	1,953,523
TOTAL GENERAL FUND REVENUES	17,009,952	16,568,512	18,851,305	19,309,645	16,452,388

GENERAL FUND EXPENDITURES

DEPT: LEGISLATIVE

PERSONNEL

Salaries & Wages	85,046	85,713	88,160	88,160	87,760
Planning Commission Allowance	17,600	17,200	20,000	20,000	20,000
Benefits - FICA	7,862	7,873	8,280	8,280	8,250
Benefits - Retirement	-	-	-	460	-
Benefits - Workers Comp.	573	511	620	620	640
TOTAL PERSONNEL	111,080	111,297	117,060	117,520	116,650

OPERATIONS

Software Maint & Subscriptions	-	-	-	-	-
Travel & Training	4,901	6,367	10,000	10,000	10,000
Miscellaneous Expense	2,838	3,237	3,200	3,200	3,200
Mountainland Assoc of Govt	4,565	7,771	8,600	8,600	8,600
Utah Lake Commission (930)	-	-	-	-	-
Utah League of Cities & Towns	15,618	16,580	16,470	16,470	16,470
Chamber of Commerce	10,000	10,000	10,000	10,000	10,000
Timpanogos School District	-	3,145	30,000	30,000	30,000
TOTAL OPERATIONS	36,993	47,100	78,270	78,270	78,270

TOTAL LEGISLATIVE

DEPT: JUDICIAL

PERSONNEL

Salaries & Wages	236,134	243,477	273,300	273,300	278,670
Salaries & Wages - Overtime	-	-	-	-	-
Benefits - FICA	17,882	18,387	20,910	20,910	21,320
Benefits - LTD	523	424	530	530	450
Benefits - Life	115	85	170	170	110
Benefits - Insurance Allowance	24,538	21,996	23,650	23,650	23,650
Benefits - Retirement	33,148	31,152	33,680	33,680	33,670
Benefits - Workers Comp.	663	590	630	630	650
TOTAL PERSONNEL	313,003	316,110	352,870	352,870	358,520

OPERATIONS

Membership Dues & Subscriptions	700	350	450	450	450
Software Maint & Subscriptions	-	696	700	700	700
Travel & Training	3,576	3,319	4,550	4,550	4,000
Office Supplies	2,626	3,796	3,275	3,275	3,450
Operating Supplies & Maint	-	-	600	600	700
Employee Recognition	75	226	265	265	250
Telephone	1,753	1,789	1,750	1,750	1,750
Gasoline	-	-	100	100	100
Professional & Tech Services	87,100	71,498	94,500	94,500	99,000
Insurance	3,517	2,841	3,910	3,910	4,100

2026-2027

TENTATIVE BUDGET

LINDON

GENERAL FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
Court Surcharges & Fees	204,448	234,709	232,400	232,400	244,020
Bailiff & Transport Services	-	-	-	5,000	10,000
Purchase of Equipment	3,087	-	4,900	4,900	5,000
TOTAL OPERATIONS	306,883	319,224	347,400	352,400	373,520
TOTAL JUDICIAL	619,886	635,334	700,270	705,270	732,040
DEPT: ADMINISTRATION					
PERSONNEL					
Salaries & Wages	827,070	811,586	884,560	899,405	877,920
Salaries & Wages - Overtime	-	217	-	-	-
Benefits - FICA	61,452	60,451	67,670	68,805	67,160
Benefits - LTD	3,132	2,629	3,010	3,210	2,820
Benefits - Life	691	593	920	975	610
Benefits - Insurance Allowance	146,524	150,680	162,610	183,010	176,280
Benefits - Retirement	140,697	135,437	141,500	150,410	144,970
Benefits - Workers Comp.	1,844	1,605	1,480	1,490	1,520
TOTAL PERSONNEL	1,181,411	1,163,197	1,261,750	1,307,305	1,271,280
OPERATIONS					
Membership Dues & Subscriptions	4,317	1,733	1,600	1,600	1,600
Software Maint & Subscriptions	-	143,398	200,000	200,000	200,000
Uniform Expense	-	-	560	560	560
Travel & Training	8,900	6,608	10,000	10,000	10,000
Tuition Reimbursement Program	219	-	1,500	1,500	1,500
Office Supplies	8,206	10,532	9,000	9,000	9,000
Operating Supplies & Maint	1,213	1,345	2,000	2,000	2,000
Employee Recognition	395	664	720	720	720
Telephone	8,705	9,582	10,000	10,000	10,000
Gasoline	1,376	3,318	5,500	5,500	5,500
Employee Recognition-Citywide	3,275	3,710	5,000	5,000	5,000
Professional & Tech Services	185,714	55,732	80,000	95,000	95,000
CC Merchant Fees	86,493	104,157	90,000	90,000	90,000
Insurance & Surety Bond	8,143	3,522	4,770	4,770	4,770
Other Services	-	-	-	-	-
Purchase of Equipment	3,664	7,457	3,000	3,000	3,000
TOTAL OPERATIONS	320,619	351,756	423,650	438,650	438,650
CAPITAL OUTLAY					
Purchase of Capital Asset	6,903	63,150	63,000	63,000	-
TOTAL CAPITAL OUTLAY	6,903	63,150	63,000	63,000	-
TOTAL ADMINISTRATION	1,508,933	1,578,103	1,748,400	1,808,955	1,709,930
DEPT: LEGAL SERVICES					
PERSONNEL					
Salaries & Wages	101,323	104,155	114,320	114,320	119,020
Benefits - FICA	7,595	7,795	8,750	8,750	9,110
Benefits - LTD	326	276	360	360	280
Benefits - Life	47	42	110	110	40
Benefits - Insurance Allowance	11,940	12,602	13,670	13,670	13,670
Benefits - Retirement	15,668	15,344	16,350	16,350	16,550
Benefits - Workers Comp.	600	533	550	550	570
TOTAL PERSONNEL	137,500	140,748	154,110	154,110	159,240
OPERATIONS					
Membership Dues & Subscriptions	523	225	530	530	550
Software Maint & Subscriptions	-	132	200	200	250
Travel & Training	871	831	2,160	2,160	2,250
Office Supplies	11	34	415	415	450
Operating Supplies & Maint	-	-	285	285	270
Employee Recognition	20	23	90	90	90
Telephone	879	846	840	840	880
Gasoline	-	-	-	-	-
Professional & Tech Services	2,206	20,746	5,000	5,000	5,500
Purchase of Equipment	615	(0)	700	700	750
TOTAL OPERATIONS	5,123	22,836	10,220	10,220	10,990
TOTAL LEGAL SERVICES	142,623	163,583	164,330	164,330	170,230
DEPT: ENGINEERING					
Professional & Tech Services	240	-	500	500	500
TOTAL ENGINEERING	240	-	500	500	500

2026-2027

TENTATIVE BUDGET

LINDON

GENERAL FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
DEPT: INFORMATION TECHNOLOGY					
PERSONNEL					
Salaries & Wages	-	-	-	-	109,340
Benefits - FICA	-	-	-	-	8,360
Benefits - LTD	-	-	-	-	410
Benefits - Life	-	-	-	-	80
Benefits - Insurance Allowance	-	-	-	-	27,330
Benefits - Retirement	-	-	-	-	19,100
Benefits - Workers Comp.	-	-	-	-	60
TOTAL PERSONNEL	-	-	-	-	164,680
OPERATIONS					
Membership Dues & Subscriptions	-	-	-	-	-
Software Maint & Subscriptions	-	-	-	-	-
Travel & Training	-	-	-	-	-
Office Supplies	-	-	-	-	-
Operating Supplies & Maint	-	-	-	-	-
Employee Recognition	-	-	-	-	-
Telephone	-	-	-	-	-
Gasoline	-	-	-	-	-
Professional & Tech Services	-	-	-	-	-
Insurance & Surety Bond	-	-	-	-	-
Purchase of Equipment	-	-	-	-	-
TOTAL OPERATIONS	-	-	-	-	-
CAPITAL OUTLAY					
Purchase of Capital Asset	-	-	-	-	-
TOTAL CAPITAL OUTLAY	-	-	-	-	-
TOTAL INFORMATION TECHNOLOGY	-	-	-	-	164,680
DEPT: ELECTIONS					
Elections Supplies & Services	18,345	-	41,000	9,000	-
TOTAL ELECTIONS	18,345	-	41,000	9,000	-
DEPT: GOVERNMENT BUILDINGS					
PERSONNEL					
Salaries & Wages	84,260	88,726	94,120	94,120	97,690
Benefits - FICA	6,267	6,607	7,200	7,200	7,470
Benefits - LTD	344	306	330	330	320
Benefits - Life	95	85	100	100	80
Benefits - Insurance Allowance	23,881	25,204	27,330	27,330	27,330
Benefits - Retirement	5,086	4,443	6,330	6,330	5,600
Benefits - Workers Comp.	598	528	560	560	580
TOTAL PERSONNEL	120,531	125,898	135,970	135,970	139,070
OPERATIONS					
Membership Dues & Subscriptions	210	-	700	700	700
Software Maint & Subscriptions	-	29,672	1,000	1,000	1,000
Uniform Expense	-	-	150	150	150
Travel & Training	-	-	1,000	1,000	1,000
Office Supplies	185	38	-	-	-
Operating Supplies & Maint	22,363	31,550	27,500	27,500	27,500
Employee Recognition	-	96	80	80	80
Utilities	60,571	68,875	65,000	65,000	65,000
Telephone	325	330	400	400	400
Gasoline	1,160	710	1,500	1,500	1,500
Professional & Tech Services	34,386	24,607	30,000	30,000	30,000
Rental Property Maintenance	15,259	6,653	15,000	15,000	15,000
Insurance	14,923	14,009	16,650	16,650	16,650
Other Services	64,826	60,756	80,000	80,000	80,000
Purchase of Equipment	32,703	-	10,000	30,000	30,000
TOTAL OPERATIONS	246,910	237,296	248,980	268,980	268,980
CAPITAL OUTLAY					
Building Improvements	81,505	57,110	125,000	125,000	20,000
Purchase of Capital Asset	11,220	-	-	-	-
TOTAL CAPITAL OUTLAY	92,725	57,110	125,000	125,000	20,000
TOTAL GOVERNMENT BUILDINGS	460,166	420,304	509,950	529,950	428,050

