COTTONWOOD HEIGHTS (CITY), UTAH
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FISCAL YEAR ENDED JUNE 30, 2021

Cottonwood Heights

City between the canyons

Cottonwood Heights (City), Utah
Comprehensive Annual Financial Report
Fiscal Year Ended June 30, 2021
With
Independent Auditor's Report

Prepared by

David Muir, MBA, CGFM, CPFA, CPFIM
Treasurer/Financial Reporting Manager

COTTONWOOD HEIGHTS (CITY), UTAH
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FISCAL YEAR ENDED JUNE 30, 2021

TABLE OF CONTENTS

	Page
INTRODUCTORY SECTION:	
Certificate of Achievement for Excellence in Financial Reporting	vi
Letter of Transmittal	1-7
Organization Chart with names of Officials	8
FINANCIAL SECTION:	
Independent Auditor's Report	9-10
Management's Discussion and Analysis	11-26
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position	28
Statement of Activities	29
Fund Financial Statements:	
Balance Sheet – Governmental Funds	30
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	31
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds	32
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	33
Statement of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund	34
Statement of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – Debt Service	35
Statement of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – Community Development Renewal Agency Fund	36

Notes to the Financial Statements

Note 1: Summary of Significant Accounting Policies

Note 1A – Financial Reporting Entity 38

Note 1B – Basis of Presentation 38

Note 1C – Measurement Focus and Basis of Accounting 39

Note 1D – Assets, Liabilities, and Net Position (Equity) 41

Note 1E – Revenues, Expenditures, and Expenses 44

Note 2: Stewardship, Compliance, and Accountability

Note 2A – Fund Accounting Requirements 45

Note 2B – Cash Deposits and Investments 46

Note 2C – Revenue Restrictions 47

Note 2D – Debt Restrictions and Covenants 48

Note 2E – Fund Equity Restrictions 48

Note 2F – Budgetary Basis of Accounting 48

Note 3: Detail Notes on Transaction Classes / Accounts

Note 3A – Cash Deposits and Investments 49

Note 3B – Restricted Assets 50

Note 3C – Accounts Receivable 50

Note 3D – Capital Assets 51

Note 3E – Accounts Payable 52

Note 3F – Long-Term Debt 52

Note 3G – Interfund Transactions and Balances 55

Note 4: Other Information

Note 4A – Employee Pension and Other Benefit Plans 55

Note 4B – Risk Management 65

Note 4C – Subsequent Events 65

REQUIRED SUPPLEMENTARY INFORMATION:

Schedule of the Proportionate Share of the Net Pension Liability 68

Schedule of Contributions – Utah Retirement Systems 69

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION:

Note 1A – Changes in Assumptions 71

SUPPLEMENTARY INFORMATION:

Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – Capital Projects Fund 73

STATISTICAL SECTION: (unaudited)

Financial Trends:

Net Position by Component, Chart-1 75

Changes in Net Position, Chart-2 76-77

Fund Balances – Governmental Funds, Chart-3 78

Changes in Fund Balances – Governmental Funds, Chart-4 79

Revenue Capacity:

Assessed Value and Estimated Actual value of Taxable Property, Chart-5 80

Property Tax Rates – Direct and Overlapping Governments, Chart-6 81

Principal Property Taxpayers, Chart-7 82

Property Tax Levies and Collections, Chart-8 83

Debt Capacity:

Ratios of Outstanding Debt by Type, Chart-9 84

Ratios of General Bonded Debt Outstanding, Chart-10 85

Direct and Overlapping Governmental Activities Debt, Chart-11 86

Legal Debt Margin Information, Chart-12 87

Pledged-Revenue Coverage, Chart-13 88

Demographic and Economic Information:

Demographic and Economic Statistics, Chart-14 89

Principal Employers, Chart-15 90

Operation Information:

Full-time Equivalent Employers by Function, Chart-16 91

Operating Indicators by Function, Chart-17 92

Capital Asset Statistics by Function, Chart-18 93

Independent Auditor's Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance 95

Schedule of Expenditures of Federal Awards 97

Notes to the Schedule of Expenditures of Federal Awards 98

Schedule of Findings and Questioned Costs 99

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Cottonwood Heights
Utah

For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

June 30, 2020

Christopher P. Morrill

Executive Director/CEO

Mayor
Mike Peterson
City Council
Douglas Petersen (1)
Scott Bracken (2)
Tali Bruce (3)
Christine W Mikell (4)
City Manager
B Tim Tingey

December 14, 2021

To the Honorable Mayor, City Council and
Citizens of Cottonwood Heights:

Overview
It is our great pleasure to present the Comprehensive Annual Financial Report (CAFR) for the City of Cottonwood Heights (the City) for the fiscal year ended June 30, 2021.
Utah State law requires that all local governments publish, within six months of the close of each fiscal year, the complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the CAFR of Cottonwood Heights for the fiscal year ended June 30, 2021.

This report consists of management's representations concerning Cottonwood Heights' finances. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, Cottonwood Heights management has established a comprehensive internal control framework designed both to protect the government's assets from loss, theft or misuse and to compile sufficient, reliable information to prepare Cottonwood Height's financial statements and conform with generally accepted accounting principles. Since internal control costs should not outweigh their benefits, the City's internal controls framework has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement.

As management, we assert that to the best of our knowledge, this financial report is complete and reliable in all material aspects. Larson & Company, PC, a firm of certified public accountants, has audited Cottonwood Heights' financial statements. The independent audit involves examining, on a test basis, evidence supporting the financial statement's amounts and disclosures, assessing the accounting principles used and significant estimates management made, and evaluating the overall financial statement presentation. The independent auditor's report is presented as the first financial section component of this report.

Generally accepted accounting principles require management to provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the Management's Discussion and Analysis (MD&A) form. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the independent auditors' report.

Cottonwood Heights Profile

Cottonwood Heights was incorporated on January 14, 2005, out of the southeastern area of unincorporated Salt Lake County. The current population is estimated at 33,617 residents in an area encompassing 9.24 square miles. It is known as the ***City between the Canyons*** because it is located at the foot of the Wasatch mountain range between Big and Little Cottonwood canyons. These two canyons are home to Salt Lake Valley's four major ski resorts, Alta, Brighton, Solitude and Snowbird. Each of these ski resorts has an international clientele and reputation.

The quality of life in Cottonwood Heights is very high with many cultural and recreational activities available within the city or in near proximity. Cottonwood Heights highly values its reputation as a well-maintained residential and business community and preserving quality of life is of utmost importance to residents and business owners. The City is proud of the stunning scenic background provided by the Wasatch Mountains, and residents place a high value on the natural elements of this area, with a wide variety of hillsides, streams, natural open spaces and parks. The residents occupy a variety of residential dwellings in harmony with thriving commercial areas.

As the gateway to the valley's major ski resorts and with easy access to valley-wide transportation systems, Cottonwood Heights welcomes many visitors. The City strives to attract businesses that will serve residents' needs and promote the attractive community image and appearance. These businesses support the City's general income and prosperity, strengthen existing business centers and complement the City's location as the gateway to the canyons.

Residents voted to operate Cottonwood Heights from its inception under the "Council – Manager" form of government. Under this form of government, the residents elect a council member from each of four districts and a mayor is elected at-large from the entire city. The mayor and council select a city manager who acts as the chief executive officer of the City. The mayor and council are responsible for policy-making and legislative authority, and the city manager executes and administers policies and ordinances. The mayor and council serve part time, while the city manager serves full time.

Local economy

Despite the City's relatively small size, Cottonwood Heights has 2.4 million feet of premium high-rise office space (see table below.) The City is home to several corporate leaders, such as JetBlue Airways, Instructure, Cambia Health Solutions, Extra Space Storage, Master Control, RizePoint and SoFi. Cottonwood Heights continues to attract quality companies looking for a supportive business environment, access to the canyons and a high quality of service.

Cottonwood Heights has a notable amount of office space, including three office parks catering to business of all sizes. The Old Mill Corporate Center and Cottonwood Corporate office complexes house all of the City's Class A space and 56 percent of the total office space available. Union Park has quality Class B office space and is 41 percent of the total office space available, with Class C office space dispersed throughout the City along major transportation corridors, including Fort Union Boulevard, 1300 East, Highland Drive and 2300 East.

As of **June 30, 2021**			
	Class A	Class B	Class C
Total SF	1,376,845	1,010,859	61,318
% of Total SF	56.2%	41.3%	2.5%
Average Building SF	137,684	77,758	20,439
Number of Properties	10	13	3
Average Vacancy	9.5%	18.6%	6.9%
Average Lease($/SF)	$31.67	$24.75	$16.50
Source: City Community and Economic Development Department from CBRE SLC Research			

COVID-19

Leaders initially thought the financial effects of the COVID-19 pandemic were going to be widespread and have impacts on many sectors of the economy and the resulting sales taxes

collected in the City. Although the pandemic is still an issue of concern, from a financial perspective our sales tax collections have been strong. That does not mean that some sectors of the economy are not feeling financial strain from the issues surrounding the pandemic. For example, the restaurant sector was hit particularly hard, while other segments of the economy are flourishing, including grocery stores and online sales. We are closely monitoring the possible effects the pandemic could have on the City in the future.

Long-term planning and major initiatives

Cottonwood Heights is largely built out, and therefore much of the future development options will occur in redevelopment areas along the Fort Union Boulevard corridor and areas of reuse, such as the Wasatch Boulevard gravel pit, which will ultimately offer between 150 and 200 acres for development.

Fort Union Boulevard is a focal point, both figuratively and geographically, for Cottonwood Heights. It is the major east-west arterial going through the City and features a mix of retail, restaurants, service and professional offices and residential properties. Fort Union Boulevard serves as a gateway to Big and Little Cottonwood canyons and area resort attractions. This corridor has, since the City's inception, been identified in the City's General Plan as a gateway to the canyons and a future Utah Transit Authority transportation corridor.

The Wasatch Boulevard/Gravel Pit Area is the largest undeveloped property in Cottonwood Heights, and quarry operations are expected to cease in about five to ten years. Therefore, the City is actively involved with property owners to master plan the site for the eventual development. The site presents notable opportunities to provide services and amenities, as well as land use needs not being currently met in the City. This landmark property is not only vital to Cottonwood Heights but is regionally valuable due to its critical location at the mouth of Big Cottonwood Canyon and proximity to world-class skiing and other related facilities. Development opportunities on site could include full-service hotels, high-density housing, destination retail and Class A office spaces.

Public Works. The Cottonwood Heights Public Works department has operated for the past six years. During that time, employees have focused on providing high-quality public services to residents, local businesses, and other city departments in a prompt, courteous, safe, efficient, and cost-effective manner.

The City has accomplished this through recruiting and hiring great employees by offering competitive wages, updated equipment, and quality staff training. Public Works staff is responsible for maintaining the City rights-of -way through snow plowing, tree trimming, street sweeping, storm drain maintenance, street repairs, construction, and engineering.

This past year, the Public Works team completed approximately 248,066 square feet of road reconstruction and surface treatments, with more to come in the spring and summer of 2022. Maintaining these roads saves the City money in the long term by delaying future road reconstruction projects. Some of the major road projects include Scottish Drive, Alta Hills, English Way, Germania Cir, Marthas Cove, McNeill Cir, Rustler Rd and Sugarloaf Cir areas. This summer, work will commence on many neighborhood streets as part of implementing the 5-year maintenance plan. The Public Works department is committed to excellence in maintaining the City's roads and infrastructure.

Services provided

As a local general-purpose government, Cottonwood Heights provides a full range of municipal services, including police and fire protection, street and infrastructure construction and maintenance, planning and zoning, community and economic development, recreational and cultural activities, justice court and animal services. These services are funded primarily from Cottonwood Heights' residents' taxes.

Other entities have contractual arrangements to provide City services. These entities and the service(s) they provide are listed below:

- **The Cottonwood Heights Parks and Recreation Service Area** was created in June 1967 and is legally separate and distinct from the City. This special district is contracted to provide City park maintenance and other City recreational services;
- **Salt Lake County Public Works** provides roadway sign maintenance as well as streetlight and traffic signal maintenance;
- **The Unified Fire Authority (UFA)** is a political subdivision organized under an interlocal agreement in the State of Utah. It provides firefighting, rescue and emergency medical services;
- **Salt Lake City Public Utilities** repairs and maintains City fire hydrants.
- The City contracts with the law firm **Jones Waldo Holbrook & McDonough PC** for legal services. **W. Shane Topham** functions as the City's sworn attorney;
- The City contracts with the engineering firm **Sunrise Engineering, Inc**. for building services in connection with building and other real property development, and a staff member serves as the city building official.

Municipal services Cottonwood Heights does not provide

Salt Lake County and some special service districts provide some services a municipality typically provides. Cottonwood Heights residents pay for these services and receive them directly from the entities listed below:

- **Salt Lake City Public Utilities Department** provides water treatment and distribution;
- **Jordan Valley Water Conservancy District** provides water distribution services to some City areas not served by Salt Lake City Public Utilities;
- **Cottonwood Improvement District** provides wastewater collection services to an area that includes the entire City boundary;

- **Wasatch Front Waste & Recycling District** provides refuse removal services to all City areas;
- **Cottonwood Heights Parks and Recreation Service Area** serves some property owners in Cottonwood Heights, who pay a dedicated property tax to support recreational facilities, including the Cottonwood Heights Recreation Center at 7500 S 2700 E;
- **The Salt Lake County** Library System provides one library within the Cottonwood Heights boundaries;
- **Valley Emergency Communications Center (VECC)** provides emergency dispatch services for both the Cottonwood Heights Police Department and Unified Fire Authority.

Financial information and policies

Cottonwood Heights' financial statements reflect moderate growth and conservative budgeting practices. During the year, the general fund balance increased from $5,480,224 to $7,928,296, which is 36.1 percent of the budgeted revenues for the 2022 fiscal year. The fund balance increase was due to a variety of factors, including: (1) Federal CARES Act revenues of $1,294,220, (2) Sales tax collections over budget of $2,144,215, (3) Non-salary and benefits expenses below budget by $712,998, (4) Wages and benefits expenditures below budget by $270,990. Leaders initially thought sales tax revenues would be negatively impacted by the COVID-19 pandemic, but after a slight flattening in April, the year ended with strong collections with an annual collection of 37.3% over budget.

As a City without significant new development, very little revenue growth is realized from property taxes. Sales tax revenues have increased with the economic growth of the State and the City by $1,175,046. The municipal energy sales and use tax, which was implemented Oct 1, 2015, brought in $2,125,352 during the current fiscal year.

Expenditures over the last five years have decreased from $28,688,350 to $25,959,973. Included in the current year's expenditures are $1,131,225 in debt service for the 2014 and 2016 sales tax revenue bonds. These costs were offset to a degree by eliminating the amount previously paid to lease office space. By general fund departments, over the last five years expenditures increased $383,575 in general government, $813,577 in public safety (fire, code enforcement and police), $3,139,888 in public works, and have been reduced by $144,538 in community development.

To maintain proper management and control of taxpayer funds, Cottonwood Heights has adopted a comprehensive set of financial policies that cover operating and capital budgeting, debt management, and accounting and financial reporting. Setting and adhering to sound financial policies helped the City receive a strong AA+ as of March 25, 2019 bond rating from Standard and Poor's. A complete list of these policies is included in our annually adopted budget.

Awards and acknowledgments

The Government Finance Officers Association of the United States and Canada (GFOA) awards a Certificate of Achievement for Excellence in Financial Reporting to an entity for its Comprehensive Annual Financial Report (CAFR) for a fiscal year period. To receive a Certificate of Achievement, the government had to publish an easily readable and efficiently

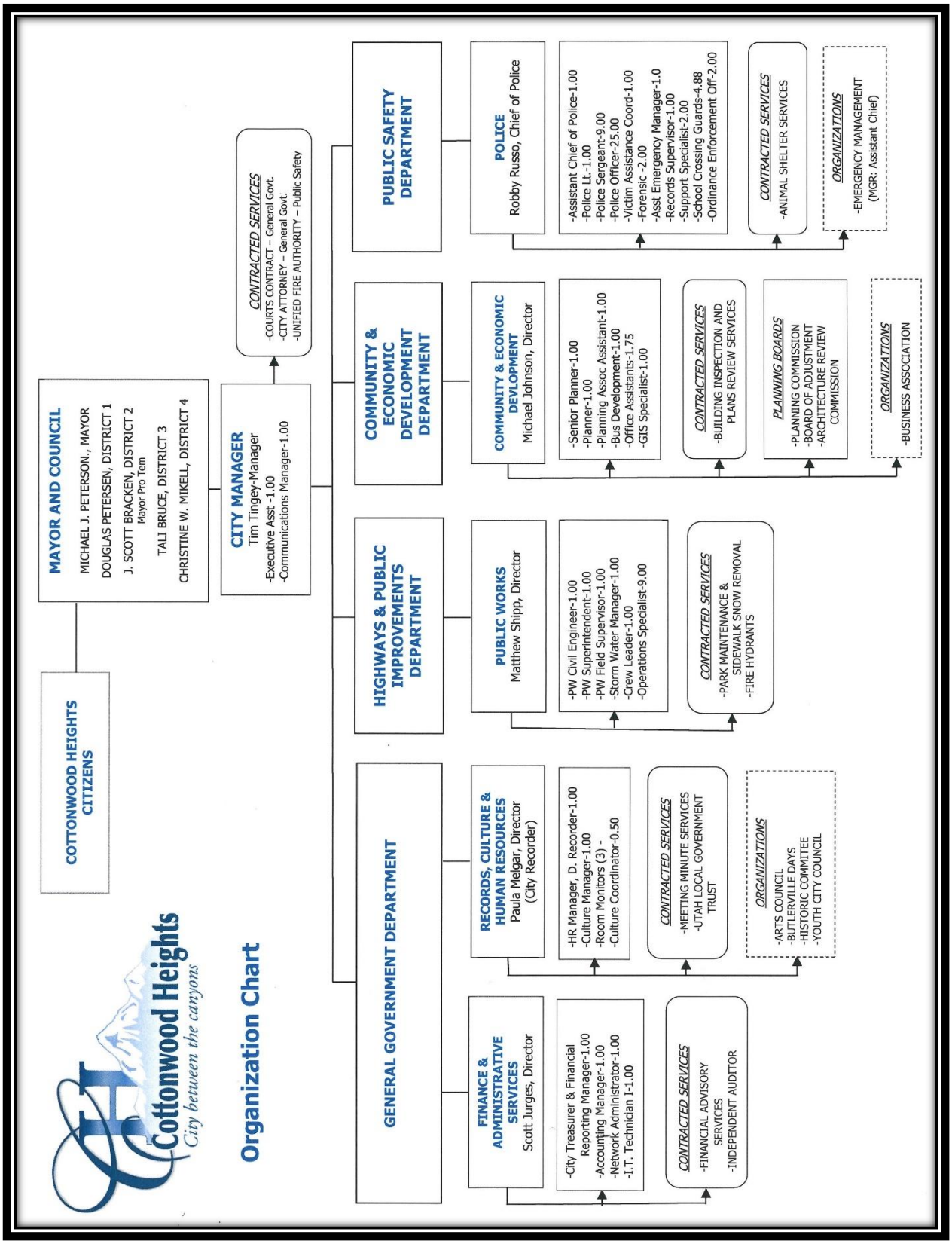
organized CAFR that satisfied both generally accepted accounting principles and applicable program requirements.

This is the 10th year the City will complete and submit the CAFR to the GFOA to determine its eligibility for the Certificate of Achievement for Excellence in Financial Reporting. The award was presented for FY 2020 to David Muir, City Treasurer/Financial Reporting Manager, recognizing him as being primarily responsible for preparing an award-winning CAFR. It is valid for one year only. We believe our current CAFR meets the Certificate of Achievement for Excellence in Financial Reporting requirements.

The city could not prepare this report without David Muir, City Treasurer and Financial Reporting Manager, who dedicated time and accounting and financial reporting expertise. We appreciate Larson & Company, PC, Certified Public Accountants, for the assistance and guidance they have given us. We also thank the members of the City Council and the Mayor for their interest and support in planning and conducting the City's financial operations in a responsible and progressive manner.

