THIS AGENDA IS SUBJECT TO CHANGE WITH MINIMUM 24 HOURS NOTICE

JOINT AGENDA OF UNIFIED FIRE SERVICE AREA AND LOCAL BUILDING AUTHORITY OF THE UFSA

June 16, 2026, 8:30 a.m.
(or immediately following the UFA Board meeting, if after 8:30 a.m.)

NOTICE IS HEREBY GIVEN THAT THE UNIFIED FIRE SERVICE AREA BOARD OF TRUSTEES AND THE BOARD OF DIRECTORS OF THE LOCAL BUILDING AUTHORITY OF THE UNIFIED FIRE SERVICE AREA SHALL ASSEMBLE BOTH ELECTRONICALLY AND IN-PERSON FOR A MEETING AT UFA HEADQUARTERS, LOCATED AT
3380 SOUTH 900 WEST, SALT LAKE CITY, UT 84119

THE PUBLIC MAY ATTEND IN-PERSON OR ELECTRONICALLY VIA ZOOM WEBINAR AT:
https://zoom.us/j/98255960431?pwd=VW9iWk1KQ0JYTi9lSDIxMS96KzZXZz09
Password: 123911

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1. Call to Order – Chair Harris

2. Public Comment
   Please limit comments to three minutes each and be germane to the agenda items or UFSA/LBA business. The UFSA/LBA Board typically will not engage directly but may direct staff to address comments following the meeting.
   There are three options for comments during this meeting:
   a. In-Person.
   b. Live during the Webinar by logging in as described above. If you wish to make a comment, select the "Raise Hand" button at the bottom of the screen. You will then be added to the queue and invited to speak.
   c. Email: Public comments will be accepted prior to the meeting via email at publiccomment@unifiedfire.org until 7:00 a.m. June 15, 2026. Emailed comments submitted prior to 7:00 a.m. June 15, 2026, will be read or summarized into the record, comments received after the deadline will be forwarded to the UFSA/LBA Board, but not read into the meeting record or addressed during the meeting.

3. Approval of Joint UFSA/LBA Minutes – Chair Harris
   a. May 19, 2026 UFSA Board Meeting Minutes
   b. June 8, 2026 UFSA Finance Committee Minutes

4. Impact Fee Waiver Request—CFO Hill

5. UFSA Finance Committee Update – Chair Overson
   a. Last Meeting June 8, 2026

6. Review and Approval of the 2025 Annual Financial Report and Audit—CFO Hill/Chair Overson

7. 2026 Property Tax Review—CFO Hill

8. Consider Resolution 06-2026A Adopting a 2026 Ad Valorem Tax Rate in the Taxable Property in the Unified Fire Service Area—CFO Hill

9. Public Hearing to Receive and Consider Comments on Proposed Amendments to the 2026 Budget—CFO Hill

10. Consider Resolution 06-2026B to Approve a Budget Amendment for the 2026 Budget—CFO Hill

11. District Administrator Report – District Administrator Anderson
    No update

12. Possible Closed Session
    The Unified Fire Service Area or Local Building Authority of the UFSA may temporarily recess the meeting to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205 or for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.
    a. the character, professional competence, or physical or mental health of an individual
    b. pending or reasonable imminent litigation
    c. the purchase, exchange, or lease of real property as provided by Utah Code Annotated §52-4-205.

    (If only discussing topic (A), character, etc., then you may move to not record that portion of the closed session per Utah Code § 52-4-206 (6).)

13. Adjournment – Chair Harris

The next Board meeting will be held on July 21, 2026, at 8:30 a.m. both electronically and at UFA Headquarters located at 3380 South 900 West, Salt Lake City, UT 84119

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL UFSA MEETINGS.

In accordance with the Americans with Disabilities Act, UFSA will make reasonable accommodation for participation in the meetings. Please call the clerk at least three working days prior to the meeting at 801-743-7213. Motions relating to any of the foregoing, including final action, may be taken at the meeting. This meeting will also be held electronically to allow members of the UFSA/LBA Boards to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, does hereby certify that the above agenda notice was posted on this 12th day of June, 2026, on the UFSA bulletin boards, the UFSA website http://unifiedfireservicearea.com , posted on the Utah State Public Notice website http://www.utah.gov/pmn/index.html and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Micayla Dinkel, UFSA Board Clerk

UNIFIED FIRE SERVICE AREA BOARD MINUTES

MAY 19, 2026, 8:30 AM (or immediately following the UFA Board Meeting)
Electronically via Zoom Webinar/UFA Headquarters-3380 South 900 West SLC, UT 84119

- Call to Order

  Quorum present

  Chair Harris called the meeting to order at 8:59 a.m.

- Public Comment

  No public comments were received. Public comment remained available live and through the posted electronic submission option.

- Approval of Joint UFSA/LBA Minutes

  a. April 21, 2026 UFSA LBA Joint Board Meeting Minutes

  b. April 21, 2026 UFA/UFSA Open and Public Meeting Training Minutes

  Mayor Gettel made a motion to approve the minutes from the April 21, 2026, UFSA Board Meeting and the minutes from the April 21, 2026, UFA/UFSA Open and Public Meeting Training minutes as submitted. Councilmember Huish seconded the motion, and all voted in favor; none opposed. The motion passed unanimously.

- Consider the Date of June 16, 2026, for a Public Hearing to Receive and Consider Comments on Proposed Amendments to the 2026 Budget

  CFO Hill reviewed the upcoming public hearing notice included in the board packet. CFO Hill explained that the hearing would consist primarily of UFSA's standard mid-year budget adjustments. CFO Hill stated that by the time of the public hearing:

  • Final tax rates would be available

  • The property tax budget for the fiscal year could be finalized

  • The UFA budget would already be adopted

  • Member fee amounts could be formally adjusted accordingly

  CFO Hill also noted that any additional miscellaneous budget items requiring adjustment or reconciliation would be addressed during the public hearing process.

  Mayor Jackson moved to set the date for June 16, 2026, at 8:30 a.m., for a public hearing to receive and consider comments on proposed amendments. Councilmember Huish seconded the motion, and all voted in favor; none opposed. The motion passed unanimously.

- Quarterly Financial Report

  CFO Hill presented the first quarter financial report, which was included in the board packet. CFO Hill noted that, unlike UFA, UFSA operates on a calendar-year budget cycle, meaning the report reflected only the first quarter of the fiscal year.

  CFO Hill reviewed the revenue section of the report and stated that $2.2 million had been collected to date, representing 3% of the annual budget. He explained that the majority of UFSA revenues are received later in the year following finalization of tax rates and budget adjustments, which is why the Board previously approved the Tax Revenue Anticipation Note (TRAN) process earlier in the year.

  CFO Hill next reviewed expenditures totaling $19.4 million through the first quarter. He explained that most expenditures were concentrated in three primary areas:

  • Debt service payments
  • The Sandy contract
  • Member fee payments to UFA

  CFO Hill reported that $4.2 million was paid in March toward annual bond obligations, representing the largest portion of UFSA's yearly debt service payments. He explained that additional interest-only payments would occur later in the year.

  CFO Hill also reported that UFSA paid $700,000 to Sandy City for the first six months of contracted services provided to unincorporated Salt Lake County and White City. In addition, CFO Hill reviewed the member fee payments made to UFA for the first quarter, totaling $14.3 million.

  CFO Hill noted that because UFSA has relatively few expenditures, the Board packet includes a detailed listing of all expenditures made during the first quarter.

  CFO Hill then reviewed the Capital Projects Fund and reported there had been no significant activity during the quarter. He explained that no capital expenditures had been budgeted for the fund and that only minimal interest income had been collected.

  Finally, CFO Hill reviewed the Debt Service Fund. He stated that UFSA had already made its largest annual debt payment, totaling $4.2 million, and anticipated making the remaining payment later in the year to bring total annual debt service payments to $4.9 million. CFO Hill also noted that all scheduled principal payments for 2026 had already been made, totaling $3.3 million.

  Mayor Gettel made a motion to approve the Quarterly Financial Report as submitted. Mayor Jackson seconded the motion, and all voted in favor; none opposed. The motion passed unanimously.

- Fraud Risk Assessment

  CFO Hill presented the annual Fraud Risk Assessment for UFSA and explained that the assessment process is like the assessment previously completed for UFA. CFO Hill reviewed the assessment and noted that while the overall report closely mirrors UFA's assessment, several items within the separation of duties section were marked as "not applicable" due to the operational structure of UFSA. CFO Hill explained that UFSA:

- Does not maintain a purchasing card program
- Does not have employees
- Does not process payroll directly

As a result, several assessment categories related to employee management and payroll controls were marked as not applicable.

CFO Hill stated that financial processes such as cash and check handling and bank reconciliations, UFA employees still perform financial oversight through the interlocal agreement between the organizations. He explained that many of the same financial controls, policies, and separation of duties used by UFA also apply to UFSA operations.

CFO Hill further explained that UFSA maintains its own, conflict of interest policy, procurement policies and Governance procedures. However, he noted that one of the ongoing challenges with the State Auditor's Fraud Risk Assessment tool is that it is designed as a "one-size-fits-all" model and does not always align neatly with organizations such as UFSA that operate without direct employees.

Discussion occurred regarding Question No. 4 of the assessment related to annual statements of ethical behavior. The Board asked whether the Board's existing practice of signing ethics-related documents could qualify the organization for a "yes" response under that section of the assessment.

CFO Hill stated that there was likely a reasonable argument for marking the item as compliant, given that UFSA has no employees and Board members already complete ethics-related acknowledgments. He explained that if the Board wishes to make that adjustment, staff will support the change and stand behind the rationale that the organization operates differently than a traditional employee-based entity.

Following the discussion, direction was given to modify the assessment accordingly. CFO Hill noted that with the adjustment, the organization's fraud risk category would move into the "very low" range. Board members commended the Finance Division for its work and oversight efforts related to fraud prevention and financial controls.

Mayor Jackson made a motion to approve the Fraud Risk Assessment as submitted with the discussed modification. Councilmember Butterfield seconded the motion, and all voted in favor; none opposed. The motion passed unanimously.

- <u>UFSA Finance Committee Updates</u>
  Upcoming meeting 6/8/26 at 2:30 p.m.

- <u>Board Discussion-Eagle Mountain Withdrawal Process/Governance Committee Discussion</u>
  Discussion occurred regarding the potential withdrawal of Eagle Mountain from Unified Fire Service Area, and the process moving forward should the Eagle Mountain City Council approve the proposed withdrawal resolution later that evening.

The Board asked whether it was appropriate to discuss the matter during the meeting since the item was not formally listed on the agenda. District Administrator Anderson noted that because the matter was still pending and no formal action had yet occurred, discussion would remain limited. However, District Administrator Anderson stated that if the resolution were approved, leadership would provide a detailed update during a future Finance Committee meeting regarding:

- The withdrawal process
- Potential impacts to UFSA
- Next procedural steps

CFO Hill stated that leadership would ensure the Board remained fully informed throughout the process and explained that UFA and UFSA previously navigated similar withdrawal situations involving Riverton and Herriman. He noted that a formal withdrawal policy had already been adopted during those prior transitions and stated leadership anticipated utilizing a similar framework for Eagle Mountain if the withdrawal moved forward. CFO Hill stated that the previous framework had functioned effectively and expressed hope that the process would remain straightforward and seamless.

