



Annual Comprehensive Financial Report



Year Ended June 30, 2022

CITY OF TAYLORSVILLE

Taylorsville, Utah

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

Prepared by:

Scott P. Harrington

Chief Financial Officer / Assistant City Administrator

CITY OF TAYLORSVILLE
TABLE OF CONTENTS
For the Year Ended June 30, 2022

Introductory Section:	<u>Page</u>
Transmittal Letter	i-vi
List of Elected and Appointed Officials	vii
Organizational Chart.....	viii
Financial Section:	
Independent Auditor's Report	1-4
Management's Discussion and Analysis	5-12
Basic Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	13
Statement of Activities	14
Fund Financial Statements:	
Balance Sheet – Governmental Funds	15
Reconciliation of the Balance Sheet of Governmental Funds to the	
Statement of Net Position	16
Statement of Revenues, Expenditures, and Changes in Fund	
Balances – Governmental Funds.....	17
Reconciliation of the Statement of Revenues, Expenditures and	
Changes in Fund Balances of Governmental Funds to the	
Statement of Activities.....	18
Statement of Revenues, Expenditures and Changes in Fund	
Balance – Budget and Actual – General Fund	19
Statement of Revenues, Expenditures and Changes in Fund	
Balance – Budget and Actual – Economic Development Special Revenue Fund.....	20
Statement of Revenues, Expenditures and Changes in Fund	
Balance – Budget and Actual – Parks Impact Special Revenue	21
Statement of Net Position – Proprietary Fund	22

	<u>Page</u>
Statement of Revenues, Expenses and Changes in Fund Net Position	
Proprietary Fund	23
Statement of Cash Flows – Proprietary Fund	24
Notes to Financial Statements	25-53
Required Supplementary Information:	
Schedule of the Proportionate Share of the Net Pension Liability	55
Schedule of Contributions	56
Notes to Required Supplementary Information – Actuarially Determined Pension Contributions	57
Supplemental Information:	
Combining Statements and Schedules:	
Schedule of Revenues, Expenditures and Changes in Fund	
Balance – Budget and Actual – Capital Projects Fund - Infrastructure	59
Schedule of Revenues, Expenditures and Changes in Fund	
Balance – Budget and Actual – Capital Projects Fund – Building.....	60
Combining Statement of Net Position – Component Units	61
Combining Statement of Revenues and Expenses and Change in Net Position – Component Units	62
Statistical Section:	
Net Position by Component	63
Changes in Net Position	64-65
Fund Balances of Governmental Funds	66
Changes in Fund Balances of Governmental Funds	67

	<u>Page</u>
Assessed and Estimated Actual Value Taxable Property.....	68
Property Tax Rates – All Direct Overlapping Governments.....	69
Principal Property Taxpayers.....	70
Property Tax Levies and Collections	71
Ratios of Outstanding Debt by Type.....	72
Computation of Direct and Overlapping Bonded Debt –	
General Obligation Bonds	73
Legal Debt Margin Information	74
Demographic Statistics and Economic Statistics	75
General Governmental Tax Revenue by Source	76
Principal Employers.....	77
Miscellaneous Statistics	78
Compliance Section:	
Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With Government Auditing Standards.	79-80
Independent Auditor’s Report on Compliance and Report on Internal Control Over Compliance as Required by the State Compliance Audit Guide	81-83



5 December 2022

Honorable Kristie S. Overson, Mayor
Curt Cochran, Taylorsville City Council Member Chair
Meredith Harker, Taylorsville City Council
Rober Knudsen, Taylorsville Council Member
Ernest Burgess, Taylorsville City Council Member
Anna Barbieri, Taylorsville City Council Member

Dear Elected Officials, Citizens of Taylorsville and Interested Parties,

It is our great pleasure to present to you the *Annual Comprehensive Financial Report* (ACFR) for the City of Taylorsville (the City) for the fiscal year ended June 30, 2022. Utah State law, §10-6-150(1), requires that all local governments publish this report within six months of the close of each fiscal year.

The ACFR of Taylorsville includes a comprehensive financial analysis covering all funds and financial transactions for the fiscal year, which began on July 1, 2021, and ended June 30, 2022. It is presented in conformity with generally accepted accounting principles (GAAP) and represents the culmination of many hours of work by the City's administrative staff, with assistance from accounting, auditing and financial professionals under contract with the City. The Independent Auditor's Report contained herein, was written and submitted by the accounting firm of HBME, LLC, in effort to provide reasonable assurance that the financial statements of the City are free of material misstatements.

Responsibility for the ACFR's accuracy rests with the City. Accordingly, we vouch for the accuracy and fairness of the information presented. We assert that to the best of our knowledge and belief this financial report is complete and reliable in all significant aspects.

Profile of Taylorsville City

The City of Taylorsville was incorporated on July 1, 1996, through the grassroots efforts of citizens who developed a vision that would provide greater local control of community planning, economic development and municipal service delivery. Today, more than 20 years later, the City continues to build on that foundation while keeping eyes keenly focused on the future. To that end, the City has developed a "20/20 Vision" for the Year 2020 and beyond. That vision focuses on new business and economic growth taking place across the City, as well as development opportunities and projects on the horizon. It includes completion of a new \$42 million regional Performing Arts Center, efforts to bring new business and affordable housing to the City, and plans for prime development locations, transportation and land use.

Fiscal Year 2022 has been a very busy year for the City with the opening of the Mid-Valley Performing Arts Center and an ambitious new landscaping and open space design tying it and City Hall together into one cohesive space. Also topping the list of coming projects this next year is the new Midvalley Bus Rapid Transit line, the completion of the new freeway-style interchange at 6200 South and Bangerter Highway, and the opening of a Wallaroo's, Trolley Wing Company and several others in Crossroads of Taylorsville shopping center. In addition, The Church of Jesus Christ of Latter-day Saints has continued to construct a temple in Taylorsville along the 4700 South corridor.

