

Combined Income Statement, Budgets, and Account Balances

NORTH TOOELE CITY SPECIAL SERVICE DISTRICT

Current Fiscal Year Summary And Changes In Fund Balance - All Governmental Fund Types
For Fiscal Year Ended June 30, 2026

	FY26 General Fund		FY26 Capital Projects Fund		FY26 Total All Funds	FY25 Total All Funds	FY25 General Fund
	YTD	Budget	YTD	Budget	YTD	Actual	PY Through YTD
Revenues:							
Property Taxes:	\$ 117,776.77	\$ 110,361.00	\$ -	\$ -	\$ 117,776.77	\$ 108,381.07	\$ 107,215.76
Other: Fees	\$ 5,644.51	\$ 11,089.52			\$ 5,644.51	\$ 8,168.38	\$ 4,852.16
Dividends & Interest	\$ 1,139.76	\$ 4,000.00			\$ 1,139.76	\$ 2,856.10	\$ 1,192.32
Total Revenues	<u>\$ 124,561.04</u>	<u>\$ 125,450.52</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 124,561.04</u>	<u>\$ 119,405.55</u>	<u>\$ 113,260.24</u>
Available Reserve from Capital Projects Fund			<u>\$ 24,589.21</u>	<u>\$ 24,589.21</u>	<u>\$ 24,589.21</u>	<u>\$ 24,589.21</u>	
Expenditures:							
Landscape Maintenance:	\$ 52,824.99	\$ 115,000.00			\$ 52,824.99	\$ 113,586.06	\$ 63,858.27
Legal, Professional, Clerical:	\$ 425.00	\$ 1,600.00			\$ 425.00	\$ 1,201.92	\$ 900.00
General Administration/Board Stipends:	\$ 2,894.34	\$ 2,500.00			\$ 2,894.34	\$ 2,146.00	\$ 2,146.00
Water	\$ 18,182.90	\$ 25,000.00			\$ 18,182.90	\$ 23,364.04	\$ 17,211.61
Liability Insurance:	\$ 3,500.00	\$ 3,500.00			\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
General Maintenance/Street Lights	\$ 1,106.88	\$ 1,000.00			\$ 1,106.88	\$ 833.32	\$ 929.90
Capital Outlay - Landscape Construction, Add'l Signs/Lights			\$ -	\$ 12,000.00	\$ -	\$ 144.42	\$ -
Capital Outlay - Future Landscape Maintenance Projects			\$ -	\$ 12,589.21	\$ -	\$ -	\$ -
Total Expenditures	<u>\$ 78,934.11</u>	<u>\$ 148,600.00</u>	<u>\$ -</u>	<u>\$ 24,589.21</u>	<u>\$ 78,934.11</u>	<u>\$ 144,775.76</u>	<u>\$ 88,545.78</u>
Excess (Deficiency) of Revenues over Expenditures	<u>\$ 45,626.93</u>	<u>\$ (23,149.48)</u>	<u>\$ 24,589.21</u>	<u>\$ -</u>	<u>\$ 70,216.14</u>	<u>\$ (781.00)</u>	<u>\$ 24,714.46</u>
Other Financing Sources (Uses):							
Transfers In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures	<u>\$ 45,626.93</u>	<u>\$ (23,149.48) *</u>	<u>\$ 24,589.21</u>	<u>\$ -</u>	<u>\$ 70,216.14</u>	<u>\$ (781.00)</u>	<u>\$ 24,714.46</u>
FUND BALANCE, Beginning:	<u>\$ 44,254.31</u>	<u>\$ 44,254.31 *</u>	<u>\$ 24,589.21</u>	<u>\$ 24,589.21</u>	<u>\$ 68,843.52</u>	<u>\$ 94,213.73</u>	<u>\$ 69,624.52</u>
FUND BALANCE, Ending:	<u>\$ 89,881.24</u>	<u>\$ 21,104.83</u>	<u>\$ 24,589.21</u>	<u>\$ -</u>	<u>\$ 114,470.45</u>	<u>\$ 68,843.52</u>	<u>\$ 94,338.98</u>

CASH & INVESTMENT ACCOUNT BALANCES:

Updated:	Account	Balance	Approximate Rates
4/17/2026	Chartway Prime Share (Savings)	\$600.31	0.05%
4/17/2026	Chartway Checking	\$23,447.17	0.05%
4/17/2026	Chartway Premier Money Market	\$250.00	0.40%
4/17/2026	Utah Public Treasurers Investment Fund (PTIF)	\$90,172.97	3.05%
Total		\$114,470.45	

*Note: General Fund 'reserve' used to fund deficiency

Travis Brady, CPA

1186 North 640 East
Tooele, UT 84074
Phone: 435-841-2434
Email: travismbrady@gmail.com

Invoice: 2026-002

Date: 4/17/2026

To: North Tooele City Special Service District

For: Mar-Apr 2026 CPA Services

Date	Description	Total
April 2026	Transparency report, D&I report, reconcile bank statements and prepare fund balances	\$75.00
Total		\$75.00

Please make checks payable to: Travis Brady
I appreciate your business!

North Tooele City Special Service District Business Meeting

Date: February 26, 2026

Time: 8:00 p.m.