Additional discussion occurred regarding governance structure. The Board asked whether UFSA maintains a formal Governance Committee like UFA. District Administrator Anderson explained that UFSA does not currently maintain a Governance Committee because many governance provisions are established directly through state statute. District Administrator Anderson stated that governance-related concerns or discussion items can still be brought forward through Board leadership as needed.

The Board expressed appreciation for Mayor Jared Gray openly discussing the situation and keeping the Board informed throughout the process. Board members stated they appreciated the transparency and emphasized that Eagle Mountain remained a valued member of the organization regardless of the eventual governance structure.

Mayor Gray stated that he did not want the situation to create uneasiness or uncertainty among Board members or member communities. He explained that Eagle Mountain's rapid growth continues to create significant service demands and operational pressures related to future station development and emergency response needs. Mayor Gray noted that Eagle Mountain is currently one of the fastest-growing cities in the nation and stated that transitioning to a direct UFA contract model may provide additional flexibility for both Eagle Mountain and UFSA moving forward. Mayor Gray expressed hope that any transition process would remain collaborative and uncomplicated moving forward.

- District Administrator Report

  District Administrator Anderson reported there were no additional items for Board discussion.

- Possible Closed Session

  No closed session was held.

- Adjournment

  Mayor Jackson moved to adjourn the May 19, 2026, UFSA Board Meeting. Mayor Gray seconded the motion, and all voted in favor; none opposed. The motion passed unanimously.

BOARD MEMBERS IN ATTENDANCE

Councilmember Tyler Huish
Mayor Kristie Overson
Mayor Dustin Gettel
Councilmember Chrystal Butterfield
Mayor Cheri Jackson
Mayor Roger Bourke
Councilmember Catherine Harris
Mayor Jared Gray
Councilmember Kathleen Bailey

BOARD MEMBERS ABSENT

Mayor Scotty John
SLCo Assessor Chris Stavros
Councilmember Sheldon Stewart
Mayor Mick Sudbury

STAFF IN ATTENDANCE

Fire Chief Dominic Burchett
CFO Tony Hill
District Administrator Rachel Anderson
Clerk Micayla Dinkel

ATTENDEES

AC Russell	AC Dern	DOC Easton	BC Millard
DC Greensides	OC Kay	Captain Costin	EM Director Behunin
FM Watkins	BC Backman	AC Robinson	
Digital Media Specialist Courtney Samuel		BC Bogenschutz	

UNIFIED FIRE SERVICE AREA
FINANCE COMMITTEE MEETING MINUTES

June 8, 2026

Meeting held both electronically via Zoom Webinar/UFA Headquarters

Board Members Present:

Mayor Overson
Councilmember Bailey
Mayor Jackson
SLCo Assessor Stavros
Councilmember Butterfield
Mayor Gettel
Mayor Sudbury

Staff Present:

Chief Burchett
CFO Hill
Clerk Dinkel
District Administrator Anderson

Guests:

AC Robinson
DOC Easton
Courtney Samuel
OC Kay
Captain Costin
Marcus Arbuckle
AC Russell
Kate Turnbaugh
HRD Day
FM Watkins
Captain Doyle

Call to Order

Meeting called to order by Chair Overson at 2:35 p.m.

Public Comments

None

Public comment was made available live and with a posted email address.

Review/Recommend Approval of the 2025 Annual Financial Audit and Report – CFO Hill

CFO Hill explained that the annual audit process had been completed by Keddington and Christensen, an independent auditing firm, and that the purpose of the presentation was to provide the Finance Committee with an overview of the audit results prior to forwarding the report to the full UFSA Board for approval.

CFO Hill discussed the importance of the annual audit process as a critical component of the organization's financial oversight, accountability, and transparency responsibilities. He explained that the audit provides an independent review of the organization's financial statements, internal controls, accounting practices, and compliance with applicable governmental accounting standards.

CFO Hill stated that staff spent a significant amount of time preparing financial documentation, supporting schedules, reconciliations, and operational information for the auditors. He noted that the finance team works throughout the year to maintain accurate financial records and ensure compliance with accounting requirements, which helps facilitate a smooth audit process.

CFO Hill explained that the audit included a review of:

- Financial statements and reporting practices
- Internal accounting controls
- Compliance procedures
- Journal entries and supporting documentation
- Fund balances and reserve practices
- Revenue and expenditure tracking
- Capital and operational financial reporting

He further explained that the auditors had completed their fieldwork and issued an unmodified opinion on the financial statements, which is the highest level of assurance that can be provided through the audit process. CFO Hill emphasized that the audit contained no findings, material weaknesses, compliance issues, or identified instances of fraud, waste, or abuse.

CFO Hill thanked the finance staff for their extensive work during the audit preparation process and recognized the cooperation between staff and the auditors throughout the review.

Independent Auditor Presentation
Marcus Arbuckle then presented the independent auditor's report to the committee.

Marcus explained that the audit was conducted in accordance with generally accepted governmental auditing standards and included testing of financial records, internal controls, journal entries, and supporting documentation. He stated that the purpose of the audit was to determine whether the financial statements fairly present the financial position of the organization and whether adequate internal controls and accounting procedures are in place.

Marcus stated that UFSA maintains sound accounting policies and that those policies are outlined within Note 1 of the financial statements. He further stated that the organization maintains a reliable accounting system supported by strong financial management practices and internal controls.
The auditor reported that:

- The audit team encountered no difficulties during the audit process.
- There were no disagreements with management regarding financial reporting or accounting practices.
- Staff responded thoroughly and promptly to audit requests and documentation needs.
- Financial records and supporting documentation were well organized and readily available throughout the audit.

Marcus explained that the audit process also includes fraud-related procedures and discussions with management, staff, and board representatives regarding any known concerns related to fraud, misuse of funds, abuse, or irregularities. He noted that the audit team conducted journal entry testing and additional review procedures specifically designed to identify unusual or inappropriate financial activity.

The auditor stated that no instances of fraud, waste, or abuse were identified during the audit.

Marcus thanked CFO Tony Hill, Kate Turnbaugh, and the finance staff for their preparation and professionalism throughout the audit process. He commented that the organization's preparedness, organization, and responsiveness significantly contributed to an efficient and successful audit.

Committee Discussion
Committee members discussed the audit presentation and expressed appreciation for the work completed by staff and the auditors. Chair Overson commented that hearing the terms "unmodified opinion," "no findings," and "compliance" reflected positively on the organization and represented the type of audit outcome the committee hopes to receive each year. Committee members expressed appreciation for the organization's strong financial management practices.

Mayor Jackson made a motion to recommend approval of the 2025 Annual Financial Report as submitted to the full UFSA Board for approval. Mayor Gettel seconded the motion. All voted in favor, none opposed. Motion carried unanimously.

Committee members discussed how the audit would be presented to the full UFSA Board during the upcoming board meeting. Staff explained that the committee could either have the auditors return to present the audit directly to the Board or have CFO Tony Hill and Chair Overson provide a summary presentation on behalf of the committee. Committee members agreed that CFO Tony Hill and Chair Overson would present the audit overview to the full Board and determined that an additional presentation from the auditors would not be necessary.

Closed Session
None

Adjournment – Chair Overson
Mayor Jackson moved to adjourn the June 8, 2026, UFSA Finance Committee Meeting. Mayor Sudbury seconded the motion. All voted in favor, none opposed. Motion carried unanimously.

Submission summary:

First Name:
Nick

copy of Last Name:
Carney

copy of Email:
nickc@brinshore.com

Phone:
303-819-5875

Description of the project, including square footage:
The Kearns Apartments project will create a family-friendly community that is affordable for low- and moderate-income families in an otherwise built-out municipality with a shortage of attainable family housing. As an affordable housing property, the project is financed in part using federal and state Low-Income Housing Tax Credits and ongoing rental subsidy from the Housing Authority of the County of Salt Lake (dba Housing Connect), and has little leeway in the budget for additional costs. Recognizing these constraints, and the ability of the project to address the shortfalls in the City's affordable housing plan, the Kearns City Council approved building permit fee waivers to support the project.

In a similar vein, the project team respectfully requests the waiver of the Unified Fire Service Area impact fees. A fee waiver will allow the project's limited funding to be used as efficiently as possible in the construction of the affordable housing and affordable childcare that the project will offer.
A collaboration between Housing Connect and affordable housing developer Brinshore Development, the project involves the new construction of 50 affordable apartment units in a 57,433-SF, three-story apartment building and 4,150-SF single-story daycare building at 5000 W 5035 S in Kearns, along with the rehabilitation of 32 existing duplex units next door, at 4950 W 5100 S. Units are intended to be All 82 residential units will be deed-restricted to ensure affordable to working families at moderate- and low-incomes (renting to families earning between 50% to 70% of the Area Median Income). Housing Connect will own the property long-term, further guaranteeing long-term affordability. The daycare is similarly designed to provide affordable childcare services to property residents and the surrounding neighborhood: property residents will receive priority on daycare slots, assistance with obtaining tuition subsidies, and direct tuition discounts for a portion of slots.

The project team has found that co-locating affordable housing and affordable childcare is transformative for residents, unlocking opportunities for employment and improving quality of life. Families will also enjoy outdoor recreation space, playgrounds, and amenities such as a fitness room. As a publicly-serving project with a tight budget, an impact fee waiver from the Unified Fire Service Area will allow the public subsidy that is enabling this project to be applied directly for the physical construction of the housing, daycare, and sitework, rather than paying additional fees, helping the project to be as efficient as possible. We respectfully request a fee waiver for what we believe will be a transformative project both for the specific resident population that it will serve and the broader Kearns community. Thank you for your consideration!

I. PURPOSE

The intent of this policy is (a) to effectively and fairly determine the reduction or waiver of Unified Fire Service Area (the "Service Area") Impact Fees, which have been adopted by the Service Area pursuant to Title 11, Chapter 36a of the Utah Code, the Impact Fees Act (the "Act"), and (b) to adopt an appeal procedure for developers who wish to appeal the legality of any Service Area Impact Fee. Words and phrases used in this policy shall have the meanings specified in the Act.

II. REDUCTIONS AND WAIVERS

A. **Policy**: The Service Area's District Administrator or Chief Financial Officer are authorized, using their own discretion applying the parameters set forth herein, to reduce or waive fees in the amounts of $5,000 or less for the reasons set forth below. All waivers or reductions of fees totaling more than $5,000 on any one project shall require approval from the Board of Trustees. This $5,000 cap on the District Administrator's and Chief Financial Officer's delegation of authority does not apply to waivers made under subsections II.A.1 or II.A.2. Fee reductions or waivers may be considered for Service Area Impact Fees for:

1. **Service Area Projects**: The Service Area shall not be required to pay Impact Fees on its own projects. The District Administrator or Chief Financial Officer may choose to not waive fees where fees are reimbursable through a grant or other outside funding.