New businesses continue to locate in the City and existing businesses are flourishing. Among them is the Summit Vista retirement community. Summit Vista celebrated its fifth-year anniversary and continued expansion with the opening of its newest Meadow Peak Rehabilitation Center, in 2021. For many years and across several administrations, the City has worked in partnership with citizens, business leaders and government agencies to bring to Taylorsville this first-of-its-kind development. Upon its opening four years ago, the state's largest daily newspaper described the continuing-care retirement community — with its 1,800 housing units for seniors, 62,000-square-foot field house, four restaurants and other amenities — as “unlike anything in Utah.” (*The Salt Lake Tribune*, Sept. 23, 2018)

Efforts to attract and bring new businesses to Taylorsville are the result of concerted efforts by City leaders. The goal is encapsulated in the City's 2020 Vision, which includes plans for both the next year as well as coming decade, as the City works to define and implement objectives across the 2020s through the year 2030. This planning process is meant to create a forward-thinking, proactive and reinvigorating approach focused on better serving residents, visitors, business and property owners. Recent efforts have involved public meetings and events and the gathering of public input, including citywide polling, as the City seeks to involve all stakeholders and residents.

Efforts have continued with the updated vision of the City's commercial centers, we are still focused on four main areas, including:

- 5400 S. Redwood Road. It is the largest of the four centers at 166 acres and with an estimated 50 percent or more of surface parking lot. Walmart is located on the eastside of this study area and Regal Cinemas and Target are located to the west.
- 4700 S and 2700 W Westwood Village shopping center. This is known as the old Reams Center, and with the current construction of the Taylorsville temple this has great opportunity for further redevelopment.
- 4100 S. Redwood Road. This area encompasses the northern boundary of Taylorsville and West Valley City and includes Carriage Square and the Savers store. It is viewed as a critical area because it is Taylorsville's Gateway.
- Bangerter Highway and 5400 South. This is the second largest study area at 64 acres. This was the former Big K site. This property has recently changed owners and the City is working with the new owners. The City is working with Thackeray Company on the Votla project which is a mixed-use development and will start construction in the coming year.

The current population of Taylorsville is estimated at 59,242 as of July 1, 2021, with an approximate annual growth rate of .75%, in an area encompassing 10.7 square miles. It is centrally located in the middle of the Salt Lake Valley, connecting in physical proximity several neighboring cities. Its location between major thoroughfares, I-215 and Bangerter Highway, makes transportation a high priority.

Taylorsville is where community connects. The quality of life in Taylorsville is high with many cultural and recreational activities available within the City or nearby. The City values its reputation as a well-maintained residential and business community. The City is proud of the stunning scenic background provided by the Wasatch Mountains to the east and Oquirrh Mountains to the west. A river also runs through; the Jordan River, with its bike and walking trails and beautiful natural habitat, is without question a prize gem of the City. Residents of Taylorsville place a high value on the natural element of the Jordan River corridor, as well as the open spaces and parks that dot the area. Among them is the large Swensen Valley Regional Park, home to the popular Taylorsville Dayzz, the City's annual summer celebration that draws tens of thousands of people each year for carnival rides, a parade, entertainment and fireworks. A bustling suburb of Utah's capital city, Taylorsville represents a balance of homes, businesses and thriving commercial areas.

While Taylorsville remains one of Utah's newest cities, the area has a rich history extending hundreds of years. Some of the region's first named visitors were Fremont people who used the area to hunt and gather food along the Jordan River more than a thousand years ago. Early settlers observed small encampments of the Ute Tribe in the cottonwoods along the Jordan River, and in 1848, pioneers Joseph and Susanna Harker crossed over the Jordan River to found the Taylorsville-Bennion areas originally referred to as "Over Jordan." Because its incorporation in 1996 occurred in Utah's centennial year, Taylorsville is sometimes called "Utah's Centennial City."

The City is organized under a Council-Mayor form of Municipal Government, with the Mayor serving the community as Chief Executive Officer of the City. Under this form of government, the City Council is the legislative body, enacting ordinances and adopting the City's annual budget. The Mayor oversees the administration of the City through the Community Development, the Court and the Administrative Departments, utilizing the budget adopted by the City Council.

Services Provided

The City provides a full spectrum of municipal services through a combination of contracts with private firms, and other governmental agencies and through the direct employment of City employees. These services include:

- Law enforcement services
- Fire protection and emergency medical services through Unified Fire Authority
- Municipal court services
- Roadway, storm drain, street lighting and other infrastructure construction and maintenance through contracts with private contractors and Salt Lake County Public Works
- Engineering services through contracts with several private engineering firms.
- Building inspection, planning and zoning services
- Park construction and maintenance
- Economic development and community cultural events

Economic Condition and Outlook

Like the State of Utah, the immediate economic outlook for the City of Taylorsville appears to be recovering from the effects of Covid-19 pandemic. The unemployment rate for the state went down from 2.7% in June 2021 to 2.0% in June 2022. Recent successes include:

- The opening of several new infill and inline businesses, Dollar Tree and St. Mark's Family Clinic are examples.
- Summit Vista's fourth and fifth residential tower opened, and residents are moving in. Summit Vista completed Meadow peak rehabilitation center which is their skilled nursing facility. The sixth residential tower is currently under way and planned to open in 2023.
- Macey's opened in Taylorsville town center during the fall of 2020.
- Maria's Mexican Restaurant and The Local Greek opened in the Legacy Plaza.
- Aaron's Rents, Trolley Wing Co. and Pacific Island Art opened this year in Crossroads of Taylorsville.
- Sierra's retail outlet is under construction now and opening in fall of 2022.

The City received 35% of its general fund revenue from sales taxes, and 10% from real property, personal property and motor vehicle taxes.

Long-Term Planning and Major Initiatives

Continued maintenance of our assets remains a priority of the City, with particular focus on streets, storm drains, parks and government buildings. The City Council has continued funding dedicated to these initiatives and continues to recognize economic development as essential to success.

Looking forward, the Mayor and City Council have set challenging goals for Taylorsville's future. Their 20/20 Vision for the next decade-plus is being carried out through concerted economic development activities with City business partners, continued government efficiencies and ongoing adherence to fiscal discipline. The City is well positioned to meet its economic growth goals, especially considering its ideal location in the Salt Lake Valley, educated population, and strong business and government partnerships.

Major initiatives and projects include significant road, storm drain, park and beautification projects throughout the City over the next several fiscal years. The City has entered into agreements with the State, Utah Transit Authority, Salt Lake County and Murray City to create a mass transit corridor running primarily along 4700 South from the Murray TRAX line to the Salt Lake Community College. The route will provide transit opportunities to many of the City's major employers including those who work in the Sorenson Research Park, Nelson Labs and others.