Scott Jurges
Finance and Administrative
Services Director

B Tim Tingey
City Manager


Cottonwood Heights
City between the canyons
Organization Chart
COTTONWOOD HEIGHTS CITIZENS
MAYOR AND COUNCIL
MICHAEL J. PETERSON., MAYOR
DOUGLAS PETERSEN, DISTRICT 1
J. SCOTT BRACKEN, DISTRICT 2
Mayor Pro Tem
TALI BRUCE, DISTRICT 3
CHRISTINE W. MIKELL, DISTRICT 4
CITY MANAGER
Tim Tingey-Manager
-Executive Asst -1.00
-Communications Manager-1.00
CONTRACTED SERVICES
-COURTS CONTRACT – General Govt.
-CITY ATTORNEY – General Govt.
-UNIFIED FIRE AUTHORITY – Public Safety
GENERAL GOVERNMENT DEPARTMENT
FINANCE & ADMINISTRATIVE SERVICES
Scott Jurges, Director
-City Treasurer & Financial Reporting Manager-1.00
-Accounting Manager-1.00
-Network Administrator-1.00
-I.T. Technician I-1.00
CONTRACTED SERVICES
-FINANCIAL ADVISORY SERVICES
-INDEPENDENT AUDITOR
RECORDS, CULTURE & HUMAN RESOURCES
Paula Melgar, Director
(City Recorder)
-HR Manager, D. Recorder-1.00
-Culture Manager-1.00
-Room Monitors (3) -
-Culture Coordinator-0.50
CONTRACTED SERVICES
-MEETING MINUTE SERVICES
-UTAH LOCAL GOVERNMENT TRUST
ORGANIZATIONS
-ARTS COUNCIL
-BUTLERVILLE DAYS
-HISTORIC COMMITTEE
-YOUTH CITY COUNCIL
HIGHWAYS & PUBLIC IMPROVEMENTS DEPARTMENT
PUBLIC WORKS
Matthew Shipp, Director
-PW Civil Engineer-1.00
-PW Superintendent-1.00
-PW Field Supervisor-1.00
-Storm Water Manager-1.00
-Crew Leader-1.00
-Operations Specialist-9.00
CONTRACTED SERVICES
-PARK MAINTENANCE & SIDEWALK SNOW REMOVAL
-FIRE HYDRANTS
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
COMMUNITY & ECONOMIC DEVLOPMENT
Michael Johnson, Director
-Senior Planner-1.00
-Planner-1.00
-Planning Assoc Assistant-1.00
-Bus Development-1.00
-Office Assistants-1.75
-GIS Specialist-1.00
CONTRACTED SERVICES
-BUILDING INSPECTION AND PLANS REVIEW SERVICES
PLANNING BOARDS
-PLANNING COMMISSION
-BOARD OF ADJUSTMENT
-ARCHITECTURE REVIEW COMMISSION
ORGANIZATIONS
-BUSINESS ASSOCIATION
PUBLIC SAFETY DEPARTMENT
POLICE
Robby Russo, Chief of Police
-Assistant Chief of Police-1.00
-Police Lt.-1.00
-Police Sergeant-9.00
-Police Officer-25.00
-Victim Assistance Coord-1.00
-Forensic -2.00
-Asst Emergency Manager-1.0
-Records Supervisor-1.00
-Support Specialist-2.00
-School Crossing Guards-4.88
-Ordinance Enforcement Off-2.00
CONTRACTED SERVICES
-ANIMAL SHELTER SERVICES
ORGANIZATIONS
-EMERGENCY MANAGEMENT
(MGR: Assistant Chief)

Larson
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members of the City Council
Cottonwood Heights, Utah

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Cottonwood Heights (the City), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of Cottonwood Heights as of June 30, 2021, and the respective changes in financial position and the respective budgetary comparison for the general and major special revenue funds thereof, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Larson & Company
765 North Main, Spanish Fork, UT 84660
Main: (801) 798-3545 | Fax: (801) 798-3678
www.larsco.com

Member of
CPAmerica
Member Crowe Global

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and other required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, statistical section and the Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – Capital Projects Fund are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements.

The Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – Capital Projects Fund and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – Capital Projects Fund and the schedule of expenditures of federal awards are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 14, 2021, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Larson & Company, PC

Larson & Company, PC

Spanish Fork, Utah
December 14, 2021

As management of Cottonwood Heights (the City), we offer readers this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2021. It is also intended to assist the reader in focusing on significant financial issues. These include identifying changes in the City's financial position (its ability to address the next and subsequent year's challenges), material deviations from the approved budget, and individual fund issues or concerns. We encourage readers to consider the information presented here in conjunction with the City's financial statements.

FINANCIAL HIGHLIGHTS

- The City's total governmental fund balance is $13,843,029, of which $12,511,991 of this amount is unrestricted and may be appropriated for any future expenditure. Governmental Funds are shown on page 30 and consist of the following balances as shown below. (See page 20 for a complete discussion of fund balance analysis.)
  - $7,928,296 fund balance in the General Fund ($7,916,070 is unrestricted).
  - $3,950,765 fund balance in the Capital Projects Fund. Of this balance, $1,113,981 is restricted as bond proceeds in trust for debt service and funds collected as impact fees. The balance of $2,836,784 is assigned to be used for capital projects.
  - $673 fund balance exists in the Debt Service Fund.
  - $1,963,295 fund balance in the Community Development Renewal Agency Fund (CDRA) which is assigned to the specified redevelopment area. $204,832 is now reserved as Unearned Revenues that were distributed to the District prior to the start of meaningful re-development. Most of these funds were transferred to the CDRA by Salt Lake County Redevelopment Agency for area projects begun prior to the City incorporation, and which were located within the City boundaries.
- In fiscal year 2021, the City's total net position from governmental activities increased by $3,153,526 to $55,934,580. Total assets increased by $2,988,683, net of depreciation, and liabilities and deferred inflows or outflows of resources resulting in the net position increase of $3,153,526 from operations. See page 15 "City's Government-wide Financial Analysis" for more details.
- Total net position of $55,934,580 consists of the amounts below:
  1. $44,093,202 in capital assets, such as streets, bridges, land, buildings and other infrastructure, net of related debt and depreciation.
  2. Unrestricted net position of $10,727,397. "Unrestricted net position" is that portion not invested in capital assets and with no external restrictions. A portion of the unrestricted net position will be used to fund future capital projects.
  3. Restricted Bond Debt Service funds of $929,600 and Impact Fees of $184,381.
- The City continues its capital lease used to finance the public safety fleet. This financing also provides for a guaranteed buy-back of the fleet by the vendor every other year. The City has also added a Public Works fleet of vehicles through the use of capital leases. See pages 16 and 25 for additional information about the City's capital vehicle lease program.
- The General Fund balance increased by $2,448,072, or 44.7 percent of the prior year's fund balance. The Capital Projects Fund increased by $112,714 from last year's ending balance. Funding for capital projects often are provided in a previous

year's budget and become part of the beginning Capital Projects fund balance in the next year.

- The City benefits from both operating grants and operating contributions, and capital grants and capital contributions. As a total of the 2021 budget, these funds accounted for 10 percent of total revenues. Operating grants totaling $2,742,973 are comprised of the City's portion of distributed gas tax revenues as well as other local grants. Capital grants and contributions are typically associated with one-time projects and totaled $1,933,615 in FY 2021. Included in those grants were contributions of $229,000 for roads by Salt Lake County, which administers funds as directed by the state Legislature, for significant road projects in the county. Salt Lake County also contributed an additional $1,500,000 towards the purchase of open space preservation. A summary of grant and contribution revenues received by the City are shown on the Statement of Activities (see page 29).

OPERATIONAL HIGHLIGHTS

- The City's Police Department, now in its thirteenth year, responded to 17,992 calls for service during the year with an average response time for priority-one calls of 4:13 minutes. The department is comprised of 37 sworn officers and 11.88 civilian full-time equivalent staff.
- In addition to numerous street and sidewalk improvement projects, the City completed 207,033 square feet of road reconstruction improvement, along with additional chip seals and slurry seal treatments.
- The Community and Economic Development Department continues implementation of its master plans, including the Fort Union Boulevard Master Plan, Bicycle and Trails Master Plan, and Wasatch Boulevard Master Plan. Subsequent to the adoption of these plans, the city has seen multiple rezones and development applications along the Fort Union Boulevard area and additional reinvestment in the corridor through the redevelopment of various underutilized properties. Additionally, bicycle lanes and facilities have been included in most of the city's recent road projects and new developments and multiple grants have been awarded for trail projects. Pending grant funding, the department is pursuing a comprehensive General Plan update to incorporate these various planning efforts into one updated and cohesive plan that accurately reflects the community's values and vision for the future. Finally, the department has completed an affordable housing master plan, and has added sustainability planning as one of its core functions, including the hiring of an assistant planner/sustainability analyst.
- The City, with support from Cottonwood Heights Parks and Recreation Service Area, will continued to promote successful community events enjoyed by residents of the city, including Butlerville Days, Easter Egg Hunt, Monster Mash, Bark in the Park and Movies in the Park as community health and wellness allows.
- Due to COVID-19 the City events personnel produced safe virtual events for the residents to enjoy. These events were hosted on Facebook, Instagram, and zoom. The arts councils virtual art show had over 90 pieces of art on Facebook. For the holidays

the city with the help of the arts council created an online (zoom) visit with Santa at his workshop, 225 participated in the event.

- The City continues to publish a monthly newsletter that is mailed to over 13,000 households in the city and businesses to improve communications with residents. In addition, the City is working to refine its website to facilitate interaction with constituents, as well as foster better use of social media including Twitter and Facebook.
- The Cottonwood Heights Business Association was formally started in 2015. It has continued to offer a business development program, an economic development banner and business outreach programs through networking events such as luncheons, open houses, ribbon cuttings and business spotlights.
- The Community and Economic Development Department has created and continues to offer business assistance by hosting training sessions for business owners in the city and has been streamlining business licensing processes while creating connections with new business owners.
- Cottonwood Heights maintains a very strong AA+ bond rating from Standard & Poor's. This strong rating enabled the City to secure low interest rates on bonds issued during the next fiscal year to re-finance the 2014 and 2016 Sales Tax bonds for building city hall and the public works yard.
- The Utah Taxpayers Association ranks Utah's largest 50 cities based on the amount of citizen income is paid in municipal taxes. The city has consistently scored well in these annual rankings.
- The City has been the recipient of the Distinguished Budget Presentation Award from the Government Finance Officers Association for excellence in budgeting, for budgets years 2008 - 2021. This award is the highest form of recognition in governmental budgeting.
- The Finance and Administration Department received the Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ended June 30, 2020. This is the ninth consecutive year this award has been earned by the Finance Department. This certificate is the highest form of recognition in governmental accounting and financial reporting for completion of the comprehensive annual financial report. The City has received this recognition each year it has compiled a CAFR and submitted it for examination. The Finance and Administration Department also has been the recipient of the Award for Outstanding Achievement in Popular Annual Financial Reporting for the fiscal year ended June 30, 2020. This award is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government popular reports. This is the ninth year the City has received this award.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to Cottonwood Heights' basic financial statements which consist of four components: 1) government-wide financial statements, 2) fund financial statements, 3) notes to the financial statements and 4) supplementary information.

Government-wide financial statements (defined)

The government-wide financial statements are designed to provide readers with a broad overview of Cottonwood Heights' finances, in a manner similar to a private-sector business.

- ***The statement of net position*** presents information on all of Cottonwood Heights' assets and liabilities, with the difference between the two reported as *net position.* Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of Cottonwood Heights is improving or deteriorating. However, the reader also will need to consider other non-financial factors.

- ***The statement of activities*** presents information showing how the City's net position changed during the fiscal year reported. All changes in net position are reported as soon as the underlying event occurs, regardless of the timing of related cash flows. Thus, all of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

The government-wide financial statements distinguish functions of Cottonwood Heights that are principally supported by taxes and intergovernmental revenues (**governmental activities**) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (**business-type activities**). ***Cottonwood Heights currently has no business-type activities.***

Fund financial statements (defined)

A statement of revenue, expenditures and changes in fund balance by fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. Cottonwood Heights also uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of a municipality are divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Cottonwood Heights currently has four major governmental funds (as determined by generally accepted accounting principles), the General Fund, the Debt Service Fund, Community Development Renewal Agency Fund and the Capital Projects Fund. ***Cottonwood Heights currently has no Proprietary or Fiduciary Funds.***

- ***Governmental funds*** – These funds are used to account for the same functions reported as governmental activities in the government-wide financial statements. Their fund statements focus on how money flows into and out of these funds and the balances left at year end that are available for future appropriation. The funds are reported using a modified accrual accounting method, which measures cash and other financial assets that can be readily converted to cash. Governmental fund information helps users determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. The relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation included with the fund financial statements.

Notes to the financial statements

The notes provide additional information that is essential to an understanding of the information provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 38-65 of this report.

CITY'S GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of Cottonwood Heights, assets exceeded liabilities by $55,934,580 at the close of fiscal year ended June 30, 2021. The following table provides a comparison of the City's net position year over year:

Cottonwood Heights
Net Position
As of June 30th
Governmental Activities

	2021	2020
Current and other assets	16,008,037	13,069,513
Capital assets	62,519,716	62,469,555
Total assets	78,527,752	75,539,068
Deferred Pension Contributions	1,614,668	1,560,438
Total deferred outflow of resources	1,614,668	1,560,438
Total assets and deferred outflows	80,142,420	77,099,506
Current and other liabilities	1,906,887	1,612,753
Long-term liabilities outstanding	20,160,991	21,353,884
Total liabilities	22,067,878	22,966,637
Deferred uncollected property taxes	147,571	196,009
Deferred property tax revenue	428,450	299,674
Deferred pension inflows	1,567,125	856,132
Total deferred inflows of resources	2,143,146	1,351,815
Net position:		
Net investment in capital assets	44,093,202	43,754,779
Restricted	1,113,981	1,146,413
Unrestricted	10,727,397	7,879,862
Total net position	55,934,580	52,781,054

* FY2015 - 2018 Net investment in capital assets corrected

Assets

The largest portion of Cottonwood Heights' net position, $44,093,202 reflects investment in capital assets (e.g., land, buildings, roads and infrastructure assets) net of related debt (if any). The City uses these capital assets to provide services to the citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of any related debt and depreciation, it should be noted that the resources needed to

repay any debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate liabilities.

In addition to the net capital assets mentioned above, the City has restricted and unrestricted assets. The restricted balance of $1,113,981 includes $929,600 restricted for the payment of bond debt, along with unspent impact fee funds of $184,381 which reduces the City's unrestricted net position. The remaining balance is unrestricted net position totaling $10,727,397 which may be used to meet the City's ongoing obligations and objectives by fund type.

Liabilities

In fiscal years 2015 and 2016, the City issued Sales Tax Revenue bonds for the construction of the City's Municipal Center and for the property to operate the City's new public works facilities. The fiscal 2021 year-end total principal balances on all sales tax bonds is $14,800,000 with accrued interest of $317,900.

The City has capital leases for the purchase of vehicles for both public safety and public works purposes with total principal balances totaling $3,626,514 as of June 30, 2021. The principal balance of the public safety vehicles portion is $1,964,679. Cottonwood Heights regularly deploys public safety vehicles with a two-year lease, which includes a guaranteed buy-back with the original dealership. At the end of the two-year lease purchase, the dealer repurchases the vehicles for a previously agreed amount, usually clearing the remaining balance of the lease obligation in full.

The City entered into two capital leases for the public works equipment to be used for snow removal, street repair, and infrastructure maintenance. The principal balance of these two leases as of June 30, 2021 is $1,661,835. Upon the maturation of the lease, the City will own the related public works equipment. The lease terms range from seven to 10 years. Further details about the City's long-term debt can be found in the Notes to the Financial Statements, note 3F on page 52.

The City's government-wide financial statements can be found on pages 28-29 of this report.

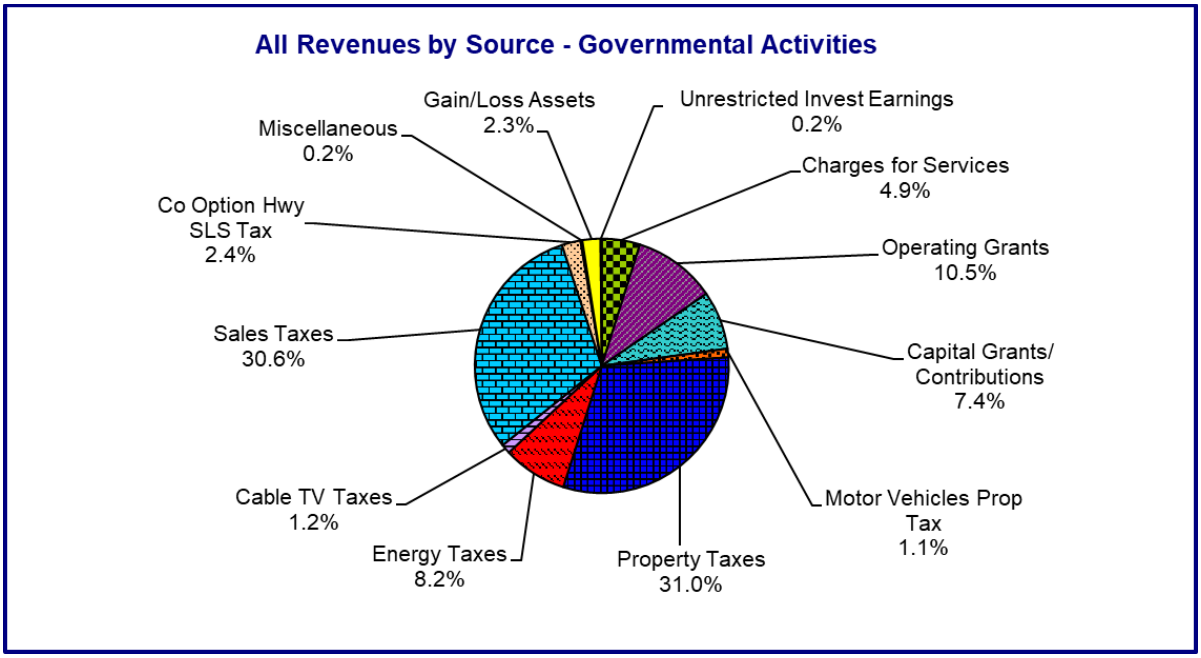
Governmental activities analysis

As reported above, governmental activities increased the City's net position by $3,153,526 resulting in a total net position of $55,934,580. The table below provides a yearly comparative analysis of revenues and summary departmental expenses for all governmental activities and the net change in position. This information is the annual information presented in the Statement of Activities in the basic financial statements.

Cottonwood Heights
Changes in Net Position

	Governmental Activities	
	FY 2021	FY 2020
Revenues:		
Program revenues:		
Charges for services	1,266,438	1,277,593
Operating grants/contrib	2,742,973	2,213,878
Capital grants/contrib	1,933,615	1,479,585
Total program revenues	5,943,026	4,971,056
General revenues:		
Property taxes	8,345,776	8,483,123
Sales & hotel taxes	7,974,169	6,773,240
Opt Hwy/Trans Sales Tax	620,895	586,066
Municipal energy taxes	2,125,352	1,989,725
Franchise taxes	313,787	323,830
Unrestricted invest earn	39,179	159,277
Other – Gain (Loss) on surplus	602,152	-
Other – Miscellaneous	58,904	176,727
Total general revenues	20,080,214	18,491,988
Total revenues	26,023,240	23,463,044
Expenses:		
General government	3,201,256	3,798,508
Public safety	9,773,560	11,089,234
Highways-public imprv	8,322,471	4,997,859
Comm & econ dev	965,239	2,436,609
Interest long-term debt	607,188	685,201
Total expenses	22,869,714	23,007,410
Change in net position	3,153,526	455,634
Net position – beginning	52,781,054	52,325,420
Net position – ending	55,934,580	52,781,054

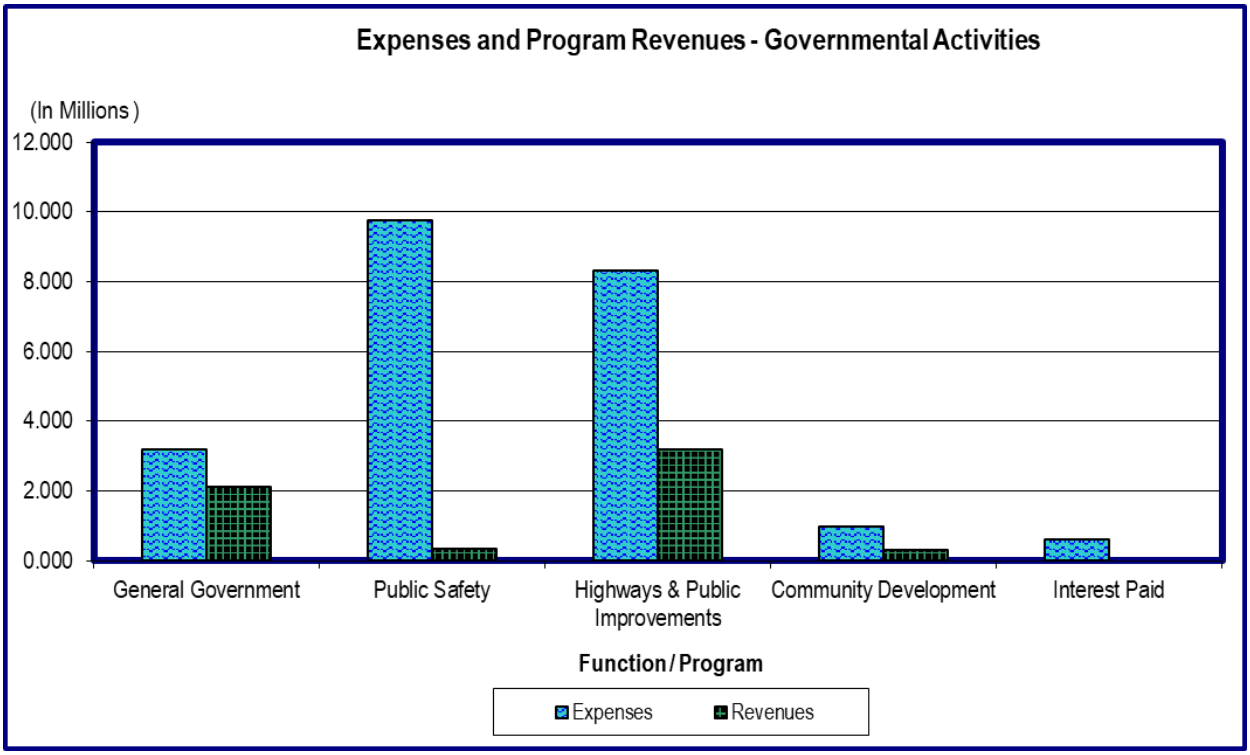
As can be seen from the following pie chart, the majority of funding for City programs does not come from program revenues but is made up from allocated general revenues such as Property Tax and Sales Tax revenues. The graphic shows all revenue sources collected by the City during the fiscal 2021 year.