2. **Member Municipality Projects**: The Service Area will waive its Impact Fees for projects owned by its member municipalities, upon request.

3. **Low-Income Housing Projects**: The Service Area may waive or reduce Impact Fees for low-income housing projects (as defined by HUD) by private developers that are voluntarily including low-income units. This does not include low-income housing units developed as a result of a development obligations imposed by federal, state, or local government requirements.

4. **Non-Profits**: The Service Area may waive or reduce Impact Fees for non-profits, but only if the development activity provides a broad public purpose at the sole discretion of the Board.

5. **Remodels or Reconstructions**: The Service Area may waive or reduce Impact Fees for remodels or reconstructions that do not result in a

significant additional impact, based on the Service Area's own reasonable determination of impact. Generally, waivers under this section will be considered if the additions or reconstruction will result in less than a 25% increase in existing building size or other quantifiable impact.

6. **Other Circumstances**: The Service Area may consider Impact Fee reduction or waiver requests for any other unusual circumstance, to ensure that Impact Fees are imposed fairly, or for developments that are deemed to serve a broad public purpose that would be harmed by the Service Area requiring full payment. Any reduction or waiver made in this category must have a rational basis that is documented, and the District Administrator and Chief Financial Officer shall use their best efforts in ensuring that such requests are treated consistently and fairly.

B. **Procedure**. Reduction or waiver of fees shall not be automatic, but shall be requested in writing via e-mail to the District Administrator, Chief Financial Officer, or by using the contact form on the Service Area's website. A non-response within two weeks of the request shall be deemed to be a denial.

III. APPEALS

A. **Application**. The appeal procedure applies to challenges to the legality of Impact Fees and to the interpretation and/or application of those fees.

B. **Request for Information Concerning the Fee**. Any person or entity required to pay an Impact Fee by the Service Area may file a written request for information concerning the fee with the Service Area. The Service Area will provide the person or entity with the Service Area's written Impact Fee analysis and other relevant information relating to the Impact Fee within 14 days after receipt of the request for information.

C. **Appeal to Service Area before Payment of the Impact Fee**. Any affected or potentially affected person or entity who wishes to challenge an Impact Fee under this policy prior to payment thereof may directed to the District Administrator. The notice of appeal shall fully state the basis and grounds of the appeal, including any claim that the Service Area violated either the Act or the Impact Fee Policy, or both, an identification of the portion of the Act or the Impact Fee Policy that allegedly has been violated, and a summary of the facts which arguably substantiate the claimed violation.

D. **Appeal to Service Area after Payment of the Impact Fee**. Any person or entity that has paid an Impact Fee and wishes to challenge the fee may, within thirty (30) days after having paid the fee, initiate an appeal by filing a written notice of appeal, directed to the District Administrator. The notice of appeal shall fully state the basis and grounds of the appeal, including any claim that the Service Area violated either the Act or the Impact Fee Policy, or both, an identification of the portion of the Act or the Impact Fee Policy that allegedly has been violated, and a summary of the facts which arguably substantiate the claimed violation. If a written appeal or challenge is not filed with the District Administrator within thirty (30) days after the date of payment of the impact fee, the affected person or entity may not process an administrative appeal with the Service Area, unless the Board of Trustees consents to a waiver of this time limitation.

E. **Determination by District Administrator.** If the District Administrator determines the appeal to be moot, the District Administrator will so declare, which declaration shall be the equivalent of denying the appeal. An appeal is moot when the matter complained of has been completed and cannot, without extreme difficulty, be reversed. The District Administrator may, but shall not be required to, declare a "stay" to be in effect respecting any matter appealed to him/her, provided that the matter has not already become moot, while the appeal is pending before the District Administrator. In reviewing any such appeal, the District Administrator shall affirm the Service Area's decision or action, reverse that decision or action, or make any other decision in response to the appeal which is deemed to be appropriate by the District Administrator in accordance with the Service Area's policies and procedures and any applicable law, rule, or regulation. The administrative appeals process must be completed no later than thirty (30) days after the written challenge is filed with the Service Area. To that end, the District Administrator will generally issue a decision within ten days after the filing of the written challenge.

F. **Appeal to Board**. Any Impact Fee decision of the District Administrator may be appealed to the Board of Trustees by any developer, owner, or other affected party by filing a written notice of such appeal with the District Clerk at the Service Area's Office within four (4) working days after the decision to which the appeal relates was provided to the affected party. Any party who fails to appeal a decision of the District Administrator to the Board of Trustees within the said four (4) working day time period shall be deemed to have waived its right to further appeal the decision through the Service Area's administrative appeal process.

G. **Determination by the Board**. the Trustees, by majority vote, shall reverse, affirm, or take any other action with respect to the challenge or appeal as the Board of Trustees deems to be appropriate in light of the facts, the Service Area's policies and procedures, and any applicable law, rule, or regulation. The decision of the Board of Trustees may include the establishment or calculation of the impact fee applicable to the project. Any impact fee set by the Trustees may be the same as or higher or lower than that being appealed, provided that it shall not be higher than the maximum fee allowed under the Service Area's lawful impact fee rate or formula promulgated under the Impact Fee Policy. The decision of the Board will be issued within thirty (30) days after the date the written challenge was first filed with the Service Area. In light of the statutory requirement that the Service Area complete its appeal process within thirty (30) days after the initial filing with the Service Area, whether it be an appeal to the District Administrator or an appeal directly to the Board of Trustees, the Service Area shall not be required to provide more than three (3) working days prior notice of the time, date, and location of the hearing.

H. **Denial Due to Passage of Time**. Should the Service Area, for any reason, fail to issue a final decision on a written challenge to an Impact Fee, its calculation or application, within 30 days after the filing of that challenge with the Service Area, the challenge shall be deemed to have been denied.

I. **Judicial Review**. Nothing in this policy shall be interpreted to alter the statutory deadlines before which an action to challenge an Impact Fee must be initiated in the district court under the Act.

IV. RELATIONSHIP TO THE ACT

The Impact Fee Policy is not intended to cover every applicable aspect of the Act. Any otherwise applicable requirement of the Act shall be applicable regardless of whether the requirement is restated or paraphrased in the Impact Fee Policy. In the event of any conflict between the Impact Fee Policy and the Act, the Act, including subsequent amendments, modifications, and replacements of the same, shall control and the Impact Fee Policy shall be deemed to be amended accordingly.

4858-5875-6133, v. 1

UNIFIED FIRE SERVICE AREA

ANNUAL FINANCIAL REPORT

December 31, 2025

UNIFIED FIRE SERVICE AREA ANNUAL FINANCIAL REPORT

TABLE OF CONTENTS

For the Year Ended December 31, 2025

CERTIFIED PUBLIC ACCOUNTANTS
Gary K. Keddington, CPA
Marcus K. Arbuckle, CPA
Steven M. Rowley, CPA

INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees
Unified Fire Service Area
Salt Lake City, Utah

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, and each major fund of Unified Fire Service Area (UFSA) as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise UFSA'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, and each major fund of UFSA, as of December 31, 2025, and the respective changes in financial position 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 UFSA and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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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 the UFSA's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the UFSA'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 for the General Fund, as noted on the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the UFSA's basic financial statements. The accompanying budgetary comparison schedule for the Debt Service Fund is presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the budgetary comparison schedule for the Debt Service Fund is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 1, 2026, on our consideration of the UFSA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the UFSA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering UFSA's internal control over financial reporting and compliance.

K&C, CPAs

K&C, Certified Public Accountants
Woods Cross, Utah
June 1, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

MANAGEMENT'S DISCUSSION AND ANALYSIS

For the Year Ended December 31, 2025

As management of Unified Fire Service Area (UFSA), we offer readers of UFSA's financial statements this narrative overview and analysis of the financial activities of UFSA for the fiscal year ended December 31, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in the notes to the financial statements.

FINANCIAL AND OPERATIONAL HIGHLIGHTS

UFSA's *government-wide net position* (the amount by which assets and deferred outflows of resources exceeded its liabilities) as of December 31, 2025, was $28,437,505. This amount increased by $6,110,916 (27%) compared to 2024, primarily due an increase in property tax and motor vehicle fee revenues offset by higher UFA member fees and declining collection of impact fees. *Unrestricted net position,* the portion of net position which represents the amount UFSA can use to meet ongoing financial obligations, was $17,558,332 on December 31, 2025. *Net position invested in capital assets, net of related debt,* was $10,877,455 on December 31, 2025.

UFSA reported combined ending fund balance for governmental funds of $21,859,336 as of December 31, 2025. Combined fund balance increased by $6,203,679 (40%) from 2024 to 2025. The increase is primarily due to a property tax rate increase partially offset by growing operational costs. The total spendable fund balance on December 31, 2025, was $20,796,585 which represented 28% of total fund expenditures. Of the total spendable fund balance, $16,495,581 was actually available for appropriation and spending (*unassigned fund balance*). Management believes the current unassigned fund balance to be a good indicator of UFSA's positive financial position.

For information on upcoming changes, see the "Economic Factors and Next Year's Budget" section beginning on page 10.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to UFSA's annual financial report. UFSA's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements.

Government-wide financial statements: The *government-wide financial statements* are designed to provide readers with a broad overview of UFSA's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of UFSA's assets, deferred outflows of resources, and liabilities, with the difference between them reported as *net position.* Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of UFSA is improving or deteriorating.

The *statement of activities* presents information showing how the government'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 on an accrual basis. Cash flow from such transactions could impact future fiscal periods.

The government-wide financial statements identify functions of UFSA that are principally supported by taxes and intergovernmental revenues, as *governmental activities.* Revenues designed to recover all or a significant portion of the activity costs are identified as *business-type activities.* UFSA currently does not have any business-type activities.

The Local Building Authority of Unified Fire Service Area (LBA) is chartered under Utah law as a separate governmental entity. However, the government-wide financial statements include the financial statements of this entity since UFSA's Board is the appointed board for the LBA and it is financially accountable to UFSA.

Fund financial statements: A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. UFSA, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of UFSA's funds are 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* in the fund financial statements 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.*

UFSA maintains one major governmental fund, the General fund, and the LBA maintains two major governmental funds, the Capital Projects fund and the Debt Service fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for these funds.

Notes to the Financial Statements: The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Required Supplementary Information: UFSA adopts an annual appropriated budget for its funds. A budgetary comparison statement (page 30) has been provided for the General Fund to demonstrate compliance with the budget.

FINANCIAL ANALYSIS OF UFSA AS A WHOLE

Current assets increased 45% (over $6.5 million) in 2025 primarily due to growth in both cash and taxes receivable resulting from tax rate increases. UFSA's related party long-term note receivable decreased twelve percent in 2025 as a result of payments received from Unified Fire Authority. Capital assets, net of accumulated depreciation, decreased $3.7 million (6%) due to disposals and depreciation expense exceeding asset acquisitions in 2025. Deferred outflows of resources decreased $5,039 (10%) due to amortization of UFSA's 2016 loss on bond refunding.