In addition to the Bus Rapid Transit and Midvalley Connector projects, additional transportation priorities on which the City is focused include:

- Bangerter Interchange at 6200 South, which was completed in the current year.
- Cross walk safety improvements
- Park improvement including Taylorsville Park and the new Tank Park on 3200 W & 6200 S
- 4700 South and 2700 West Intersection improvements
- Redwood Beautification (4100-5400 South) including burial of power lines and safety improvements
- Planning continues for a frontage road between 4700 S and 4100 S along the I-215 corridor.

The City also remains committed to maximizing and maintaining recreational areas. One priority is to connect all open spaces with trails, and the City has begun that work, utilizing monies from the State and City for this project, one of which was completed this year and located at 5400 S and 2500 W.

Financial Information and Policies— As a government entity, the City of Taylorsville maintains financial internal accounting control through separate funds, rather than as a single accounting entity, allowing for greater transparency. Information is presented separately in the Governmental Fund Balance Sheet and in the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances for the General Fund, Economic Development Fund, Capital Project Fund, Park Impact Fund and another nonmajor fund. The Storm Drain Fund is the City’s only enterprise fund. Each fund is treated as a distinct, balanced accounting entity. The City’s administration has the responsibility for establishing and maintaining an internal control structure that will safeguard the assets of the government from loss, theft, or misuse. At the same time, management has the responsibility to ensure that adequate accounting data are maintained and compiled to support the preparation of financial statements in conformity with GAAP and follow state and legal guidelines. The internal control structure is designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived from that activity. The valuation of costs and benefits requires estimates and judgments by management and is reviewed as part of the annual audit to assure that the existing internal controls are following GAAP. Comprehensive budgets are essential in governmental accounting and in maintaining financial control. The City’s budget for all funds is adopted by the City Council each year and adjusted during the year as needed. Utah State law requires a balanced budget for each individual fund and requires department expenditures to conform to departmental appropriation. Finally, the law recognizes declared emergencies (natural disasters) as the only circumstance where individual budget may be overspent.

GENERAL FUND — General Fund revenues totaled \$35,885,286 in the fiscal year ending June 30, 2022. Property taxes, motor vehicle taxes, and general sales taxes constitute the major sources of revenue. All tax categories in aggregate generated 55.3% of general fund revenue. The unassigned General Fund balance for the year was \$5,560,814, which is equivalent to 80 calendar days of operation expenditures should the City need to use these funds in an emergency. This portion of fund balance represents about 15.5% of General Fund revenue.

DEBT ADMINISTRATION — In this accounting period, the City managed total debt in the amount of \$6,877,059 in the form of sales tax revenue bonds for storm drain and road infrastructure improvements and leases for police vehicles. Short-term debt is debt that is due in less than one year. The total debt payments made during the 2021-2022 fiscal year totaled \$1,104,949.

INDEPENDENT AUDIT — The Utah State Municipal Code requires an annual audit by independent public accountants. The City’s consultant selection committee has recommended, and the City Council has selected, HBME, LLC to perform the audit required by state law and to meet the requirements of the Federal Single Audit Act. The independent auditor’s report on the basic financial statements and combining and individual fund statements and schedules is included in the Financial Section of this report.

Acknowledgements

We respectfully acknowledge this financial report is a numerical representation of the dedication of all our City employees and contractors. Of course, the cost of providing quality government services is not represented in a set of financial schedules and audited numbers, as some things simply cannot be measured. Yet Taylorsville's general excellence is evident. The success of the community is due in large part to the dedication of its City employees and elected servants, as well as the commitment of its citizens, to making Taylorsville the best place in Utah to live, work and play. A special thank you to the entire City staff and City contractors who contributed to the preparation of this Annual Comprehensive Financial Report. We express our sincere appreciation for their contributions.

Respectfully,



John H. Taylor, P.E.
City Administrator/City Treasurer



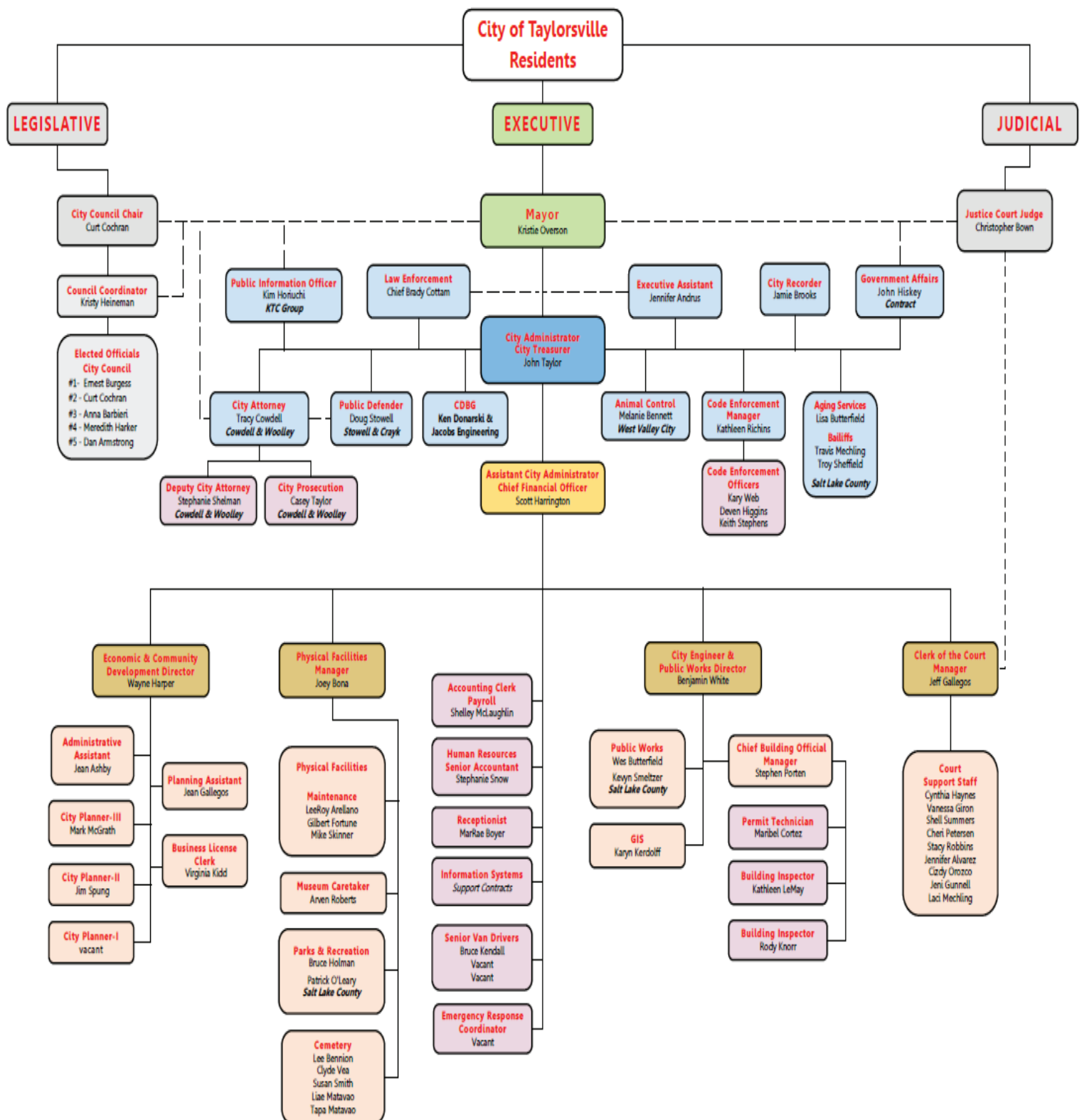
Scott P. Harrington
Assistant City Administrator/C.F.O.