2026-2027

TENTATIVE BUDGET

LINDON

GENERAL FUND	2023-2024	2024-2025	2025-2026	2025-2026	2026-2027
	Actual	Actual	Original Budget	Amended Budget	Budget
DEPT: POLICE SERVICES					
PERSONNEL					
Salaries & Wages	1,608,298	1,685,481	1,723,770	1,722,130	1,833,990
Salaries & Wages, X-ing Guard	13,903	14,399	24,000	24,000	18,000
Salaries & Wages - Overtime	157,067	163,274	160,000	260,000	175,000
Salaries - Temp Employees	8,646	13,641	21,700	21,700	30,500
Benefits - FICA	135,900	142,328	146,910	146,785	157,480
Benefits - LTD	6,909	6,171	6,630	6,630	6,290
Benefits - Life	1,761	1,557	2,040	2,040	1,390
Benefits - Insurance Allowance	338,125	358,257	382,410	364,280	398,760
Benefits - Retirement	439,048	449,104	475,880	476,620	465,240
Benefits - Workers Comp.	12,368	10,559	10,460	10,490	11,240
TOTAL PERSONNEL	2,722,024	2,844,771	2,953,800	3,034,675	3,097,890
OPERATIONS					
Membership Dues & Subscriptions	3,074	1,435	3,100	3,100	3,100
Software Maint & Subscriptions	-	5,634	5,200	5,200	5,700
Uniform Expense	19,583	14,950	17,000	17,000	17,000
Travel & Training	16,503	11,316	18,000	18,000	18,000
Office Supplies	7,022	7,668	7,200	7,200	7,800
Operating Supplies & Maint	8,827	17,257	20,500	20,500	18,000
Employee Recognition	3,256	3,524	4,000	4,000	4,000
Telephone	25,215	26,747	27,000	27,000	27,000
Gasoline	41,158	33,843	50,000	50,000	45,000
Professional & Tech Services	134,831	118,195	144,200	144,200	140,000
Dispatch, Orem City	147,336	156,291	149,745	149,745	150,000
K9 Supplies and Services	-	15,967	1,500	3,300	2,000
Special Department Supplies	10,394	10,490	11,500	11,500	12,500
Insurance	6,994	15,611	16,000	16,000	18,000
Equipment Rental	-	-	-	-	-
Vehicle Lease	-	-	719,455	719,455	-
Other Services	-	-	-	-	-
Risk Management	120	1,294	1,000	1,000	1,000
Emergency Management	1,662	2,012	2,000	2,000	2,000
Miscellaneous Expense	-	-	1,000	1,000	1,000
Youth Court Expenses	50	85	500	500	150
N.O.V.A. Expense	2,004	2,406	2,500	2,500	2,500
Use of USAAV Funds	-	450	18,000	18,000	18,000
Public Outreach	1,824	5,051	3,500	3,500	3,500
Purchase of Equipment	110,908	41,721	59,200	59,200	55,000
Vehicle Lease Principal	181,369	137,819	190,000	199,050	162,070
Vehicle Lease Interest	-	43,549	-	-	36,980
TOTAL OPERATIONS	722,130	673,316	1,472,100	1,482,950	750,300
CAPITAL OUTLAY					
Purchase of Capital Asset	-	-	-	-	-
Vehicles	1,038,640	-	1,074,525	1,127,820	-
TOTAL CAPITAL OUTLAY	1,038,640	-	1,074,525	1,127,820	-
TOTAL POLICE SERVICES	4,482,795	3,518,087	5,500,425	5,645,445	3,848,190
DEPT: FIRE PROTECTION SERVICES					
Orem Fire/EMS	1,808,893	1,927,341	2,250,530	2,250,530	2,250,530
Dispatch	147,336	156,291	16,640	16,640	16,640
Orem Fire Inspections	37,019	44,600	50,000	50,000	50,000
TOTAL FIRE PROTECTION SERVICES	1,993,248	2,128,232	2,317,170	2,317,170	2,317,170
DEPT: ANIMAL CONTROL SERVICES					
Operating Supplies & Maint	-	-	1,000	1,000	1,000
North Ut County Animal Shelter	40,312	42,054	51,950	51,950	54,000
NUC Shelter-remit license fees	180	290	250	250	250
Deer Management	-	-	-	-	-
TOTAL ANIMAL CONTROL SERVICES	40,492	42,344	53,200	53,200	55,250
DEPT: STREETS					
PERSONNEL					
Salaries & Wages	152,384	161,308	168,940	168,940	173,070
Salaries & Wages - Overtime	3,118	3,476	6,000	6,000	6,000
Benefits - FICA	11,801	12,441	13,390	13,390	13,700
Benefits - LTD	651	617	650	650	630

2026-2027

TENTATIVE BUDGET

LINDON

GENERAL FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
Benefits - Life	208	189	210	210	240
Benefits - Insurance Allowance	46,353	49,764	54,140	54,140	61,500
Benefits - Retirement	29,738	30,363	31,250	31,250	30,650
Benefits - Workers Comp.	1,372	1,189	1,110	1,110	1,160
TOTAL PERSONNEL	245,624	259,348	275,690	275,690	286,950
OPERATIONS					
Membership Dues & Subscriptions	61	-	200	200	200
Software Maint & Subscriptions	-	2,246	2,250	2,250	2,250
Uniform Expense	1,198	1,329	1,560	1,560	1,610
Travel & Training	1,190	224	1,300	1,300	1,300
Office Supplies	192	90	250	250	250
Operating Supplies & Maint	32,625	48,252	40,000	40,000	43,000
Vehicle and Equipment Maint.	33,152	25,774	23,000	23,000	25,000
Employee Recognition	138	110	160	160	160
Utilities	3,230	3,106	3,300	3,300	3,600
Telephone	1,234	1,994	2,220	2,220	2,220
Gasoline	10,699	10,215	12,500	12,500	13,000
Professional & Tech Services	6,797	1,651	3,750	3,750	1,900
Street-side Landscaping	64,118	73,667	82,700	82,700	82,700
Special Snow Removal	31,597	20,884	50,000	50,000	50,000
Right of Way Maintenance	49,686	55,962	60,000	60,000	60,000
Special Dept Supplies	14,443	38,277	25,000	25,000	30,000
Insurance	10,209	12,899	13,000	14,000	14,000
Equipment Rental	2,616	2,735	4,200	4,200	4,200
Other Services	4,508	69	-	-	50
Purchase of Equipment	370	2,386	3,500	3,500	3,500
TOTAL OPERATIONS	268,064	301,872	328,890	329,890	338,940
CAPITAL OUTLAY					
New Sidewalks/ADA Ramps	-	-	-	-	-
Purchase of Capital Asset	8,600	52,259	21,000	21,000	10,000
TOTAL CAPITAL OUTLAY	8,600	52,259	21,000	21,000	10,000
TOTAL STREETS	522,288	613,478	625,580	626,580	635,890
DEPT: PUBLIC WORKS ADMINISTRATION					
PERSONNEL					
Salaries & Wages	632,826	702,698	724,500	724,500	698,330
Salaries & Wages - Overtime	2,586	722	6,000	6,000	6,000
Salaries - Temp Employees	47,167	7,892	25,000	25,000	25,000
Benefits - FICA	51,016	53,222	57,810	57,810	55,810
Benefits - LTD	2,775	2,455	2,710	2,710	2,320
Benefits - Life	618	542	830	830	450
Benefits - Insurance Allowance	134,305	143,470	152,630	152,630	138,960
Benefits - Retirement	121,616	124,499	130,470	130,470	119,050
Benefits - Workers Comp.	4,671	4,027	3,710	3,710	3,820
TOTAL PERSONNEL	997,579	1,039,526	1,103,660	1,103,660	1,049,740
OPERATIONS					
Membership Dues & Subscriptions	10,634	1,208	800	800	650
Software Maint & Subscriptions	-	18,615	16,000	16,000	14,950
Uniform Expense	1,443	2,012	1,660	1,660	1,550
Travel & Training	3,800	4,990	4,300	4,300	5,200
Office Supplies	2,378	2,921	2,500	2,500	2,500
Operating Supplies & Maint	7,637	42,817	25,000	25,000	19,500
Vehicle and Equipment Maint.	5,995	14,456	7,000	7,000	7,000
Employee Recognition	759	181	600	600	600
Telephone/Cell Phone	4,913	5,847	7,000	7,000	7,000
Gasoline	8,186	4,273	9,000	9,000	7,000
Professional & Tech Services	36,603	7,005	40,500	40,500	30,000
Insurance	3,493	6,206	6,200	6,200	6,200
Other Services	-	15,554	20,000	20,000	18,680
Purchase of Equipment	7,601	1,163	12,500	48,500	21,910
TOTAL OPERATIONS	93,442	127,250	153,060	189,060	142,740
CAPITAL OUTLAY					
Building Improvements	-	135,297	125,000	125,000	20,000
Purchase of Capital Asset	141,209	104,213	353,000	353,000	-
TOTAL CAPITAL OUTLAY	141,209	239,510	478,000	478,000	20,000
TOTAL PUBLIC WORKS ADMINISTRATION	1,232,230	1,406,287	1,734,720	1,770,720	1,212,480