Current liabilities increased 20% ($140,056 in deferred revenue) over the previous year primarily due to the accumulated interest on a tax-exempt demand deposit investment. Long-term liabilities decreased six percent as a result of bond principal payments ($3,225,000) and amortization of bond premiums ($364,146) during the year.

As noted earlier, net position may serve over time as a useful measurement to assist with understanding the financial position of UFSA. As of December 31, 2025, assets and deferred outflows of resources exceeded liabilities by $28,437,505, an increase of $6,110,916 (27%) compared to the previous year. The increase in net position during the year is mainly due to a rise in property tax rates offset partially by UFA member fees.

Summary of Statement of Net Position
As of December 31,

	2025	2024
Assets		
Current and other assets	$ 21,102,616	$ 14,601,512
Long-term note receivable	1,062,751	1,205,196
Capital assets, net of accumulated depreciation	63,056,657	66,769,720
Total Assets	85,222,024	82,576,428
Deferred Outflows of Resources		
Deferred charge on refunding	$ 46,286	$ 51,325
Total Assets and Deferred Outflows of Resources	$ 85,268,310	$ 82,627,753
Liabilities		
Current and other liabilities	720,256	530,020
Long-term liabilities	56,110,549	59,699,695
Total Liabilities	$ 56,830,805	$ 60,229,715
Net Position		
Invested in capital assets, net of related debt	10,877,455	10,969,716
Restricted	1,718	2,395
Unrestricted	17,558,332	11,354,478
Total Net Position	$ 28,437,505	$ 22,326,589

UFSA's net position invested in capital assets, net of related debt, totaled $10,877,455, or 38% of total net position. Although UFSA'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 capital assets themselves cannot be used to liquidate these liabilities.

Restricted net position ($1,718 for debt service) represents resources that are subject to external restrictions on how they may be used. Unrestricted net position ($17,558,332) may be used to meet general, ongoing financial obligations without constraints established by debt covenants or other legal requirements.

Charges for services (impact fees) decreased $862,321 (55%) in 2025 compared to the prior year primarily due to several large commercial and industrial projects in 2024 combined with a wind down of several large multi-family developments. UFSA's grant award for seismic upgrades was completed in 2024. Taxes and motor vehicle fees increased $14 million (24%) compared to 2024, primarily due to a property tax rate increase of 23% for 2025. UFA received intergovernmental revenue totaling $763,382 (related to Herriman and Riverton's separation from UFSA). Interest income decreased $272,641 (31%) due to declining interest rates. In 2025, UFSA recognize a $573,629 loss on its asset transfer of the training center and grounds to Unified Fire Authority.

General government expenses were over $67 million in 2025 and increased 10% (nearly $6 million) compared to 2024 primarily due to 10% increase in UFA member fees paid ($5.1 million), higher payments to Sandy City for contracted service for White City ($177,480), and increased tax increment payments ($861,498). Interest on long-term debt decreased $146,118 (10%) predominantly due to lease revenue bond balances lowering through principal payments.

Summary of Statement of Activities
For the Fiscal Year Ended December 31,

	2025	2024	% Change
Program revenues			
Charges for services	$ 696,966	$ 1,559,287	-55%
Grants	-	129,681	-100%
General revenues			
Property taxes and motor vehicle fees	72,994,403	58,944,359	24%
Intergovernmental revenue	763,382	762,940	0%
Unrestricted investment earnings	591,538	864,179	-32%
Loss on disposal of assets	(573,629)	(13,079)	4286%
Miscellaneous revenue	18,187	17,853	2%
Total revenues	74,490,847	62,265,220	20%
Program expenses			
General government	67,015,982	61,051,615	10%
Interest on long-term debt	1,363,950	1,510,068	-10%
Total expenses	68,379,932	62,561,683	9%
Change in net position	6,110,915	(296,463)	-2161%
Net position - beginning	22,326,590	22,623,054	-1%
Prior period adjustment	-	-	100%
Net position - ending	$ 28,437,505	$ 22,326,591	27%

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets: UFSA's investment in capital assets, net of accumulated depreciation, was $63,056,660 at December 31, 2025. Capital assets decreased $3,713,062 (6%) from 2024 to 2025 as a result of net additions ($248,760) offset by depreciation and amortization ($3,1,31,835) as well as net disposals ($573,628).

Capital Assets, Net of Depreciation
As of December 31,

	2025	2024	% Change
Construction in progress	$ 199,441	$ 207,040	-4%
Land	10,246,242	10,269,149	0%
Building and improvements	52,146,925	55,638,587	-6%
Land improvements	236,462	413,620	-43%
Machinery and equipment	227,587	241,323	-6%
	$ 63,056,657	$ 66,769,719	-6%

The major capital asset addition completed during 2025 included a remodel at Station #118 in Taylorsville ($128,372), as well as various capital maintenance projects totaling $120,388. Additional information on UFSA's capital assets is available in the notes to the financial statements.

Long-term Debt: In June 2016, the Local Building Authority (LBA) of UFSA issued Lease Revenue & Refunding Bonds Series 2016A to refund its 2008 Lease Revenue bonds and gain additional funding of $6 million to complete Station #117 in Taylorsville. UFSA's bonds are rated Aa2 by Moody's. Principal owed for the 2016A bonds is $20,375,000. Debt payments totaling $2,591,250 ($1,875,000 principal and $716,250 interest) were made during the year on the 2016A series bonds. Unamortized premium on the 2016A bonds is $1,376,210. Amortization of premium on the 2016A bonds was $148,780.

In March 2021, the Local Building Authority (LBA) of UFSA issued Lease Revenue Bonds Series 2021 to gain funding to purchase land and construct five fire stations. UFSA's bonds are rated Aa2 by Moody's. Principal owed for the 2021 bonds is $31,075,000. Debt payments totaling $2,393,000 ($1,350,000 principal and $1,043,000 interest) were made during the year on the 2021 series bonds. Unamortized premium on the 2021 bonds is $3,284,339. Amortization of premium on the 2021 bonds was $215,366.

Additional information about UFSA's long-term liabilities is available in the notes to the financial statements.

FINANCIAL ANALYSIS OF UFSA'S FUNDS

Governmental Funds: As of December 31, 2025, the aggregate fund balance of UFSA's governmental funds was $21,859,336. Unassigned fund balance, which was available for appropriation by the UFSA Board, was $16,495,581. The remainder of the fund balance was not available for new spending because it had already been committed for spending ($4,299,286 committed for capital outlay and $1,718 restricted for debt service) or nonspendable ($1,062,751).

GENERAL FUND BUDGETARY HIGHLIGHTS

For a detailed budgetary comparison schedule, see the Required Supplementary Information section, beginning on page 30. Significant differences between the original and final budget can be summarized as follows:

- $611,809 and $134,000 increase to property taxes and motor vehicle fees, respectively, to adjust to estimated collections anticipated

Significant variations in actual results compared to final budget in the general fund can be summarized as follows:

- Property taxes and motor vehicle fees exceeded budget by $799,121 and $326,487, respectively, due to new growth.
- Budgeted impact fees exceeded actual revenue by $803,034 due to a slowdown in construction.
- Interest income fell short of budget by $120,903 due to declining interest rates.
- Budgeted operations and administrative expenditures exceeded actual costs by $295,407 due to lower than anticipated costs for RDA/CDA tax payments, the Sandy contract, and professional fees.
- Budget exceeded actual capital outlay expenditures by $309,473, primarily due to delays on capital maintenance projects.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

At the end of 2025, Unified Fire Service Area's economic condition continues to be strong. Concerns about elevated inflation and interest rates remain and may lead to decelerating growth, but Utah should avoid a recession. Continued housing challenges and high interest rates do create an economic challenge for residents and impact new growth. Geopolitical instability also leads to strained consumer confidence. A key indicator to UFSA of the strong economic condition in the service area is the continued high level of impact fee collections that show high growth of new residential and commercial developments. The entities that make up UFSA have widely developed and diverse economic sectors. Utah continues to be among the top-performing states with Salt Lake and Utah County at the epicenter of Utah's economy. With the completion of the most recent census, Salt Lake County had 15.1% population growth since 2010, with Utah County at 27.7%. Our state continues to have unemployment rates well below the national average with positive job growth.

UFSA continues to focus on its need to maintain fire stations and has developed capital plans, including the purchase of land for new stations, replacement of aging stations, and remodeling of some existing stations. We continue to be delayed on the rebuilding of station 112 in Millcreek because of building code issues.

UFSA received a bond rating from Moody's Investors Service for the 2021 lease revenue bonds of Aa2 with a recently affirmed rating of Aa1. The bonds were competitively bid in March 2021 and were sold with a true interest cost of 1.82%.

Herriman City and Riverton City withdrew from UFSA as of January 2021. As part of the withdrawal agreement with each entity, UFSA will distribute each entity's share of UFSA's minimum reserve fund balance ($1,076,293 for Riverton and $789,576 for Herriman). In turn, both cities will pay their portion of the 2016 outstanding bond debt ($4,152,344 from Riverton and $6,318,778 from Herriman). Payments made to and from UFSA will be made annually over the remaining life of the 2016 bonds through 2035.

The 2026 budget does not include any additional bond payments or expanded service levels as was the case over the past couple of years. For 2026, the UFA member fee increase is the largest budget impact. UFSA continues to balance the growth and needs of the service area with the property tax revenue being collected. UFSA's fund balance was bolstered by a tax increase in 2025 and is now in a solid position.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of UFSA's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Chief Financial Officer, 3380 South 900 West, Salt Lake City, UT, 84119.

BASIC FINANCIAL STATEMENTS

GOVERNMENT-WIDE FINANCIAL STATEMENTS
GOVERNMENTAL FUND FINANCIAL STATEMENTS
NOTES TO FINANCIAL STATEMENTS

STATEMENT OF NET POSITION

December 31, 2025

ASSETS		
Cash and cash equivalents	$	6,014,871
Cash and cash equivalents held by fiscal agent		4,301,004
Receivables		10,786,741
Long-term related party note receivable		1,062,751
Capital assets, net of accumulated depreciation		63,056,657
Total Assets		85,222,024
DEFERRED OUTFLOWS OF RESOURCES		
Loss on refunding		46,286
Total Assets and Deferred Outflows of Resources	$	85,268,310
LIABILITIES		
Accounts payable	$	94,526
Accrued liabilities		414,225
Deferred revenue		211,505
Lease revenue bonds payable		
Due within one year		3,375,000
Due in more than one year		52,735,549
Total Liabilities		56,830,805
NET POSITION		
Net Investment in Capital Assets		10,877,455
Restricted for Debt Service		1,718
Unrestricted		17,558,332
Total Net Position	$	28,437,505

The accompanying notes are an integral part of the financial statements.