Current year revenue sources were from:

$8,060,893	Property Tax revenues 31.0%)
$ 284,883	Motor Vehicle Fee In-Lieu (1.1%)
$7,974,169	Sales and Transient Room Taxes (30.6%)
$ 620,895	Optional Highway/Transporation Sales Tax (2.4%)
$2,125,352	Municipal Energy Use Taxes (8.2%)
$ 313,787	Cable TV Franchise tax (1.2%)
$2,742,973	Operational Grants (10.5%) (Class C road funds (45.5% of category), State Liquor tax, and CDBG funds)
$1,266,438	Charges for Service (Licenses, Permits and Court fines) (4.9%)
$1,933,615	Capital Grants for major road projects, trail and park improvements, additional impact fees and local grants (7.4%). This includes both a grant that was received from Salt Lake County from funds allocated by the state Legislature for significant road projects and various additional road grants, as well as other large grants for open space and trails improvements. These types of grants are specific and awarded based on the merit of the application submitted. Because they are project specific, they have little effect on the basic operational functions of the City.
$ 39,179	Investment interest earnings and miscellaneous (0.2%)
$ 602,152	Gail/Loss on Sale/Disposal of Capital Assets (2.3%)
$ 58,904	Miscellaneous Revenues (0.2%)

The following is a graphic presentation of the City's program revenues and corresponding expenses, including calculated annual depreciation on capital assets. (Note: See Statement of Activities on page 29 for detail data.)



General Government – The General Government revenue is from charges for services (business licensing and permits and inspections). Expenses are for general governmental operations and overhead from various activities including Legislative, Judicial, Executive and Administrative.

Public Safety – Public Safety revenues $310,038 from the City's share of court fines (revenue from citations). Expenses are for Police, Fire, Animal Services and related public safety functions. (Note: Related Court expenses are $351,591, netting $50,428 in expenditures.)

Highway and Public Improvements – The revenue for Highway and Public Improvements is primarily from Class C Road Funds allocated to the City from the state assessed tax on gasoline sales. Approximately 17.3 percent of the expenses shown for Highways and Public Improvements is attributable to current period depreciation of the City's infrastructure assets. The balance is for road, sidewalk, storm drain and other infrastructure.

Community Development – Regular revenues come from additional charges for services related to planning and zoning functions and expenses are also directly related to these services. This year there was a large contribution from Salt Lake County to the Community Development Renewal Agency project area, utilized to reimburse development of an approved parking structure.

Interest Paid – $714,309 interest expense was incurred on outstanding debt.

CITY'S FUND FINANCIAL STATEMENTS ANALYSIS

As noted earlier, Cottonwood Heights uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements and to track and control financial resources received and expended.

Governmental Funds Analysis

The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unrestricted fund balance may serve as a useful measure of a government's net resources available for appropriation at the end of the fiscal year.

Governmental fund balance is reported in three major categories resulting in five separate direct categories: Non-spendable, Restricted, Unrestricted (which can be shown as Committed, Assigned and Unassigned). Non-spendable fund balance includes amounts that cannot be spent for legal or practical reasons. Examples include long-term notes receivable, inventory and prepaid expenditures. Restricted fund balance includes amounts restricted to specific purposes by external parties such as amounts restricted for debt service. Committed fund balance includes amounts that have been set aside by the City Council by formal action for a specific purpose prior to the end of the fiscal year being reported. Assigned fund balance includes amounts that have been set aside for intended use by designated officials, governmental body or City Council without formal action. Unassigned fund balance includes all remaining amounts.

At the end of this fiscal year, Cottonwood Heights' governmental funds reported combined ending fund balances of $13,843,029 after 16½ years of operation, an increase of $2,558,628 from the prior year. The increase in fund balance compared to the prior year is attributable primarily to wages and benefits expenditures were below budget by $270,970 operational expenses below budget by $712,998, budgeted Capital Projects still in progress of $2,727,453. Of the total fund balance of $13,843,029, $12,226 is non-spendable and represents prepaid expenditures for fiscal year 2022 events, $929,600 is restricted as Bond Debt Service Funds in Trust, $204,832 is unearned funds from CDRA tax distributions, $184,381 are Impact Fee funds and the remaining $12,511,911 is unrestricted funds, of which $595,179 is assigned to fund accrued and vested paid time off, $2,836,784 is assigned as Capital Project funds and allocated to various specific projects, $1,963,295 is assigned as Community Development Renewal Agency funds and $7,320,892 is the remaining unassigned portion of the unrestricted balance in the General Fund.

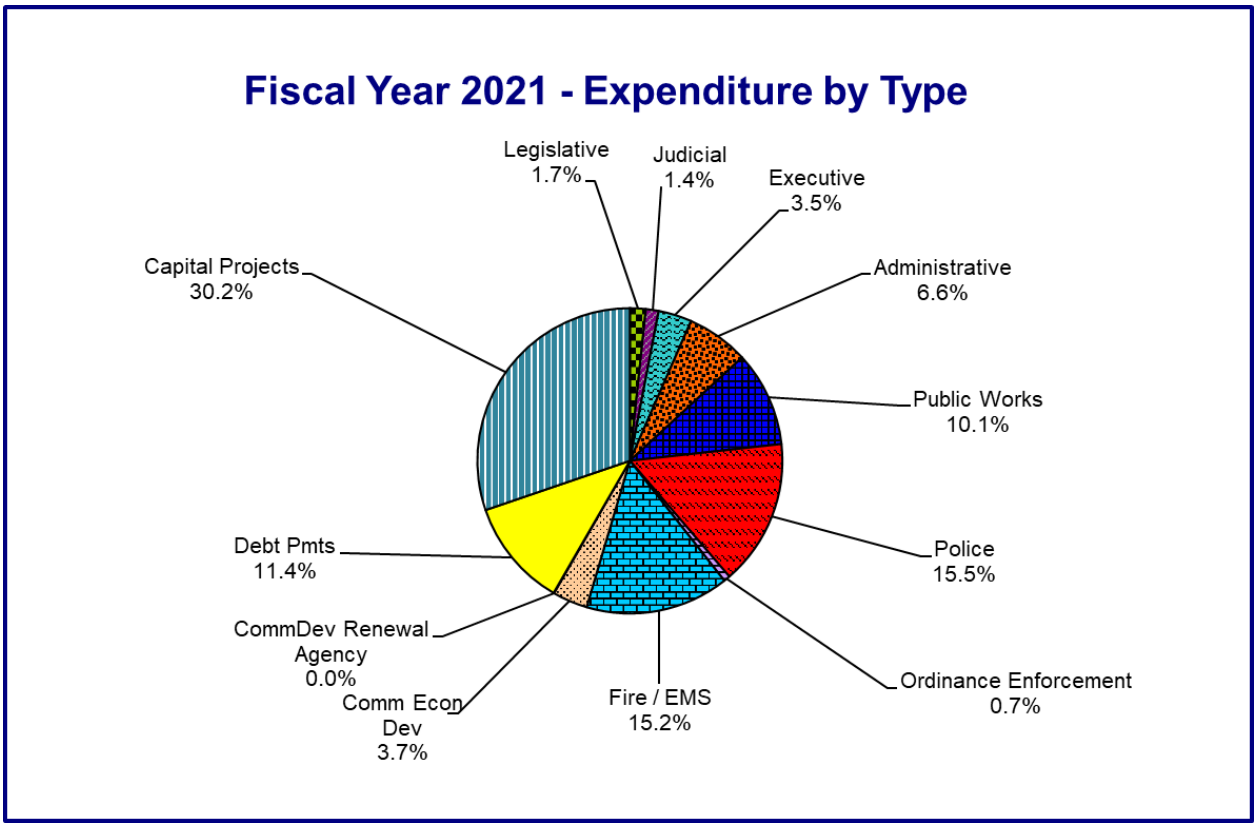
- The **General Fund** is the chief operating fund of the City. As of June 30, 2021, the General Fund had a fund balance of $7,928,296, of which $12,226 is restricted for prepaid expenditures and is non-spendable. Unrestricted fund balance totals $7,916,071 of which $595,179 is assigned to fund accrued and vested paid time off and $7,320,892 is classified as unassigned. A useful measure of liquidity is to compare the unrestricted fund balance and the total fund balance to expenditures (including transfers out) for the year. The unrestricted fund balance is 30.3 percent of total expenditures and transfers. The City ordinance chapter 2.150.11 as adopted by the City Council requires a desired target minimum fund balance of 6.0 percent of annual general fund revenues. State law

requires a 5 percent minimum balance for restricted use as defined by state statute. State law also requires appropriation of any general fund balance in excess of the 35.0 percent maximum allowed. Currently, the calculated 6.0 percent minimum fund balance is $1,317,372 and the remaining unassigned balance is $6,003,520.

- Another governmental fund is the **Capital Projects Fund**. This fund is specifically used to budget capital improvements. As of June 30, 2021, the fund balance was $3,905,765, of which $929,600 is restricted for debt service related to the issuance of the 2014 and 2016 sales tax bonds and $184,381 is restricted for Impact Fees charged on development projects. For specific details, see supplementary Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Capital Projects Fund on page 73.

- The **Community Development Renewal Agency (CDRA) Fund** has been established to provide a funding mechanism to participate in developments with approved projects that provide a needed public purpose. The current unrestricted fund balance of $1,758,463 is the result of a contribution from Salt Lake County redevelopment agency (RDA) funds collected within the boundaries of Cottonwood Heights prior to the City's incorporation. For specific details see Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Community Development Renewal Agency on page 36.

The following pie chart further details Cottonwood Heights' expenses at a detailed activity level. This chart does not include annual depreciation on capital assets. (See Governmental Funds statement on page 32 for expenses without depreciation.)



General Government – includes the activities of Legislative ($434,343), Judicial ($351,591), Executive ($919,031) and Administrative ($1,710,824) functions.

Public Safety – includes the activities of Police ($4,011,625), Ordinance Enforcement ($175,521) and Fire/EMS ($3,950,594).

Highways and Public Improvements – includes the activities of Public Works ($2,617,338) function which includes road maintenance, snow removal, signage, and park maintenance.

Community and Economic Development – includes the activities of Engineering, Economic Development and Planning ($962,746).

Capital Projects Fund – includes all Capital Improvement Projects ($5,644,856), including road paving and repairs, and purchases of capital equipment; ie: Public Safety vehicles.

Community Development Renewal Agency – includes activities that are funded for community renewal primarily through property tax increment ($12,398).

The City's basic governmental funds financial statements can be found on pages 28-36 of this report.

GENERAL FUND 2021 BUDGET AMENDMENTS

Original budget compared to final budget

During the fiscal year, the general fund's original budgeted expenditures increased by $716,475 from $17,602,952 to $18,319,427 as shown in the detail below. See also the Statement of Revenues, Expenditures and Changes in Fund Balance – Budgeted and Actual on page 34.

Several factors created the need to amend the budget. We increased the Legislative Committees by $18,490 for Arts Council related grants.

The City budget was adjusted to cover CARES act funding that was used to offset costs related to the COVID-19 Pandemic of $310,859 spread throughout various departmental budgets.

We also performed a salary market adjustment study that resulted in a partial year salary adjustment across all departments in January 2021 for a total budget adjustment of $304,123.

The Police budget was adjusted by a total of $58,965 for various grants and surplus sales, as well as the Public Works budget was adjusted $11,053 for a surplused vehicle and scrap sold.

The Community and Economic Development budget was adjusted $12,985 with a Utah Clean Air Partnership Grant to perform a study.

The changes in the fiscal year 2021 budget in individual departmental appropriations were covered through a combination of using previously accrued resources (fund balance) or identifying new revenues. The chart below outlines both revenue and expenditure changes made during the fiscal year.

Revenue and Other Sources of Funds were amended for the following:	
Federal Grants	$1,305,432
State Grants	43,114
Local Grants	98,490
Other Miscellaneous Revenues	6,647
Fines & Forfeitures	7,254
Total change in budgeted Revenues and Other Sources of Funds	$1,460,937
General Government Department:	
Legislative Committees, Events	18,610
City Manager	120,716
City Hall	18,046
Finance	14,510
City Attorney	13,664
HR Records & Cultural	18,984
Information Systems	55,686
Public Safety:	
Police	250,832
Fire	50,216
Ord Enforcement	4,160
Highways and Public Improvements:	
Public Works	62,215
Community & Economic Development	
CED & Planning	88,836
Total Change in Departmental Budgets	716,475
Net additional use of fund balance	$744,462

Final budget compared to actual results

Overall, general fund revenues collected were $2,086,694 more than budgeted. The most significant contributing revenues to this difference were in sales taxes, and Municipal Energy tax in which collections were, respectively, $2,144,215 and $175,352 higher than budgeted

Actual expenditures during this fiscal year in the General Fund departments were all less than the amended budget appropriation in all departments. As noted above, the City's Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund can be found on page 34 of this report.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital assets

Cottonwood Heights' investment in capital assets for its governmental activities as of June 30, 2021, amounted to $44,093,202 (net of related debt and depreciation). This investment in capital assets includes land right-of-way, roads, bridges, parkways (improvements other than buildings), storm drains, land (not road rights-of-way), buildings, equipment and vehicles, net of capital leases.

Cottonwood Heights' Capital Assets
(Net of related debt)

	Governmental Activities	
	FY 2021	FY 2020
Equipment	$ 548,355	$ 715,491
Vehicles	3,186,289	2,191,676
Buildings	12,571,980	12,816,685
Land (non-infrastructure)	9,262,154	9,262,154
Infrastructure - Roads	4,119,252	4,568,627
Infrastructure - Bridges	386,892	414,776
Infrastructure - Parkways	6,261,135	6,647,173
Infrastructure - Storm Drains	2,221,193	1,890,506
Infrastructure - Land	23,962,467	23,962,467
Total (net of depreciation)	62,519,716	62,469,554
Less Debt (net of funds in trust)	(18,426,514)	(18,714,776)
Total Capital Assets (net of related debt)	$ 44,093,202	$ 43,754,777

Capital asset additions during this fiscal year included the following for a total increase of $1,131,757 (see note 3D – Capital Assets):

- $ 228,160 in infrastructure from road overlay and construction projects
- $ 385,330 in storm drain repair and installations
- $ 289,589 in parkway beautification and improvements including crosswalks, cross-gutters, street lighting
- $ 145,545 in building improvements
- $ 49,715 in new equipment
- $ 33,419 in public safety vehicle net purchases

Additional information on assets of the City can be found in the Notes 3D Capital Assets on page 51 of this report.

Long-term debt

As of June 30, 2021, the City had $19,316,065 in governmental long-term debt. $3,626,514 of the long-term debt is a capital lease to fund the purchase of department vehicles. A portion of the vehicles have a fixed buy-back price after two years. Additionally, $14,800,000 of the governmental long-term debt is related to Sales Tax Revenue Bonds issued to construct the City's Municipal Center and the Public Works facility, along with the unamortized bond premium of $889,551. These bonds are payable over the next 18 years. The principal payment of $490,000 is due in July 2020, along with $323,325 of interest. The second semi-annual payment, $317,900 interest only, was due January 1, 2021.

Additional information on the outstanding debt obligations of the City can be found in the Notes 3F Long-Term Debt on page 52 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND TAX RATE

- Cottonwood Heights' adopted tax rate for the 2021-22 budget year is .001740. This is the Certified Tax rate calculation defined by the state Legislature. The locally assessed taxable valuation in Cottonwood Heights is $4,545,233,224 including $51,904,060 of new growth in valuation. The adopted tax rate should yield approximately $7,999,019 in 2021 property tax revenue for the coming 2022 fiscal year.
- Sales tax collections in the State of Utah have strengthened and will help contribute support to the City's budget in fiscal year 2022. The original budgeted amount of Sales taxes for fiscal year 2022 is $7,200,000. This compares to actual total sales tax revenue of $7,894,215 in fiscal 2021. We initially thought there would be some slowing in sales tax collections due to COVID-19. However, this has not been the case. We are on track to receive more than we did in FY2021 and may plan to adjust the budget for this revenue in the future. The City continues to budget sales taxes conservatively as a hedge against any future reversals in the economy. Actual results for the past 4 years have shown year over year increases of 2.55 percent to 17.49 percent. Initial results in the first few months for FY 2022 have shown continued growth in sales taxes.
- At the time of preparing the fiscal year 2022 budget, Class C Road Funds budgeted at $1,240,000, which is approximately a 0.6 percent decrease over the prior year actual.
- Increasing costs for materials and labor continue to put financial pressure on the City budget. Natural revenue increases do not keep pace with increasing costs. This is particularly true for infrastructure maintenance and repairs.
- Capital Project Funds are allocated to specific projects that may or may not be expended in the fiscal year. Presently, $657,991 of local government grant revenues budgeted in FY 2021 will be re-budgeted in the current year. Of the Capital Project Fund Balance as of June 30, 2021, $2,727,453 represents a total of carry forward projects that were re-budgeted on October 5,2021.
    - The ending fund balance in the Capital Projects Fund from the fiscal year 2021 is $3,950,765 inclusive of $929,600 of bond funds held in trust and $184,381 is

reserved impact fees collected in through fiscal year 2021, resulting in $2,836,784 in unrestricted assigned funds.

- The City uses a brokerage service to negotiate the best rates possible for health coverage. In addition, the City offers a Qualified High Deductible Health Plan along with a Health Savings Account (HSA) in an effort to reduce the escalating increases in health insurance premiums.
- As mandated by the Utah State Legislature, the City will contribute retirement contributions for employees in the Tier I system at the rates approved. There was no overall rate change for the 2022 fiscal year. The City does contribute through the Utah Retirement Systems on behalf of employees who had previously retired from a government position prior to employment with Cottonwood Heights (so-called post-retired employees) prior to July 1, 2010. The City will continue to provide a 401k a contribution equal to the contributions for those City employees as defined by their individual contracts: 11.86 percent for post retired from the public employee system and 25.49 percent for post retired from the public safety employee system.
- As mandated by the Utah State Legislature, the City will also contribute retirement contributions for employees in the Tier II system at the rates approved. There was no overall rate change for non-public safety employees. The stated rates include all required employer contributions, including 401k contributions.
    - All new hires, after July 1, 2011, who were not previously employed with a participating employer and therefore a participant in the Tier I system will be enrolled in the Tier II retirement system.
    - The City has recently chosen to contribute an additional amount of 401k contributions to all Tier II employees, to equalize overall Tier II contributions with contributions made for Tier I employees, but not to exceed 10 percent extra.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of Cottonwood Heights' finances. Questions concerning any information provided in this report or a request for additional financial information should be addressed to: Cottonwood Heights, attn: David Muir, City Treasurer/ Financial Reporting Manager, 2277 Bengal Blvd., Cottonwood Heights, UT 84121.