Elected Officials

Mayor	Kristie Overson
Council Chairman	Anna Barbieri
Council Vice Chairman	Meredith Harker
Council Member	Ernest Burgess
Council Member	Curt Cochran
Council Member	Robert Knudsen

Appointed Officials

City Administrator / Treasurer	John Taylor
C.F.O./ Assistant City Administrator	Scott Harrington
Community Development / Economic Development Director	Wayne Harper
Justice Court Judge	Christopher Bown
Recorder	Jamie Brooks
City Engineer	Ben White
Police Chief	Brady Cottam
Deputy Chief	Todd Gray
Deputy Chief	Brett Miller





COMMITTED. EXPERIENCED. TRUSTED

**CERTIFIED PUBLIC
ACCOUNTANTS**

E. LYNN HANSEN, CPA
CLARKE R. BRADSHAW, CPA
GARY E. MALMROSE, CPA
EDWIN L. ERICKSON, CPA
MICHAEL L. SMITH, CPA
JASON L. TANNER, CPA
ROBERT D. WOOD, CPA
AARON R. HIXSON, CPA
TED C. GARDINER, CPA
JEFFREY B. MILES, CPA
SHAWN F. MARTIN, CPA

INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, and each major fund of City of Taylorsville, Utah (the City), as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, and each major fund of City of Taylorsville, Utah, as of June 30, 2022, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund, the major special revenue economic development fund, and the major special revenue park impact fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5-12 and the pension schedules on pages 55-57 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining component units' financial statements and budgetary comparison schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

Other Information Included in the Annual Report

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 2, 2022 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 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.

HBME, LLC

December 2, 2022

CITY OF TAYLORSVILLE
Management's Discussion and Analysis
For the year ended June 30, 2022

**Management's Discussion and Analysis
for fiscal year 2021-22**

The following discussion and analysis of the City of Taylorsville's financial performance provides a narrative overview and analysis of its financial activities for the year ended June 30, 2022. We encourage readers to consider the information presented here in conjunction with the additional information we have provided in our letter of transmittal, which can be found on pages i-vi of this report.

Financial Highlights

- Primary government total assets and deferred outflows of resources exceeded total liabilities and deferred inflows of resources at the close of 2022 by \$207,786,673 (net position). Of this amount, \$172,234,156 was invested in capital assets and \$11,729,961 was restricted for debt service, future construction, parks and other purposes. The City's governmental activities have an unrestricted net position of \$24,393,385. The City's business-type activities have an unrestricted net position of (\$570,829).
- The City's total net position increased by \$21,288,291 in 2022. The net position of the governmental activities increased by \$21,177,732 in 2022 compared to a net increase of \$6,216,429 in 2021.
- At the close of 2022, the City's governmental funds reported combined ending fund balances of \$35,803,643. The restricted, assigned and nonspendable portion of the fund balance is \$30,242,829.
- At the end of 2022, the unassigned fund balance for the General Fund was \$5,560,814. This is down by 3.1% over last year when compared to last year's total of \$5,737,109.
- The City's business-type activities reported net position of \$11,507,905 as of the end of June 30, 2022, which was a \$110,659, increase from 2021.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements which are comprised of three components:

- 1) Government-wide financial statements,
- 2) Fund financial statements, and
- 3) Notes to the basic financial statements.

This report also contains required and other supplementary information in addition to the basic financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances in a manner similar to private-sector business. The statement of net position presents information on all the City's assets, liabilities and deferred outflows and inflows of resources with the difference between the categories reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

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

The government-wide financial statements distinguish the functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees or other charges (business-type activities). The governmental activities of the City include general government, public safety, public works, community development and parks and recreation. The business-type activities of the City are its storm water management fund.

The government-wide financial statements include not only the City itself (known as the primary government), but also the following legally separate entities for which the City is financially accountable:

- Redevelopment Agency of City of Taylorsville
- Taylorsville Arts Council
- Taylorsville Dayzz

Financial information for the Redevelopment Agency is blended and reported together with the financial information of the primary government. The other two component units are reported discretely from the financial information of the primary government.

The government-wide financial statements are summarized with the following charts and graphs.