STATEMENT OF ACTIVITIES

Year ended December 31, 2025

Function/Programs	Expenses	PROGRAM REVENUES Charges for Services	NET EXPENSE AND NET POSITION
GOVERNMENTAL ACTIVITIES:			
General government	$ 67,015,982	$ 696,966	$ (66,319,016)
Interest on long-term debt	1,363,950	-	(1,363,950)
Total	$ 68,379,932	$ 696,966	(67,682,966)
GENERAL REVENUES			
Real property taxes			70,267,916
Motor vehicle fees			2,726,487
Intergovernmental revenue			763,382
Rental income			11,736
Unrestricted investment earnings			591,538
Loss on disposal of assets			(573,629)
Miscellaneous income			6,451
Total general revenues			73,793,881
Change in net position			6,110,915
Net position - beginning			22,326,590
Net position - ending			$ 28,437,505

The accompanying notes are an integral part of the financial statements.

BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2025

	MAJOR FUNDS			
	General Fund	Capital Improvement Fund	Debt Service Fund	Total Governmental Funds
ASSETS				
CURRENT ASSETS				
Cash and cash equivalents	$ 6,014,871	$ -	$ -	$ 6,014,871
Cash and cash equivalents held by fiscal agent	-	4,299,286	1,718	4,301,004
Receivables:				
Taxes receivable	10,561,618	-	-	10,561,618
Interest receivable	13,618	211,505	-	225,123
Net receivables	10,575,236	211,505	-	10,786,741
Total Current Assets	16,590,107	4,510,791	1,718	21,102,616
Long-term related party note receivable	1,062,751	-	-	1,062,751
TOTAL ASSETS	$ 17,652,858	$ 4,510,791	$ 1,718	$ 22,165,367
LIABILITIES AND FUND BALANCES				
CURRENT LIABILITIES				
Accounts payable	$ 94,526	$ -	$ -	$ 94,526
TOTAL LIABILITIES	94,526	-	-	94,526
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue	-	211,505	-	211,505
TOTAL LIABILITIES AND DEFERRED INFLOWS	94,526	211,505	-	306,031
FUND BALANCES				
Nonspendable	1,062,751	-	-	1,062,751
Spendable:				
Restricted for Debt Service	-	-	1,718	1,718
Restricted for Capital Outlay	-	4,299,286	-	4,299,286
Unassigned	16,495,581	-	-	16,495,581
TOTAL FUND BALANCES	17,558,332	4,299,286	1,718	21,859,336
TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCES	$ 17,652,858	$ 4,510,791	$ 1,718	$ 22,165,367

The accompanying notes are an integral part of the financial statements.

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION

December 31, 2025

Total Fund Balances - Governmental Funds		$ 21,859,336
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets in governmental activities are not financial resources and therefore are not reported in the funds.		63,056,657
Long-term liabilities, including lease revenue bonds, are not due and payable in the current period and, therefore, are not reported in the funds.		
Accrued interest on long term debt	$ (414,225)	
Loss on bond refunding	46,286	
Lease revenue bonds	(56,110,549)	
		(56,478,488)
Net Position of Governmental Activities		$ 28,437,505

The accompanying notes are an integral part of the financial statements.

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year ended December 31, 2025

	MAJOR FUNDS			
	General Fund	Capital Improvement Fund	Debt Service Fund	Total Governmental Funds
REVENUES				
Real property taxes	$ 70,267,916	$ -	$ -	$ 70,267,916
Motor vehicle fees	2,726,487	-	-	2,726,487
Impact fees	696,966	-	-	696,966
Grants	-	-	-	-
Intergovernmental	763,382	-	-	763,382
Lease/rent revenue	11,736	-	4,971,634	4,983,370
Investment earnings	579,097	502	11,939	591,538
Other income	6,451	-	-	6,451
Total Revenues	75,052,035	502	4,983,573	80,036,110
EXPENDITURES				
Current				
Operations	67,054,156	-	-	67,054,156
General and administrative	626,014	-	-	626,014
Capital outlay	248,760	-	-	248,760
Debt service				
Principal	-	-	3,225,000	3,225,000
Interest	895,752	-	1,759,250	2,655,002
Debt issuance cost and fees	23,500	-	-	23,500
Total Expenditures	68,848,182	-	4,984,250	73,832,432
Excess (Deficiency) of Revenues Over (Under)Expenditures	6,203,853	502	(677)	6,203,678
Net change in fund balances	6,203,853	502	(677)	6,203,678
Fund balances at beginning of year	11,354,479	4,298,784	2,395	15,655,658
Fund balances at end of year	$ 17,558,332	$ 4,299,286	$ 1,718	$ 21,859,336

The accompanying notes are an integral part of the financial statements.

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

Year ended December 31, 2025

Total Net Change in Fund Balances - Governmental Funds		$ 6,203,678
Amounts reported for governmental activities in the Statement of Activities are different because:		
Capital outlays are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of capital assets isallocated over their estimated useful lives as depreciation expense. In the current year, these amounts were as follows:		
Disposition of capital assets	$ (573,629)	
Depreciation expense	(3,388,194)	
Capital outlay	248,760	
		(3,713,063)
The issuance of long-term debt provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Costs associated with the issuance of long-term debt are reported as expenditures in the governmental funds, but deferred and amortized throughout the period during which the related debt is outstanding. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		
Repayment of long-term debt	3,225,000	
		3,225,000
Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds. These activities consist of the following:		
Amortization of refunding bond premium	$ 364,146	
Amortization of loss on bond refunding	(5,039)	
Accrued interest on long-term debt	36,193	
		395,300
Change in Net Position of Governmental Activities		$ 6,110,915

The accompanying notes are an integral part of the financial statements.

NOTES TO BASIC FINANCIAL STATEMENTS

Year ended December 31, 2025

NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Salt Lake Valley Fire Service Area (SLVFSA) was created in 2004 to manage and provide fire protection services. The fire service area was created to provide fire protection and emergency medical services to the unincorporated areas of Salt Lake County. Effective January 1, 2008, SLVFSA assessed and recorded its own property taxes apart from Salt Lake County. Also beginning January 1, 2008, Unified Fire Authority (UFA) assumed management and administrative support for SLVFSA. Prior to these two changes, Salt Lake County reported SLVFSA as a blended component unit of its primary government. In March 2013, the Board approved changing SLVFSA's entity name to Unified Fire Service Area (UFSA). UFSA is a separate legal entity, with a thirteen-member board of elected officials, two of which represent unincorporated areas of Salt Lake County and eleven of which represent the Alta, Brighton, Copperton, Eagle Mountain, Emigration Canyon, Kearns, Magna, Midvale, Millcreek, Taylorsville, and White City.

Blended Component Unit

The Local Building Authority of the Salt Lake Valley Fire Service Area (LBA) was created in 2008. The LBA is governed by the Board of UFSA. Although it is legally separate from UFSA, it is reported as if it were part of the primary government. The LBA was created solely for the benefit of UFSA with a purpose to acquire, improve, construct, and finance capital facilities within the fire service area. The LBA currently has one capital projects fund and one debt service fund.

Government-Wide and Fund Financial Statements

Government-wide financial statements (the statement of net position and the statement of activities) report information on all of the activities of UFSA. The effect of interfund activity has been removed from these statements. The statement of activities demonstrates the degree to which the direct expenses of a given program are offset by program revenues. Direct expenses are those which are clearly identifiable with a specific program. Program revenues include: (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given program, and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Other items not properly included among program revenues are reported as general revenues.

Fund financial statements present each major individual fund as a separate column. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. UFSA segregates transactions related to certain functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance.

Risk Management

UFSA is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets, errors and omissions, and natural disasters for which it carries commercial insurance. There were no significant reductions in coverage from prior year, and settlement claims resulting from these risks have not exceeded commercial insurance coverage.

NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

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. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Property taxes and interest associated with the current period are all considered to be susceptible to accrual and so have been recognized as revenues of the current period. Property taxes are recognized as revenues in the year for which they are levied.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Governmental funds are those through which most of the governmental functions typically are financed. Governmental fund reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets, deferred outflows of resources, and liabilities is reported as fund balance. UFSA has presented the following major governmental funds:

- *General Fund* – the general fund is the main operating fund of UFSA, used for all financial resources not accounted for in other funds. All general revenues and other receipts that are not restricted by law or contractual agreement to some other fund are accounted for in this fund. General operating expenditures, fixed charges, and capital improvement costs that are not paid through other funds are paid from the General Fund.
- *Capital Improvements Fund* – a capital projects fund used to account for funds received and expended for the acquisition and construction of capital equipment and facilities throughout UFSA's jurisdiction.
- *Debt Service Fund* – the LBA's debt service fund is used to account for the accumulation of resources for and the payment of long-term debt principal, interest, and related costs.

Cash Equivalents

Cash equivalents are highly liquid investments with original maturities of three months or less, when purchased.

NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets are reported in the government-wide financial statements. Capital assets are defined by UFSA as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year. If purchased, such assets are recorded at historical cost. Assets are recorded at acquisition value at the date of gift, if donated. Assets transferred from other governmental entities are recorded at the net book value removed from the conveying government's books.

Major additions are capitalized while maintenance and repairs, which do not improve or extend the life of the respective assets, are charged to expense. No depreciation is recognized on construction in progress until the asset is placed in service. UFSA does not possess any infrastructure. Depreciation is computed using the straight-line method over the estimated useful lives of the assets as follows:

Building and improvements	5 – 40 years
Land improvements	15 – 31 years
Machinery and equipment	5 – 30 years

Restricted Assets

Certain proceeds of UFSA's 2016 and 2021 lease revenue bonds, as well as certain resources set aside for their repayment, are maintained in separate bank accounts and are classified as restricted assets because their use is limited by bond covenants. The "reserve fund" accounts, with a balance of $4,301,204 at December 31, 2025, are used to report resources set aside for construction costs as well as the payment of principal and interest on the lease revenue bonds.

Revenues – Exchange and Non-Exchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year.

Nonexchange transactions, in which UFSA receives value without directly giving value in return, include grants and donations. On the accrual basis, this revenue is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include: timing requirements, which specify the year when the resources are required to be used or the fiscal year when use is first permitted; matching requirements, in which UFSA must provide local resources to be used for a specific purpose; and expenditure requirements, in which the resources are provided to UFSA on a reimbursement basis. On a modified accrual basis, revenue from nonexchange transactions must be available before it can be recognized. UFSA considers revenue available if received within 90 days.

Use of Estimates in the Preparation of Financial Statements

The preparation of financial statements in conformity with U.S. generally accepted accounting principles (GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial

NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Net Position/Fund Balances

The difference between assets and deferred outflows of resources and liabilities is reported as net position on the government-wide financial statements and fund balance on the governmental fund statements. UFSA's net position is classified as follows:

- *Net investment in capital assets* – This component of net position consists of UFSA's total investment in capital assets, net of accumulated depreciation, reduced by the outstanding debt obligations related to those assets. To the extent debt has been incurred, but not yet expended for capital assets, such amounts are excluded as a component of invested in capital assets, net of related debt.
- *Restricted for debt service* – This component of net position consists of net position related to funds held in escrow that are restricted for debt service payments.
- *Unrestricted* – This component of net position consists of items of net position that do not meet the definition of "restricted" or "invested in capital assets, net of related debt".