BASIC FINANCIAL STATEMENTS

Cottonwood Heights, Utah
Statement of Net Position
June 30, 2021

	Primary Government
	Governmental Activities
ASSETS	
Cash and cash equivalents	$ 12,691,546
Receivables (net of allowances)	2,190,284
Prepaids	12,226
Net Pension asset	-
Restricted Cash and cash equivalents	1,113,981
Capital assets not being depreciated:	
Land and rights of way	33,224,621
Capital assets, net of accumulated depreciation:	
Buildings and systems	12,571,980
Improvements other than buildings	548,355
Vehicles	3,186,288
Infrastructure	12,988,473
Total assets	**78,527,752**
DEFFERED OUTFLOWS OF RESOURCES	
Deferred Pension	1,614,668
Total deferred outflows of resources	**1,614,668**
LIABILITIES	
Accounts payable and other current liabilities	726,347
Accrued liabilites	1,018,950
Nonspendable collections	161,590
Non-current liabilities:	
Due within one year	1,089,261
Due in more than one year	18,226,803
Net pension liability	841,744
Total liabilities	**22,064,695**
DEFERRED INFLOWS OF RESOURCES	
Deferred uncollected property tax revenue	147,571
Deferred property tax revenue	428,450
Deferred pension inflows	1,567,125
Total deferred inflows of resources	**2,143,146**
NET POSITION	
Net Investment in capital assets	44,093,202
Restricted for:	
Bond Debt Service	929,600
Impact Fees	184,381
Unrestriced	10,727,397
Total net position	**$ 55,934,580**

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

Cottonwood Heights, Utah
Statement of Activities
For the Year Ended June 30, 2021

Function / Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expenses) Revenues and Changes in Net Position Primary Government: Governmental Activities Total
Primary Government					
Governmental activites					
General government	3,201,256	640,470	1,457,127	-	(1,103,659)
Public Safety	9,773,560	310,038	38,269	-	(9,425,253)
Highways and public improvements	8,322,471	-	1,247,577	1,933,615	(5,141,279)
Community and economic development	965,239	315,930	-	-	(649,309)
Interest on long-term debt (net of premium)	607,188	-	-	-	(607,188)
Total governmental activities	**22,869,714**	**1,266,438**	**2,742,973**	**1,933,615**	**(16,926,688)**

General Revenues:	
Property Tax	8,060,893
Sales Taxes	7,974,169
Opt Hwy/Trans SLS Tax	620,895
Municipal Energy Taxes	2,125,352
Motor Vehicle Fee-In-Lieu (of property taxes)	284,883
Franchise Tax	313,787
Unrestricted Investment earnings	39,179
Gain/Loss on Sale/Disposal of Capital Assets	602,152
Miscellaneous	58,904
Total general revenues and transfers	**20,080,214**
Changes in net position	**3,153,526**
Net position - beginning, as previously reported	**52,781,054**
Net position - ending	**55,934,580**

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

Cottonwood Heights, Utah
Balance Sheet
Governmental Funds
June 30, 2021

	General Fund	Capital Projects Fund	Debt Service Fund	Community Dev Renewal Agency Fund	Total Governmental Funds
ASSETS					
Cash and cash equivalents	$ 7,890,794	$ 2,836,784	$ 673	$ 1,963,295	$ 12,691,546
Accounts receivables (net):	2,190,284	-	-	-	2,190,284
Prepaids	12,226	-	-	-	12,226
Restricted Cash and cash equivalents	-	1,113,981	-	-	1,113,981
Total assets	**10,093,303**	**3,950,766**	**673**	**1,963,295**	**16,008,037**
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	726,347	-	-	-	726,347
Accrued liabilites	700,350	-	-	-	700,350
Nonspendable collections	162,290	-	-	-	162,290
Total liabilities	**1,588,986**	**-**	**-**	**-**	**1,588,986**
DEFERRED INFLOWS OF RESOURCES					
Deferred uncollected property tax revenue	147,571	-	-	-	147,571
Deferred property tax revenue	428,450	-	-	-	428,450
Total deferred inflows of resources	**576,021**	**-**	**-**	**-**	**576,021**
FUND BALANCES:					
Nonspendable:					
Prepaids	12,226	-	-	-	12,226
Restricted for:					
Debt Service Related Funds	-	929,600	-	-	929,600
Unearned Revenues				204,832	204,832
Impact Fees	-	184,381	-	-	184,381
Unrestricted:					
Assigned:					
PTO Vested	595,179	-	-	-	595,179
Capital Improvement	-	2,836,784	-	-	2,836,784
Debt Service	-	-	673	-	673
CommDev Renewal Agency	-	-	-	1,758,463	1,758,463
Unassigned:					
General Fund	7,320,892	-	-	-	7,320,892
Total fund balances	7,928,296	3,950,766	673	1,963,295	13,843,029
Total liabilities, deferred inflows of resources and fund balances	$ 10,093,303	$ 3,950,766	$ 673	$ 1,963,295	$ 16,008,037

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

Cottonwood Heights, Utah
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position
June 30, 2021

Total fund balances - governmental fund types:	$	13,843,029
Amounts reported for governmental activities in the Statement of Net Position are differenet because:		
Capital assets used in governmental activities are not financial resources; therefore, they are not reported in the funds.		62,519,716
Long-term liabilities, including bonds payable and accrued bond interest, are not due and payable in the current period and, therefore are not reported in the funds.		(19,633,965)
Net pension liabilities and assets are not available resources and, therefore are not reported in the funds.		(794,201)
Net position of governmental activities	$	55,934,580

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

Cottonwood Heights, Utah
Statement of Revenues, Expenditures, and Changes in Fund Balance
Governmental Funds
For the Year Ended June 30, 2021

	General Fund	Capital Projects Fund	Debt Service Fund	Community Dev Renewal Agency Fund	Total Governmental Funds
REVENUES					
Taxes:					
Property	$ 8,060,893	$ -	$ -	$ -	$ 8,060,893
Sales	7,894,215	-	-	-	7,894,215
Opt Hwy/Trans SLS Tax	620,895	-	-	-	620,895
Municipal Energy	2,125,352	-	-	-	2,125,352
Motor Vehicle Fee-in-lieu (prop. tax)	284,883	-	-	-	284,883
Franchise - Cable TV	313,787	-	-	-	313,787
Transient Room	79,954	-	-	-	79,954
Licenses and Permits	640,470	-	-	-	640,470
Intergovernmental:					
Federal Grant	1,305,432	-	-	-	1,305,432
State Grants	48,295	-	-	-	48,295
State Class C Roads	1,247,577	-	-	-	1,247,577
State Liquor Fund Allotment	38,269	-	-	-	38,269
Local Grants	103,400	1,904,648	-	-	2,008,048
Impact Fees		28,967	-	-	28,967
Charges for Services	315,930	-	-	-	315,930
Fines and Forfeitures	310,038	-	-	-	310,038
Investment Earnings	14,225	15,014	-	9,941	39,179
Miscellaneous	49,904	-	-	-	49,904
Total revenues	**23,453,518**	**1,948,630**	**-**	**9,941**	**25,412,088**
EXPENDITURES					
Current:					
General Government	3,415,788	-	-	-	3,415,788
Public Safety	8,137,740	-	-	-	8,137,740
Highways and Public Improvements	2,617,338	4,741,778	-	-	7,359,116
Community and Economic Development	962,746	-	-	12,398	975,144
Debt Service:					
Principal	-	-	2,252,941	-	2,252,941
Interest	-	-	714,309	-	714,309
Capital Outlay:					
General Government	120,924	-	-	-	120,924
Public Safety	2,046,791	-	-	-	2,046,791
Highways and Public Improvements	34,112	903,078	-	-	937,190
Community and Economic Development	-	-	-	-	-
Total expenditures	**17,335,439**	**5,644,856**	**2,967,250**	**12,398**	**25,959,943**
Excess (deficiency) of revenues over (under) expenditures	**6,118,079**	**(3,696,227)**	**(2,967,250)**	**(2,457)**	**(547,855)**
OTHER FINANCING SOURCES (USES)					
Sources:					
Issuance of Sales Tax Revenue Bonds	-	-	-	-	-
Issuance of Lease Funds	-	1,964,679	-	-	1,964,679
Loans Other Governments	-	-	-	-	-
Transfers In	-	1,844,262	1,858,543	-	3,702,805
Sales of Capital Assets	23,798	-	1,109,006	-	1,132,804
(Uses):					
Transfers to Capital Improvement Fund	(1,835,262)	-	-	-	(1,835,262)
Transfers to Debt Service Fund	(1,858,543)	-	-	-	(1,858,543)
Total other financing sources (uses)	(3,670,007)	3,808,941	2,967,549	-	3,106,483
Net change in fund balances	2,448,072	112,715	299	(2,457)	2,558,628
Fund balance - beginning of year	5,480,224	3,838,052	373	1,965,753	11,284,401
Fund balance - end of year	$ 7,928,296	$ 3,950,766	$ 671	$ 1,963,295	13,843,029

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

Cottonwood Heights, Utah
Reconciliaton of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities
For the Year Ended June 30, 2021

Net changes in fund balances - total governmental funds		$ 2,558,628
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		
Capital outlays		3,104,905
Depreciation		(2,523,841)
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations):		
Asset deletions		(1,973,148)
Depreciation deletions		1,442,496
Proceeds from capital leases provide current financial resources to governmetnal funds by issuing debt which increases long-term liabilities in the Statement of Net Position. Repayments of capital lease principal are expenditures in the governmental fund, but reduce liabilities in the Statement of Net Position:		
Bond Principal	490,000	
Principal payments on capital lease	1,762,689	
Total principal payments		2,252,689
Proceeds from new capital leases		(1,964,679)
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 the governmental funds:		
Pension Net Position Adjustment		201,631
Change in accrued interest		5,425
Amortization of bond premium		49,419
Change in net position of governmental activities		$ 3,153,526

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

Cottonwood Heights, Utah
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
General Fund
For the Year Ended June 30, 2021

	Budgeted Amounts		Fund Actuals	
	Adopted Budget	Final Budget	(Budgetary Basis) (See Notes)	Variance with Final Budget
REVENUES				
Taxes:				
Property	$ 8,063,137	$ 8,063,137	$ 8,060,893	$ (2,244)
Sales	5,750,000	5,750,000	7,894,215	2,144,215
Highway Transportation Sls Tax	600,000	600,000	620,895	20,895
Municipal Energy	1,950,000	1,950,000	2,125,352	175,352
Motor Vehicle Fee-in-lieu (prop. tax)	425,000	425,000	284,883	(140,117)
Franchise - Cable TV	310,000	310,000	313,787	3,787
Transient Room	35,000	35,000	79,954	44,954
Licenses and Permits	738,000	738,000	640,470	(97,530)
Intergovernmental:				
Federal Grant	-	1,305,432	1,305,432	(0)
State Grants	-	43,114	48,295	5,181
State Class C Roads	1,210,000	1,210,000	1,247,577	37,577
State Liquor Fund Allotment	45,000	45,000	38,269	(6,731)
Local Grants	-	98,490	103,400	4,910
Charges for Services	180,000	180,000	315,930	135,930
Fines and Forfeitures	420,000	427,254	310,038	(117,216)
Investment Earnings	50,000	50,000	14,225	(35,775)
Miscellaneous	129,750	136,397	49,904	(86,493)
Total revenues	**19,905,887**	**21,366,824**	**23,453,518**	**2,086,694**
EXPENDITURES				
Current:				
General Government	3,565,219	3,825,434	3,536,712	(288,722)
Public Safety	10,233,218	10,538,428	10,184,531	(353,897)
Highways and Public Improvements	2,834,914	2,897,128	2,651,450	(245,678)
Community and Economic Development	969,601	1,058,437	962,746	(95,691)
Total expenditures	**17,602,952**	**18,319,427**	**17,335,439**	**(983,988)**
Excess (deficiency) of revenues over (under) expenditures	**2,302,935**	**3,047,397**	**6,118,079**	**3,070,682**
OTHER FINANCING SOURCES (USES)				
Sales of Capital Assets	-	14,776	23,798	9,022
(Uses):				
Transfers to Capital Improvement Fund	(1,832,762)	(1,835,262)	(1,835,262)	-
Transfers to Debt Service Fund	(1,858,543)	(1,858,543)	(1,858,543)	-
Total other financing sources (uses)	(3,691,305)	(3,679,029)	(3,670,007)	9,022
Net change in fund balances	$ (1,388,370)	$ (631,632)	2,448,072	$ 3,079,704
Fund balance - beginning of year			5,480,224	
Fund balance - end of year			$ 7,928,296	

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

Cottonwood Heights, Utah

Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
Debt Service Fund
For the Year Ended June 30, 2021

	Budgeted Amounts		Fund Actuals	
	Adopted Budget	Final Budget	(Budgetary Basis) (See Notes)	Variance with Final Budget
REVENUES				
	$ -	$ -	$ -	$ -
Total revenues				
EXPENDITURES				
Current:				
Debt Service Principal Payments	$ 1,763,442	$ 1,763,442	$ 1,762,941	$ 501
Bond Debt Service Prinicpal Payments	490,000	490,000	490,000	-
Lease/Other Debt Service Interest Pmt	73,382	73,382	73,084	298
Bond Debt Service Interest Pmt	641,225	641,225	641,225	-
TOTAL EXPENDITURES	**2,968,049**	**2,968,049**	**2,967,250**	**799**
OTHER FINANCING SOURCES (USES)				
Unrestricted Beg Bal Appropriated	-	-	-	-
Proceeds from Capital Asset Disposal	1,109,006	1,109,006	1,109,006	-
Capital Leases	500	500	-	(500)
Transfers from General Fund	1,858,543	1,858,543	1,858,543	-
TOTAL OTHER FINANCING SOURCES (USES)	**2,968,049**	**2,968,049**	**2,967,549**	**(500)**
Net chaqnge in fund balance			299	
Fund balance - beginning of year			373	
Fund balance - end of year	$ -	$ -	$ 671	$ 299

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

Cottonwood Heights, Utah
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
Community Development Renewal Agency
For the Year Ended June 30, 2021

	Budgeted Amounts		Fund Actuals	
	Adopted Budget	Final Budget	(Budgetary Basis) (See Notes)	Variance with Final Budget
REVENUES				
Taxes:				
Property Tax	$ 90,000	$ 90,000	$ -	$ (90,000)
Investment Earnings	10,000	10,000	9,941	(59)
Total revenues	**100,000**	**100,000**	**9,941**	**(90,059)**
EXPENDITURES				
Current:				
Community and Economic Development	100,000	100,000	12,398	(87,602)
Total expenditures	**100,000**	**100,000**	**12,398**	**(87,602)**
Excess (deficiency) of revenues over (under) expenditures	**-**	**-**	**(2,457)**	**(2,457)**
OTHER FINANCING SOURCES (USES)				
Sources/(Uses):				
Funding from Other Governments	-	-	-	-
Beginning Fund Balance Appropriated	-	-	-	-
Total other financing sources (uses)	-	-	-	-
Net change in fund balances			(2,457)	
Fund balance - beginning of year			1,955,753	
Fund balance - end of year			$ 1,953,295	

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

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Cottonwood Heights (the City) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to local governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The accounting and reporting framework and the more significant accounting policies for the City are discussed in subsequent subsections of this Note.

1A - FINANCIAL REPORTING ENTITY

Cottonwood Heights (the City), incorporated in 2005, is a political subdivision of the State of Utah. The City is governed by a City Council comprised of an elected mayor who serves as Chairman of the City Council and four elected City Council members. The City has determined that there are no separately administered organizations that are controlled by or are dependent upon the City. Control or dependence is determined on the basis of financial interdependence, selection of governing authority, designation of management ability to significantly influence operations and accountability for fiscal matters. Using these criteria, no potential component units are included in the City's financial statements. Blended component units, although legally separate entities are, in substance, part of the government's operations and data from these units are combined with the data of the primary government. The blended component units discussed below are included in the City's reporting entity because of the significance of their operational or financial relationships with the City.

The Community Development Renewal Agency (CDRA) was initiated by the City in 2017 and the governing board is the City's Mayor and Council. The financial statements of the CDRA are included in the accompanying financial statements as a blended component unit as a Special Revenue Fund.

The City's financial reporting entity comprises the following:

Primary Government:	Cottonwood Heights
Component Units:	None

The accounting policies of Cottonwood Heights, Utah, conform to generally accepted accounting principles applicable to governmental units. The following is a summary of the more significant of such policies.

1B - BASIS OF PRESENTATION

Government-wide Financial Statements:
Government-wide Statement of Net Position and Statement of Activities display information on all activities of the reporting government as a whole. Most effects of any inter-fund activities have been eliminated from these statements.

The government-wide statements for the primary government are separated based on the predominance of the type of revenues that support them. Governmental activities are normally supported by taxes and intergovernmental revenues, while business type activities would receive a significant portion of revenues from fees and charges for services.

The statement of activities is presented to show the extent that program revenues of a given activity support direct expenditures of the function. Direct expenses are those that can clearly be associated with a particular activity or program. Program revenues include: (1) charges to customers or privileges provided by a given function and (2) grants and contributions that are restricted to meeting operational or capital requirements of a particular function. Other revenue sources that are not reported as program revenues are reported instead as general revenues.

Fund Financial Statements:
Financial statements of the reporting entity are organized into funds, each of which are considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues, and expenditure/expenses. Funds are organized into three major categories: governmental, proprietary, and fiduciary. An emphasis is placed on major funds within the governmental and proprietary categories. All funds of Cottonwood Heights are considered to be major funds.

Cottonwood Heights has the funds described below:

Governmental Funds:

General Fund
The General Fund is the primary operating fund of the City and always classified as a major fund. It is used to account for all activities except those legally or administratively required to be accounted for in other funds.

Debt Service Fund

The Debt Service Fund is used to account for accumulation of financial resources for the payment of principal and interest on the City's debt payments.

Capital Project Fund
The Capital Project Fund is used to account for resources restricted for the acquisition or construction of specific capital projects or items. The reporting entity includes only one Capital Project Fund and it is used to account for the acquisition of capital assets.

Community Development Renewal Agency Fund
The Community Development Renewal Agency Fund (CDRA) is used to account for resources restricted for use on approved public purpose projects.

1C - MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

Measurement focus is a term used to describe "which" transactions are recorded within the various financial statements. Basis of accounting refers to "when" transactions are recorded regardless of the measurement focus applied.

Measurement Focus
The government-wide Statement of Net Position and the Statement of Activities are presented using the economic resources measurement focus as defined in item b. below.

In the fund financial statements, the "current financial resources" measurement focus or the "economic resources" measurement focus is used as appropriate:

a. All governmental funds utilize a "current financial resources" measurement focus. Only current financial assets and liabilities are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.

b. Proprietary funds utilize an "economic resources" measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or non-current) associated with their activities are reported. Proprietary fund equity is classified as net position. The City no longer has any Proprietary Funds.

c. Fiduciary funds are not involved in the measurement of results of operations; therefore, measurement focus is not applicable to them. The City has no Fiduciary funds at this time.

Basis of Accounting
The government-wide *Statement of Net Position and Statement of Activities* are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred, or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

In the fund financial statements, governmental funds are presented on the modified accrual basis of accounting. Under this modified accrual basis of accounting, revenues are recognized when "measurable and available." Measurable means knowing or being able to reasonably estimate the amount. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The City includes in available revenue only revenue that will be collected in cash within one year following the close of the fiscal year, and in the case of property tax revenue, only revenue that will be collected within 60 days of the close of the fiscal year. Expenditures (including capital outlay) are recorded when the related fund liability is incurred, except for general obligation bond and capital lease principal payments which are reported when due.

All proprietary funds utilize the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred, or economic asset used.

1D - ASSETS, DEFERRED OUTFLOWS, LIABILITIES, DEFERRED INFLOWS AND NET POSITION (EQUITY)

Cash, Deposits and Investments
For the purpose of the Statement of Net Position, "cash, including time deposits" includes all demand, savings accounts, and certificates of deposits of the City. For the purpose of the proprietary fund Statement of Cash Flows, "cash and cash equivalents" include all demand and savings accounts, and certificates of deposit or short-term investments with an original maturity of three months or less.

The City categorizes the fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant other unobservable inputs. The City does not have any investments that are measured using Level 2 or 3 inputs. Additional cash and investment disclosures are presented in Notes 2B and 3A.

Interfund Receivables and Payables
During the course of operations, numerous transactions occur between individual funds that may result in amounts owed between funds. Those related to goods and services type transactions are classified as "due to and from other funds." Short-term interfund loans are reported as "interfund receivables and payables." Long-term interfund loans (non-current portion) are reported as "advances from and to other funds." Interfund receivables and payables between funds within governmental activities are eliminated in the Statement of Net Position. See Note 3G for details of interfund transactions, including receivables and payables at year-end. The City has no interfund receivables or payables.

Receivables and Payables
In the government-wide statements and the fund financial statements, receivables consist of all revenues earned at year-end and not yet received. Major receivable balances for the governmental activities include sales tax, franchise tax, property tax, court fines and road cut permits. Interest and investment earnings are recorded when earned and considered both measurable and available.

Payables are composed of contract payments for public works, permitting and inspections, engineering and the city attorney.

Capital Assets
The accounting treatment for property, plant, and equipment depends on whether the assets are reported in the government-wide or fund financial statements.

- Government-wide Statement Reporting of Capital Assets

The government-wide financial statements include capital assets on its *Statement of Net Position*. All assets are valued at historical cost or estimated historical cost if actual is unavailable. Donated assets and assets received by a service concession arrangement should be recorded at

acquisition value rather than fair value. Estimated historical cost was used to value the majority of the infrastructure assets transferred from Salt Lake County primarily during the period ending June 30, 2005. The City's capitalization threshold is $10,000.

Depreciation of all exhaustible assets is recorded as an allocated expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The range of estimated useful lives by type of asset is as follows:

Description	Governmental Activities Estimated Lives
Buildings and Improvements	45 years
Machinery and Equipment	5 to 15 years
Vehicles	5 years
Infrastructure – original costs - annual upgrade costs	15-50 years (Must increase remaining life by a minimum of 33%. Upgrade costs amortized over new remaining life.)

- Fund Financial Statement Reporting of Capital Assets

In the fund financial statements, assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition.

Restricted Assets

Certain assets have external restrictions placed upon them that limit their availability. These assets may only be expended if their use is in adherence with these restrictions. Some restrictions are in place due to provisions of State or Federal law. Bond proceeds held for construction and funds dedicated to be held for debt service payments are restricted by the Trustee. Class C Road taxes, governmental grants and impact fees are restricted revenues and may only be used for their intended purpose.

Deferred Outflows/Inflows of Resources

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

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

Long-term Obligations
The accounting treatment of long-term debt and obligations depends on whether the assets are reported in the government-wide or fund financial statements.

All long-term debt to be repaid from governmental resources is reported as a liability in the government-wide statements. Bond discounts or premiums, and the difference between the reacquisition price and the net carrying value of refunded debt are deferred and amortized over the terms of the respective bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

Long-term debt for governmental funds is not reported as a liability in the fund financial statements. The debt proceeds are reported as other financing sources and payment of principle and interest reported as expenditures in the current period.