2026-2027

TENTATIVE BUDGET

LINDON

GENERAL FUND	2023-2024	2024-2025	2025-2026	2025-2026	2026-2027
	Actual	Actual	Original Budget	Amended Budget	Budget
DEPT: PARKS					
PERSONNEL					
Salaries & Wages	162,927	205,379	206,900	206,900	214,930
Salaries & Wages - Overtime	8,805	4,381	10,000	10,000	10,000
Salaries - Temp Employees	16,932	15,803	19,000	19,000	19,000
Benefits - FICA	13,785	16,350	18,060	18,060	18,670
Benefits - LTD	723	735	790	790	770
Benefits - Life	171	198	250	250	240
Benefits - Insurance Allowance	21,924	39,542	42,480	42,480	42,480
Benefits - Retirement	32,944	37,039	39,900	39,900	37,680
Benefits - Workers Comp.	1,266	1,257	1,370	1,370	1,420
TOTAL PERSONNEL	259,477	320,684	338,750	338,750	345,190
OPERATIONS					
Membership Dues & Subscriptions	1,484	1,280	1,700	1,700	1,700
Software Maint & Subscriptions	-	714	2,000	10,000	10,500
Uniform Expense	421	567	600	600	600
Travel & Training	2,362	2,136	4,600	4,600	4,000
Office Supplies	87	147	200	200	200
Operating Supplies & Maint	93,261	107,403	102,500	102,500	84,500
Miscellaneous Expense	2,173	376	10,000	10,000	10,000
Employee Recognition	45	189	200	200	200
Trails Maintenance	10,053	52,513	25,000	25,000	25,000
Utilities	4,533	7,633	6,000	6,000	6,000
Telephone	5,184	5,675	2,200	6,700	6,000
Gasoline	6,260	7,744	6,000	6,000	6,000
Professional & Tech Services	79,224	318,948	148,000	282,000	75,000
Parks Maintenance Contract	207,155	217,333	223,875	223,875	308,378
Special Dept Supplies	-	15,460	65,000	65,000	65,000
Insurance	12,214	14,552	15,000	16,000	16,000
Equipment Rental	1,696	1,101	5,000	5,000	5,000
Other Services	135	768	12,000	12,000	44,000
Tree City USA Expenses	964	1,871	2,500	2,500	2,500
Tree Purchases & Services	15,922	23,625	30,000	30,000	30,000
Purchase of Equipment	144,263	199	27,000	27,000	12,500
TOTAL OPERATIONS	587,437	780,235	689,375	836,875	713,078
CAPITAL OUTLAY					
Park Improvements	59,369	52,072	32,000	92,000	18,000
Purchase of Capital Asset	70,096	112,682	42,000	42,000	42,000
Trails Construction & Improvmt	-	115,555	-	-	-
TOTAL CAPITAL OUTLAY	129,465	280,310	74,000	134,000	60,000
TOTAL PARKS	976,379	1,381,229	1,102,125	1,309,625	1,118,268
DEPT: LIBRARY SERVICES					
Library Card Reimbursement	27,161	30,056	32,000	32,000	32,000
TOTAL LIBRARY SERVICES	27,161	30,056	32,000	32,000	32,000
DEPT: CEMETERY					
OPERATIONS					
Operating Supplies & Maint	8,729	11,100	10,000	10,000	10,000
Professional & Tech Services	15,329	40,291	8,000	18,000	7,200
Grounds Maintenance Contract	8,868	12,091	13,600	13,600	13,600
Special Dept Supplies	394	-	500	500	500
Insurance	-	3,714	3,800	4,200	4,200
Equipment Rental	4,100	2,424	4,000	4,000	4,000
Purchase of Equipment	1,753	-	5,000	5,000	5,000
TOTAL OPERATIONS	39,173	69,620	44,900	55,300	44,500
CAPITAL OUTLAY					
Improvements Other than Bldgs	-	-	-	-	-
Office/Warehouse	298,175	-	-	-	-
TOTAL CAPITAL OUTLAY	298,175	-	-	-	-
TOTAL CEMETERY	337,348	69,620	44,900	55,300	44,500
DEPT: COMMUNITY DEVELOPMENT					
PERSONNEL					
Salaries & Wages	533,248	506,758	552,970	552,970	582,840
Salaries & Wages - Overtime	-	-	3,000	3,000	3,000
Salaries - Interns & Temp Emp	-	-	-	-	-

2026-2027

TENTATIVE BUDGET

LINDON

GENERAL FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
Benefits - FICA	40,283	38,314	42,530	42,530	44,820
Benefits - LTD	1,854	1,824	2,070	2,070	1,990
Benefits - Life	423	487	640	640	450
Benefits - Insurance Allowance	96,129	120,093	132,920	132,920	109,200
Benefits - Retirement	85,125	91,327	97,380	97,380	98,300
Benefits - Workers Comp.	3,251	2,461	2,650	2,650	2,800
TOTAL PERSONNEL	<u>760,313</u>	<u>761,263</u>	<u>834,160</u>	<u>834,160</u>	<u>843,400</u>
OPERATIONS					
Membership Dues & Subscriptions	4,513	2,028	4,600	4,600	4,600
Software Maint & Subscriptions	-	16,369	9,000	12,000	16,500
Uniform Expense	760	719	800	800	1,000
Travel & Training	5,742	6,004	8,000	8,000	9,000
Office Supplies	4,231	5,601	6,700	6,700	6,000
Operating Supplies & Maint	3,140	3,606	3,000	3,000	3,000
Employee Recognition	329	561	560	560	560
Telephone	6,127	7,499	7,200	7,200	7,500
Gasoline	3,767	3,147	4,700	4,700	4,500
Professional & Tech Services	29,690	1,987	10,000	10,000	15,000
Insurance	7,207	5,630	7,500	7,500	7,500
Master Plan	4,000	-	500	500	3,500
Miscellaneous Expense	334	582	800	800	700
Economic Development Expense	1,603	1,391	1,400	1,400	1,400
Purchase of Equipment	2,818	438	2,500	2,500	2,500
Historical Preservation Socy	30	12,676	6,000	6,000	2,000
TOTAL OPERATIONS	<u>74,291</u>	<u>68,238</u>	<u>73,260</u>	<u>76,260</u>	<u>85,260</u>
CAPITAL OUTLAY					
Purchase of Capital Asset	-	126,300	126,000	126,000	-
TOTAL CAPITAL OUTLAY	<u>-</u>	<u>126,300</u>	<u>126,000</u>	<u>126,000</u>	<u>-</u>
TOTAL PLANNING & ECON. DEVELOPMENT	<u>834,605</u>	<u>955,801</u>	<u>1,033,420</u>	<u>1,036,420</u>	<u>928,660</u>
DEPT: TRANSFERS AND CONTRIBUTIONS					
TRANSFERS					
Transfer to Road Fund	500,000	1,500,000	-	-	-
Trfr to Redevelopment	500,000	21,810	325,000	325,000	325,000
Trfr to Debt Serv - CDA 2023	67,774	255,988	255,615	255,615	255,520
Trfr to Debt Svc - UTOPIA	356,222	356,205	356,220	356,220	521,360
Trfr to CIP - Facilities Fd 41	200,000	750,000	750,000	750,000	-
Trfr to Sewer Fund	500,000	-	-	-	-
Trfr to Garbage Fd-Citywide Cleanup	10,000	10,000	-	-	-
Trfr to Recreation-Aquatics Bd	552,450	552,450	554,650	554,650	551,250
Trfr to Recreation Fund	250,000	-	800,000	800,000	1,200,000
TOTAL TRANSFERS	<u>2,936,446</u>	<u>3,446,453</u>	<u>3,041,485</u>	<u>3,041,485</u>	<u>2,853,130</u>
CONTRIBUTIONS					
Education Grants	1,150	2,000	2,000	2,785	2,000
Contrib - Miss Pleasant Grove	2,000	2,000	2,000	2,000	2,000
Youth Council	1,563	2,663	2,500	2,500	2,500
Lindon Centennial	84,222	14,538	-	620	-
Appropriate to Fund Balance, General Fund	639,758	-	-	-	-
TOTAL CONTRIBUTIONS	<u>728,694</u>	<u>21,202</u>	<u>6,500</u>	<u>7,905</u>	<u>6,500</u>
TOTAL TRANSFERS AND CONTRIBUTIONS	<u>3,665,140</u>	<u>3,467,654</u>	<u>3,047,985</u>	<u>3,049,390</u>	<u>2,859,630</u>
TOTAL GENERAL FUND EXPENDITURES	<u>17,009,952</u>	<u>16,568,512</u>	<u>18,851,305</u>	<u>19,309,645</u>	<u>16,452,388</u>

2026-2027

TENTATIVE BUDGET

LINDON

REDEVELOPMENT AGENCY FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
STATE STREET DISTRICT					
REVENUES					
State St - Interest Earnings	18,034	17,186	15,000	15,000	5,000
State St - Use of Fund Balance	-	-	324,000	324,000	-
TOTAL STATE ST REVENUES	18,034	17,186	339,000	339,000	5,000
EXPENDITURES					
Miscellaneous Expense	-	-	-	-	-
Professional & Tech Services	2,700	2,000	14,000	14,000	3,000
Other Improvements	-	-	325,000	325,000	-
Trfr to Road Fund	-	-	-	-	-
Trfr to Rereation Fund	-	-	-	-	-
Appropriate to Fund Balance	15,334	15,186	-	-	2,000
TOTAL STATE ST EXPENDITURES	18,034	17,186	339,000	339,000	5,000
WEST SIDE DISTRICT					
REVENUES					
West Side - Interest Earnings	1,089	1,039	800	800	800
West Side - Use of Fnd Balance	-	-	-	-	-
TOTAL WEST SIDE REVENUES	1,089	1,039	800	800	800
EXPENDITURES					
Miscellaneous Expense	-	-	-	-	-
Professional & Tech Services	700	-	800	800	800
Other Improvements	-	-	-	-	-
Appropriate to Fund Balance	389	1,039	-	-	-
TOTAL WEST SIDE EXPENDITURES	1,089	1,039	800	800	800
DISTRICT #3					
REVENUES					
District 3 - Interest Earnings	19,747	8,741	9,000	9,000	5,000
District 3 - Use of Fund Bal	-	249,946	-	-	3,325
TOTAL DISTRICT #3 REVENUES	19,747	258,687	9,000	9,000	8,325
EXPENDITURES					
Miscellaneous Expense	-	-	-	-	-
Professional & Tech Services	12,693	8,687	8,325	8,325	8,325
Tax Participation Agreements	-	250,000	-	-	-
Other Improvements	-	-	-	-	-
Appropriate to Fund Balance	7,054	-	675	675	-
TOTAL DISTRICT #3 EXPENDITURES	19,747	258,687	9,000	9,000	8,325
700 NORTH CDA					
REVENUES					
700N CDA - Interest Earnings	31,232	8,486	8,000	8,000	8,000
700N CDA - Tax Increment	179,358	193,596	200,000	200,000	215,000
700N CDA - Prior Yr Tax Incr	6,150	12,449	6,000	6,000	6,000
700N CDA - Sundry Revenue	-	-	-	-	-
Bond Proceeds	3,579,000	-	-	-	-
Trfr from General Fund	500,000	-	-	-	-
700N CDA - Use of Fund Balance	416,477	13,260	29,500	29,500	16,600
TOTAL 700N CDA REVENUES	4,712,216	227,791	243,500	243,500	245,600
EXPENDITURES					
Miscellaneous Expense	40	66	-	-	-
Professional & Tech Services	70,877	2,525	15,500	15,500	15,500
Insurance	-	-	-	-	-
Other Improvements	-	-	-	-	-
Property Purchase	4,617,499	-	-	-	-
Admin Costs to General Fund	23,800	25,200	28,000	28,000	30,100
Trfr to Debt Service	-	200,000	200,000	200,000	200,000
Appropriate to Fund Balance	-	-	-	-	-
TOTAL 700N CDA EXPENDITURES	4,712,216	227,791	243,500	243,500	245,600