In the governmental fund statements, fund balances are classified as nonspendable, restricted, committed, assigned, or unassigned. Restricted represents those portions of fund balance where constraints placed on the resources are either externally imposed or imposed by law through constitutional provisions or enabling legislation. Committed fund balance represents amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the UFSA Board, such as an appropriation. Assigned fund balance is constrained by the Board's intent to be used for specific purposes, by directive of the Board. When an expenditure is incurred for purposes which restricted, committed, assigned and unassigned resources are available, UFSA generally uses restricted resources first, followed by committed and assigned resources before unassigned resources are used.

Expenditure Recognition

In governmental funds, expenditures are generally recorded when the related liability is incurred. However, debt service expenditures, as well as expenditures related to claims and judgments, are recorded only when payment is due. Capital asset acquisitions are reported as expenditures and proceeds of long-term debt and acquisitions under capital leases are reported as other financing sources. When an expenditure is incurred for purposes for which both restricted and unrestricted resources are available, UFSA generally uses restricted resources first, then unrestricted resources.

NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS

Cash, cash equivalents, and investments consisted of the following as of December 31, 2025:

Cash and cash equivalents:	
Cash - net of outstanding checks	$ 194,963
Public Treasurer's Investment Fund (PTIF)	5,819,908
Total unrestricted cash and cash equivalents	6,014,871
Cash and cash equivalents held by fiscal agent	4,301,004
Total cash, cash equivalents, and investments	$ 10,315,875

The State of Utah Money Management Council has the responsibility to advise the State Treasurer about investment policies, promote measures and rules that will assist in strengthening the banking and credit structure of the State, and review the rules adopted under the authority of the Utah Money Management Act that relate to the deposit and investment of public funds. UFSA follows the requirements of the Utah Money Management Act in handling its depository and investment transactions. The Act requires depositing of UFSA's funds in a qualified depository. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of the Federal Government, and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

Deposits

Custodial credit risk for deposits is the risk that, in the event of a bank failure, the local government's deposits may not be recovered. UFSA's deposits are insured up to $250,000 per institution by the Federal Depository Insurance Corporation (FDIC). Deposits above $250,000 are exposed to credit risk. As of December 31, 2025, UFSA's depository bank balance was $189,869, none of which is uninsured. Utah State Law does not require deposits to be insured or collateralized. UFSA does not have a formal deposit policy for custodial credit risk. To date, we have not experienced uninsured losses, and we believe the risk of future loss is negligible. The Money Management Act defines the types of securities authorized as appropriate investments for UFSA's funds and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities.

Investments

These statutes authorize UFSA to invest in negotiable or nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as "first tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investors Services or Standard & Poor's; bankers' acceptances; obligations of the United States Treasury including bills, notes, and bonds; bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rated "A" or higher, or the equivalent of "A" or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in the Money Management Act; and the Utah State Public Treasurers' Investment Fund (PTIF).

NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

The Utah State Treasurer's Office operates the PTIF and is available for investment of funds administered by any Utah public treasurer. The PTIF is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act. The Act established the Money Management Council which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments. The PTIF operates and reports to participants on an amortized cost basis. The participant's balance is their investment deposited in the PTIF plus their share of income, gains, and losses net of administration fees which is allocated to each participant on the ratio of each participant's share to the total funds in the PTIF. The participant's monthly investment amount is based upon their average daily balance.

At June 30 and December 31 each year, the fair value of the investments is determined to enable participants (public entities having those year ends) to adjust their investments in the pool. As of December 31, 2025, UFSA had $5,819,908 invested in PTIF. Additionally, $13,627 held by a fiscal agent was invested in PTIF at December 31, 2025. The entire balance had a maturity of less than one year. The PTIF pool has not been rated. The PTIF is reported as a fiduciary fund by the State of Utah in its Comprehensive Annual Financial Report. A copy of the report may be obtained online at https://treasurer.utah.gov/investor-information/comprehensive-annual-financial-report-cafr.

Fair Value of Investments

UFSA measures and records its investments using fair value measurement guidelines established by GAAP. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Quoted prices for identical investments in active markets;
- Level 2: Observable inputs other than quoted market prices; and,
- Level 3: Unobservable inputs

The fair value measurement of UFSA's PTIF investments is considered Level 2.

At December 31, 2025, UFSA had the following cash and investments:

	Carrying Value	Fair Value Factor	Fair Value	Credit Rating	Weighted Average Maturity
Cash on deposit:					
Cash on deposit	$ 194,963	1.000000	$ 194,963	N/A	N/A
Utah State Treasurer's investment pool accounts	5,833,534	1.002288	5,846,883	N/A	N/A
US Treasury SLGS	4,287,577		4,499,082	N/A	N/A
Cash & Investments	$ 10,316,075		$ 10,540,928		

NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

In July 2024, UFSA purchased United States Treasury Demand Deposit SLGS with funds held in PTIF by its fiscal agent in the 2021 Bond construction account in while waiting on approval to begin construction on station #112 in Olympus Hills (Millcreek). The original issue was $4,287,577 and present value at December 31, 2025, was $4,499,082, including $140,056 of accrued interest earned during 2025.

Custodial Credit Risk for investments is the risk that, in the event of a failure of the counterparty, UFSA will not be able to recover the value of the investment or collateral securities that are in possession of an outside party. UFSA's policy for limiting the credit risk of investments is to comply with the Money Management Act, as previously discussed. All of UFSA's investments at December 31, 2025, were with the PTIF and therefore are unrated and are not categorized as to custodial credit risk.

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. UFSA's policy for reducing this risk of loss is to comply with the Rules of the Money Management Council, as applicable. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5-10% depending upon the total dollar amount held in the portfolio.

Interest Rate Risk is the risk that changes in interest rates will adversely affect the fair value of an investment. UFSA manages its exposure to declines in fair value by investment mainly in the PTIF and by adhering to the Money Management Act. The Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. UFSA's investment policy limits the term of investments to a maximum maturity that shall not exceed five years in order to manage its exposure to fair value losses arising from increasing interest rates. The investment policy also specifies that UFSA's investment portfolio will remain sufficiently liquid to enable UFSA to meet all operating requirements which might be reasonably anticipated.

NOTES TO BASIC FINANCIAL STATEMENTS

Year ended December 31, 2025

NOTE 3 – CAPITAL ASSETS

The changes in capital assets for the year ended December 31, 2025, are as follows:

	January 1, 2025	Additions/ Transfers In	Disposals/ Transfers Out	December 31, 2025
Capital assets not being depreciated:				
Construction in progress	$ 207,040	$ 1,000	$ (8,599)	$ 199,441
Land	10,269,149	-	(22,907)	10,246,242
Total capital assets not being depreciated	10,476,189	1,000	(31,506)	10,445,683
Capital assets being depreciated:				
Building and improvements	70,383,476	236,219	(928,948)	69,690,747
Land improvements	1,096,752	-	(205,373)	891,379
Machinery and equipment	351,252	20,140	(31,209)	340,183
Total capital assets being depreciated	71,831,480	256,359	(1,165,530)	70,922,309
Less accumulated depreciation for:				
Building and improvements	(14,744,889)	(3,278,390)	479,457	(17,543,822)
Land improvements	(683,132)	(77,784)	105,999	(654,917)
Machinery and equipment	(109,929)	(32,020)	29,353	(112,596)
Total accumulated depreciation	(15,537,950)	(3,388,194)	614,809	(18,311,335)
Total capital assets being depreciated, net	56,293,530	(3,131,835)	(550,721)	52,610,974
Total capital assets, net	$ 66,769,719	$ (3,130,835)	$ (582,227)	$ 63,056,657

Depreciation charged for governmental activities for the year ended December 31, 2025, was $3,388,194.

NOTE 4 – PROPERTY TAXES

Property taxes attach an enforceable lien on property as of January 1 in the year in which due and are assessed in July through billing to the property owner. All unpaid taxes are due and become delinquent on November 30. Property tax revenues are recognized by UFSA when they are collected. Property taxes are billed and collected by Salt Lake County and Utah County on behalf of UFSA and remitted monthly. Property taxes received by UFSA within 60 days after year end are recorded as revenue as of year-end. The 2025 Certified Tax Rate for UFSA is .001650 for general operations.

In addition to various taxes UFSA levies for its own purposes, it levies taxes for other governments; those taxes are forwarded to those other governments as the taxes are collected. Taxes levied in 2025 for other governments are recorded as revenue with an equivalent amount of expenditure totaling $5,798,042. Incremental taxes forwarded during 2025 to various redevelopment agencies within the service area for the purposes of financing urban renewal, economic development, and community development projects by earmarking property tax revenue from increases in assessed values within the project areas are as follows:

	Taxes Abated During Year	
Project	Percentage	Amount
Eagle Mountain Pole Canyon	60%	117,199
Eagle Mountain Sweetwater #1	80%	2,281,485 *
Magna Arbor Park	90%	87,106
Magna Main Street	80%	121,225
Midvale Bingham Junction	80%	1,017,024
Midvale Jordan Bluff	80%	540,316
Midvale Main Street	60%	117,300
Millcreek City Center	80%	169,983
Millcreek MedTech	70%	162,544
West Millcreek	80%	300,330
Taylorsville 5400 S Bangerter Highway	75%	53,620
Taylorsville 6200 S Redwood Road	75%	74,863
Taylorsville Bennion Point	75%	233,989
Utah Inland Port Authority	75%	521,058
		$ 5,798,042

**Note: Eagle Mountain Sweetwater #1 percentage for personal property is 100%*

NOTE 5 – SHORT-TERM DEBT

In April 2025, UFSA issued Tax and Revenue Anticipation Notes, Series 2025 (TRAN), in the amount of $35 million at a 3.585% interest rate for a short-term basis until tax revenue was received. Issuance costs related to the TRAN were $23,500. Principal and interest totaling $35,895,782 were paid in full on December 16, 2025.

NOTE 6 -LONG-TERM DEBT

The following is a summary of changes in long-term obligations for the year ended December 31, 2025:

	Beginning	Increases	(Decreases)	Ending
LBA Lease Revenue & Refunding Bonds, series 2016	$ 22,250,000	$ -	$ (1,875,000)	$ 20,375,000
LBA Lease Revenue & Refunding Bonds, series 2016 premium	1,524,989	-	(148,780)	1,376,210
LBA Lease Revenue Bonds series 2021	32,425,000	-	(1,350,000)	31,075,000
LBA Lease Revenue Bonds series 2021 premium	3,499,706	-	(215,366)	3,284,339
Local Building Authority lease revenue bonds (including $3,375,000 classified as current)	$ 59,699,695	$ -	$ (3,589,146)	$ 56,110,549

Local Building Authority Lease Revenue and Refunding bonds, series 2016A, were issued on June 14, 2016, in the amount of $32,375,000 to refund the 2008 LBA Lease Revenue Bonds originally issued in the aggregate principal amount of $32,950,000. The new bonds bear interest from 2.00% to 4.00% and are due in annual installments ranging from $1,282,500 to $2,595,500 through April 1, 2035. These bonds are not considered general obligation bonds of UFSA but are special obligations payable from the lease revenues derived from the assets acquired or constructed with bond proceeds. The new issue provided $6,000,000 in additional funding to build a fire station in Taylorsville City. The bond refunding reduces debt service payments by $7,032,548 through 2033.