Pension Plans
For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) including additions to and deductions from URS's fiduciary net position, have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Compensated Absences
It is the City's policy to permit employees to accumulate a limited amount of earned but unused Vacation/Sick or PTO benefits. The vested equivalent value for earned compensated absences is calculated and recorded, at fiscal yearend, as an unrestricted assigned fund balance.

Equity Classifications
Government-wide Statements
Equity is classified as net position and displayed in four components:

a. Net investment in capital assets—Consists of capital assets net of accumulated depreciation and related debt.

b. Restricted—Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

c. Unrestricted—All other net position that do not meet the definition of "restricted" or "net investment in capital assets".

Fund Statements

Governmental fund equity is classified as fund balance. Fund balance is reported in three major categories, comprising five separate definitions: Nonspendable, Restricted and Unrestricted (which can be shown as Committed, Assigned and Unassigned). Each category is defined as follows:

a) Nonspendable – Prepaid expenditures and other similar assets (a) not in spendable form, or (b) legally or contractually required to be maintained intact.
b) Restricted – Assets constrained by externally imposed legal restrictions, by law through constitutional provisions or enabling legislation, or restrictions set by creditors, grantors or contributors.
c) Committed – Formally designated by City Council through ordinance for specific purposes, prior to the end of the fiscal year being reported, that cannot be used for another purpose unless the City Council formally changes the use through a superseding ordinance.
d) Assigned – Amounts constrained by the City Council or for a specific purpose normally through the appropriations process establishing and amending budgets. Funds in Capital Projects fund or other permanent funds are by their nature assigned to the purpose for which the resources are collected, without extra ordinary formal action.
e) Unassigned – The General Fund is the only fund that could have a positive unassigned fund balance of funds, not classified in any other classification, which may be used for any governmental purpose.

When both restricted and unrestricted fund balance is available for use, it is the City's policy to use restricted fund balance first, then committed funds, followed by assigned and then unassigned.

Fund balance may be committed by the City Council through passage of budget resolutions. The City Council has authorized the City Manager to make determinations of assigned fund balance.

1E - REVENUES, EXPENDITURES, AND EXPENSES

Revenue

Property taxes (including Motor Vehicle fee-in-lieu), franchise taxes, licenses, shared revenue, and interest are susceptible to accrual. Sales taxes collected and held by the state at year end on behalf of the City are also recognized as revenue. Other receipts and taxes become measurable and available when cash is received by the City and are recognized as revenue at that time.

Entitlements are recorded at the time of receipt or earlier if the "susceptible to accrual" criteria are met. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other grant requirements have been met.

Property taxes are based on the assessments against property owners. Tax levies on such assessed values are certified to the County Treasurer prior to the commencement of the fiscal year. Property taxes become a lien on January 1 and are levied on the first Monday in August. Taxes are due and payable on November 1 and are delinquent after November 30 of each year. Property

taxes are collected by the Salt Lake County Treasurer and remitted to the City shortly after collections occur.

Sales taxes are collected by the Utah State Tax Commission and are remitted to the City monthly approximately two months after the period in which the taxes are collected by local businesses if all filings are made timely.

Expenditures/Expenses
In the government-wide financial statements, expenditures are classified by function for governmental activities.

In the fund financial statements, expenditures are classified as follows:

Governmental Funds—By Character:
- Current (further classified by function and object)
- Debt Service
- Capital Outlay

In the fund financial statements, governmental funds report expenditures of financial resources.

Interfund Transfers
Permanent reallocation of resources between funds of the reporting entity is classified as interfund transfers. For the purposes of the Statement of Activities, all interfund transfers between individual governmental funds have been eliminated.

NOTE 2 - STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

By its nature as a local government unit, the City is subject to various federal, state, and local laws and contractual obligations. An analysis of the City's compliance with significant laws and regulations and demonstration of its stewardship over City resources follows.

2A - FUND ACCOUNTING REQUIREMENTS

The City complies with all state and local laws and regulations requiring the use of funds separate from the General Fund. The legally required separate funds used by the City include the following:

Fund	Required By
None	

2B - CASH DEPOSITS AND INVESTMENTS

Deposits and investments for Cottonwood Heights are governed by the Utah Money Management Act (*Utah Code Annotated*, Title 51, Chapter 7, "the Act") and by rules of the Utah Money Management Council ("the Council"). Following are discussions of Cottonwood Heights' exposure to various risks related to its cash management activities.

Deposit-Custodial Credit Risk
Custodial credit risk for deposits is the risk that in the event of a bank failure, Cottonwood Heights' deposits may not be recovered. The City's policy for managing custodial credit risk is to adhere to the Money Management Act. The Act requires all deposits of Cottonwood Heights to be in a qualified depository, defined as any financial institution whose deposits are insured by an agency of the federal government and which has been certified by the Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council. The City has no other deposit policy for custodial credit risk.

Investment-Credit Risk
Credit risk is the risk that the counterparty to an investment will not fulfill its obligations. The City's policy for limiting the credit risk of investments is to comply with the Utah Money Management Act. The City has no other investment policy that would further limit its investment choices.

Cottonwood Heights is authorized to invest in the Utah Public Treasurer's Investment Fund (PTIF), an external pooled investment fund managed by the Utah State Treasurer and subject to the Act and State Money Management Council regulatory oversight. The PTIF is not registered with the SEC as an investment company, and deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses, net of administration fees, of the PTIF are allocated based upon the participants' average daily balances. A copy of the Public Treasurers Investment Fund is available for viewing on the Utah State Treasurer's website at http://www.treasurer.state.ut.us.

The City categorizes the fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant other unobservable inputs. The City does not have any investments that are measured using Level 2 or 3 inputs. Additional cash and investment disclosures are presented in 1D and 3A.

Investments are measured at fair value on a recurring basis. *Recurring* fair value measurements are those that Government Accounting Standards Board (GASB) Statements require or permit in the statement of net position at the end of each period. Investments' fair value are shown in the table below. All of the City's investments are categorized as Level 1 Inputs.

As of June 30, 2021, the City had the following investments and maturities:

		Investment Maturities (in years)			
Investment Type	Total Fair Value	Less than 1	1 to 5	6 to 10	More than 10
State of Utah PTIF	$12,460,083	$12,460,083	$ -	$ -	$ -
Total	$12,460,083	$12,460,083	$ -	$ -	$ -

Twice a year, at June 30 and December 31, the investments in the PTIF are valued at fair value. As of June 30, 2021, the City had $12,460,083 invested in the PTIF which had a fair value factor of 1.00335237 making the City investment equal to $12,501,854 for an unrealized gain of $41,771. Due to the insignificance of this amount in relation to the funds affected by the unrealized gain, the fair value of investments in this external investment pool is deemed to be the amortized cost of the investment.

Investment-Interest Rate Risk

Interest rate risk is the risk that changes in interest rates of debt investments will adversely affect the fair value of an investment. Cottonwood Heights manages its exposure to declines in fair value by investment only in the PTIF and by adhering to the Utah Money Management Act (Section 51, chapter 7 of the Utah Code) which provides guidance for handling depository and investing transactions in order to minimize interest rate risk. The City has no other formal policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

2C - REVENUE RESTRICTIONS

The City has various state restrictions placed over certain revenue sources. The primary restricted revenue sources include:

Revenue Source	Legal Restrictions of Use
B & C Road Funds	Eligible B & C Roads
Awarded Asset Seizures	Further Enforcement Actions
Impact Fees	Eligible public improvements

For the period ended June 30, 2020, the City complied, in all material respects, with these revenue restrictions.

2D - DEBT RESTRICTIONS AND COVENANTS

General Obligation Debt
No long-term General Obligation debt shall be created by any city unless the proposition to create such debt shall have been submitted to a vote of qualified electors. Cities shall not contract for debt in an amount exceeding four percent of the fair market value of taxable property in their jurisdictions. For the period ended June 30, 2021, the City had no outstanding General Obligation debt.

Other Long-term Debt
Cities may incur indebtedness for the purpose of supplying such city water, sewer, or electricity when such public works are owned and controlled by the municipality. The additional indebtedness shall not exceed four percent for first and second class cities and eight percent for third class cities of the fair market value of taxable property in their jurisdictions. The City has no such debt at this time.

2E - FUND EQUITY RESTRICTIONS

General Fund Balance Restrictions
Utah Code 10-6-116(4) requires that only the "fund balance in excess of 5 percent of total revenues of the general fund may be utilized for budget purposes." The remaining 5 percent must be maintained as a minimum fund balance. The maximum in the general fund may not exceed 25 percent of the total actual revenue of the general fund (10-6-116(2)). The City Council has adopted a City code [chapter 2.150.020.11] directing that a minimum 5 percent fund balance, as required by law, with a desired target minimum of 6 percent. Currently the City's adjusted fund balance is under the maximum allowed by state law.

2F - BUDGETARY BASIS OF ACCOUNTING

In the governmental fund statements the accounting basis and the budgetary basis are the same. The Statement (Schedule) of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual presented for the general fund and the capital projects fund are presented on the budgetary basis to provide a meaningful comparison of actual results with the budget.

Budgets are legally required for governmental funds. Annual budgets are prepared and adopted by the City Council on or before June 22 for the fiscal year commencing the following July 1, in accordance with Utah State law. The operating budget includes proposed expenditures and proposed sources of financing for such expenditures. Prior to June 22nd a public hearing is conducted to obtain taxpayer input. Budgets are adopted by ordinance in total for each department. Management can move budgeted amounts within a department or decrease appropriations. The City Council can increase appropriations after having a public hearing. During the year ended June 30, 2021 the City Council amended the original budget four times.

Budgets for the Capital Projects Fund are also prepared using the modified accrual basis of accounting and are adopted on an annual basis. Project budgets for the Capital Projects fund are

prepared annually and ending balances may be re-appropriated by Council action in the following year.

NOTE 3 - DETAIL NOTES ON TRANSACTION CLASSES / ACCOUNTS

The following notes present detailed information to support the amounts reported in the basic financial statements for its various assets, liabilities, equity, revenues, and expenditures/ expenses.

3A - CASH DEPOSITS AND INVESTMENTS

The City categorizes the fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant other unobservable inputs. The City does not have any investments that are measured using Level 2 or 3 inputs. Additional cash and investment disclosures are presented in 1D and 2B.

Investments are measured at fair value on a recurring basis. *Recurring* fair value measurements are those that Government Accounting Standards Board (GASB) Statements require or permit in the statement of net position at the end of each period. Investments' fair value are shown in the table below. All of the City's investments are categorized as Level 1 Inputs.

Below is a reconciliation of the year-end balance invested in the Public Treasurers' Investment Fund and other cash and investments presented in the statement of net position:

Utah State Public Treasurers' Investment Fund balance	$	12,448,836
Reconciliation to Government-wide Statement of Net Position:		
Investments	$	12,448,836
Cash on Hand		128
Held by Trustee		929,600
Deposits		426,963
Total	$	13,805,527
Per Statement of Net Position:		
Unrestricted Cash	$	12,691,546
Restricted Cash		1,113,981
Total	$	13,805,527

3B - RESTRICTED ASSETS

The restricted assets as of June 30, 2021, are as follows:

Impact Fees		184,381
Bond Funds held in trust		929,600
Total	$	1,113,981

3C - ACCOUNTS RECEIVABLE

Accounts receivable of the governmental activities consists principally of fiscal year accruals of sales taxes, property taxes, court fines and road cut permits receivable.
Receivables details at June 30, 2021, are as follows:

		Governmental Activities
Delinquent Property Taxes Receivable	$	139,897
Invoiced Receivables		152,010
Invoiced Business Licensing		19,540
Prior Fiscal Revenues - Sales & Transient Room		1,514,129
Prior Fiscal Revenues - Co Hwy Sales Tax		58,101
Prior Fiscal Revenue - Energy Use Tax		229,262
Prior Fiscal Revenue - Cable Franchise Tax		77,345
Net Accounts Receivable	$	2,190,284

3D - CAPITAL ASSETS

Capital asset activity for the period ended June 30, 2021, was as follows:

Governmental activities:	Balance at June 30, 2020	Additions	Disposals / Misc Adj	Balance at June 30, 2021
Capital assets, not being depreciated:				
Land (non-infrastructure)	9,262,154	-	-	9,262,154
Land related Infrastructure	23,962,467	-	-	23,962,467
Total assets, not being depreciated	33,224,621	-	-	33,224,621
Capital assets, depreciable:				
Buildings	14,085,934	145,545	-	14,231,479
Equipment	2,686,312	49,715	-	2,736,026
Vehicles	5,926,571	2,006,567	(1,973,148)	5,959,990
Infrastructure - Roads	34,595,038	228,160	-	34,823,198
Infrastructure - Bridges	905,375	-	-	905,375
Infrastructure - Parkways	11,596,764	289,589	-	11,886,353
Infrastructure - Storm Drains	2,295,273	385,330	-	2,680,603
Total capital assets, depreciable	72,088,267	3,104,905	(1,973,148)	73,223,024
Accumulated depreciation				
Buildings	(1,269,249)	(390,250)		(1,659,499)
Equipment	(1,970,821)	(216,851)		(2,187,671)
Vehicles	(3,734,896)	(481,052)	1,442,246	(2,773,701)
Infrastructure - Roads	(30,026,412)	(677,534)		(30,703,946)
Infrastructure - Bridges	(490,599)	(27,884)		(518,483)
Infrastructure - Parkways	(4,949,591)	(675,627)		(5,625,218)
Infrastructure - Storm Drains	(404,767)	(54,643)		(459,410)
Total accumulated depreciation	(42,846,334)	(2,523,841)	1,442,246	(43,927,928)
Net capital assets	62,466,554	581,064	(530,902)	62,519,716

Depreciation was charged to governmental activities as follows:

Governmental Activities:	
General Government	$ 425,441
Public Safety	257,319
Highways & Public Improvements	1,841,101
Total depreciation expense and adjustment	$ 2,523,861

Capital Assets under Capital Lease
The City has acquired public safety and public works vehicles through capital leases. The amortization of these assets is included in depreciation expense. As of June 30, 2021 the net book values are as follows:

	Governmental Activities
Public Safety Vehicles	$ 1,964,679
Less Accumulated Depreciation	(480,670)
Net Book Value	$ 1,484,009
Public Works Vehicles	$ 2,747,369
Less Accumulated Depreciation	(1,178,631)
Net Book Value	$ 1,568,738

3E - ACCOUNTS PAYABLE

Payables in the general fund are composed of contract payments for public works, permitting and inspections, engineering and the city attorney.

3F - LONG-TERM DEBT

Cottonwood Heights' long-term debt consists of two sales tax revenue bonds and capital leases as described below:

As of June 30, 2021, the City had long-term debt payable from originating from two issues of sales tax revenue bonds. These bonds are described below:

Sales Tax Revenue Bonds Payable:

Series 2014 - City Municipal Center	
3.695%, (07/2/14 original amount $13,770,000)	$ 12,250,000
Less current principal payments	(385,000)
Current Fiscal Year End Balance	$ 11,865,000

Proceeds from the 2014 Sales Tax Revenue Bond were used towards the construction of the City Municipal Center.

Sales Tax Revenue Bonds Payable:

Series 2016 - City Municipal Center	
2.686%, (07/12/16 original amount $3,280,000)	$ 3,040,000
Less current principal payments	(105,000)
Current Fiscal Year End Balance	$ 2,935,000

Proceeds from the 2016 Sales Tax Revenue Bond were used towards the construction of the City Municipal Center as well as the construction of the City's public works facility.

2018 Zions Bank - Police Vehicles	
2.78%, (7/25/18 original amount $1,859,827)	$ 1,859,827
Less current principal payments	(1,859,827)
Fiscal Year End Balance	$ -

2020 Zions Bank-Police Vehicles	
1.859%, (07/28/20 original amount $1,964,679)	$ 1,964,679
Less fiscal year payments	-
Fiscal Year End Balance	$ 1,964,679

The City enters into lease agreements as lessee for the purchase of police vehicles every two years. These lease agreements qualify as a capital lease for accounting purposes and, therefore, have been recorded at the present value of all future lease payments as of the inception date.

Capital Leases Payable:

2016 Zions Bank-Public Works Vehicles	
1.72%, (08/10/16 original amount $228,126)	$ 133,682
Less fiscal year payments	(32,570)
Fiscal Year End Balance	$ 101,112

2016 JPM Chase-Public Works Vehicles	
1.65%, (09/14/16 original amount $2,519,243)	$ 1,806,268
Less fiscal year payments	(245,544)
Fiscal Year End Balance	$ 1,560,724

The City has entered into two lease agreements as lessee for the purchase of Public Works vehicles. This lease agreement qualifies as a capital lease for accounting purposes and, therefore, has been recorded at the present value of all future lease payments as of the inception date.

All outstanding bonds and other direct borrowings are secured with their respective pledged revenues and/or the property and equipment as collateral.

Changes in Long-term Debt

The following is a summary of changes in long-term debt for the period ended June 30, 2021:

Type of Debt	Original Principal	% Rate	Balance June 30, 2020	Additions	Reductions	Balance June 30, 2021	Due Within One Year
Direct Borrowings:							
2016 ZionsBank-Public Works Vehicles Matures 8/10/2023	228,126	1.72	133,682		(32,570)	101,112	33,131
2016 JPM Chase-Public Works Vehicles Matures 9/21/2026	2,519,243	1.65	1,806,268		(245,544)	1,560,724	249,595
2018 ZionsBank-Police Vehicle Lease* Matures 7/25/2020	1,859,827	2.78	1,484,827		(1,484,827)	0	-
2020 ZionsBank-Police Vehicle Lease* Matures 7/08/2022	1,964,679	1.86	-	1,964,679	-	1,964,679	301,535
Total Direct Borrowings	$ 6,571,875		$ 3,424,777	$ 1,964,679	$ (1,762,941)	$ 3,626,515	$ 584,261
Bonds Payable:							
2014 Sales Tax Revenue Bond Matures 7/1/2039	$ 13,770,000	3.695	$ 12,250,000		$ (385,000)	$ 11,865,000	$ 395,000
2016 Sales Tax Revenue Bond Matures 7/1/2039	3,280,000	2.686	3,040,000		(105,000)	2,935,000	110,000
Total Bonds Payable	$ 17,050,000		$ 15,290,000	$ -	$ (490,000)	$ 14,800,000	$ 505,000
Total governmental activity long-term liabilities	$ 23,621,875		$ 18,714,777	$ 1,964,679	$ (2,252,941)	$ 18,426,515	$ 1,089,261

All direct borrowings and bonds are collateralized by their respective revenues or leased equipment.
* Bi-annually, Public Safety vehicle lease is partially paid by dealer buy back. $1,356,000 in FY 2023.

Annual Debt Service Requirements

The annual debt service requirements to maturity for governmental long-term debt principal and interest as of June 30, 2021, are as follows:

	Governmental Activities			
	Bonds		Notes from Direct Borrowings and Direct Placements	
Year Ended June 30	Principal	Interest	Principal	Interest
2022	505,000	626,250	584,261	31,134
2023*	525,000	606,750	1,950,558	53,797
2024	545,000	584,325	292,180	18,037
2025	575,000	558,675	262,155	13,192
2026	600,000	531,125	266,481	8,866
2027-2031	3,470,000	2,183,250	270,878	4,469
2032-2036	4,380,000	1,275,400		
2037-2040	4,200,000	328,525		
Total	$ 14,800,000	$ 6,694,300	$ 3,626,514	$ 129,496

* Bi-annually, Police vehicle lease is primarily paid by an additional dealer buy back.

Other long-term liabilities

Compensated absences:	Beginning	Accrued FY2021	Used FY2021	Net Change	Ending
Vacation	$ 222,436	105,450	(80,064)		247,822
PTO	186,761	425,756	(392,991)		219,526
Sick	94,138	30,919	(4,621)		120,436
Comp time	10,293	41,801	(44,700)		7,394
General Fund	$ 513,628	$ 603,926	$ (522,376)	$ 81,551	$ 595,178
Net pension liabillity:					
General Fund	$ 1,700,137			(858,393)	$ 841,744

3G - INTERFUND TRANSACTIONS AND BALANCES

Transfers

These budgeted transfers are part of the basic funding, budgeted from the General Fund to meet the budgeted needs in these other funds.

	Transfers Out	Transfers In
General Fund	$3,693,805	
Debt Service Fund		$1,858,543
Capital Projects Fund		1,835,262

NOTE 4 - OTHER INFORMATION

4A - EMPLOYEE PENSION AND OTHER BENEFIT PLANS

General Information about the Pension Plans

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

Defined Benefit Plans

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

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S, Salt Lake City, Utah 84102 or visiting the website: www.urs.org/general/publications .