2026-2027

TENTATIVE BUDGET

LINDON

REDEVELOPMENT AGENCY FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
LINDON PARK CRA					
REVENUES					
Lindon Park CRA - Int Earnings	-	-	-	-	-
Lindon Park CRA - Tax Incr	-	1,684	7,000	7,000	10,000
LndnPk CRA - Prior Yr Tax Incr	-	-	-	-	-
Trfr from General Fund	-	21,810	325,000	325,000	325,000
Lindon Prk CRA - Use of Fd Bal	700	761	-	-	-
TOTAL 700N CDA REVENUES	700	24,256	332,000	332,000	335,000
EXPENDITURES					
Miscellaneous Expense	-	-	-	-	-
Professional & Tech Services	700	-	-	-	-
Tax Participation Agrmt	-	23,276	331,090	331,090	333,700
Admin Costs to General Fund	-	980	-	-	-
Appropriate to Fund Balance	-	-	910	910	1,300
TOTAL 700N CDA EXPENDITURES	700	24,256	332,000	332,000	335,000

2026-2027

TENTATIVE BUDGET

LINDON

PARC TAX FUND	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
REVENUES					
PARC Tax	944,979	1,038,237	1,030,000	1,030,000	1,090,150
Interest Earnings	63,342	49,795	30,000	30,000	30,000
Use of Fund Balance	200,873	-	451,500	497,100	-
TOTAL PARC TAX FUND REVENUES	1,209,194	1,088,032	1,511,500	1,557,100	1,120,150
PARC TAX FUND EXPENDITURES					
DEPT: AQUATICS CENTER					
Operating Supplies & Maint	14,519	16,997	25,000	25,000	25,000
Pool Chemicals	79,871	92,003	75,000	75,000	95,000
Utilities - Electricity	26,006	48,407	46,000	46,000	46,000
Utilities - Gas	35,361	22,137	34,000	34,000	34,000
Utilities - Telephone	460	473	300	300	500
Utilities - Water/Sewer	115,310	137,187	165,000	165,000	165
Professional & Tech Services	16,985	-	-	-	350,000
Other Services	15,220	21,165	25,000	25,000	25,000
Purchase of Equipment	4,394	-	-	-	-
Trfr to Recreation-Capital Exp	166,100	275,000	430,000	470,850	-
TOTAL AQUATICS CENTER	474,226	613,369	800,300	841,150	575,665
DEPT: COMMUNITY CENTER					
Operating Supplies & Maint	7,171	6,367	-	-	-
Utilities - Electricity	5,453	10,090	11,000	11,000	11,000
Utilities - Gas	7,723	4,534	9,000	9,000	9,000
Utilities - Telephone	890	915	1,200	1,200	1,200
Utilities - Water/Sewer	6,327	6,709	7,500	7,500	7,500
Professional & Tech Services	-	-	-	-	-
Other Services	10,060	-	-	-	-
Purchase of Equipment	-	-	-	-	-
Trfr to Recreation-Capital Exp	50,000	50,000	-	-	-
TOTAL COMMUNITY CENTER	87,625	78,615	28,700	28,700	28,700
DEPT: VETERANS HALL					
Operating Supplies & Maint	-	-	-	-	-
Utilities - Electricity	277	315	600	600	600
Utilities - Gas	1,027	789	1,000	1,000	1,000
Utilities - Water/Sewer	937	930	900	900	1,200
Professional & Tech Services	4,160	-	-	-	-
Other Services	-	-	-	-	-
Building Improvements	-	-	-	-	-
TOTAL VETERANS HALL	6,401	2,035	2,500	2,500	2,800
DEPT: PARKS AND TRAILS					
Operating Supplies & Maint	37,502	30,329	25,000	25,000	25,000
Utilities - Electricity	4,445	6,419	5,000	5,000	5,000
Utilities - Water/Sewer	53,278	52,327	50,000	50,000	55,000
Professional & Tech Services	-	13,739	-	-	-
Other Services	13,063	-	-	-	-
Capital Outlay	441,656	6,106	-	-	-
Trfr to Parks CIP	-	-	500,000	500,000	-
TOTAL PARKS AND TRAILS	549,943	108,920	580,000	580,000	85,000
DEPT: GRANTS TO OTHER ENTITIES					
Grants to Other Entities	6,000	19,396	15,000	19,750	20,000
TOTAL GRANTS TO OTHER ENTITIES	6,000	19,396	15,000	19,750	20,000
DEPT: NON-DEPARTMENTAL					
Trfr to General Fund	-	-	-	-	-
Trfr to Recreation	85,000	85,000	85,000	85,000	85,000
Appropriate to Fund Balance	-	180,698	-	-	322,985
TOTAL NON-DEPARTMENTAL	85,000	265,698	85,000	85,000	407,985
TOTAL PARC TAX FUND EXPENDITURES	1,209,194	1,088,032	1,511,500	1,557,100	1,120,150

2026-2027

TENTATIVE BUDGET

LINDON

DEBT SERVICE FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
REVENUES					
Trfr from RDA - 2023 CDA Bond	-	200,000	200,000	200,000	200,000
Trfr from Gen Fd - CDA 2023	67,774	255,988	255,615	255,615	255,520
Trfr from Gen Fd - UTOPIA	356,222	356,205	356,220	356,220	521,360
Use of Fund Balance	-	-	-	-	-
TOTAL DEBT SERVICE REVENUES	423,996	812,192	811,835	811,835	976,880
EXPENDITURES					
2023 700N CDA Bond Principal	-	284,000	298,000	298,000	313,000
2023 700N CDA Bond Interest	67,774	169,788	155,415	155,415	140,320
2023 700N CDA Bond Agent Fees	-	2,200	2,200	2,200	2,200
UTOPIA Backstop	356,222	356,205	356,220	356,220	521,360
Appropriate to Fund Balance	-	-	-	-	-
TOTAL DEBT SERVICE EXPENDITURES	423,996	812,192	811,835	811,835	976,880

2026-2027

TENTATIVE BUDGET

LINDON

**CAPITAL IMPROVEMENT
PROGRAM FUNDS**

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
CIP 11 - CLASS C ROADS					
REVENUES					
Road Fund Allotment	608,234	709,755	670,000	700,000	700,000
Transit Tax	778,813	1,002,893	1,000,000	1,010,000	1,010,000
Road Impact Fees	-	2,475	-	-	-
Interest Earnings PTIF Class C	285,899	207,357	180,000	106,500	106,500
Miscellaneous	539	205,485	-	-	-
Grant Proceeds	-	-	-	495,000	-
Transfer from General Fund	500,000	1,500,000	-	-	-
Use of Fund Balance	1,153,091	467,143	1,203,500	752,000	303,500
TOTAL ROAD FUND REVENUES	3,326,576	4,095,108	3,053,500	3,063,500	2,120,000
EXPENDITURES					
OPERATIONS					
Street Lights Utilities	43,889	49,641	60,000	60,000	60,000
Professional & Tech Services	1,050	15,250	39,500	39,500	35,000
Street Lights	29,531	166,051	54,000	54,000	25,000
Street Striping	-	33,072	-	20,000	20,000
Road Maintenance	-	160,718	-	730,000	980,000
Purchase of Equipment	-	-	-	-	-
Appropriate to Fund Balance	-	-	-	-	-
TOTAL OPERATIONS	74,470	424,731	153,500	903,500	1,120,000
CAPITAL OUTLAY					
Property Purchase-Right of Way	6,056	-	1,000,000	1,010,000	-
Class C Capital Improvements	3,246,051	3,670,377	1,900,000	1,150,000	1,000,000
TOTAL CAPITAL OUTLAY	3,252,106	3,670,377	2,900,000	2,160,000	1,000,000
TOTAL ROAD FUND EXPENDITURES	3,326,576	4,095,108	3,053,500	3,063,500	2,120,000
CIP 41 - FACILITIES					
REVENUES					
Interest Earnings	-	39,197	40,000	40,000	40,000
Transfer from General Fund	200,000	750,000	750,000	750,000	-
Use of Fund Balance	-	-	500,000	500,000	-
TOTAL FACILITIES CIP REVENUES	200,000	789,197	1,290,000	1,290,000	40,000
EXPENDITURES					
OPERATIONS					
Trfr to Recreation Fund	-	460,000	-	-	-
Appropriate to Fund Balance	200,000	319,314	-	-	40,000
TOTAL OPERATIONS	200,000	779,314	-	-	40,000
CAPITAL OUTLAY					
City Center Improvements	-	-	-	-	-
Cemetery Improvements	-	9,883	1,290,000	1,290,000	-
TOTAL CAPITAL OUTLAY	-	9,883	1,290,000	1,290,000	-
TOTAL FACILITIES CIP EXPENDITURES	200,000	789,197	1,290,000	1,290,000	40,000
CIP 47 - PARKS PROJECTS					
REVENUES					
City Wide Impact Fees	261,000	414,000	150,000	75,000	75,000
City Wide Interest Earned	109,034	68,529	20,000	20,000	20,000
Trfr from PARC Tax	-	-	500,000	500,000	-
Use of Fund Balance	1,496,874	-	1,455,000	1,577,000	130,000
TOTAL PARKS CIP REVENUES	1,866,907	482,529	2,125,000	2,172,000	225,000
EXPENDITURES					
OPERATIONS					
Professional & Tech Services	-	-	-	-	-
Appropriate to Fund Bal	-	482,529	-	-	-
TOTAL OPERATIONS	-	482,529	-	-	-
CAPITAL OUTLAY					
Pioneer Park	-	-	-	-	-
Pheasant Brook Park	17,261	-	250,000	-	225,000
Meadow Park Fieldstone	-	-	-	-	-
Hollow Park	-	-	-	-	-
Keeneland Park	-	-	-	-	-