Local Building Authority Lease Revenue, series 2021, were issued on March 30, 2021, in the amount of $34,905,000 for land and construction of five fire stations located in Magna, Midvale, Millcreek, and Eagle Mountain. The bonds bear interest from 2.00% to 5.00% and are due in annual installments ranging from $1,205,000 to $2,350,000 through April 1, 2041. These bonds are not considered general obligation bonds of UFSA but are special obligations payable from the lease revenues derived from the assets acquired or constructed with bond proceeds.

Assets pledged as collateral on these bonds include original cost of $63,938,890, with $12,382,082 of accumulated amortization.

NOTE 6 - LONG-TERM DEBT (Continued)

UFSA's outstanding bonds contain provisions related to events of default as follows:

- Acceleration – Upon an Event of Default, bondholders holding 25% of aggregate principal of the outstanding bonds can vote to make all principal and interest due immediately. Funds available to pay the obligations are restricted to any appropriations of the Service Area MBA and amounts held in bond accounts but do not create a general obligation of UFSA or the MBA.
- Surrender of Possession of MBA buildings – In an Event of Default, Trustee will take possession of the buildings and seek to recoup funds by leasing or selling them to satisfy the obligation.
- Waiver of Default Provisions – A majority of bondholders can choose to waive default provisions by vote signifying such to the Trustee in writing.
- Opportunity to Cure – The MBA will have a 30-day period after receipt of notice from bondholders to correct a default.

The following is a schedule of future maturities on lease revenue bonds in the LBA as of December 31, 2025:

Maturity Date	Series 2016A		Series 2021	
	Principal	Interest	Principal	Interest
2026	1,950,000	639,750	1,425,000	973,625
2027	2,025,000	570,375	1,475,000	901,125
2028	2,075,000	508,875	1,550,000	825,500
2029	2,150,000	445,500	1,650,000	745,500
2030	2,200,000	380,250	1,725,000	661,125
2031	2,275,000	313,125	1,800,000	582,000
2032	2,350,000	232,000	1,875,000	508,500
2033	2,450,000	136,000	1,950,000	432,000
2034	1,425,000	65,625	2,025,000	352,500
2035	1,475,000	22,125	2,100,000	291,000
2036	-	-	2,150,000	248,500
2037	-	-	2,175,000	205,250
2038	-	-	2,225,000	161,250
2039	-	-	2,275,000	116,250
2040	-	-	2,325,000	70,250
2041	-	-	2,350,000	23,500
	$ 20,375,000	$ 3,313,625	$ 31,075,000	$ 7,097,875
Plus unamortized premium	1,376,210	-	3,284,339	-
	$ 21,751,210	$ 3,313,625	$ 34,359,339	$ 7,097,875

NOTE 7 – INTERFUND ACTIVITY

During the course of operations, UFSA has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities are eliminated.

Debt service on the LBA Lease Revenue Bonds is payable from lease payments by UFSA to the LBA for the use of fire stations. During 2025, lease payments of $4,971,634 were paid by the General fund to the LBA's Debt Service fund. Future lease payments are equal to the required debt service payments, less interest earned on the bond funds. Assets recorded under this operating lease are land and buildings having original cost of $63,938,890, with $12,382,082 of accumulated depreciation.

NOTE 8 – RELATED PARTY TRANSACTIONS

UFSA has been a member of UFA since its inception in July 2004. Beginning in 2008, UFA assumed management of UFSA from Salt Lake County. UFSA paid member fees of $54,987,628 to UFA during 2025. UFA provides fire protection service and staffing, equipment, and station maintenance for the fees it receives from UFSA. In 2025, UFSA paid management fees to UFA for its services ($403,014) and reimbursed UFA for vendor payments made on its behalf ($9,236).

In February 2012, UFSA entered into an interlocal agreement with UFA to finance the purchase of a warehouse in West Jordan, Utah. In March 2012, UFSA loaned $2.5 million to UFA for purchase of the building. The agreement requires UFA to pay 228 monthly payments of $15,672 beginning 30 days following the termination of its current warehouse lease. Prior to the commencement of payments, UFA paid interest monthly at the Utah PTIF rate. Upon commencement of payments, the agreement bears 4% interest. UFA paid $142,445 in principal and $45,615 in interest to UFSA in 2025. The following is a schedule by years of future minimum payments required under the agreement as of December 31, 2025:

2026	$ 148,249
2027	154,289
2028	160,575
2029	167,117
2030	173,926
2031-2032	258,593
	$ 1,062,749

Herriman City and Riverton City terminated participation in Unified Fire Service Area on January 1, 2021. As part of the withdrawal agreements with each entity, UFSA will distribute each entity's share of UFSA minimum reserve fund balance. In turn, both cities will pay their portion of the 2016 outstanding bond debt. Payments made to and from UFSA will be made annually over the remaining life of the 2016A Bonds through 2035. Amounts paid in 2025 include fund balance distributions to the cities of $101,773 and debt service contributions from them totaling $763,382. Future payments related to these agreements are shown in the schedule on the next page.

NOTE 8 – RELATED PARTY TRANSACTIONS (CONTINUED)

	Fund Balance Distribution		Bond Debt Reimbursement	
	Herriman	Riverton	Herriman	Riverton
2026	37,941	63,832	446,991	315,950
2027	37,941	63,832	447,962	316,636
2028	37,941	63,832	445,977	315,233
2029	37,941	63,832	447,983	316,651
2030	37,941	63,832	445,351	314,791
2031	37,941	63,832	446,710	315,751
2032	37,941	63,832	445,653	315,004
2033	37,941	63,832	446,344	315,492
2034	37,941	63,832	257,282	181,856
2035	258,404	182,649	258,404	182,649

Note: UFSA will hold back a portion of the cities' fund balance payouts equal to the 2035 debt payments and use that amount to make each city's final payment. As a result, UFSA will not actually make a fund balance payment to the cities in 2035; it will use the amount held back towards making the final bond payment.

NOTE 9 – SUBSEQUENT EVENTS

In April 2026, UFSA issued a Tax and Revenue Anticipation Note of $32.5 million, bearing 3.36% interest.

In May 2026, Eagle Mountain City adopted a resolution initiating the statutory process to withdraw from the Unified Fire Service Area. The withdrawal process is at its early stages and remains ongoing. As of the date of these financial statements, no final effective withdrawal date has been established. This process is expected to include the negotiation of the sale of fire station buildings and related equipment, as well as debt and fund balance cost allocations. Based on information currently available, management does not anticipate the proposed withdrawal to have a material adverse impact on UFSA's financial position or operations but will continue to evaluate any impacts as the process proceeds.

NOTE 10 - COMMITMENTS AND CONTINGENCIES

As of December 31, 2025, UFSA did not have any pending litigation or potential nondisclosed liabilities. As of December 31, 2025, UFSA had General Fund construction commitments of $95,308.

REQUIRED SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULE – GENERAL FUND

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
Year ended December 31, 2025

	Budgeted Amounts		Actual	Variance with Final
	Original	Final	Amounts	Budget
REVENUES				
Real property taxes	$ 68,856,986	$ 69,468,795	$ 70,267,916	$ 799,121
Motor vehicle fees	2,266,000	2,400,000	2,726,487	326,487
Impact fees	1,500,000	1,500,000	696,966	(803,034)
Grants and donations	-	-	-	-
Intergovernmental revenue	763,383	763,383	763,382	(1)
Rent income	11,736	11,736	11,736	(0)
Interest income	675,000	700,000	579,097	(120,903)
Other income	9,264	9,264	6,451	(2,813)
Total Revenues	74,082,369	74,853,178	75,052,035	198,857
EXPENDITURES				
Current				
Operations	66,856,876	67,296,590	67,054,156	242,434
General and administrative	678,987	678,987	626,014	52,973
Capital outlay	558,233	558,233	248,760	309,473
Debt service				
Interest	984,092	895,753	895,752	1
Debt issuance costs and fees	25,000	25,000	23,500	1,500
Total Expenditures	69,103,188	69,454,563	68,848,182	606,381
Excess (Deficiency) of Revenues Over (Under) Expenditures	4,979,181	5,398,615	6,203,853	805,238
Net change in fund balance	4,979,181	5,398,615	6,203,853	$ 805,238
Fund balance at beginning of year	11,354,479	11,354,479	11,354,479	
Fund balance at end of year	$ 16,333,660	$ 16,753,094	$ 17,558,332	

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
December 31, 2025

NOTE 1 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

Unified Fire Service Area (UFSA) adopts an "appropriated budget" for all of its funds. UFSA is required to present the adopted and final amended budgeted revenue and expenditures for each of these funds.

The following procedures are followed in establishing the budgetary data reflected in the financial statements:

- By the first regularly scheduled Board meeting in November, UFSA prepares a tentative budget for the next succeeding fiscal year beginning January 1. The operating budget includes proposed expenditures and the means of financing them.
- The UFSA budget for any calendar year must be adopted by Board Resolution, following a public hearing, before the end of December of the prior calendar year, subject to later amendment as provided by law. The budget includes anticipated property tax revenue to be received during the budget year, which serves as the basis for determining the property tax levy to be set by the Board of Trustees, subject to applicable statutory limitations. Subject to possible "truth in taxation" statutory procedures that are required if the Board determines to exceed the certified tax rate, the Board generally will establish the property tax levy by June 22 of the current tax year.
- Once a budget is approved, it can only be amended at the function and fund level by approval of a majority of the members of the Board. Amendments are presented to the Board at its regular meetings. Each amendment must have Board approval. As required by law, such amendments are made before the fact, as reflected in the official minutes of the Board, and are not made after fiscal year end.
- Each budget is prepared and controlled by the budget officer at the revenue and expenditure function/object level. Budgeted amounts are as amended by the Board of Trustees.
- The budgets for all funds must be filed with the Utah State Auditor within 30 days of adoption.

Budgets are prepared on a modified accrual basis of accounting according to GAAP for governmental funds.