Summary of Benefits by System

Benefits provided: URS provides retirement, disability, and death benefits. Retirement benefits are as followings:

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

*with actuarial reductions

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

Contribution Rate Summary

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the Utah State Retirement Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates as of June 30, 2021 are as follows:

Utah Retirement Systems	Employee	Employer Rate	Employer rate 401(k) Plan
Contributory System			
111 Local Governmental Division - Tier 2***	N/A	15.80%	0.89%
Noncontributory System			
15 Local Governmental Division - Tier 1	N/A	18.47%	N/A
Public Safety Retirement System			
Contributory			
122 Tier 2 DB Hybrid Public Safety***	2.27%	23.74%	N/A
Noncontributory			
49 Other Div B Noncontributory - Tier 1	N/A	32.28%	N/A
Tier 2 DC Only * **			
211 Local Government	N/A	6.69%	10.00%
222 Public Safety	N/A	9.74%	12.00%

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

For fiscal year ended June 30, 2021 the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	$ 239,916	N/A
Public Safety System	369,702	-
Tier 2 Public Employee System	208,802	-
Tier 2 Public Safety	209,427	$ 20,025
Tier 2 DC Only System	3,618	N/A
Tier 2 DC Public Safety & Firefighter System	2,531	N/A
Total Contributions	$ 968,642	-

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

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

At June 30, 2021, we reported a net pension asset of $ 0 and a net pension liability of $ 841,744.

	(Measurement Date): December 31, 2020				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2019	Change (Decrease)
Noncontributory System	$0	$92,042	0.1794397%	0.1777980%	0.0016417 %
Public Safety System	$0	$699,539	1.9456920%	1.9508345%	(0.0051425) %
Tier 2 Public Employees System	$0	$10,600	0.0736989%	0.0744177%	0.0007188 %
Tier 2 Public Safety & Firefighter Sys	$0	$39,563	0.4410832%	0.4732837%	0.0322005 %
Total Net Pension Asset/Liability	$0	$841,744			

The net pension asset and liability were measured as of December 31, 2020, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2020 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2021 we recognized pension expense of $832,101.

At of June 30, 2021, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$946,356	$4,867
Changes in assumptions	97,255	50,305
Net difference between projected and actual earnings on pension plan investments	-	1,443,520
Changes in proportion and differences between contributions and proportionate share of contributions	30,383	68,434
Contributions subsequent to the measurement date	540,673	-
Total	$1,614,667	$1,567,126

$540,673 reported as deferred outflows of resources related to pension's results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2020.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows/ (Inflows) of Resources
2021	$ 52,047
2022	57,029
2023	(410,452)
2024	(234,784)
2025	5,687
Thereafter	$ 37,341

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

For the year ended June 30, 2021, we recognized pension expense of $91,330.
At June 30, 2021, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 123,481	$ -
Changes in assumptions	-	12,040
Net difference between projected and actual earnings on pension plan investments	-	672,098
Changes in proportion and differences between contributions and proportionate share of contributions	4,451	13,125
Contributions subsequent to the measurement date	122,633	-
Total	$250,565	$697,263

$122,633 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2020.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows/ (Inflows) of Resources
2021	$ (160,152)
2022	(64,583)
2023	(233,172)
2024	(111,425)
2025	-
Thereafter	$ -

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

For the year ended June 30, 2021, we recognized pension expense of $516,670.
At June 30, 2021, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 792,661	$ -
Changes in assumptions	74,653	33,640
Net difference between projected and actual earnings on pension plan investments	-	715,154
Changes in proportion and differences between contributions and proportionate share of contributions	2,872	53,527
Contributions subsequent to the measurement date	191,867	-
Total	$1,062,053	$ 802,321

$191,867 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2020.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows/ (Inflows) of Resources
2021	$ 222,388
2022	128,054
2023	(163,692)
2024	(118,885)
2025	-
Thereafter	$ -

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

For the year ended June 30, 2021, we recognized pension expense of $103,777.
At June 30, 2021, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 9,757	$ 4,854
Changes in assumptions	13,408	386
Net difference between projected and actual earnings on pension plan investments	-	30,984
Changes in proportion and differences between contributions and proportionate share of contributions	16,643	-
Contributions subsequent to the measurement date	117,253	-
Total	$157,061	$ 36,224

$117,253 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2020.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows/ (Inflows) of Resources
2021	$(5,290)
2022	(3,113)
2023	(7,196)
2024	(2,099)
2025	3,615
Thereafter	$17,669

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

For the year ended June 30, 2021, we recognized pension expense of $120,324.
At June 30, 2021, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 20,457	$ 13
Changes in assumptions	9,194	4,239
Net difference between projected and actual earnings on pension plan investments	-	25,284
Changes in proportion and differences between contributions and proportionate share of contributions	6,417	1,781
Contributions subsequent to the measurement date	108,920	-
Total	$ 144,988	$ 31,317

$108,920 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2020.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows/ (Inflows) of Resources
2020	$(4,900)
2021	(3,329)
2022	(6,391)
2023	(2,375)
2024	2,072
Thereafter	$19,672

Actuarial assumptions

The total pension liability in the December 31, 2020, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 Percent
Salary increases	3.25 - 9.75 percent, average, including inflation
Investment rate of return	6.95 percent, net of pension plan investment expense, including inflation

Mortality rates were adopted from an actuarial experience study dated January 1, 2020. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using 80% of the ultimate rates from the MP-2019 improvement assumption using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2020 valuation were based on the results of an actuarial experience study for the five year period ending December 31, 2019.

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

	Expected Return Arithmetic Basis		
Asset class	Target asset allocation	Real return arithmetic basis	Long-Term expected portfolio real rate of return
Equity securities	37%	6.30%	2.33%
Debt securities	20%	0.00%	0.00%
Real assets	15%	6.19%	0.93%
Private equity	12%	9.50%	1.14%
Absolute return	16%	2.75%	0.46%
Cash and cash equivalents	0%	0.00%	0.00%
Totals	100%		4.84%
	Inflation		2.50%
	Expected arithmetic nominal return		7.34%

The 6.95% assumed investment rate of return is comprised of an inflation rate of 2.50%, a real return of 4.45% that is net of investment expense.

Discount rate: The discount rate used to measure the total pension liability was 6.95 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate. The discount rate remained unchanged at 6.95 percent.

Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate: The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.95 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.95 percent) or 1-percentage-point higher (7.95 percent) than the current rate:

System	1% Decrease (5.95%)	Discount Rate (6.95%)	1% Increase (7.95%)
Noncontributory System	$1,595,740	$92,042	$(1,161,516)
Public Safety System	2,557,327	699,539	(814,213)
Tier 2 Public Employees System	178,366	10,600	(117,736)
Tier 2 Public Safety & Firefighter System	186,525	39,563	(77,649)
Total	$4,517,958	$841,744	$(2,171,114)

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

Defined Contribution Savings Plans

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

Cottonwood Heights City participates in the following Defined Contribution Savings Plans with Utah Retirement Systems and ICMA-RC:

- 401(k) Plan (URS only)
- 457(b) Plan (URS and ICMA-RC)
- 457(b) Roth Plan (ICMA)
- Roth IRA Plan (URS and ICMA-RC)

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

	2021	2020	2019
401(k) Plan (URS)			
Employer Contributions	$520,652	$517,266	$449,938
Employee Contributions	293,040	273,726	258,403
457 Plan (URS)			
Employer Contributions	67,639	67,227	61,884
Employee Contributions	166,744	159,373	134,578
Roth IRA Plan (URS)			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	4,848	2,991	2,836
457 Plan (ICMA-RC)			
Employer Contributions	70,323	68,823	94,614
Employee Contributions	69,043	63,987	102,150
457 Roth Plan (ICMA-RC)			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	32,439	33,090	38,897
Roth IRA Plan (ICMA-RC)			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	$ 5,780	$ 13,170	$ 17,815

4B - RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City has purchased comprehensive general liability insurance through the Utah Local Governments Trust. The City pays premiums to the Trust for its general insurance coverage, automobile liability, and personal injury protection. The Trust is self-sustaining through member premiums. The City is subject to a minimal deductible for claims.

4C – SUBSEQUENT EVENTS

Subsequent events were evaluated through the date of the audit report, which is the date that the financial statements were available to be issued. No subsequent events were reportable.

This page intentionally left blank

REQUIRED SUPPLEMENTARY INFORMATION

(UNAUDITED)

Cottonwood Heights, Utah

Schedule of the Proportionate Share of the Net Pension Liability - Utah Retirement Systems
As Reported December 31, 2020
Last 10 Years *

	Year-end	Noncontributory Retirement System	Public Safety System	Tier 2 Public Empoyees System	Tier 2 Public Safety & Firefighter System
Proporation of the net pension liability					
	2020	0.1794397%	1.9456920%	0.0736989%	0.4410832%
	2019	0.1777980%	1.9508345%	0.0744177%	0.4732837%
	2018	0.1772544%	2.4270798%	0.0723742%	0.4406332%
	2017	0.1917693%	2.4454912%	0.0723742%	0.4314339%
	2016	0.1829814%	2.5129097%	0.0545308%	0.3146488%
	2015	0.1556506%	2.3769143%	0.0409095%	0.3793566%
	2014	0.1425470%	2.1737910%	0.3401780%	0.4581430%
Proportionate share of the net pension liability (asset)	2020	$ 92,042	$ 699,539	$ 10,600	$ 39,563
	2019	670,097	968,784	16,737	44,519
	2018	1,305,252	1,912,529	29,377	11,040
	2017	840,199	1,181,670	6,381	(4,992)
	2016	1,174,965	1,566,289	6,083	(2,731)
	2015	880,747	1,159,818	(89)	(5,543)
	2014	618,973	859,588	(1,031)	(6,777)
Covered payroll					
	2020	$ 1,424,598	$ 1,923,853	$ 1,178,512	$ 882,216
	2019	1,454,680	1,768,551	1,033,953	780,049
	2018	1,536,787	1,996,581	800,764	588,579
	2017	1,656,658	2,043,451	708,586	455,286
	2016	1,697,688	2,287,211	447,197	259,971
	2015	1,517,660	2,129,632	264,295	225,749
	2014	1,441,633	2,061,024	167,094	189,494
Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	2020	6.46%	36.36%	0.90%	4.48%
	2019	46.06%	54.78%	1.62%	5.71%
	2018	84.93%	95.79%	3.67%	1.88%
	2017	50.72%	57.83%	0.90%	-1.10%
	2016	69.21%	68.48%	1.36%	-1.05%
	2015	58.03%	54.46%	-0.03%	-2.46%
	2014	42.90%	41.70%	-0.06%	-3.60%
Plan fiduciary net position as a percentage of the total pension liability	2020	99.2%	94.5%	98.3%	93.1%
	2019	93.7%	91.7%	96.5%	89.6%
	2018	87.0%	85.6%	90.8%	95.6%
	2017	91.9%	90.5%	97.4%	103.0%
	2016	87.3%	86.1%	95.1%	103.6%
	2015	87.8%	87.6%	100.2%	110.7%
	2014	90.2%	89.0%	103.5%	120.5%

* In accordance with paragraph 81.a of GASB 68, employers will need to disclose a 10-year history of their proportionate share of the net pension liability (asset) in their RSI. This schedule will need to be built prospectively. The schedule above is for the 5 years calculated and reported to date.

The notes to the required supplementary information are an integral part of this schedule.

Cottonwood Heights, Utah
Schedule of Contributions - Utah Retirement Systems
As Reported June 30, 2021
Last 10 Fiscal Years **

	As of fiscal year ended June 30,	Actuarial Determined Contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered employee payroll
Noncontributory Retirement System						
	2021	$ 239,916	$ 239,916	$ -	$1,387,522	17.29%
	2020	257,711	257,711	-	1,475,246	17.47%
	2019	241,546	241,546	-	1,457,291	16.58%
	2018	271,541	271,541	-	1,625,219	16.71%
	2017	293,806	293,806	-	1,744,071	16.85%
	2016	253,059	253,059	-	1,579,547	16.02%
	2015	223,125	223,125	-	1,459,615	15.29%
	2014	199,098	199,098	-	1,435,183	13.87%
Public Safety System						
	2021	$ 369,702	$ 369,702	$ -	$ 1,995,210	18.53%
	2020	344,581	344,581	-	1,841,421	18.71%
	2019	413,859	413,859	-	1,869,146	22.14%
	2018	481,823	481,823	-	2,040,777	23.61%
	2017	507,270	507,270	-	2,253,825	22.51%
	2016	480,110	480,110	-	2,141,005	22.42%
	2015	442,527	442,527	-	2,084,318	21.23%
	2014	427,269	427,269	-	2,094,198	20.40%
Tier 2 Public Empoyees System*						
	2021	$ 208,802	$ 208,802	$ -	$ 1,321,529	15.80%
	2020	179,827	179,827	-	1,148,321	15.66%
	2019	139,168	139,168	-	895,569	15.54%
	2018	113,419	113,419	-	750,155	15.12%
	2017	94,722	94,722	-	635,549	14.90%
	2016	43,704	43,704	-	293,118	14.91%
	2015	33,474	33,474	-	224,054	14.94%
	2014	21,173	21,173	-	151,341	13.99%
Tier 2 Public Safety & Firefighter System*						
	2021	$ 209,427	$ 209,427	$ -	$ 882,223	23.74%
	2020	183,212	183,212	-	870,601	21.04%
	2019	145,036	145,036	-	690,937	20.99%
	2018	105,808	105,808	-	516,371	20.49%
	2017	69,111	69,111	-	339,223	20.37%
	2016	48,899	48,899	-	240,487	20.33%
	2015	43,078	43,078	-	210,897	20.43%
	2014	21,526	21,526	-	105,205	20.46%
Tier 2 DC Only System*						
	2021	$ 3,618	$ 3,618	$ -	$ 53,980	6.70%
	2020	3,312	3,312	-	49,507	6.69%
	2019	3,632	3,632	-	56,773	6.40%
	2018	2,843	2,843	-	42,504	6.69%
	2017	2,319	2,319	-	34,667	6.69%
	2016	1,706	1,706	-	25,505	6.69%
	2015	4,506	4,506	-	68,822	6.55%
	2014	1,553	1,553	-	26,260	5.91%
Tier 2 Public Safety DC Only System*						
	2021	$ 2,531	$ 2,531	$ -	$ 25,988	9.74%
	2020					

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

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

The notes to the required supplementary information are an integral part of this schedule.

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

RSI-NOTE 1

1A CHANGES IN ASSUMPTONS

There were a number of demographic assumptions (e.g. rates of termination, disability, retirement, as well as an updated mortality and salary increase assumption) updated for use in the January 1, 2020 actuarial valuation. These assumptions updates were adopted by the Utah State Retirement Board as a result of Actuarial Experience Study performed for the Utah Retirement Systems. In aggregate, those assumptions changes resulted in a $201 million increase in the Total Pension Liability, which is about 0.50% of the Total Pension Liability as of December 31, 2019 for all systems combined. The Actuarial Experience Study report as of December 31, 2019 provides detailed information regarding those assumption changes, which may be accessed online at www.newsroom.urs.org under the "Retirement Office" column using the "Reports and Stats" tab.

SUPPLEMENTARY INFORMATION

Cottonwood Heights, Utah

Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
Capital Projects Fund
For the Year Ended June 30, 2021

	Budgeted Amounts		Fund Actuals	
	Adopted Budget	Final Budget	(Budgetary Basis) (See Notes)	Variance with Final Budget
REVENUES				
Federal Grant	$ -	$ -	$ -	$ -
State Grants	-	2,357,991	1,904,648	(453,343)
Impact Fees - Current Collections	-	-	28,967	28,967
Investment Earnings	-	-	15,014	15,014
Total revenues	**-**	**2,357,991**	**1,948,630**	**(409,361)**
EXPENDITURES				
Current:				
General Government	-	-	-	-
Public Safety	-	-	-	-
Highways and Public Improvements	4,027,892	8,861,845	5,644,856	(3,216,989)
Community Economic Development	-	-	-	-
Total expenditures	**4,027,892**	**8,861,845**	**5,644,856**	**(3,216,989)**
Excess (deficiency) of revenues over (under) expenditures	**(4,027,892)**	**(6,503,854)**	**(3,696,227)**	**2,807,627**
OTHER FINANCING SOURCES (USES)				
Sources/(Uses):				
Beginning Fund Bal Appropriated	220,130	2,684,592	-	(2,684,592)
Transfers from General Fund	1,832,762	1,835,262	1,835,262	-
Impact Fees	-	-	-	-
Private Contributions	-	9,000	9,000	-
Sales Tax Revenue Bond	-	-	-	-
Sale of Bonds - Premium	-	-	-	-
Capital Leases	1,975,000	1,975,000	1,964,679	-
Total other financing sources (uses)	**4,027,892**	**6,503,854**	**3,808,941**	**(2,684,592)**
Net change in fund balances			**112,715**	
Fund balance - beginning of year			**3,838,051**	
Fund balance - end of year			**$ 3,950,766**	

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

STATISTICAL SECTION
(Unaudited)

This section of Cottonwood Heights' Comprehensive Annual Financial Report (CAFR) provides detailed information as a context for understanding what the information in the financial statements, note disclosures, and supplementary information says about the City's overall financial health.

The five divisions of the Statistical Section are as follows:

- **Financial Trends:** Included schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

- **Revenue Capacity:** Included schedules contain information to help the reader assess the City's most significant local revenue sources, property tax, sales tax, and enterprise fund revenues.

- **Debt Capacity:** Included schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the government's ability to issue additional debt in the future.

- **Demographic and Economic Information:** Included schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

- **Operating information:** Included schedules contain data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules in derived from the audited financial statements of Cottonwood Heights for the relevant year.

FINANCIAL TRENDS: CHART-1
Cottonwood Heights
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Governental activiites										
Investment in capital assets	$ 44,093,202	$ 43,754,779	$ 45,006,848	$ 45,584,867	$ 46,202,080	$ 46,994,169	$ 46,783,252	$ 49,739,199	$ 47,215,683	$ 49,934,834
Restricted	1,113,981	1,146,413	1,089,772	909,151	862,883	647,829	57,951	148,081	100,102	165,949
Unrestricted	10,727,397	7,879,862	6,228,800	4,273,643	3,798,023	3,343,509	4,443,893	4,825,654	7,047,623	6,492,449
Total governmental activities net position	$ 55,934,580	$ 52,781,054	$ 52,325,420	$ 50,767,661	$ 50,862,986	$ 50,985,507	$ 51,285,096	$ 54,712,934	$ 54,363,409	$ 56,593,232
Primary government										
Investment in capital assets	$ 44,093,202	$ 43,754,779	$ 45,006,848	$ 45,584,867	$ 46,202,080	$ 46,994,169	$ 46,783,252	$ 49,739,199	$ 47,215,683	$ 49,934,834
Restricted	1,113,981	1,146,413	1,089,772	909,151	862,883	647,829	57,951	148,081	100,102	165,949
Unrestricted	10,727,397	7,879,862	6,228,800	4,273,643	3,798,023	3,343,509	4,443,893	4,825,654	7,047,623	6,492,449
Total primary government net position	$ 55,934,580	$ 52,781,054	$ 52,325,420	$ 50,767,661	$ 50,862,986	$ 50,985,507	$ 51,285,096	$ 54,712,934	$ 54,363,409	$ 56,593,232

Note: The City has no Business-type activities

FINANCIAL TRENDS: CHART-2
Cottonwood Heights
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Expenses										
Governmental Activities										
General Government	$ 3,536,712	$ 3,798,508	$ 3,893,596	$ 3,736,218	$ 3,505,009	$ 3,153,137	$ 2,420,606	$ 2,902,400	$ 2,863,918	$ 2,699,564
Public Safety	10,184,531	11,089,234	10,547,363	9,910,192	9,830,415	9,370,954	9,025,584	8,932,299	8,760,565	8,360,970
Highways and Streets	8,296,306	4,997,859	5,770,220	4,907,822	5,101,370	5,156,418	6,428,742	5,957,314	5,773,855	4,728,329
Community and Economic Development	975,144	2,436,609	7,148,623	1,177,023	1,136,010	1,119,682	1,058,098	970,886	695,759	626,956
Interest on long term debt	659,664	685,201	340,990	954,272	683,616	529,778	547,992	13,788	19,324	18,197
Total Governmental Activities	23,652,357	23,007,411	27,700,792	20,685,527	20,256,420	19,329,969	19,481,022	18,776,687	18,113,421	16,434,016
Total Expenses	$ 23,652,357	$ 23,007,411	$ 27,700,792	$ 20,685,527	$ 20,256,420	$ 19,329,969	$ 19,481,022	$ 18,776,687	$ 18,113,421	$ 16,434,016
Program Revenues										
Governmental Activities										
Charges for Services										
General Government	$ 640,470	$ 642,630	$ 687,780	$ 774,331	$ 654,736	$ 744,299	$ 517,531	$ 601,337	$ 502,581	$ 445,692
Public Safety	310,038	359,276	391,709	391,549	388,461	530,137	528,102	536,531	528,676	552,220
Community and Economic Development	315,930	275,687	320,515	315,543	272,331	355,582	217,312	232,585	245,326	180,299
Operating Grants and Contributions	2,742,973	2,213,878	1,417,229	1,480,356	1,784,554	1,709,911	1,543,851	1,563,158	1,611,019	1,504,103
Capital Grants and Contributions	1,933,615	1,479,585	8,456,439	1,410,309	933,686	836,020	1,968,067	3,484,303	231,783	25,185
Total Governmental Activities	5,943,026	4,971,056	11,273,673	4,372,088	4,033,768	4,175,949	4,774,863	6,417,914	3,119,387	2,707,500
Total Program Revenues	$ 5,943,026	$ 4,971,056	$ 11,273,673	$ 4,372,088	$ 4,033,768	$ 4,175,949	$ 4,774,863	$ 6,417,914	$ 3,119,387	$ 2,707,500
Net (Expense)/Revenue										
Governmental Activities	$(17,709,331)	$(18,036,355)	$(16,427,119)	$(16,313,439)	$(16,222,652)	$(15,154,020)	$(14,706,159)	$(12,358,773)	$(14,994,034)	$(13,726,516)
Total Net Expense	$(17,709,331)	$(18,036,355)	$(16,427,119)	$(16,313,439)	$(16,222,652)	$(15,154,020)	$(14,706,159)	$(12,358,773)	$(14,994,034)	$(13,726,516)