2026-2027

TENTATIVE BUDGET

LINDON

**CAPITAL IMPROVEMENT
PROGRAM FUNDS**

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
Anderson Farms Park	1,841,396	-	-	297,000	-
City Center Park	8,250	-	-	-	-
Fryer Park	-	-	-	-	-
Creekside Park	-	-	-	-	-
Property Purchase	-	-	1,875,000	1,875,000	-
Geneva Resort Park	-	-	-	-	-
Trail Purchase & Construction	-	-	-	-	-
TOTAL CAPITAL OUTLAY	<u>1,866,907</u>	<u>-</u>	<u>2,125,000</u>	<u>2,172,000</u>	<u>225,000</u>
TOTAL PARKS CIP EXPENDITURES	<u>1,866,907</u>	<u>482,529</u>	<u>2,125,000</u>	<u>2,172,000</u>	<u>225,000</u>

2026-2027

TENTATIVE BUDGET

LINDON

WATER FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
REVENUES					
Interest Earnings	49,623	169,175	170,000	170,000	125,000
Culinary Water Impact Fees	95,994	160,736	60,000	60,000	60,000
Interest, PTIF Cul Impact Fees	48,232	33,437	33,000	33,000	33,000
Hydrant Meter & Water Usage	10,110	10,301	10,000	10,000	10,000
Culinary Water Base Fees	1,477,094	1,548,786	1,623,800	1,623,800	1,688,750
Culinary Water Usage Fees	1,368,259	1,560,901	1,523,700	1,523,700	1,584,650
Ground Water Pumping Utility	60,294	60,663	62,400	62,400	62,400
Secondary Water User Fees	496,830	513,200	515,100	515,100	515,100
Water Line Inspection Fee	4,620	6,790	4,000	4,000	4,000
Water Main Line Assessment	-	-	-	-	-
Meter Installation - Culinary	-	-	-	20,000	20,000
Meter Installation - Secondary	52,921	97,080	35,000	15,000	15,000
Utility Application Fee	1,420	1,390	1,200	1,200	1,200
Utility Collection Fees	34,271	40,536	35,000	35,000	35,000
Fee in Lieu of Water Stock	14,368	24,487	-	-	-
Funds from Financing Sources	-	-	4,000,000	4,000,000	4,000,000
Grant Proceeds	500,979	13,155	-	-	-
Fixed Asset Disposal Gain/Loss	8,250	-	-	-	-
Contributions from Development	562,316	132,107	-	-	-
Water shares received	33,091	-	-	-	-
Sundry Revenue	31,267	175	-	-	-
Use of Impact Fees	-	-	-	-	-
Use of Fund Balance	-	-	-	-	-
TOTAL WATER FUND REVENUES	4,849,940	4,372,919	8,073,200	8,073,200	8,154,100
EXPENDITURES					
PERSONNEL					
Salaries & Wages	290,961	311,003	334,500	334,500	378,150
Salaries & Wages - Overtime	14,879	19,043	60,000	60,000	15,000
Benefits - FICA	23,455	26,060	30,200	30,200	30,080
Benefits - LTD	1,261	1,154	1,290	1,290	1,300
Benefits - Life	402	368	320	320	390
Benefits - Insurance Allowance	59,282	86,376	94,480	94,480	104,790
Benefits - Retirement	54,799	54,534	71,540	71,540	62,190
Benefit Expense	(71,880)	(71,117)	-	-	-
Actuarial Calc'd Pension Exp	59,139	93,888	-	-	-
Benefits - Workers Comp.	2,194	2,087	2,280	2,280	2,260
TOTAL PERSONNEL	434,491	523,396	594,610	594,610	594,160
OPERATIONS					
Membership Dues & Subscriptions	5,781	1,045	9,150	3,150	3,150
Software Maint & Subscriptions	-	40,847	50,000	50,000	52,390
Uniform Expense	3,607	4,887	3,880	3,880	4,130
Travel & Training	2,985	4,961	4,050	4,050	4,636
Office Supplies	26,103	28,228	29,000	29,000	29,000
Operating Supplies & Maint	258,723	353,654	240,000	240,000	240,000
Vehicle and Equipment Maint.	22,218	40,480	21,000	21,000	20,500
Employee Recognition	546	230	440	440	440
Utilities	275,639	396,408	350,000	350,000	350,000
Telephone	4,345	5,147	4,700	4,700	5,000
Gasoline	16,962	18,707	17,000	17,000	15,000
Professional & Tech Services	308,859	251,441	188,300	194,300	262,830
Services - Impact Fees	-	-	-	-	-
Bad Debt Expense	-	-	-	-	-
Special Dept Supplies	185,954	262,429	280,000	280,000	247,000
Insurance	21,387	23,022	24,500	24,500	25,000
Equipment Rental	4,469	5,664	5,000	5,000	5,000
Other Services	6,317	2,798	3,580	3,580	4,230
Purchase of Equipment	637	8,696	16,200	16,200	9,750
Water Stock Assessment	237,235	218,886	300,000	300,000	257,000
Depreciation	662,363	789,770	-	-	-
CUP Water Principal	66,523	68,667	70,880	70,880	73,165
CUP Water Interest	74,988	72,815	71,525	71,525	69,240
Close Out to Balance Sheet	(6,798,988)	(2,357,687)	-	-	-
Admin Costs to General Fund	-	-	298,000	298,000	308,070
P.W. Admin Costs to Gen. Fund	308,058	351,567	433,680	442,680	303,120
Appropriate to Impact Fee Bal	-	-	93,000	93,000	93,000

2026-2027

TENTATIVE BUDGET

LINDON

WATER FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
Appropriate to Fund Balance	1,517,411	967,842	239,705	30,705	463,289
TOTAL OPERATIONS	<u>(2,787,877)</u>	<u>1,560,502</u>	<u>2,753,590</u>	<u>2,553,590</u>	<u>2,844,940</u>
CAPITAL OUTLAY					
Purchase of Capital Asset	15,783	47,406	-	-	-
Wells - Capital Exp	170,598	1,992,769	3,680,000	3,880,000	3,670,000
Secondary Wtr Special Projects	1,682,582	80,561	45,000	45,000	45,000
Culinary Water Projects	5,334,362	168,285	1,000,000	1,000,000	1,000,000
Property purchase	-	-	-	-	-
Impact Fee Projects	-	-	-	-	-
TOTAL CAPITAL OUTLAY	<u>7,203,326</u>	<u>2,289,021</u>	<u>4,725,000</u>	<u>4,925,000</u>	<u>4,715,000</u>
TOTAL WATER FUND EXPENDITURES	<u>4,849,940</u>	<u>4,372,919</u>	<u>8,073,200</u>	<u>8,073,200</u>	<u>8,154,100</u>

2026-2027

TENTATIVE BUDGET

LINDON

SEWER FUND	2023-2024	2024-2025	2025-2026	2025-2026	2026-2027
	Actual	Actual	Original Budget	Amended Budget	Budget
REVENUES					
Sewer Base Fees	1,079,693	1,174,456	1,252,000	1,252,000	1,339,640
Sewer Usage Fees	1,106,313	1,193,067	1,298,000	1,298,000	1,427,800
Interest Earnings	26,580	169,750	100,000	100,000	150,000
Sundry Revenue	-	-	-	-	-
Sewer Line Inspection Fee	4,340	6,650	4,200	4,200	4,200
Sewer Impact Fee	76,672	193,687	60,000	60,000	60,000
Interest PTIF Sewer Impact Fee	8	7	-	-	-
Contributions from Development	599,232	75,675	-	-	-
Trfr from General Fd	500,000	-	-	-	-
Use of Impact Fees	328,651	210,143	-	-	-
Use of Fund Balance	-	-	121,360	136,610	-
TOTAL SEWER FUND REVENUES	3,721,489	3,023,434	2,835,560	2,850,810	2,981,640
EXPENDITURES					
PERSONNEL					
Salaries & Wages	180,590	168,247	177,210	177,210	183,990
Salaries & Wages - Overtime	696	2,217	5,000	5,000	5,000
Benefits - FICA	12,106	12,930	13,940	13,940	14,460
Benefits - LTD	697	635	690	690	670
Benefits - Life	233	210	220	220	230
Benefits - Insurance Allowance	38,221	43,800	50,660	50,660	68,330
Benefits - Retirement	31,747	32,008	33,720	33,720	32,590
Benefit Expense	(19,899)	(19,688)	-	-	-
Actuarial Calc'd Pension Exp	16,386	25,992	-	-	-
Benefits - Workers Comp.	1,121	1,004	1,060	1,060	1,100
TOTAL PERSONNEL	261,897	267,356	282,500	282,500	306,370
OPERATIONS					
Membership Dues & Subscriptions	4,371	1,300	2,580	4,580	4,430
Software Maint & Subscriptions	-	4,896	15,000	15,000	14,600
Uniform Expense	1,107	1,583	1,560	1,560	1,610
Travel & Training	-	2,207	2,000	2,000	2,000
Office Supplies	192	90	1,000	1,000	1,000
Operating Supplies & Maint	59,512	63,628	64,500	64,500	64,500
Vehicle and Equipment Maint.	27,154	23,623	25,500	25,500	22,500
Employee Recognition	294	196	160	160	160
Utilities	28,671	32,529	31,000	31,000	31,000
Telephone	1,391	1,543	1,600	1,600	1,600
Gasoline	7,942	8,220	8,000	8,000	8,000
Professional & Tech Services	54,435	81,490	83,350	83,350	82,200
Bad Debt Expense	-	-	-	-	-
Special Dept Supplies	-	-	-	-	-
Insurance	10,504	9,956	11,000	11,250	11,250
Orem City Sewage Collection	654,493	615,788	675,000	675,000	675,000
Equipment Rental	2,300	2,871	4,200	4,200	4,200
Other Services	5,914	1,867	2,080	2,080	2,080
Purchase of Equipment	80	-	2,000	6,000	2,000
Depreciation	670,799	722,954	-	-	-
Orem Sewer Plant Participation	110,965	110,965	110,965	110,965	110,965
Geneva Rd Proj. Bond Principal	158,000	162,000	166,000	166,000	170,000
Geneva Rd Proj Bond Interest	34,525	30,454	26,525	26,525	22,375
2017 Sewer Bond Principal	79,000	81,000	84,000	84,000	95,900
2017 Sewer Bond Interest	22,841	19,418	17,360	17,360	14,760
Close Out to Balance Sheet	(1,906,374)	(379,742)	-	-	-
Admin Costs to General Fund	-	-	204,000	204,000	221,400
P.W. Admin Costs to Gen. Fund	308,058	351,567	433,680	442,680	303,120
Appropriate to Impact Fee Bal	-	-	-	-	-
Appropriate to Fund Balance	1,527,647	779,899	-	-	298,620
TOTAL OPERATIONS	1,863,822	2,730,302	1,973,060	1,988,310	2,165,270
CAPITAL OUTLAY					
Purchase of Capital Asset	96,671	-	100,000	100,000	60,000
Special Projects	1,415,830	-	480,000	480,000	40,000
Infiltration Elimination	83,270	25,777	-	-	410,000
Property Purchase	-	-	-	-	-
Impact Fee Projects	-	-	-	-	-
TOTAL CAPITAL OUTLAY	1,595,770	25,777	580,000	580,000	510,000
TOTAL SEWER FUND EXPENDITURES	3,721,489	3,023,434	2,835,560	2,850,810	2,981,640