CITY OF TAYLORSVILLE
Management's Discussion and Analysis
For the year ended June 30, 2022

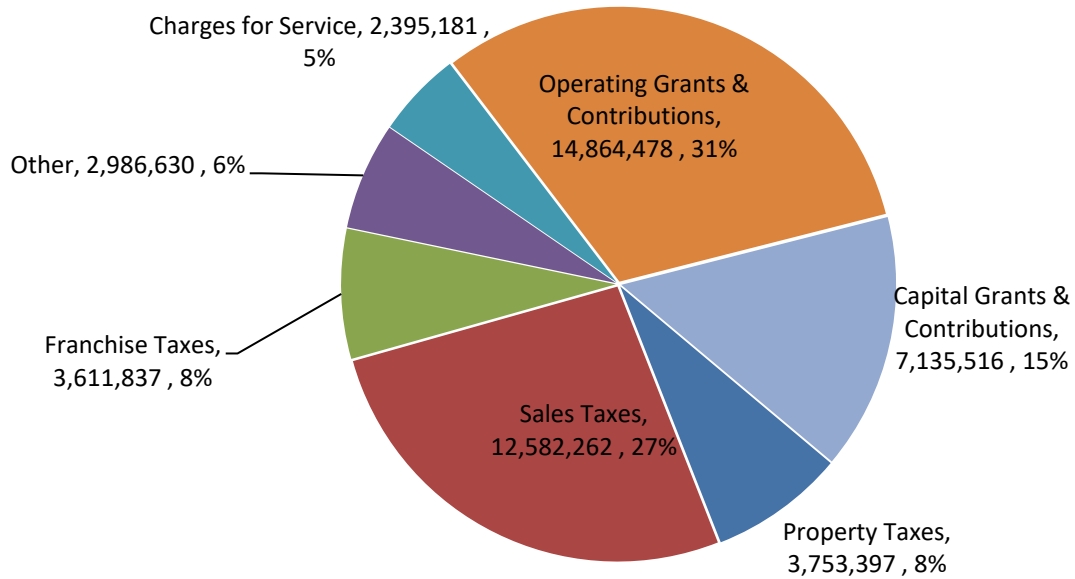
CITY OF TAYLORSVILLE'S NET POSITION

	Governmental Activities June 30, 2022	Governmental Activities June 30, 2021	Business-Type Activities June 30, 2022	Business-Type Activities June 30, 2021	Totals June 30, 2022	Totals June 30, 2021
Current and other assets	\$ 47,240,554	\$ 33,043,604	\$ (543,136)	\$ (589,916)	\$ 46,697,418	\$ 32,453,688
Capital assets	165,454,631	161,766,394	13,575,562	13,806,664	179,030,193	175,573,058
Total Assets	212,695,185	194,809,998	13,032,426	13,216,748	225,727,611	208,026,746
Total deferred outflows of resources	2,973,029	688,483	37,272	49,696	3,010,301	738,179
Long-term debt outstanding	6,160,487	5,853,674	1,534,100	1,821,600	7,694,587	7,675,274
Other liabilities	3,641,953	8,984,537	27,693	47,598	3,669,646	9,032,135
Total Liabilities	9,802,440	14,838,211	1,561,793	1,869,198	11,364,233	16,707,409
Total deferred inflows of resources	9,587,006	5,559,234	-	-	9,587,006	5,559,234
Net assets:						
Net investment in capital assets	160,155,422	156,836,329	12,078,734	12,034,760	172,234,156	168,871,089
Restricted	11,729,961	4,690,465	-	-	11,729,961	4,690,465
Unrestricted	24,393,385	13,574,242	(570,829)	(637,514)	23,822,556	12,936,728
Total Net Position	\$ 196,278,768	\$ 175,101,036	\$ 11,507,905	\$ 11,397,246	\$ 207,786,673	\$ 186,498,282

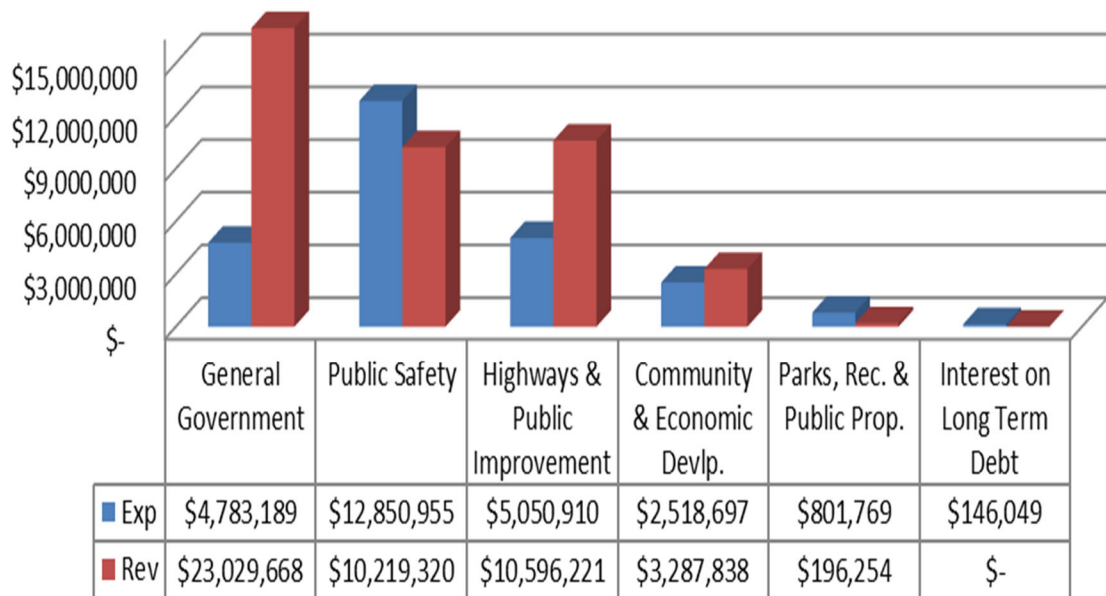
CITY OF TAYLORSVILLE'S CHANGES IN NET POSITION

	Governmental Activities June 30, 2022	Governmental Activities June 30, 2021	Business-Type Activities June 30, 2022	Business-Type Activities June 30, 2021	Total June 30, 2022	Total June 30, 2021
Revenues						
Program revenues:						
Charges for services	\$ 2,395,181	\$ 2,307,600	\$ 1,134,315	\$ 1,146,078	\$ 3,529,496	\$ 3,453,678
Operating grants and contributions	14,864,478	7,526,946	-	-	14,864,478	7,526,946
Capital grants and contributions	7,135,516	4,867,399	-	-	7,135,516	4,867,399
General revenues:						
Property taxes	3,753,397	3,742,179	-	-	3,753,397	3,742,179
Other taxes	16,194,099	14,633,970	-	-	16,194,099	14,633,970
Other revenues	2,986,630	237,382	131	207	2,986,761	237,589
Total revenue	47,329,301	33,315,476	1,134,446	1,146,285	48,463,747	34,461,761
Program expenses:						
General government	4,783,189	6,236,823	-	-	4,783,189	6,236,823
Public safety	12,850,955	12,670,747	-	-	12,850,955	12,670,747
Highway and public improvements	5,050,910	4,702,892	-	-	5,050,910	4,702,892
Community and economic development	2,518,697	2,624,119	-	-	2,518,697	2,624,119
Parks and public property	801,769	723,973	-	-	801,769	723,973
Interest on long term debt	146,049	140,493	-	-	146,049	140,493
Storm drain	-	-	1,023,787	990,975	1,023,787	990,975
Total expenses	26,151,569	27,099,047	1,023,787	990,975	27,175,356	28,090,022
Change in net position	21,177,732	6,216,429	110,659	155,310	21,288,391	6,371,739
Net Position Beginning of Year	175,101,036	168,884,607	11,397,246	11,241,936	186,498,282	180,126,543
Net Position End of year	\$ 196,278,768	\$ 175,101,036	\$ 11,507,905	\$ 11,397,246	\$ 207,786,673	\$ 186,498,282