OTHER SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULES

SUPPLEMENTAL REPORTS

BUDGETARY COMPARISON SCHEDULES
Year ended December 31, 2025

LOCAL BUILDING AUTHORITY – DEBT SERVICE FUND

	Budgeted Amounts		Actual	Variance with Final
	Original	Final	Amounts	Budget
REVENUES				
Rent income	$ 4,984,250	$ 4,984,250	$ 4,971,634	$ (12,616)
Interest income	-	-	11,939	11,939
Total Revenues	4,984,250	4,984,250	4,983,573	(677)
EXPENDITURES				
Debt service				
Principal	3,225,000	3,225,000	3,225,000	-
Interest	1,759,250	1,759,250	1,759,250	-
Total Expenditures	4,984,250	4,984,250	4,984,250	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	-	(677)	(677)
Net change in fund balance	-	-	(677)	$ (677)
Fund balance at beginning of year	2,395	2,395	2,395	
Fund balance at end of year	$ 2,395	$ 2,395	$ 1,718	

CERTIFIED PUBLIC
ACCOUNTANTS
Gary K. Keddington, CPA
Marcus K. Arbuckle, CPA
Steven M. Rowley, 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*

Board of Trustees
Unified Fire Service Area
Salt Lake City, 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 and each major fund of Unified Fire Service Area (UFSA), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise UFSA's basic financial statements, and have issued our report thereon dated June 1, 2026.

Report on Internal Control over Financial Reporting

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether UFSA's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the 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 instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Telephone (801) 590-2600 | 1285 S. 1650 W. Suite 200, Woods Cross, UT 84087

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 UFSA's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering UFSA's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

K&C, CPAs

K&C, Certified Public Accountants
Woods Cross City, Utah
June 1, 2026

CERTIFIED PUBLIC ACCOUNTANTS
Gary K. Keddington, CPA
Marcus K. Arbuckle, CPA
Steven M. Rowley, CPA

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

Board of Trustees
Unified Fire Authority
Salt Lake City, Utah

Report On Compliance

We have audited Unified Fire Service Area's (UFSA) compliance with the following applicable state compliance requirements described in the *State Compliance Audit Guide,* issued by the Office of the Utah State Auditor, for the year ended December 31, 2025.

State compliance requirements were tested for the year ended December 31, 2025, in the following areas:

- Budgetary Compliance
- Fund Balance
- Fraud Risk Assessment
- Government Fees
- Special and Local Service District Board Members
- Open and Public Meetings Act

Opinion on Compliance

In our opinion, Unified Fire Service Area complied, in all material respects, with the compliance requirements referred to above for the year ended December 31, 2025.

Basis for Opinion

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

We are required to be independent of UFSA 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 UFSA'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 UFSA's government programs.

Auditor's Responsibility 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 UFSA'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 UFSA'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 UFSA'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 UFSA's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide* but not for the purpose of expressing an opinion on the effectiveness of UFSA'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 or significant deficiencies, 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.

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.

K&C, CPAs

K&C, Certified Public Accountants
Woods Cross City, Utah
June 1, 2026

RESOLUTION No. 06-2026A DATE: June 16, 2026

UNIFIED FIRE SERVICE AREA

RESOLUTION DETERMINING AND FIXING THE SERVICE AREA'S PROPERTY TAX RATE FOR 2026

WHEREAS, Title 17B, Chapter 1, Part 10, of the Utah Code allows the Unified Fire Service Area (the "Service Area") annually to cause taxes to be levied on all taxable property in the Service Area to carry out the Service Area's purposes;

WHEREAS, Utah Code Ann. § 59-2-912 requires the Service Area to adopt its proposed tax rate before June 22 of each year;

WHEREAS, Utah Code Ann. § 59-2-918.5 authorizes taxing entities to impose an ad valorem tax levy to recoup the costs of refunding eligible judgments entered by the Board of Equalization, State Tax Commission, and courts of competent jurisdiction;

WHEREAS, the Service Area has satisfied all applicable legal requirements for the Board to adopt the Service Area's 2026 property tax rate in the amount that does not exceed the certified tax rate.

NOW, THEREFORE, be it resolved by the Board of Trustees of the Unified Fire Service Area as follows:

1. The Unified Fire Service Area's tax rate for the year 2026 shall be ____________, which is the certified tax rate.

2. Copies of this Resolution, together with instructions to levy the rate and other documents, as allowed by law, may be submitted to appropriate County and other officials.

3. This Resolution shall take effect upon approval by the Board of Trustees.

Passed by the Board of Trustees of the Unified Fire Service Area this 16th day of June 2026.

BOARD OF TRUSTEES
UNIFIED FIRE SERVICE AREA

By: ____________________________________
Catherine Harris, Chair

ATTEST:

____
Micayla Dinkel, Clerk

UNIFIED FIRE SERVICE AREA
NOTICE OF AMENDMENT OF 2026 BUDGET PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT ON June 16, 2026, at 8:30 AM a public hearing will be held at the Unified Fire Authority Administration Building/Emergency Coordination Center, 3380 South 900 West, Salt Lake City, UT before the Board of Trustees of the Unified Fire Service Area to receive public comment and consider a resolution amending the 2026 budget. Information about how to access the electronic meeting will be provided on the agenda which will be posted on the Utah Public Notice Website at least 24 hours in advance of the meeting.

All persons interested and present will be given an opportunity to be heard in this matter. To obtain more information regarding the proposed amended budget, citizens may contact the Clerk of the Unified Fire Service Area at (801)-743-7213.

DATED this 2nd day of June, 2026.

PUBLISHED BY ORDER OF THE UNIFIED FIRE SERVICE AREA

RESOLUTION NO. 06-2026B DATE: June 16, 2026

RESOLUTION OF THE UNIFIED FIRE SERVICE AREA BOARD
OPENING AND AMENDING 2026 BUDGET

WHEREAS, the Board of Trustees of the Unified Fire Service Area has determined to open and amend the District's 2026 Budget as stated in this Resolution; and

WHEREAS, all requirements applicable to the proposed Budget adjustments have been satisfied.

NOW, THEREFORE, be it resolved by the Board of Trustees of the Unified Fire Service Area as follows:

1. That the District's 2026 Budget be opened and modified as stated in Exhibit "A" attached to this Resolution which is incorporated herein by reference.

2. That, except as amended and modified pursuant to this Resolution, the District's 2026 Budget shall be reaffirmed and ratified.

3. That the Amended 2026 Budget may, but need not be, attached to this Resolution.

4. That all resolutions, motions, policies, procedures, and other prior enactments of the Board, or parts thereof, that are in conflict with this Resolution are, to the extent of such conflict, hereby repealed.

5. That this Resolution, and the modification and amendment of the District's 2026 Budget, shall take effect immediately upon its passage

Passed by the Board of Trustees of the Unified Fire Service Area this 16th day of June 2026.

BOARD OF TRUSTEES
UNIFIED FIRE SERVICE AREA

By: ______________________________
Catherine Harris, Chair

ATTEST:

____
Micayla Dinkel, Clerk

EXHIBIT “A”

UNIFIED FIRE SERVICE AREA
BUDGET AMENDMENTS
6-16-26

GENERAL FUND

$ 1,505,570 Net Contribution of Fund Balance for Adjustments to Estimated Revenue and Expenditures

REVENUE:

Property Taxes - SLCo		$ 803,423	7031100
Property Taxes - Utah Co		$ 355,531	7031110
Property Taxes - Pass-Thru SLCo		$ 500,000	7031120
Property Taxes - Increment Remit		$ 31,207	7031125
Property Taxes - Delinquent - Utah Co		$ 150,000	7031140
Fee-in-Lieu - SLCo		$ 290,000	7031200
Fee-in-Lieu - Utah Co		$ 30,000	7031210
Impact Fees	$ 550,000		7032100
Contribution to Fund Balance	$ 1,505,570		7081900

EXPENDITURES:

Tax Payments to RDA/CDA	$ 500,000		7091293
Capital Maintenance (Propane Tank Replacement (St. 108)	$ 100,000		7095500
Bond/Note Issuance Costs	$ 8,500		7096630
UFA Contract Fees		$ 399,856	7091395
Interest Expense (2026 TRAN)		$ 104,053	7096620
	$ 2,664,070	$ 2,664,070	

CAPITAL PROJECTS FUND

$ 99,086 Interest Income/Contribution to Fund Balance Adjustment for Arbitrage Rebate Payment

Interest Income	$ 53,000		7539105
Debt Service Expenditure	$ 46,086		7596600
Contribution to Fund Balance		$ 99,086	7581900
	$ 99,086	$ 99,086	

UNIFIED FIRE SERVICE AREA
AMENDED BUDGET
For the Year Ended December 31, 2026

	GENERAL FUND			CAPITAL PROJECTS FUND (LOCAL BLDG AUTHORITY)			DEBT SERVICE FUND (LOCAL BLDG AUTHORITY)		
	ADOPTED BUDGET 2026	AMENDED BUDGET 2026	CHANGE 2026	ADOPTED BUDGET 2026	AMENDED BUDGET 2026	CHANGE 2026	ADOPTED BUDGET 2026	AMENDED BUDGET 2026	CHANGE 2026
REVENUES									
Taxes: Property	63,698,764	64,857,718	1,158,954						
Taxes: Property - Pass Thru	6,600,000	7,100,000	500,000						
Taxes: Property - Increment Remit	123,776	154,983	31,207						
Taxes: Delinquent	895,250	1,045,250	150,000						
Taxes: Judgement Levy									
Fee-in-Lieu of Taxes	2,400,000	2,720,000	320,000						
Impact Fees	1,350,000	800,000	(550,000)						
Interest Income	700,000	700,000		100,000	47,000	(53,000)			
Intergovernmental Revenue	775,029	775,029							
Miscellaneous	9,000	9,000							
Lease Revenue							4,988,375	4,988,375	
Use of Fund Balance									
TOTAL REVENUES	76,551,819	78,161,980	1,610,161	100,000	47,000	(53,000)	4,988,375	4,988,375	
EXPENSES									
Administrative & Overhead:									
Supplies	2,000	2,000							
Memberships (UASD)	17,335	17,335							
Outside Auditor	11,500	11,500							
UFA Admin Fee	399,784	399,784							
Bank Fees	11,200	11,200							
Professional Fees	149,000	149,000							
Maintenance to Buildings & Land	110,000	110,000							
Note/Bond Issuance Costs	25,000	33,500	8,500						
Impact Fee Refunds	10,000	10,000							
Capital Maintenance	693,443	793,443	100,000						
Capital Lease	4,988,375	4,988,375							
Sandy Contract	1,414,159	1,414,159							
Tax Payments to RDA/CDA	6,600,000	7,100,000	500,000						
Fund Balance Distribution - Herriman/Riverton	101,773	101,773							
UFA Contract Fees	59,681,355	59,281,499	(399,856)						
Interest Expense	895,753	791,700	(104,053)				1,613,375	1,613,375	
Debt Service Expenditures					46,086	46,086			
Principal Payable							3,375,000	3,375,000	
Other Financing Uses:									
Transfers to Other Funds									
Contribution to Fund Balance	1,441,142	2,946,712	1,505,570	100,000	914	(99,086)			
TOTAL EXPENSES	76,551,819	78,161,980	1,610,161	100,000	47,000	(53,000)	4,988,375	4,988,375	