2026-2027

TENTATIVE BUDGET

LINDON

SOLID WASTE COLLECTION FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
REVENUES					
Waste Collection Fees	628,124	664,375	660,000	660,000	669,900
Interest Earnings	-	5,347	5,100	5,100	5,180
Recycling Collection Fees	110,401	115,720	115,000	115,000	116,730
Sundry Revenue	-	-	-	-	-
Transfer from General Fund for CW Cleanup	10,000	10,000	-	-	-
Use of Fund Balance	-	-	12,520	12,520	57,330
TOTAL SOLID WASTE REVENUES	748,525	795,443	792,620	792,620	849,140
EXPENDITURES					
Other Supplies & Services	-	-	-	-	-
Republic Collection Fees	339,738	361,007	380,020	380,020	410,420
Landfill	167,339	173,417	181,960	181,960	196,520
Republic Recycling Charges	122,074	124,644	138,640	138,640	149,730
North Pointe Punch Passes	10,658	8,926	12,000	12,000	12,000
City Wide Cleanup	28,661	33,642	45,000	45,000	45,000
Bad Debt Expense	-	-	-	-	-
Other Services	320	34	4,000	4,000	4,000
Admin Costs to General Fund	28,400	29,400	31,000	31,000	31,470
Appropriate to Fund Balance	51,337	64,374	-	-	-
TOTAL SOLID WASTE EXPENDITURES	748,525	795,443	792,620	792,620	849,140

2026-2027

TENTATIVE BUDGET

LINDON

STORM WATER DRAINAGE
SYSTEM FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
REVENUES					
Storm Water Utility	1,336,186	1,370,629	1,422,620	1,422,620	1,479,520
Interest Earned	-	107,219	90,000	90,000	90,000
Storm Water Impact Fee	55,894	82,859	50,000	50,000	50,000
Sundry Revenue	-	1,435	-	152,800	-
Grant Proceeds	-	61,554	750,000	750,000	-
Funds from Other Sources	-	-	-	-	-
Fixed Asset Disposal Gain/Loss	-	-	-	-	-
Contributions from Development	474,830	52,256	-	-	-
Use of Fund Balance	-	-	216,785	1,189,435	542,480
TOTAL STORM WATER REVENUES	1,866,910	1,675,951	2,529,405	3,654,855	2,162,000
EXPENDITURES					
PERSONNEL					
Salaries & Wages	136,844	159,280	177,260	177,260	180,570
Salaries & Wages - Overtime	657	1,614	5,000	5,000	5,000
Salaries - Temp Employees	1,418	-	1,500	1,500	1,500
Benefits - FICA	11,987	12,763	14,060	14,060	14,310
Benefits - LTD	707	580	690	690	740
Benefits - Life	220	188	220	220	220
Benefits - Insurance Allowance	35,666	20,526	47,030	47,030	47,030
Benefits - Retirement	29,929	25,305	33,820	33,820	32,000
Benefit Expense	(29,689)	(29,373)	-	-	-
Actuarial Calc'd Pension Exp	24,447	38,778	-	-	-
Benefits - Workers Comp.	1,110	984	1,060	1,060	1,080
TOTAL PERSONNEL	213,296	230,646	280,640	280,640	282,450
OPERATIONS					
Membership Dues & Subscriptions	331	440	1,000	1,000	1,300
Software Maint & Subscriptions	-	9,766	7,350	7,350	10,200
Uniform Expense	1,669	1,543	1,915	1,915	2,000
Travel & Training	2,148	1,263	2,000	2,000	2,500
Office Supplies	2,274	1,450	2,500	2,500	1,650
Operating Supplies & Maint	39,683	51,929	40,000	40,000	49,700
Vehicle and Equipment Maint.	27,091	24,240	22,500	22,500	23,500
Employee Recognition	168	236	240	240	240
Utilities	4,691	4,972	6,000	6,000	4,200
Telephone	2,059	2,277	1,920	1,920	2,700
Gasoline	9,852	9,461	10,000	10,000	8,900
Professional & Tech Services	164,747	24,260	115,950	115,950	110,950
Services - Impact Fees	-	-	-	-	12,000
Bad Debt Expense	-	-	-	-	-
Special Dept Supplies	-	-	-	-	-
Insurance	7,883	7,821	7,700	7,850	7,850
Equipment Rental	3,088	3,899	4,200	4,200	4,200
Other Services	5,146	811	3,400	3,400	3,200
Storm Water Mgmt Program	6,781	7,025	7,600	7,600	7,500
Purchase of Equipment	-	200	2,000	2,000	5,480
Depreciation	419,815	451,699	-	-	-
Close out to Balance Sheet	(571,296)	(1,176,667)	-	-	-
Admin Costs to General Fund	105,672	108,528	113,810	113,810	118,360
P.W. Admin Costs to Gen. Fund	308,058	351,567	433,680	442,680	303,120
Appropriate to Fund Balance	531,170	381,921	-	-	-
TOTAL OPERATIONS	1,071,029	268,639	783,765	792,915	679,550
CAPITAL OUTLAY					
Purchase of Capital Asset	-	-	200,000	280,000	450,000
Special Projects	582,585	1,176,667	1,265,000	2,301,300	750,000
Impact Fee Projects	-	-	-	-	-
TOTAL CAPITAL OUTLAY	582,585	1,176,667	1,465,000	2,581,300	1,200,000
TOTAL STORM WATER EXPENDITURES	1,866,910	1,675,951	2,529,405	3,654,855	2,162,000

2026-2027

TENTATIVE BUDGET

LINDON

RECREATION FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
REVENUES					
Interest Earnings	17,632	61,355	60,000	60,000	30,000
Daily Admission	340,877	355,757	275,000	275,000	275,000
Flow Rider Daily Admission	53,664	57,172	45,000	45,000	45,000
Pool Punch Pass	84,533	73,697	80,000	80,000	80,000
Water Aerobics	821	839	1,000	1,000	1,000
Concessions	169,832	182,582	125,000	125,000	125,000
Merchandise	1,438	1,370	1,500	1,500	1,500
Swim Classes	63,225	58,583	60,000	60,000	60,000
Swim Team	45,430	39,977	34,700	34,700	34,700
Flow Rider Lessons	6,570	8,345	6,200	6,200	6,200
Private Pool Rentals	150,820	215,710	202,000	202,000	202,000
Party Room Rentals	5,275	6,920	4,630	4,630	4,630
Recreation Center Classes	20,668	21,400	25,000	25,000	25,000
Special Event Revenue	3,675	1,388	3,675	3,675	3,675
Recreation Sports Fees	111,862	119,930	109,000	109,000	109,000
Lindon Days Revenue	31,565	8,787	5,000	5,000	5,000
CC Pmt Service Fees	-	6,784	7,000	7,000	7,000
Till Adjustments	(37)	1,133	-	-	-
Community Center Donations	4,450	2,035	1,500	1,500	1,500
MAG Senior Lunch Donations	8,652	6,587	10,000	10,000	10,000
Community Center Rental	52,761	78,052	45,500	45,500	45,500
Grant Proceeds	55,498	65,977	55,500	77,190	77,190
Fixed Asset Disposal Gain/Loss	24,913	-	-	-	-
Capital Contrib from Gen Fd	50,092	-	-	-	-
Sundry Revenue	(8)	11,276	-	77,000	77,000
Trfr from CIP 41 Facilities	-	460,000	-	-	-
Transfer from PARC Tax Fund	301,100	410,000	515,000	555,850	85,000
Transfer from RDA	-	-	-	-	-
Trfr from GF-Aquatic Ctr Bond	552,450	552,450	554,650	554,650	551,250
Transfer from General Fund	250,000	-	800,000	800,000	1,200,000
Use of Fund Balance	72,758	167,161	330,010	263,700	160,400
TOTAL RECREATION FUND REVENUES	2,480,517	2,975,266	3,356,865	3,430,095	3,222,545
DEPT: AQUATICS FACILITY					
PERSONNEL					
Salaries & Wages	129,097	143,823	151,540	151,540	158,230
Salaries & Wages - Overtime	142	-	-	-	-
Salaries - Seasonal Help	477,211	533,954	635,000	635,000	635,000
Benefits - FICA	46,874	51,901	60,410	60,410	60,930
Benefits - LTD	551	545	590	590	570
Benefits - Life	141	135	200	200	220
Benefits - Insurance Allowance	16,040	33,224	41,270	41,270	41,270
Benefits - Retirement	23,181	19,610	27,640	27,640	27,810
Benefit Expense	(15,915)	(15,746)	-	-	-
Actuarial Calc'd Pension Exp	13,105	20,787	-	-	-
Benefits - Workers Comp.	4,237	3,819	4,680	4,680	4,710
TOTAL PERSONNEL	694,664	792,053	921,330	921,330	928,740
OPERATIONS					
Membership Dues & Subscriptions	11,748	1,439	1,290	1,290	1,355
Software Maint & Subscriptions	-	22,066	20,000	20,000	21,970
Uniform Expense	4,935	6,559	17,350	17,350	15,350
Travel & Training	(890)	12,384	6,125	6,125	6,950
Health/Safety Licenses & Fees	8,452	9,800	13,845	13,845	14,025
Office Supplies	3,716	3,617	5,000	5,000	4,600
Operating Supplies & Maint	136,170	238,166	167,500	167,500	282,500
Employee Recognition	3,598	7,547	6,200	6,200	6,500
Concessions Expenses	107,855	105,079	100,000	100,000	141,500
Utilities	61,367	70,544	70,000	70,000	70,000
Telephone	1,197	1,670	2,600	2,600	2,600
Gasoline	1,440	418	1,000	1,000	1,000
CC Merchant Fees	50,930	64,912	50,000	50,000	50,000
Professional & Tech Svcs	27,860	21,901	32,200	32,200	32,000
Aquatics Ctr. Program Expenses	9,122	9,677	10,020	10,020	15,100
Insurance	12,106	12,020	13,440	13,440	13,440
Equipment Rental	267	1,952	2,000	2,000	3,000
Other Services	12,251	33,287	23,000	23,000	40,500