Place: Tooele City Hall, Conference Room 224
90 North Main Street, Tooele, Utah

Board Members Present

Jeff Hammer, Chairman

Katrina Call

Kim Stenquist

Brian Roth

Others Present

Christian Springer, Jensen Family Landscape

Justin Brady, Tooele City Councilman

Travis Brady, Independent CPA

Excused

Jed Winder

Minutes prepared by Teresa Young

1. Open Meeting and Roll Call

Chairman Hammer called the meeting to order at 8:02 p.m. He asked that all members and attendees identify themselves for the record and announced that Jed Winder asked to be excused.

2. Public Comment Period

Chairman Hammer opened the forum for public comment at 8:01 p.m. Seeing no one come forward, he closed the forum for public comment at 8:01 p.m.

3. City Council Report

Presented by Justin Brady

Councilman Brady reported continued and significant growth throughout the community. Key developments include a new hotel near the bowling alley and a proposed WinCo Foods project east of the hotel, behind the dealership, which is expected to include additional retail uses such as a gym. The developer has received a portion of the requested water allocation with the condition that construction begin within two years, indicating the project is expected to move forward quickly.

Several transportation and infrastructure updates were noted. Progress continues on the traffic signal at 600 North, a UDOT managed project, though no firm completion date has been provided. On the same corner, Holiday Oil is nearing the start of construction, with ground work anticipated this year. Additionally, the UDOT project near Smith's Marketplace is expected to open a left-turn lane by early summer.

Commercial and residential growth is ongoing across the city. New businesses are opening in the Smith's Marketplace area, including Jersey Mike's, scheduled to open next week. Residential

development includes new townhomes and apartments, with Perry Homes beginning construction on apartments at the north end of town and continued development in the Overlake area.

Councilman Brady referenced a recent water study conducted by J-U-B Engineering, emphasizing the need to continue drilling wells to support ongoing growth.

4. Maintenance Coordinator's Report on Past and Present Actions

Presented by Board Member Katrina Call

Board Member Call had nothing to report.

5. Jensen Family Landscape Report

Presented by Christian Springer, Jensen Family Landscape

Mr. Springer reported that a windstorm several weeks ago caused damage to sections of fencing, including new fence near the townhomes on 2000 North and additional sections towards the very east of 2100 North. Photos were sent to Board Member Winder, and repairs were authorized and completed. The damaged fence posts were set in concrete and were easily identified and repaired.

There has been no snowfall recently, and grounds maintenance activity remains minimal as the landscape has not yet fully emerged for the season

6. Vice Treasurer's Report

a. Approval of Invoices and Reimbursements for Fiscal Year 2026

Presented by Jed Winder

Board Member Winder was excused.

Chairman Hammer inquired about check-signing authority due to Board Member Winder being out of town. It was noted that current authorized signers include Chairman Hammer and Board Member Winder and that adding an additional signer may require formal approval. To avoid any procedural issues, the board agreed to postpone signing the pending checks—including payments to Jensen Family Landscaping and Travis Brady—until the following month, when authorized signers are available.

b. Status of Budget/Expenses for Fiscal Year 2026

Presented by Travis Brady, Independent CPA

Mr. Brady apologized for missing the January meeting due to a personal trip but provided updates on January and February activities. There have been no major expenditures this winter, as minimal snow and landscape maintenance occurred.

Key financial points include:

- **Jensen Family Landscaping:** \$53,000 this year, down from \$64,000 last year.
- **Property taxes:** Deposited in January, bringing the cash balance to approximately \$113,000.
- Overall expenditures are tracking as expected against the budget.

Mr. Brady noted that a property tax increase will likely be necessary to cover aging infrastructure, rising fencing costs, and other district needs. A detailed plan and options will be presented at the April meeting, with a draft budget prepared for May and final approval in June, in coordination with board members and the county.

All semi-annual reports were submitted in January, keeping reporting up to date. No other significant changes were noted.

7. **Chair's Report**

Presented by Chairman Jeff Hammer

Chairman Hammer reminded board members that there will be no SSD meeting in March and emphasized the importance of completing Open Meetings training. Members were instructed to follow the email link provided, submit their completion certificates via email, and notify the Chair so records can be updated for the minutes. Completion of the training is also tied to the \$25 stipend for March.

A review of recent Tooele City charges by Mr. Brady, raised questions: one transaction for \$226 and another for \$6,420 in December. While most city charges relate to water or streetlight services, the unusually high December water-related charge is unclear. The board plans to follow up with Board Member Winder and Tooele City to obtain proper documentation and clarification.

It was confirmed that water payments are automatically debited from the district account, a process established several years ago, and that bills are brought to the meetings for review and approval.

8. **Approval of Minutes from Meeting Held on January 22, 2026**

Motion: Board Member Stenquist moved to approve the Minutes from the meeting held on January 22, 2026. Board Member Roth seconded the motion. Vote was "Aye" for all board members. Motion passed.

9. **Next in person meeting is scheduled for April 23, 2026**

Chairman Hammer reminded members to complete their Open and Public Meetings training and to submit their certificates to Ms. Young to receive credit for the March meeting.

The next in-person meeting is scheduled for April 23, 2026. The meeting was then officially adjourned.

10. **Adjourn**

Chairman Hammer adjourned meeting at 8:16 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this _____ day of April, 2026

Jeff Hammer, Chair
North Tooele City Special Service District

DRAFT