Revenues by Source Governmental Activities FY 2022



Expenses and Program Revenue FY 2022



CITY OF TAYLORSVILLE
Management's Discussion and Analysis
For the year ended June 30, 2022

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The City's assets and deferred outflows exceeded liabilities and deferred inflows by \$207.8 million at the close of 2022.

The largest portion of the City's net position (82.9%) reflects its net investment in capital assets (e.g. land, buildings, improvements other than buildings, machinery and equipment, and infrastructure), less any outstanding related debt used to acquire those assets. The City uses these capital assets to provide services to citizens; therefore, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay debt must be provided from other sources, because capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (5.7%) represents resources that are subject to restrictions as to how they may be used. Of the total \$11.7 million restricted net position, \$4,802,530 is restricted for road maintenance project (Class C roads), \$1,977,599 is restricted for park construction projects, \$4,895,587 is restricted for other future capital projects, and \$54,245 is reserved for use in our home fund projects. The unrestricted balance is \$23,822,556.

At the end of the current fiscal year, the City was able to report positive balances in unrestricted net position for the government as a whole and for its separate governmental activities as was the case in the last several prior years. The business-type activities reported negative balances in unrestricted net position at the end of the current year, as was the case in the prior year. The primary differences in net position between the two years for governmental activities was decreases in construction project payables, increases in deferred inflows related to pensions, additions to long-term debt and decreases in net pension liability. The business-type activities net position change was a result of normal operations of the storm drain fund.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Taylorsville City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds

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

CITY OF TAYLORSVILLE
Management's Discussion and Analysis
For the year ended June 30, 2022

the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the Governmental Fund Balance Sheet and the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains five individual governmental funds. Information is presented separately in the Governmental Fund Balance Sheet and in the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances for the General Fund (major), Capital Projects- Infrastructure(major), Capital Projects- Building (nonmajor), Park-Impact(nonmajor) and the Economic Development Fund (major). Both the Governmental Fund Balance Sheet and the Governmental Fund Statement of Revenues Expenditures and Changes in Fund Balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. The basic governmental fund financial statements can be found on pages 15-21 of this report.

Enterprise Funds

The proprietary fund financial statements provide separate information for Taylorsville's only enterprise fund; which, is the Storm Drain Fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The total net position for the enterprise fund is \$11,507,805 as of June 30, 2022.

Notes to the Financial Statements

Notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found on pages 25-53 of this report.

Required Supplementary Information and Other Information

Other information in addition to the basic financial statements and accompanying notes presents certain required supplementary information concerning the City's accounting and reporting for pensions that are provided to employees of state and local government employers through pension plans that are administered through trusts.

The combining statements and budgetary comparisons in connection with capital project governmental funds and component units are presented immediately following the required supplementary information. Combining statements and schedules can be found on pages 59-62 of this report.

Financial Analysis of the Governmental Funds

The general fund is responsible for all of the general services provided by Taylorsville City. The City is in a good financial position, our fund balance is historically near the maximum allowed by state law, which is 35% of current revenues. The current unassigned fund balance for the general fund is \$5,560,814 which is 15.5% of revenues. Total expenditures for the

CITY OF TAYLORSVILLE
Management's Discussion and Analysis
For the year ended June 30, 2022

general fund were \$25,317,930. The City also had an increase in building permits with the continued construction at Summit Vista Life Plan Community. The City also budgeted conservatively because of the uncertainty of the effects that COVID-19 would have on revenues: fortunately, our revenues outperformed our budgeted numbers.

The redevelopment fund managed debt service payments in the amount of \$375,000. Tax and other revenue collected were up by \$2,778,073 over the last year, due to a \$2.5 million grant for development from the State of Utah for infrastructure related to the Volta Project. Regular revenues are up by \$278,073 over last year. Fund balance is at \$8,098,709; which, is up \$3,742,073 from FY 2021.

The infrastructure fund completed the city center project at city hall. The Bus Rapid Transit Project in the 4700 S. corridor is planned to start construction in 2023. Taylorsville will continue to manage projects in this fund, several projects will start in the upcoming year. This year \$9,558,585 was transferred to the infrastructure fund. Several of these projects are fully funded and will begin construction in FY 2023.

Budgetary Highlights

The City adopts an annual appropriation budget for its General Fund and all special revenue and capital project funds. Budgetary comparison schedules have been provided for these funds to demonstrate compliance with the annual budget requirements and the City's accounting processes. The actual general fund expenditures were \$25,317,930, which is 91.1% of budget. The revenue collected for the general fund this year totaled \$35,885,286 or 91.0% of budget. We were able to transfer \$1,740,000 to the park impact fund to help fund the current park projects and improvements. We transferred \$9,558,585 to the Infrastructure Fund for future project within the City. The City also started its own police department in this fiscal year and no longer contracts with Unified Police Department for police Services.

Capital Assets and Debt Administration

The City's infrastructure remains in good condition. The increase in infrastructure expenditures over the past years has had a positive impact on the integrity of our roads and other assets of the City.

	Governmental Activities		Business Type Activities	
	2022	2021	2022	2021
Land and water rights	\$ 134,018,970	\$ 131,866,132	\$ -	\$ -
Construction in progress	6,821,992	7,720,087	-	-
Building and improvements	13,290,131	10,474,026	-	-
Office furniture and equipment	300,896	357,854	-	-
Vehicles and equipment	2,126,889	1,684,200	-	-
Infrastructure	8,895,753	9,664,095	13,575,562	13,806,664
	<u>\$ 165,454,631</u>	<u>\$ 161,766,394</u>	<u>\$ 13,575,562</u>	<u>\$ 13,806,664</u>

CITY OF TAYLORSVILLE
Management's Discussion and Analysis
For the year ended June 30, 2022

At June 30, 2022, the City had \$6,877,059 of long-term bonds outstanding, secured by specified revenue sources, (i.e. sales tax revenue bonds/ property tax revenue bonds). The City does not have any capital lease. The City did enter an equipment lease for police vehicles this year in the amount of \$1,067,059. See chart below for debt summary.