2026-2027

TENTATIVE BUDGET

LINDON

RECREATION FUND	2023-2024	2024-2025	2025-2026	2025-2026	2026-2027
	Actual	Actual	Original Budget	Amended Budget	Budget
Purchase of Equipment	19,031	23,506	36,400	76,440	76,800
TOTAL OPERATIONS	471,156	646,544	577,970	618,010	799,190
CAPITAL OUTLAY					
Improvements	383,888	504,710	430,000	452,500	67,500
Purchase of Capital Asset	-	47,406	-	-	-
TOTAL CAPITAL OUTLAY	383,888	552,116	430,000	452,500	67,500
TOTAL AQUATICS FACILITY	1,549,707	1,990,713	1,929,300	1,991,840	1,795,430
DEPT: COMMUNITY CENTER					
PERSONNEL					
Salaries & Wages	210,022	229,641	231,610	231,610	255,790
Salaries & Wages - Overtime	-	2,684	3,000	3,000	3,000
Salaries - Temp Employees	20,162	16,285	22,000	22,000	22,000
Benefits - FICA	17,451	18,711	19,640	19,640	21,490
Benefits - LTD	357	317	340	340	330
Benefits - Life	73	60	120	120	140
Benefits - Insurance Allowance	12,270	12,944	13,940	13,940	13,940
Benefits - Retirement	14,947	14,791	16,640	16,640	16,000
Benefits - Workers Comp.	1,627	1,448	1,510	1,510	1,650
TOTAL PERSONNEL	276,909	296,883	308,800	308,800	334,340
OPERATIONS					
Membership Dues & Subscriptions	8,447	1,052	1,030	1,030	3,150
Software Maint & Subscriptions	-	25,668	16,000	16,000	10,780
Uniform Expense	121	417	825	825	900
Recreation Uniforms	13,596	24,223	30,000	30,000	37,600
Travel & Training	3,506	5,770	12,460	12,460	14,150
Licenses & Fees	476	-	500	500	500
Office Supplies	7,883	5,205	2,800	2,800	5,600
Operating Supplies & Maint	45,338	66,485	45,000	45,000	59,520
Employee Recognition	249	1,261	1,200	1,200	1,700
Utilities	13,300	14,624	17,500	17,500	17,500
Telephone	1,421	1,420	2,500	2,500	2,500
Gasoline	378	482	2,000	2,000	2,000
CC Merchant Fees	5,941	28,298	24,000	24,000	24,000
Professional & Tech Svcs	6,190	4,724	10,500	10,500	5,000
Recreation Program Expenses	30,064	20,206	16,100	16,100	24,800
Comm. Ctr. Program Expenses	7,318	12,514	10,000	10,000	13,500
Senior Ctr. Program Expenses	8,752	10,790	27,000	27,000	10,700
Little Miss Lindon	5,988	8,170	8,600	8,600	15,225
LML Parade Float	4,473	10,421	6,000	6,000	6,700
Lindon Cares	43,332	55,907	75,000	75,000	75,000
Lindon Days	41,436	59,434	50,000	60,690	57,200
Other Community Events	27,121	35,759	35,600	35,600	43,400
Insurance	10,590	10,989	12,500	12,500	12,500
Other Services	33,588	37,353	45,000	45,000	2,400
Purchase of Equipment	17,400	-	27,000	27,000	10,200
TOTAL OPERATIONS	336,907	441,174	479,115	489,805	456,525
CAPITAL OUTLAY					
Building Improvements	54,631	26,765	-	-	-
Purchase of Capital Asset	9,200	42,100	-	-	-
TOTAL CAPITAL OUTLAY	63,831	68,865	-	-	-
TOTAL COMMUNITY CENTER	677,647	806,922	787,915	798,605	790,865
NON-DEPARTMENTAL					
OPERATIONS					
Depreciation Expense	463,709	479,321	-	-	-
2015 Refunding Principal	420,000	435,000	455,000	455,000	470,000
2015 Refunding Interest	209,925	192,725	182,900	182,900	164,400
2015 Refunding Agent Fees	1,750	1,750	1,750	1,750	1,850
Premium Amortizatrn Series 2015	(33,734)	(33,734)	-	-	-
Loss Amortization Series 2015	42,224	42,224	-	-	-
Close Out to Balance Sheet	(850,711)	(939,654)	-	-	-
Appropriate to Fund Balance	-	-	-	-	-
TOTAL OPERATIONS	253,163	177,632	639,650	639,650	636,250
TOTAL NON-DEPARTMENTAL	253,163	177,632	639,650	639,650	636,250
TOTAL RECREATION FUND EXPENDITURES	2,480,517	2,975,266	3,356,865	3,430,095	3,222,545

2026-2027

TENTATIVE BUDGET

LINDON

TELECOMMUNICATIONS FUND	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
REVENUES					
Customer Connection Fee	36,696	34,365	32,000	32,000	30,000
Contributions from Development	-	-	-	-	-
Sundry Revenue	-	-	-	-	-
Use of Fund Balance	7,472	8,153	-	-	-
TOTAL TELECOMMUNICATIONS REVENUES	44,167	42,518	32,000	32,000	30,000
EXPENDITURES					
UTOPIA Customer Services	35,014	32,665	30,400	30,400	28,500
Depreciation	8,153	8,153	-	-	-
Admin Costs to General Fund	1,000	1,700	1,600	1,600	1,500
Appropriate to Fund Balance	-	-	-	-	-
TOTAL TELECOMMUNICATIONS EXPENDITURES	44,167	42,518	32,000	32,000	30,000

12. Recess to Lindon City Redevelopment Agency Meeting (RDA).

Sample Motion: I move to recess the Lindon City Council meeting and convene as the Lindon City Redevelopment Agency.

See RDA Agenda

To re-convene the City Council meeting:

Sample Motion: I move to adjourn the Lindon City RDA meeting and reconvene the Lindon City Council meeting.



Notice of Meeting of the Lindon City Redevelopment Agency (RDA)

The Lindon City Redevelopment Agency will hold a meeting **at 5:15 pm**, or as soon thereafter as possible, on **Monday, March 16, 2026** in the Lindon City Center Council Chambers, 100 North State Street, Lindon, Utah. Meetings are typically broadcast live at www.youtube.com/user/LindonCity. The agenda will consist of the following:

Scan or click here for link to
download agenda & staff
report materials:



Conducting: Carolyn Lundberg, Chair

- 1. Call to Order / Roll Call**
- 2. Approval of Minutes** — The minutes of the regular Lindon City Redevelopment Agency meeting of June 16, 2025 will be reviewed.
- 3. Public Hearing: FY2026-27 Tentative Budget adoption; Resolution #2026-1-RDA.** The Board of Directors will receive public comment and review and consider Resolution #2026-1-RDA adopting the FY2027 Tentative Budget for the RDA. The RDA budget will be discussed in additional Lindon City public meetings on April 20, 2026. The RDA will hold a public hearing to adopt the Proposed Budget on May 18, 2026 and a public hearing to amend the FY2026 budget and adopt the FY2027 Final Budget on June 15, 2026.

Adjourn

All or a portion of this meeting may be held electronically to allow a council member to participate by video conference or teleconference. Staff Reports and application materials for the agenda items above are available for review at the Lindon City Offices, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our staff may be contacted directly at (801)785-5043. City Codes and ordinances are available on the City web site found at www.lindon.gov. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for city-sponsored public meetings, services programs or events should call Britni Laidler, City Recorder at 801-785-5043, giving at least 24 hours-notice.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in six public places within the Lindon City limits and on the State (<http://pmn.utah.gov>) and City (www.lindon.gov) websites.

Posted by: /s/ **Britni Laidler, Lindon City Recorder**

Date: **March 11, 2026; Time: 4:30 p.m.**; Place: Lindon City Center, Lindon Police Dept., Lindon Community Development, Lindon Public Works, Lindon Community Center, Lindon Justice Court

The Lindon City Redevelopment Agency held a meeting on **Monday, June 16, 2025** beginning at approximately 6:18 pm in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

Conducting: Van Broderick, Acting Chairman

PRESENT

- Van Broderick, Boardmember
- Jake Hoyt, Boardmember
- Cole Hooley, Boardmember
- Lincoln Jacobs, Boardmember
- Brian Haws, City Attorney
- Kristen Aaron, Finance Director
- Adam Cowie, Executive Secretary
- Britni Laidler, Recorder

ABSENT

- Carolyn Lundberg, Chairman
- Steve Stewart, Boardmember

COUNCILMEMBER HOYT MOVED TO RECESS THE MEETING OF THE LINDON CITY COUNCIL AND CONVENE THE MEETING OF THE LINDON CITY REDEVELOPMENT AGENCY AT 6:19 P.M. COUNCILMEMBER JACOBS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

1. Call to Order/Roll Call

- | | |
|---------------------------|-----|
| Acting Chairman Broderick | Aye |
| Boardmember Hooley | Aye |
| Boardmember Jacobs | Aye |
| Boardmember Hoyt | Aye |

2. Review of Minutes – The minutes of the RDA meeting of May 19, 2025 were reviewed.

BOARDMEMBER HOOLEY MOVED TO APPROVE THE MINUTES OF THE LINDON CITY RDA MEETING OF MAY 19, 2025 AS PRESENTED. BOARDMEMBER JACOBS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

- | | |
|-----------------------|-----|
| BOARDMEMBER HOOLEY | AYE |
| BOARDMEMBER BRODERICK | AYE |
| BOARDMEMBER JACOBS | AYE |
| BOARDMEMBER HOYT | AYE |

THE MOTION CARRIED UNANIMOUSLY.