FINANCIAL TRENDS: CHART-2
Cottonwood Heights
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
(schedule continued)										
General Revenues										
Governmental Activities:										
Property Taxes	$ 8,060,893	$ 8,065,928	$ 7,965,867	$ 6,964,927	$ 6,843,782	$ 6,810,924	$ 6,646,536	$ 6,684,948	$ 6,954,277	$ 6,594,176
Sales Taxes	7,974,169	6,773,240	6,395,262	6,176,453	5,855,273	5,657,552	5,342,297	5,231,303	5,030,007	4,749,551
Opt Hwy/Trans SLS Tax	620,895	586,066	-	-	-	-	-	-	-	-
Energy Use Tax	2,125,352	1,989,725	1,993,681	2,094,365	2,104,686	1,530,067	-	-	-	-
Motor Vehicle Fee-In-Lieu	284,883	417,195	360,581	387,839	354,472	359,521	366,675	390,535	390,882	400,016
Franchise Taxes	313,787	323,830	325,048	335,910	338,833	320,220	305,641	303,918	296,450	278,444
State Liquor Fund Allotment	**	**	**	**	**	**	**	**	**	43,515
Unrestricted investment earnings	39,179	159,277	233,574	103,347	85,570	84,666	91,956	37,394	36,859	53,935
Gain (Loss) on sale of Capital Assets	1,393,795	-	508,094	3,875	96,926	8,250	18,824	12,000	-	(91,970)
Miscellaneous	49,904	176,727	202,772	151,394	420,589	83,228	57,422	48,200	55,735	41,145
Total general revenues, transfers, and special item	20,862,857	18,491,988	17,984,879	16,218,112	16,100,131	14,854,430	12,829,351	12,708,298	12,764,210	12,068,812
Total primary government	$ 20,862,857	$ 18,491,988	$ 17,984,879	$ 16,218,112	$ 16,100,131	$ 14,854,430	$ 12,829,351	$ 12,708,298	$ 12,764,210	$ 12,068,812
Change in Net Position										
Governmental Activities	$ 3,153,526	$ 455,633	$ 1,557,760	$ (95,327)	$ (122,521)	$ (299,590)	$ (1,876,808)	$ 349,525	$ (2,229,824)	$ (1,657,704)
Business-type Activity					-	-	-	-	-	-
Total Change in Net Position	$ 3,153,526	$ 455,633	$ 1,557,760	$ (95,327)	$ (122,521)	$ (299,590)	$ (1,876,808)	$ 349,525	$ (2,229,824)	$ (1,657,704)

Note The City has no Business-type activities
** State Liquor Fund Allotment - moved to Operating Grants and Contributions in FY 2013 financials under Public Safety

FINANCIAL TRENDS: CHART-3

Cottonwood Heights

Fund Balances of Governmental Funds

Last Ten Fiscal Years

(modified accrual basis of accounting)

	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
General Fund										
Nonspendable	$ 12,226	$ 86,936	$ 15,120	$ 17,077	$ 35,274	$ 273,598	$ 21,694	$ 19,609	$ 22,134	$ 53,596
Restricted	-	-	-	-	-	-	-	-	68,799	112,353
Unrestricted:										
Assigned	595,179	513,628	557,107	483,105	440,430	-	-	-	-	-
Unassigned	7,320,892	4,879,661	3,711,262	3,237,936	3,128,109	2,078,586	2,114,670	2,407,342	2,585,344	2,580,477
Total General Fund	$ 7,928,297	$ 5,480,224	$ 4,283,489	$ 3,738,118	$ 3,603,813	$ 2,352,184	$ 2,136,364	$ 2,426,951	$ 2,676,277	$ 2,746,426
All other governmental funds										
Restricted:										
Bond Funds in Trust	$ 929,600	$ 921,676	$ 911,389	$ 805,741	$ 862,883	$ 2,788,848	$ 10,619,536	$ -	$ -	$ -
Unearned Revenues	204,832	204,832								
Impact Fees	184,381	224,737	178,383	103,410	-	13,079	57,951	128,472	9,169	-
Unrestricted:					-					
Capital Projects	2,836,784	2,691,639	1,449,832	1,063,640	819,901	1,100,977	3,080,257	2,418,312	4,462,279	3,911,972
Debt Service	673	374	-	618						
CommDev Renewal Agency	1,758,463	1,760,921	2,665,128	1,802,829	1,802,799	1,822,173	1,845,843	-	-	-
Unreserved - Capital Projects					-	-	-	-	-	-
Total all other governmental funds	$ 5,914,733	$ 5,804,177	$ 5,204,731	$ 3,776,237	$ 3,485,583	$ 5,725,077	$ 15,603,587	$ 2,546,784	$ 4,471,448	$ 3,911,972

Note: The city implemented the requirements of GASB Statement No. 54 *Fund Balance Reporting and Governmental Fund Type Definitions for fiscal year 2011.*

FINANCIAL TRENDS: CHART-4
Cottonwood Heights
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
REVENUES										
Property Taxes	$ 8,060,893	$ 8,065,928	$ 7,965,867	$ 6,964,927	$ 6,843,782	$ 6,810,924	$ 6,646,536	$ 6,684,948	$ 6,954,277	$ 6,594,176
Sales Taxes	7,894,215	6,719,169	6,341,451	6,138,449	5,816,802	5,622,651	5,319,432	5,203,814	5,011,132	4,725,926
Opt Hwy/Trans Sales Tax	620,895	586,066	-	-	-	-	-	-	-	-
E-911 Emergency Fees	-	-	-	-	320,122	313,195	296,984	276,640	321,556	294,517
Energy Use Tax	2,125,352	1,989,725	1,993,681	2,094,365	2,104,686	1,530,067	-	-	-	-
Motor Vehicle Fee-in-lieu	284,883	417,195	360,581	387,839	354,472	359,521	366,675	390,535	390,882	400,016
Franchise Taxes	313,787	323,830	325,048	335,910	338,833	320,220	305,641	303,918	296,450	278,444
Transient Room	79,954	54,071	53,810	38,004	38,471	34,901	22,865	27,489	18,875	23,625
Licenses and Permits	640,470	642,630	687,780	774,331	654,736	744,299	517,531	601,337	502,581	445,692
Intergovernmental	4,647,621	2,803,414	2,798,694	2,787,255	2,345,426	2,138,467	3,172,565	4,651,518	1,489,464	1,253,101
Impact Fees - Current Year Collection *	28,967	140,049	74,973	103,410	52,691	94,268	42,369	119,303	31,783	25,185
Charges for Services	315,930	275,687	320,515	315,543	272,331	355,582	217,312	232,585	245,326	180,299
Fines and Forteitures	310,038	359,276	391,709	391,549	388,461	530,137	528,102	536,531	528,676	552,220
Investment Earnings	39,179	159,277	233,574	103,347	85,570	84,666	91,956	37,394	36,859	53,935
Miscellaneous	49,904	176,727	202,772	151,394	420,589	78,260	57,422	48,200	55,683	41,145
Total Revenues	25,412,088	22,713,044	21,750,458	20,586,325	20,036,973	19,017,160	17,585,390	19,114,212	15,883,544	14,868,281
EXPENDITURES										
Current										
General Government	3,415,788	3,349,704	3,271,883	3,386,743	3,302,778	3,151,315	3,025,254	2,778,517	2,749,024	2,566,624
Public Safety	8,137,740	9,917,207	9,583,142	9,237,144	9,387,154	9,045,817	8,826,324	8,494,636	8,290,154	7,961,262
Highways and Public Improvements	7,359,116	3,182,327	3,919,794	2,568,521	2,592,975	2,607,607	2,978,465	3,119,574	2,400,004	2,009,533
Community and Economic Development	975,144	2,429,577	7,148,623	1,186,229	1,136,010	1,138,028	1,075,682	970,072	690,193	612,898
Debt Service										
Principal	2,252,941	1,123,578	1,918,707	937,888	1,168,552	375,545	-	308,185	729,090	226,586
Interest and fiscal charges	714,309	739,870	721,755	795,211	576,150	854,559	13,966	13,788	19,324	18,197
Capital Outlays	3,104,905	924,600	2,974,766	2,054,005	11,526,568	11,515,479	4,750,896	5,615,428	2,411,983	3,676,584
Total Expenditures	25,959,943	21,666,863	29,538,670	20,165,741	29,690,187	28,688,350	20,670,587	21,300,200	17,289,772	17,071,684
Excess(Deficiency) of Revenues over Expenditures	(547,855)	1,046,181	(7,788,212)	420,583	(9,653,214)	(9,671,190)	(3,085,197)	(2,185,988)	(1,406,228)	(2,203,403)
OTHER FINANCING SOURCES (USES)										
Transfers in	4,835,609	3,696,584	3,045,395	2,612,342	478,625	278,625	-	875,615	1,485,423	1,730,747
Transfers out	(3,693,805)	(3,696,584)	(3,045,395)	(2,612,342)	(478,625)	(278,625)	-	(875,615)	(1,485,423)	(1,730,747)
In-Kind Capital Contribution						-	-	-		-
Proceeds from Capital Leases	1,964,679	-	1,859,827	-	4,200,123	-	1,168,247	-	1,142,555	-
Proceeds from Revenue Bond	-	-	-	-	3,593,857	-	14,664,340	-	-	-
Loans Other Governments	-	750,000	7,000,000							
Sale of Capital Assets	-	-	902,250	4,375	871,368	8,500	18,824	12,000	753,000	14,800
Total Other Financing Sources (Uses)	3,106,483	750,000	9,762,078	4,376	8,665,348	8,500	15,851,411	12,000	1,895,555	14,800
Net change in fund balances before special item	2,558,628	1,796,181	1,973,866	424,959	(987,866)	(9,662,690)	12,766,215	(2,173,988)	489,327	(2,188,603)
Special item	-	-	-	-	-	-	-	-	-	-
Net change in fund balances	$ 2,558,628	$ 1,796,181	$ 1,973,866	$ 424,959	$ (987,866)	$ (9,662,690)	$ 12,766,215	$ (2,173,988)	$ 489,327	$ (2,188,603)
Debt service as a percentage of Noncapital expenditures	12.98%	8.98%	9.94%	9.57%	9.61%	7.16%	0.09%	2.05%	5.03%	1.83%
Beginning Fund Balance	$ 11,284,401	$ 9,488,220	$ 7,514,354	$ 7,089,396	$ 8,077,261	$ 17,739,952	$ 4,973,737	$ 7,147,725	$ 6,658,398	$ 8,847,002
Ending Fund Balance	$ 13,843,029	$ 11,284,401	$ 9,488,220	$ 7,514,354	$ 7,089,396	$ 8,077,261	$ 17,739,952	$ 4,973,737	$ 7,147,725	$ 6,658,398

* Impact Fee Collections moved from Other Sources to Revenues in FY 2016

REVENUE CAPACITY: CHART-5
Cottonwood Heights
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year Ended June 30	Tax Assessment Year	ASSESSED "MARKET VALUE" OF PROPERTY Residential	Commercial (1)	Total	Less 100% Tax-Exempt Property (1)	Less Residential Exemption	Total Assessed Taxable Value	Assessed Taxable Value as % Fully Assessed	Taxable Total Direct Rate
2021	2020	$ 5,438,356,736	$ 1,497,982,679	$ 6,936,339,415	$ 220,000,000	$2,447,260,531	$4,269,078,884	61.5%	0.1898%
2020	2019	5,066,364,904	1,429,989,406	6,496,354,310	210,000,000	2,279,864,207	4,006,490,103	61.7%	0.2088%
2019	2018	4,754,574,427	1,369,058,670	6,123,633,097	199,500,000	2,139,558,492	3,784,574,605	61.8%	0.2002%
2018	2017	4,363,396,727	1,245,004,692	5,608,401,419	183,000,000	1,963,528,527	3,461,872,892	61.7%	0.1981%
2017	2016	4,086,437,958	1,238,190,110	5,324,628,068	173,000,000	1,838,897,081	3,312,730,987	62.2%	0.2064%
2016	2015	3,843,244,416	1,062,536,449	4,905,780,865	159,000,000	1,729,459,987	3,017,320,878	61.5%	0.2239%
2015	2014	3,635,290,049	958,078,420	4,593,368,469	149,000,000	1,635,880,522	2,808,487,947	61.1%	0.2386%
2014	2013	3,393,969,247	947,197,075	4,341,166,322	140,000,000	1,527,286,161	2,673,880,161	61.6%	0.2522%
2013	2012	3,277,704,426	890,787,194	4,168,491,620	135,000,000	1,474,966,992	2,558,524,628	61.4%	0.2654%
2012	2011	3,366,962,604	864,166,917	4,231,129,521	130,000,000	1,515,133,172	2,585,996,349	61.1%	0.2586%

Source: Cottonwood Heights Finance Department, SL County Auditor, Utah State Tax Commission
Note: Property in the county is reassessed annually, rates change to yield same revenue as prior year unless tax increase is declared and hearings are held.

(1) Property that is 100% exempt from property taxes is "estimated" and included in Assessed "Market Values" - Commercial (Prior year data recalculated FY 2019.)

REVENUE CAPACITY: CHART-6

Cottonwood Heights

Property Tax Rates

Direct and Overlapping Governments

Last Ten Fiscal Years

		Cottonwood Heights'			Overlapping Rates								
Fiscal Year Ended June 30	Tax Year	Basic Rate	General Obligation Debt Service	Total Direct	Canyons School District (1)	Jordan School Distrrict (Old Debt)(1)	Salt Lake County (countywide) (2)	Salt Lake County Library	South Salt Lake Valley Mosquito Abatement District	Central Utah Water Conservancy District	Cottonwood Improvement 'Sewer' District (3)	Cottonwood Heights Parks & Recreation Service Area (4)	Jordan Valley Water Conservancy District (5)
2021	2020	0.1898%		0.1898%	0.6894%	0.0430%	0.1948%	0.0515%	0.0013%	0.0400%	0.0161%	0.1132%	0.0366%
2020	2019	0.2002%	-	0.2002%	0.7019%	0.0488%	0.1933%	0.0536%	0.0014%	0.0400%	0.0162%	0.1205%	0.0383%
2019	2018	0.2088%	-	0.2088%	0.6435%	0.0560%	0.2025%	0.0559%	0.0015%	0.0400%	0.0176%	0.0965%	0.4000%
2018	2017	0.1981%	-	0.1981%	0.6439%	0.0678%	0.2471%	0.0605%	0.0017%	0.0400%	0.0189%	0.1065%	0.4000%
2017	2016	0.2064%	-	0.2064%	0.6463%	0.0764%	0.2371%	0.0639%	0.0018%	0.0400%	0.0199%	0.1117%	0.0372%
2016	2015	0.2239%	-	0.2239%	0.6997%	0.0862%	0.2531%	0.0683%	0.0019%	0.0405%	0.0215%	0.1198%	0.0400%
2015	2014	0.2386%	-	0.2386%	0.6872%	0.0951%	0.3036%	0.0715%	0.0020%	0.0422%	0.0226%	0.1253%	0.0399%
2014	2013	0.2522%	-	0.2522%	0.7016%	0.1095%	0.3180%	0.0755%	0.0021%	0.0446%	0.0236%	0.1185%	0.0424%
2013	2012	0.2654%	-	0.2654%	0.7111%	0.1307%	0.2793%	0.0627%	0.0021%	0.0455%	0.0244%	0.1203%	0.0443%
2012	2011	0.2586%	-	0.2586%	0.6546%	0.1619%	0.2696%	0.0604%	0.0052%	0.0436%	0.0237%	0.1217%	0.0424%

Source: Utah State Tax Commission - Property Tax Division

Note: Property in the county is reassessed annually, rates change to yield same revenue as prior year unless tax increase is declared and hearings are held.

(1) Local School District - Transitioned from Jordan School District to Canyons School District July 1, 2009, Old Debt from voted General Obligation bonds are being retired as they are paid.

(2) Salt Lake County - includes Health, Recreation, Flood and general countywide operations

(3) Cottonwood Improvement 'Sewer' District serves approximately 98% of Cottonwood Heights, SL Suburban District serves the remaining 2%

(4) Cottonwood Heights Parks & Recreation Service Area overlaps approximately 70% of the city boundary.

(5) Jordan Valley Water Conservancy District overlaps approximately 8% of the city's boundary.

REVENUE CAPACITY: CHART-7

Cottonwood Heights

Principal Property Taxpayers

Current Year and Five Years Ago

	FY 2021			FY 2016		
Taxpayer	2020 Taxable Assessed Value	Rank	Percentage of Total Taxable Value	2015 Taxable Assessed Value	Rank	Percentage of Total Taxable Value
Old Mill Corporate Center (Offices)	186,283,600	1	4.36%	$ 146,609,500	1	5.26%
HGREIT II (Cottonwood Center)	153,125,100	2	3.59%	116,448,400	2	4.18%
CornerStone Title Holder	94,688,500	3	2.22%			
Pinnacle Highland Apartments	59,681,875	4	1.40%	35,318,965	5	1.27%
RBCSU Realty, Inc. / Regence BlueCross/BlueShield	52,199,300	5	1.22%	43,663,700	4	1.57%
Fourels Investment Co. (Shopping area)	47,265,100	6	1.11%	48,413,500	3	1.74%
Santa Fe Apartments, LLC. (KW Cottonwood)	44,887,205	7	1.05%	27,824,610	7	1.00%
James Campbell Company, LLC.	40,975,620	8	0.96%	27,884,220	6	1.00%
JSP Farms II, LLC	32,952,865	9	0.77%	19,818,590	8	0.71%
Park Centre I, LLC	25,349,500	10	0.59%	11,591,350	10	0.42%
Roderick Enterprises				14,814,500	9	0.53%
	737,408,665		17.27%	492,387,335		17.68%
Total City Certified Taxable Assessed Value	$ 4,269,078,884			$ 2,785,001,746		

Source: Salt Lake County Treasurer

REVENUE CAPACITY: CHART-8

Cottonwood Heights

Property Tax Levies and Collections

Last Ten Fiscal Years

Fiscal Year Ended June 30	Total Tax Levy for Fiscal Year	Collected within the Fiscal Year of the Levy		Total Delinquent Collections in Subsequent Years Classified in Tax YR	Total Collections to Date		Total Year-end Assessed Taxable Value	Assessed Taxable % of Assessed Market Value	Total Direct Rate	Original Budget Used to Set Tax Rate
		Amount Collected	Percentage of Levy		Amount Collected	Percentage of Levy				
2021	$8,160,889	$7,960,974	97.6%	$129,141	$8,090,115	99.1%	$ 4,269,078,884	61.5%	0.1898%	$7,909,517
2020	8,067,623	7,880,168	97.7%	159,911	8,040,079	99.7%	4,006,490,103	61.7%	0.2002%	7,846,375
2019	7,967,299	7,742,626	97.2%	97,965	7,840,591	98.4%	3,784,574,605	61.8%	0.2088%	7,784,801
2018	6,914,242	6,767,944	97.9%	94,669	6,862,613	99.3%	3,461,872,892	61.7%	0.1981%	6,750,134
2017	6,883,512	6,747,221	98.0%	126,349	6,873,570	99.9%	3,289,724,113	62.1%	0.2064%	6,648,354
2016	6,828,225	6,692,242	98.0%	105,383	6,797,625	99.6%	3,024,301,732	61.6%	0.2239%	6,600,465
2015	6,710,628	6,568,976	97.9%	56,688	6,625,664	98.7%	2,785,001,746	60.9%	0.2386%	6,435,856
2014	6,778,261	6,553,243	96.7%	118,607	6,671,850	98.4%	2,649,474,294	61.4%	0.2522%	6,465,048
2013	6,778,261	6,554,349	96.7%	160,125	6,714,474	99.1%	2,533,213,963	61.1%	0.2654%	6,431,714
2012	6,681,842	6,420,677	96.1%	213,781	6,634,458	99.3%	2,560,292,893	60.9%	0.2586%	6,437,173

Source: Cottonwood Heights Finance Department, SL County Auditor, Utah State Tax Commission

DEBT CAPACITY: CHART-9

Cottonwood Heights

Ratios of Outstanding Debt by Type

Last Ten Fiscal Years

Fiscal Year Ended June 30	General Obligation Bonds	Capital Leases	Special Assessment Bonds	Sales Tax Revenue Bonds (1)	Total Outstanding Debt	Percentage of Personal Income (2)	State Committee Calculated Population (3)	Debt Per Capita
	Governmental Activities							
2021	-	3,607,296	-	14,800,000	18,407,296	1.158%	33,617	547.56
2020	-	3,424,776	-	15,290,000	18,714,776	1.140%	33,843	552.99
2019	-	4,073,354	-	15,765,000	19,838,354	1.217%	34,117	581.48
2018	-	3,662,235	-	16,235,000	19,897,235	1.263%	33,996	585.28
2017	-	4,200,123	-	16,635,000	20,835,123	1.353%	34,285	607.70
2016	-	818,552	-	13,705,000	14,523,552	0.979%	34,343	422.90
2015	-	1,134,065	-	13,770,000	14,904,065	1.062%	34,166	436.23
2014	-	834,317	-	-	834,317	0.064%	34,017	24.53
2013	-	1,142,503	-	-	1,142,503	0.092%	34,017	33.59
2012	-	729,090	-	-	729,090	0.058%	34,068	21.40

Note: The City has no Business-type activities
Prior year balances corrected
(1) Bonds, without amortized premium
(2) Personal income is disclosed on Chart 14
(3) Utah State Population Committee, US Census

DEBT CAPACITY: CHART-10

Cottonwood Heights

Ratios of General Bonded Debt Outstanding

Last Ten Fiscal Years

Fiscal Year Ended June 30	General Obligation Bonds (1)	Less: Amounts Available in Debt Service Funds (2)	Total	Percentage of Estimated Actual Taxable Value of Property (3)	Per Capita (4)
2021	$ -	$ -	$ -	- %	$ -
2020	-	-	-	-	-
2019	-	-	-	-	-
2018	-	-	-	-	-
2017	-	-	-	-	-
2016	-	-	-	-	-
2015	-	-	-	-	-
2014	-	-	-	-	-
2013	-	-	-	-	-
2012	-	-	-	-	-

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

(1) This is the general bonded debt of both governmental and business-type activities, net of original issuance discounts and premiums
(2) This is the amount restricted for general obligation debt service principal payments
(3) See the Schedule of Assessed Value and the Estimated Actual Value of Taxable Property on Chart 5 for property value data.
(4) Population data can be found on the Schedule of Demographic and Economic Statistices on Chart 14

DEBT CAPACITY: CHART-11

Cottonwood Heights

Direct and Overlapping Governmental Activities Debt

As of June 30, 2021

Overlapping Government Unit	2021 Debt Outstanding	Estimated Percentage Applicable	Amount Applicable to Cottonwood Heights
Central Utah Water Conservancy District	$ 185,295,000	3.32%	$ 6,155,466
Jordan School District (old debt)	-	16.21%	-
Canyons School District	392,120,000	15.83%	62,066,434
Salt Lake County - General & Library	190,233,893	3.32%	6,319,535
South Salt Lake Valley Mosquito District	-	4.99%	-
Cottonwood Improvement "Sewer" District	-	44.59%	-
Cottonwood Heights Parks & Recreation Service Area	1,700,000	98.00%	1,666,000
Jordan Valley Water Conservancy District	292,960,351	0.12%	348,094
Subtotal, overlapping governmental activity debt	1,062,309,244		76,555,529
City direct debt	18,407,296	100.00%	18,407,296
Total direct and overlapping debt	$ 1,080,716,540		$ 94,962,825

Sources: Salt Lake County - Comprehensive Annual Financial Report for 2020, and other entities CAFR.