	Governmental Activities		Business Type Activities	
	2022	2021	2022	2021
Revenue bonds payable	\$ 4,275,900	\$ 4,988,400	\$ 1,534,100	\$ 1,821,600
Leases payable	1,067,059	-	-	-
Compensated absences	817,528	748,965	-	-
	<u>\$ 6,160,487</u>	<u>\$ 5,737,365</u>	<u>\$ 1,534,100</u>	<u>\$ 1,821,600</u>

The City has not issued general obligation bonds and therefore has no general obligation debt as of June 30, 2022. Sales and use tax bonds are special debts of the City and are not considered general obligation bonds by the state.

Additional information regarding the City's long-term debt can be found in Note 6 on page 39-41 of this report.

Economic Factors and the Next Year's Budget and Rates

- The unemployment rate for the City and for Utah was at 2.0% at the end of June 2022, which has continued to trend lower than the 2.7% rate for 2021. The national rate was 3.5% as of the end of June 2022.
- The City expects a 1.0% increase in its sales tax revenue for the coming year. These factors were considered when the City prepared its 2022-23 fiscal year budget.
- The City Council has continued to invest in economic development as one of the top priorities in the City for the next fiscal year. To that end, four redevelopment agency areas have been identified and the City plans to continue to invest in infrastructure in these areas.

Request for Information

This financial report is designed to provide our citizens, taxpayers, customers, and creditors with a general overview of the City's finances and to provide accountability for the money the City received. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Scott Harrington, Chief Financial Officer, 801-963-5400, 2600 West Taylorsville Boulevard, Taylorsville, Utah 84129.

CITY OF TAYLORSVILLE
Statement of Net Position
June 30, 2022

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	
<u>Assets</u>				
Cash and cash equivalents	\$ 26,908,881	\$ 192,116	\$ 27,100,997	\$ 383,653
Receivables, net of allowance				
Taxes	7,901,729	-	7,901,729	-
Intergovernmental	890,056	-	890,056	-
Accounts	57,713	96,520	154,233	27,400
Internal balances	831,774	(831,774)	-	-
Notes receivable	54,245	-	54,245	-
Restricted assets:				
Cash and cash equivalents	8,157,512	2	8,157,514	-
Net pension asset	2,438,644	-	2,438,644	-
Capital assets not being depreciated:				
Land and water rights	134,018,970	-	134,018,970	-
Construction in progress	6,821,992	-	6,821,992	-
Capital assets - net of accumulated depreciation:				
Buildings and improvements	13,290,131	-	13,290,131	-
Office furniture and equipment	300,896	-	300,896	5,839
Vehicles and equipment	2,126,889	-	2,126,889	-
Infrastructure	8,895,753	13,575,562	22,471,315	-
Total assets	212,695,185	13,032,426	225,727,611	416,892
<u>Deferred Outflows of Resources</u>				
Deferred loss on refunding	43,750	37,272	81,022	-
Deferred outflows related to pensions	2,929,279	-	2,929,279	-
Total deferred outflows of resources	2,973,029	37,272	3,010,301	-
<u>Liabilities</u>				
Accounts payable	2,504,455	21,480	2,525,935	151,273
Accrued liabilities	1,103,641	-	1,103,641	-
Accrued interest payable	33,857	6,213	40,070	-
Noncurrent liabilities:				
Due within one year	1,155,647	292,100	1,447,747	-
Due in more than one year	5,004,840	1,242,000	6,246,840	-
Total liabilities	9,802,440	1,561,793	11,364,233	151,273
<u>Deferred Inflows of Resources</u>				
Deferred property tax revenue	5,364,516	-	5,364,516	-
Deferred inflows related to pensions	4,222,490	-	4,222,490	-
Total deferred inflows of resources	9,587,006	-	9,587,006	-
<u>Net Position</u>				
Net investment in capital assets	160,155,422	12,078,734	172,234,156	5,839
Restricted for:				
Future construction	4,895,587	-	4,895,587	-
Class C roads	4,802,530	-	4,802,530	-
Federal programs	54,245	-	54,245	-
Parks	1,977,599	-	1,977,599	-
Unrestricted	24,393,385	(570,829)	23,822,556	259,778
Total net position	\$ 196,278,768	\$ 11,507,905	\$ 207,786,673	\$ 265,617

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE
Statement of Activities
For the Year Ended June 30, 2022

Functions / Programs
Primary Government:

Governmental activities

General government	\$	4,783,189	\$	30,685	\$	64,857	\$	-	\$	(4,687,647)	\$	(4,687,647)
Public safety	12,850,955	1,121,248	9,098,072	-	(2,631,635)	(2,631,635)						
Highways and public improvements	5,050,910	-	3,500,695	7,095,526	5,545,311	5,545,311						
Community and economic development	2,518,697	1,086,984	2,200,854	-	769,141	769,141						
Parks, recreation and public property	801,769	156,264	-	39,990	(605,515)	(605,515)						
Interest and fiscal charges on long-term debt	146,049	-	-	-	(146,049)	(146,049)						
Total governmental activities	26,151,569	2,395,181	14,864,478	7,135,516	(1,756,394)	(1,756,394)						

Business-type activities

Storm drain

Total Primary Government

Component Units:

Taylorsville Dayzz, Inc.
Taylorsville Art Council

Total component units

Program Revenues				Net (Expense) Revenues and Changes in Net Position			
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government			Component Units
				Governmental Activities	Business-type Activities	Total	
\$ 4,783,189	\$ 30,685	\$ 64,857	\$ -	\$ (4,687,647)		\$ (4,687,647)	
12,850,955	1,121,248	9,098,072	-	(2,631,635)		(2,631,635)	
5,050,910	-	3,500,695	7,095,526	5,545,311		5,545,311	
2,518,697	1,086,984	2,200,854	-	769,141		769,141	
801,769	156,264	-	39,990	(605,515)		(605,515)	
146,049	-	-	-	(146,049)		(146,049)	
26,151,569	2,395,181	14,864,478	7,135,516	(1,756,394)		(1,756,394)	
1,023,787	1,134,315	-	-	\$ 110,528		110,528	
\$ 27,175,356	\$ 3,529,496	\$ 14,864,478	\$ 7,135,516	(1,756,394)	110,528	(1,645,866)	
\$ 173,021	\$ 73,485	\$ 84,500	\$ -				\$ (15,036)
65,096	32,203	35,364	-				2,471
\$ 238,117	\$ 105,688	\$ 119,864	\$ -				(12,565)