CURRENT BUSINESS –

3. Public Hearing: FY2026 Final Budget; Resolution #2025-4-RDA. The RDA Board of Directors will receive public comment on the final Lindon City Redevelopment Agency (RDA) budget for Fiscal Year (FY) 2026. The tentative RDA budget for FY2026 was adopted after holding a public hearing on March 17, 2025. A public hearing was held on May 19, 2025 where the proposed budget was adopted and issues were discussed in detail. The Board of Directors will act to

2 approve the final budget for FY2026, amend the budget for FY2025, and approve
an agreement for services between the RDA and Lindon City for administrative
services.

4 BOARDMEMBER HOYT MOVED TO OPEN THE PUBLIC HEARING.
6 BOARDMEMBER HOOLEY_ SECONDED THE MOTION. ALL PRESENT VOTED
IN FAVOR. THE MOTION CARRIED.

8 Adam Cowie, Executive Secretary, and Kristen Aaron, Finance Director, presented
10 the FY2026 RDA budget and an agreement between Lindon City and the RDA
for services provided by the city. Key points included:

- 12 1. The RDA will pay the city \$28,000 for services in FY2026.
- 14 2. A tax participation agreement in the Lindon Park CRA, including payments to
Doug Smith Kia as part of their incentive package.
- 16 3. Ongoing bond payments for the 700 North project, with contributions from the
CDA.

18 Chairman Broderick called for any public comments. Hearing none he called for a
20 motion to close the public hearing.

22 BOARDMEMBER HOYT MOVED TO CLOSE THE PUBLIC HEARING.
BOARDMEMBER HOOLEY SECONDED THE MOTION. ALL PRESENT VOTED
24 IN FAVOR. THE MOTION CARRIED.

26 Chairman Broderick called for any further comments or discussion from the
board. Hearing no further comments, he called for a motion.

28 BOARDMEMBER HOOLEY MOVED TO APPROVE Resolution #2025-4-
30 RDA. BOARDMEMBER HOYT SECONDED. THE VOTE WAS RECORDED AS
FOLLOWS:

32 BOARDMEMBER HOOLEY	AYE
BOARDMEMBER BRODERICK	AYE
34 BOARDMEMBER JACOBS	AYE
BOARDMEMBER HOYT	AYE
36 THE MOTION CARRIED UNANIMOUSLY.	

38 **ADJOURN -**

40 BOARDMEMBER HOYT MOVED TO ADJOURN THE MEETING OF THE
42 LINDON CITY RDA AND RE-CONVENE THE MEETING OF THE LINDON CITY
COUNCIL AT 6:23 P.M. BOARDMEMBER JACOBS SECONDED THE MOTION.
44 ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

46 Approved – March 16 , 2025
48 _____

Adam Cowie, Executive Secretary

2

4

6

Carolyn O. Lundberg,
Chairman

RDA:

3. **Public Hearing: FY2026-27 Tentative Budget adoption; Resolution #2026-1-RDA.** The Board of Directors will receive public comment and review and consider Resolution #2026-1-RDA adopting the FY2027 Tentative Budget for the RDA. The RDA budget will be discussed in additional Lindon City public meetings on April 20, 2026. The RDA will hold a public hearing to adopt the Proposed Budget on May 18, 2026 and a public hearing to amend the FY2026 budget and adopt the FY2027 Final Budget on June 15, 2026.

Sample Motion: I move to (*approve, continue, deny*) Resolution #2026-1-RDA (*as presented, or with changes*).

RESOLUTION NO. 2026-1-RDA

A RESOLUTION ADOPTING THE FISCAL YEAR 2026-27 (FY2027) LINDON CITY REDEVELOPMENT AGENCY (RDA) TENTATIVE BUDGET, ESTABLISHING DATES FOR FY2027 RDA BUDGET HEARINGS, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Redevelopment Agency (RDA) of Lindon City is required by Utah State Code to adopt a Tentative Budget to identify tentatively expected revenues and expenditures anticipated in Fiscal Year 2026-2027 (FY2027) budget; and

WHEREAS, the Board of Directors desires public input on the Tentative Budget and proposed revenues and expenditures; and

WHEREAS, the Board of Directors has advertised a public hearing to be held on March 16, 2026 to receive public comment on the Tentative Budget for FY2027 prior to adoption, and

WHEREAS, the FY2027 Tentative Budget will continue to be refined and discussed in an additional public meeting to be held on April 20, 2026 with the FY2027 Proposed Budget to be reviewed in a public hearing on May 18, 2026 and the final FY2027 Budget to be reviewed in a public hearing on June 15, 2026.

THEREFORE, BE IT RESOLVED by the Lindon City RDA as follows:

Section 1. The Lindon City RDA FY2027 Tentative Budget is adopted as shown in the attached Exhibit A.

(See attached Exhibit A)

Section 2. This resolution shall take effect immediately upon passage.

Adopted and approved this 16th day of March, 2026.

By _____
Carolyn O. Lundberg, Chair

Attest:

By _____
Adam M. Cowie, Executive Secretary

2026-2027

TENTATIVE BUDGET

LINDON

REDEVELOPMENT AGENCY FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
STATE STREET DISTRICT					
REVENUES					
State St - Interest Earnings	18,034	17,186	15,000	15,000	5,000
State St - Use of Fund Balance	-	-	324,000	324,000	-
TOTAL STATE ST REVENUES	18,034	17,186	339,000	339,000	5,000
EXPENDITURES					
Miscellaneous Expense	-	-	-	-	-
Professional & Tech Services	2,700	2,000	14,000	14,000	3,000
Other Improvements	-	-	325,000	325,000	-
Trfr to Road Fund	-	-	-	-	-
Trfr to Rereation Fund	-	-	-	-	-
Appropriate to Fund Balance	15,334	15,186	-	-	2,000
TOTAL STATE ST EXPENDITURES	18,034	17,186	339,000	339,000	5,000
WEST SIDE DISTRICT					
REVENUES					
West Side - Interest Earnings	1,089	1,039	800	800	800
West Side - Use of Fnd Balance	-	-	-	-	-
TOTAL WEST SIDE REVENUES	1,089	1,039	800	800	800
EXPENDITURES					
Miscellaneous Expense	-	-	-	-	-
Professional & Tech Services	700	-	800	800	800
Other Improvements	-	-	-	-	-
Appropriate to Fund Balance	389	1,039	-	-	-
TOTAL WEST SIDE EXPENDITURES	1,089	1,039	800	800	800
DISTRICT #3					
REVENUES					
District 3 - Interest Earnings	19,747	8,741	9,000	9,000	5,000
District 3 - Use of Fund Bal	-	249,946	-	-	3,325
TOTAL DISTRICT #3 REVENUES	19,747	258,687	9,000	9,000	8,325
EXPENDITURES					
Miscellaneous Expense	-	-	-	-	-
Professional & Tech Services	12,693	8,687	8,325	8,325	8,325
Tax Participation Agreements	-	250,000	-	-	-
Other Improvements	-	-	-	-	-
Appropriate to Fund Balance	7,054	-	675	675	-
TOTAL DISTRICT #3 EXPENDITURES	19,747	258,687	9,000	9,000	8,325
700 NORTH CDA					
REVENUES					
700N CDA - Interest Earnings	31,232	8,486	8,000	8,000	8,000
700N CDA - Tax Increment	179,358	193,596	200,000	200,000	215,000
700N CDA - Prior Yr Tax Incr	6,150	12,449	6,000	6,000	6,000
700N CDA - Sundry Revenue	-	-	-	-	-
Bond Proceeds	3,579,000	-	-	-	-
Trfr from General Fund	500,000	-	-	-	-
700N CDA - Use of Fund Balance	416,477	13,260	29,500	29,500	16,600
TOTAL 700N CDA REVENUES	4,712,216	227,791	243,500	243,500	245,600
EXPENDITURES					
Miscellaneous Expense	40	66	-	-	-
Professional & Tech Services	70,877	2,525	15,500	15,500	15,500
Insurance	-	-	-	-	-
Other Improvements	-	-	-	-	-
Property Purchase	4,617,499	-	-	-	-
Admin Costs to General Fund	23,800	25,200	28,000	28,000	30,100
Trfr to Debt Service	-	200,000	200,000	200,000	200,000
Appropriate to Fund Balance	-	-	-	-	-
TOTAL 700N CDA EXPENDITURES	4,712,216	227,791	243,500	243,500	245,600

2026-2027

TENTATIVE BUDGET

LINDON

REDEVELOPMENT AGENCY FUND

	2023-2024 Actual	2024-2025 Actual	2025-2026 Original Budget	2025-2026 Amended Budget	2026-2027 Budget
LINDON PARK CRA					
REVENUES					
Lindon Park CRA - Int Earnings	-	-	-	-	-
Lindon Park CRA - Tax Incr	-	1,684	7,000	7,000	10,000
LndnPk CRA - Prior Yr Tax Incr	-	-	-	-	-
Trfr from General Fund	-	21,810	325,000	325,000	325,000
Lindon Prk CRA - Use of Fd Bal	700	761	-	-	-
TOTAL 700N CDA REVENUES	700	24,256	332,000	332,000	335,000
EXPENDITURES					
Miscellaneous Expense	-	-	-	-	-
Professional & Tech Services	700	-	-	-	-
Tax Participation Agrmt	-	23,276	331,090	331,090	333,700
Admin Costs to General Fund	-	980	-	-	-
Appropriate to Fund Balance	-	-	910	910	1,300
TOTAL 700N CDA EXPENDITURES	700	24,256	332,000	332,000	335,000

13. Closed Session - The City Council will discuss potential purchase or sale of real property and pending or possible litigation per Utah Code 52-4-205(1)(e) & 52-4-205(1)(c). This session is closed to the general public.

ADJOURN