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

DEBT CAPACITY: CHART-12

Cottonwood Heights

Legal Debt Margin Information

June 30, 2021

	Fiscal Years									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Debt Constitutional Limit										
General (4% Fair Cash Value)	$ 268,653,577	$ 251,454,172	$ 238,025,324	$ 217,016,057	$ 206,065,123	$ 189,871,235	$ 171,490,788	$ 168,046,255	$ 161,340,169	$ 164,045,708
Sewer, Water (4% Fair Cash Value)	268,653,577	251,454,172	238,025,324	217,016,057	206,065,123	189,871,235	171,490,788	168,046,255	161,340,169	164,045,708
Total 8% Debt Constitutional Limit	537,307,153	502,908,345	476,050,648	434,032,114	412,130,245	379,742,469	342,981,577	336,092,509	322,680,338	328,091,416
Total Net Debt Applicable to Limit	14,800,000	15,290,000	15,765,000	16,235,000	16,635,000	13,705,000	13,770,000	-	-	-
Legal Debt Margin	$ 522,507,153	$ 487,618,345	$ 460,285,648	$ 417,797,114	$ 395,495,245	$ 366,037,469	$ 329,211,577	$ 336,092,509	$ 322,680,338	$ 328,091,416
Total Net Debt Applicable to the Limit as a Percentage of Debt Limit	2.754%	3.040%	3.312%	3.741%	4.036%	3.609%	4.015%	0.000%	0.000%	0.000%

Legal Debt Margin Calculations

Tax Years

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Assessed Valuation:										
Reasonable Fair Cash Value	$ 6,716,339,415	$ 6,286,354,310	$ 5,950,633,097	$5,425,401,419	$5,151,628,068	$4,746,780,865	$4,287,269,711	$4,201,156,368	$4,033,504,228	$4,101,142,700
Debt Limit (8% of reasonable Fair Cash Value)	537,307,153	502,908,345	476,050,648	434,032,114	412,130,245	379,742,469	342,981,577	336,092,509	322,680,338	328,091,416
Debt Applicable to Limit:										
General Obligation Bonds	14,800,000	15,290,000	15,765,000	16,235,000	16,635,000	13,705,000	13,770,000	-	-	-
Less: Amount Set Aside for Repayment of General Oblication Debt	-	-	-	-	-	-	-	-	-	-
Total Net Debt Applicabale to Limit	14,800,000	15,290,000	15,765,000	16,235,000	16,635,000	13,705,000	13,770,000	-	-	-
Legal Debt Margin	$ 522,507,153	$ 487,618,345	$ 460,285,648	$ 417,797,114	$ 395,495,245	$ 366,037,469	$ 329,211,577	$ 336,092,509	$ 322,680,338	$ 328,091,416

Source: Finance Department

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements
Currently water and sewer services are provided by other special service districts

DEBT CAPACITY: CHART-13

Cottonwood Heights

Pledged-Revenue Coverage

June 30, 2021

	Sales Tax Revenue Bonds			
		Debt Service *		
Fiscal Year	Sales Tax Revenues	Principal	Interest	Coverage
2021	$ 7,894,215	$ 490,000	$ 586,381	7.33
2020	6,719,169	475,000	597,231	6.27
2019	6,341,451	470,000	607,730	5.88
2018	6,138,449	400,000	618,130	6.03
2017	5,816,802	350,000	626,166	5.96
2016	5,622,651	65,000	533,726	9.39
2015	5,319,432	-	533,441	9.97
2014	-	-	-	-
2013	-	-	-	-
2012	-	-	-	-

* Debt Service - Interest net of amortized Bond Premium

DEMOGRAPHIC AND ECONOMIC: CHART-14

Cottonwood Heights

Demographic and Economic Statistics

Last Ten Fiscal Years

Fiscal Year	State Committee Calculated Population (1)	Median Age (1)	Per Capita Income (1)	Personal Income (in '000)	Education Age 25+ Avg Yrs of Formal Schooling (2)	K-12 School Enrollment (2)	Metro SLC, UT Unemployment Rate (3)
2021	33,617	37.90 *	$ 47,304 *	$ 1,590,219	14.9 *	5,019 *	2.7%
2020	33,843	36.70 *	48,500 *	1,641,386	14.7 *	5,225 *	5.1%
2019	34,117	36.90 *	47,796 *	1,630,642	14.8 *	5,473 *	2.8%
2018	33,996	37.10 *	46,336 *	1,575,239	14.8 *	5,393 *	3.1%
2017	34,285	37.50	44,921	1,540,116	14.8	5,261	3.4%
2016	34,343	35.70	43,206	1,483,824	14.8	5,327	3.3%
2015	34,166	36.00	41,089	1,403,847	14.7	5,462	3.3%
2014	34,017	35.60	38,477	1,308,872	14.6	5,642	3.5%
2013	34,017	35.20	36,668	1,247,335	14.6	5,524	5.0%
2012	34,068	36.50	36,850	1,255,406	14.6	5,750	6.0%

Note: Prior years data updated

(1) Utah State Population Committee, US Census Bureau, 2006-2010 American Community Survey 5 yr estimates (* City Finance Estimate)

(2) US Census Bureau, 2006-2010 American Community Survey 5 yr estimates (* City Finance Estimate)

(3) Bureau of Labor Statistics - June FY

DEMOGRAPHIC AND ECONOMIC: CHART-15
Cottonwood Heights
Principal Employers in City Boundries
Current Year and Nine Years Ago

2021				2012			
Rank	Employer	Employees	Percentage of Total Employment	Employer	Employees	Rank	Percentage of Total Employment
1	Jet Blue Airways Corporation	1000-1999	5.86%	Jet Blue Airways Corporation	2,000-2,999	1	8.10%
3	Canyons School District	500-999	2.93%	Canyons School District	500-999	3	4.05%
3	Instructure, Inc	500-999	2.93%				
				Overstock.Com Inc.	500-999	3	4.05%
9	Cambia Health Solutions, Inc.	250-499	1.46%	Regence BlueCross BlueShield of Utah (Cambia Health)	500-999	3	4.05%
9	Cottonwood Heights Parks & Recreation Service Area	250-499	1.46%	Cottonwood Heights Parks & Recreation Service Area	100-249	10	0.91%
9	Extra Space Management Inc	250-499	1.46%	Extra Space Management Inc	100-249	10	0.91%
				Fusion I-O Inc	250-499	5	2.02%
9	Mastercontrol Inc (EBR Labs)	250-499	1.46%	Mastercontrol Inc (EBR Labs)	100-249	10	0.91%
9	SOFI	250-499	1.46%				
9	Target Corporation	250-499	1.46%	Target Corporation	250-499	6	2.02%
				ABEO Management Corp	100-249	10	0.91%
10	APEX Systems	100-249	0.66%				
10	AVID Acceptance, LLC	100-249	0.66%				
10	Canyon Culinary Inc (Porcupine Grill)	100-249	0.66%	Canyon Culinary Inc (Porcupine Grill)	100-249	10	0.91%
				Cisco Systems Inc	100-249	10	0.91%
				Danville Support Services	100-249	10	0.91%
				Dans Supermarkets Inc	100-249	10	0.91%
10	Dyno Nobel Inc	100-249	0.66%	Dyno Nobel Inc	100-249	10	0.91%
10	EBR Labs LLC	100-249	0.66%				
10	Forcepoint LLC (Raytheon Oakley Sys)	100-249	0.66%	Forcepoint LLC (Raytheon Oakley Sys)	100-249	10	0.91%
				Gastronomy, Inc	100-249	10	0.91%
10	Intercap Lending	100-249	0.66%				
10	Kellermeyer Bergensons Services, LLC	100-249	0.66%				
				KR Acquistions 1 LLC ET AL (Kern River Gas)	100-249	10	0.91%
10	Kroger Group Cooperative Inc (Smiths Food)	100-249	0.66%	Kroger Group Cooperative Inc (Smiths Food)	100-249	10	0.91%
10	Navitaire Inc	100-249	0.66%	Navitaire Inc	100-249	10	0.91%
				Savage Services Corporation	100-249	10	0.91%
10	Staffing Solutions Southwest (Real Time Staffing)	100-249	0.66%	Real Time Staffing Services, Inc	100-249	10	0.91%
10	SoFi Lending Corp	100-249	0.66%				
10	The Home Depot USA Inc	100-249	0.66%	The Home Depot USA Inc	100-249	10	0.91%
10	TKJ LLC	100-249	0.66%				
10	Pets' RX Inc (VCA / Vicar Operating)	100-249	0.66%	Pets' RX Inc (VCA / Vicar Operating)	100-249	10	0.91%
	Top Ten Principal Employers	5,000 - 10,726	30.46%		5,800 - 11,476		40.61%
	All Reported Employers in City	19,000 - 31,000			12023 - 25367		

Source: Utah Department of Workforce Services
Cottonwood Heights does not maintain employer - employee data

OPERATING INFORMATION: CHART-16

Cottonwood Heights

Full-time Equivalent Employees by Function

Last Ten Fiscal Years

	Full-time Equivalent Employees as of June 30									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Function										
General Government	16.50	16.50	16.50	18.00	18.00	17.75	17.50	16.23	16.64	16.11
Public Safety										
Police										
Sworn Officers	37.00	37.00	37.50	39.50	39.50	39.50	38.50	36.50	36.50	36.25
Non-Sworn	11.88	11.48	11.48	11.48	11.46	11.46	11.46	11.46	10.96	10.20
Ordinance Enforcement	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Highways and streets										
Maintenance	16.00	15.00	14.00	14.00	14.00	4.65	4.65	4.65	4.65	4.00
Community & Economic Development	7.75	7.75	7.75	6.50	6.50	6.04	5.54	5.17	4.54	4.54
Total	91.13	89.73	89.23	91.48	91.46	81.40	79.65	76.01	75.29	73.10

Source: City Finance / Budget department

OPERATING INFORMATION: CHART-17

Cottonwood Heights

Operating Indicators by Function

Last Ten Years

	Fiscal year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Public Safety										
Police:										
Total calls for service	17,992	16,917	19,009	19,041	18,463	18,210	22,949	21,666	25,614	25,379
Homicide, Armed Robbery, Assualts w/Weapons	39	35	37	44	51	38	25	34	26	30
Clearance Rates	66%	71%	86%	65%	70%	64%	76%	82%	-	90%
Assault, Burglary, Larceny, Vehicle Thefts & Rap	946	1,002	971	1,014	1,170	1,101	1,022	983	1,020	995
Clearance Rates	26%	35%	37%	31%	29%	29%	33%	20%	-	73%
Number of arrests	950	1,026	1,385	1,458	1,204	1,393	1,228	1,185	1,329	1,270
Number of DUI arrests	86	111	156	168	118	166	165	127	308	307
Avg. Priority 1 calls response times	4:13	4:37	4:10	4:10	4:36	4:19	4:57	5:09	4:28	4:40
Ordinance Enforcement:										
Animal involved calls for service	1,543	637	844	860	854	932	1,382	1,171	1,373	1,362
Ordinance violation citations issued	203	164	203	221	126	166	172	118	127	92
Fire:										
Number of fire calls	701	481	610	460	633	531	709	822	881	946
Number of medical calls	1,491	1,454	1,358	1,755	2,081	1,843	2,596	2,477	2,224	2,520
Public Works										
Number of issued excavation permits closed	170	257	337	300	285	332	341	72	223	229
Square feet of chip seal applied	-	-	367,500	1,729,600	78,090	198,900	-	237,650	556,500	476,050
Square feet of slurry seal / reclamite applied	2,508,000	4,011,000	2,100,000	-	-	-	-	759,310	1,696,665	411,865
Square feet of overlay completed	248,066	76,000	74,500	283,500	-	715,397	496,145	236,280	541,755	477,367
Community and Economic Development										
Number of business licenses renewed	1,561	1,533	1,555	1,464	1,302	1,259	1,454	1,421	1,291	1,269
Number of new business licenses issued	117	118	217	208	198	244	192	180	154	167
Building permits issued	824	682	669	691	591	402	536	486	408	382
Number of building inspections	2,062	2,175	2,164	1,926	1,389	1,403	1,680	1,234	1,102	1,149
Square footage of new office space	2,000	2,000	33,885	39,515	23,540	158,000	33,500	150,000	-	232,000
Total square footage of office space	2,728,282	2,726,282	2,724,282	2,690,397	2,650,882	2,627,342	2,469,342	2,435,842	2,285,842	2,285,842

Source: Various City departments

OPERATING INFORMATION: CHART-18
Cottonwood Heights
Capital Asset Statistics by Function
Last Ten Years

	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Function										
General Government										
Number of general governmental buildings (owned / leased)	1/0	1/0	1/0	1/0	1/0	0/1	0/1	0/1	0/1	0/1
Number of storage buildings (owned/ l eased)	0/4	0/4	0/4	0/4	0/4	0/4	0/4	0/4	0/4	1/1
Public Safety										
Number of Police stations (owned / leased)	1/0	1/0	1/0	1/0	1/0	0/1	0/1	0/1	0/1	0/1
Number of Police substations (County owned) **(1)**	1	1	1	1	1	1	1	1	1	1
Number of Fire stations **(1)**	2	2	2	2	2	2	2	2	2	2
Fire Hydrants	1261	1261	1258	1212	1212	1197	1195	1080	1,080	1,123
Library (1)	1	1	1	1	1	1	1	1	1	1
Public Works										
Number of Public Works buildings / Yards	1/1	1/1	1/1	1/1	1/1	0/1	0/1	0/1	0/1	0/1
Number of Street Lights	1,141	1,141	1,136	1,135	1,115	1,100	1,092	1,090	870	868
Number of Lane Miles of Road	270	270	270	265	253	253	250	250	250	250
Number of Intersections with Traffic Signals	32	32	32	32	32	32	32	32	32	32
Miles of Storm drains	92	92	92	90	86	86	72	72	72	72
Number of issued excavation permits closed	170	257	337	300	285	332	341	72	223	229
Recreations and Parks										
Number of full service Recreation Facilities **(1)**	1	1	1	1	1	1	1	1	1	1
Acres of City owned Parks	18.96	18.96	18.96	18.96	18.96	18.96	18.96	18.96	18.96	18.96
Acres of non-City owned Parks **(1)**	117.25	117.25	117.25	117.25	117.25	117.25	117.25	117.25	117.25	117.25

Source: City Finance / Budget department
(1) Owned by Salt Lake County or a Special District

This page intentionally left blank

Larson
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

The Honorable Mayor and
Members of the City Council
Cottonwood Heights, Utah

Report on Compliance for Each Major Federal Program

We have audited the Cottonwood Heights' (the City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2021. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Each Major Federal Program

In our opinion, Cottonwood Heights, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2021.

Report on Internal Control over Compliance

Management of the City, is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

Larson & Company
765 North Main, Spanish Fork, UT 84660
Main: (801) 798-3545 | Fax: (801) 798-3678
www.larsco.com

Member of
CPAmerica
Member Crowe Global

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 detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program 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 type of compliance requirement of a federal program 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 first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Larson & Company, PC

Larson & Company, PC
Spanish Fork, Utah

December 14, 2021

Cottonwood Heights
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2021

	Federal CFDA Number	Amount of Expenditures
Direct Assistance		
U.S Department of the Treasury		
* Coronavirus Relief Fund	21.019	$ 1,294,220
Total U.S Department of the Treasury		**1,294,220**
U.S Department of Justice		
Bulletproof Vest Partnership Program	16.607	4,786
Total U.S Department of the Treasury		**4,786**
Total Direct Assistance		**1,299,006**
Indirect Assistance		
U.S Department of Justice		
Passed through the Utah Commission on Criminal & Juvenile Justice		
Justice Assitance Grant (JAG)	16.738	6,426
Total U.S Department of Justice		6,426
Total Indirect Assistance		**6,426**
TOTAL EXPENDITURES OF FEDERAL AWARDS		**$ 1,305,432**

* Major Program

Cottonwood Heights
Notes to Schedule of Expenditures of Federal Awards
Year Ended June 30, 2021

Note A. General

The accompanying schedule of expenditures of federal awards (the schedule) includes the grant activity of Cottonwood Heights (the City) under programs of the federal government for the year ended June 30, 2021. The information in this schedule is presented in accordance with the requirements of *Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). The City reporting entity is defined in Note 1 to the basic financial statements. All federal awards received directly from federal agencies as well as federal awards passed-through other government agencies are included on the schedule of expenditures of federal awards. Because the schedule presents only a selected portion on the operations of the City it is not intended to and does not present the financial position, changes in net position, or cash flows of the City.

Note B. Basis of Accounting

The accompanying schedule of expenditures of federal awards is presented using the modified accrual basis of accounting for expenditures in governmental fund types, which is described in Note 1 to the basic financial statements. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowed or are limited as to reimbursement.

Pass-through entity identifying numbers are presented where available.

Note C. De Minimus Cost Rate

The City has elected not to use the 10% de minimus cost rate.

Note D. Loans Outstanding

The City did not have any federally insured loans outstanding at year end.

Note E. Non-cash Assistance

The City did not receive any non-cash assistance for the year ended June 30, 2021.

Cottonwood Heights
Schedule of Findings and Questioned Cost
Year Ended June 30, 2021

SUMMARY OF AUDIT RESULTS

1. The independent auditor's report expresses an unqualified opinion on the basic financial statements of the Cottonwood Heights.

2. No reportable conditions related to the audit of the financial statements are reported in the Auditor's Report on Internal Controls and Compliance with Laws and Regulations.

3. No instances of noncompliance material to the financial statements of Cottonwood Heights were disclosed during the audit.

4. No material weaknesses relating to the audit of the major federal award program is reported in the Report on Compliance with Requirements Applicable to Each Major Program and Internal Control over Compliance in Accordance with the Uniform Guidance.

5. The independent auditor's report on compliance for the major federal award programs for Cottonwood Heights, expresses an unqualified opinion.

6. The audit disclosed no audit findings that are required to be reported under the Uniform Guidance.

7. The program tested as a major program include:

CFDA Number	Name of Federal Program or Cluster
21.019	Coronavirus Relief Fund

8. The threshold for distinguishing Types A and B programs is $750,000 of federal awards expended.

9. Cottonwood Heights was determined not to be a low-risk auditee.

FINANCIAL STATEMENT FINDINGS

No matters were reported

FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

No matters were reported

SUMMARY OF PRIOR YEAR FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

No matters were reported