General Revenues:

Taxes												
Property taxes	3,753,397	-	-	3,753,397	-	-						
Sales taxes	12,582,262	-	-	12,582,262	-	-						
Franchise taxes	3,611,837	-	-	3,611,837	-	-						
Investment earnings	119,668	131		119,799	169							
Other	2,866,962	-	-	2,866,962	-	-						
Total general revenues	22,934,126	131		22,934,257	169							
Change in net position	21,177,732	110,659		21,288,391	(12,396)							
Net position - beginning	175,101,036	11,397,246		186,498,282	278,013							
Net position - ending	\$ 196,278,768	\$ 11,507,905		\$ 207,786,673	\$ 265,617							

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE
Balance Sheet – Governmental Funds
June 30, 2022

	Governmental Fund Types					
	Capital Projects	Special Revenue	Special Revenue	Capital Projects		Total
		Economic	Park			Governmental
	General	Infrastructure	Development	Impact	Buildings	Funds
<u>Assets</u>						
Cash and cash equivalents	\$ 4,054,878	\$ 15,227,782	\$ 5,407,788	\$ 2,076,087	\$ 142,346	\$ 26,908,881
Receivables:						
Taxes	6,226,729	-	1,675,000	-	-	7,901,729
Intergovernmental	890,056	-	-	-	-	890,056
Other, net	57,713	-	-	-	-	57,713
Due from other funds	831,774	-	-	-	-	831,774
Notes receivable	54,245	-	-	-	-	54,245
Restricted assets:						
Cash and cash equivalents	1,514,364	3,949,102	2,694,046	-	-	8,157,512
Total assets	\$ 13,629,759	\$ 19,176,884	\$ 9,776,834	\$ 2,076,087	\$ 142,346	\$ 44,801,910
<u>Liabilities</u>						
Accounts payable	\$ 1,729,713	\$ 673,129	\$ 3,125	\$ 98,488	\$ -	\$ 2,504,455
Accrued liabilities	1,103,641	-	-	-	-	1,103,641
Total liabilities	2,833,354	673,129	3,125	98,488	-	3,608,096
<u>Deferred Inflows of Resources</u>						
Deferred property tax revenue	3,689,516	-	1,675,000	-	-	5,364,516
Deferred revenue from cemetery plots	25,655	-	-	-	-	25,655
Total deferred inflows of resources	3,715,171	-	1,675,000	-	-	5,390,171
<u>Fund Balances</u>						
Restricted for:						
Future construction	946,485	3,949,102	-	-	-	4,895,587
Class C roads	519,690	4,282,840	-	-	-	4,802,530
Federal programs	54,245	-	-	-	-	54,245
Parks	-	-	-	1,977,599	-	1,977,599
Assigned to:						
Infrastructure fund	-	10,271,813	-	-	-	10,271,813
Economic development fund	-	-	8,098,709	-	-	8,098,709
Buildings fund	-	-	-	-	142,346	142,346
Unassigned	5,560,814	-	-	-	-	5,560,814
Total fund balances	7,081,234	18,503,755	8,098,709	1,977,599	142,346	35,803,643
Total liabilities, deferred inflows of resources, and fund balances	\$ 13,629,759	\$ 19,176,884	\$ 9,776,834	\$ 2,076,087	\$ 142,346	\$ 44,801,910

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE**Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position****June 30, 2022**

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

Total fund balances - total governmental funds	\$ 35,803,643
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.	165,454,631
Other long-term assets not available for current period expenditures and are therefore either deferred or not applicable to funds.	43,750
Interest payable is not due and payable in the current period and therefore is not recorded in the funds.	(33,857)
Long-term liabilities, including bonds payable and leases payable, are not due and payable in the current period and, therefore, are not reported in the funds.	(6,160,487)
Net pension assets and liabilities are not due and payable in the current period and therefore are not reported in the funds.	1,145,433
Deferred inflows of resources associated with the City's cemetery plot receivables is removed in the statement of net position.	<u>25,655</u>
Net position - governmental activities	<u><u>\$ 196,278,768</u></u>

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE

**Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds
For the Year Ended June 30, 2022**

	Governmental Fund Types					Total Governmental Funds
	Capital Projects	Special Revenue	Special Revenue	Capital Projects		
		Economic	Park			
	General	Infrastructure	Development	Impact	Buildings	
<u>Revenues</u>						
Taxes	\$ 19,827,310	\$ -	\$ 120,186	\$ -	\$ -	\$ 19,947,496
Impact fees	-	-	-	39,990	-	39,990
Licenses and permits	753,126	-	-	-	-	753,126
Intergovernmental	13,228,732	6,100,000	1,570,889	-	-	20,899,621
Charges for services	640,654	-	-	-	-	640,654
Fines and forfeitures	1,073,983	-	-	-	-	1,073,983
Miscellaneous	247,184	27,448	2,592,330	-	-	2,866,962
Interest income	114,297	-	5,371	-	-	119,668
Total revenues	35,885,286	6,127,448	4,288,776	39,990	-	46,341,500
<u>Expenditures</u>						
General government	3,127,595	-	-	-	-	3,127,595
Public safety	14,179,346	-	-	-	-	14,179,346
Highways and public improvements	3,576,365	-	-	-	-	3,576,365
Community and economic development	2,466,686	-	109,114	-	-	2,575,800
Parks, recreation, and public property	399,972	-	-	572,350	-	972,322
Non-departmental	1,071,521	-	-	-	-	1,071,521
Debt service:						
Principal	442,449	-	375,000	-	-	817,449
Interest	53,996	-	62,589	-	-	116,585
Capital outlay:						
Highways and public improvements	-	4,582,601	-	-	-	4,582,601
Total expenditures	25,317,930	4,582,601	546,703	572,350	-	31,019,584
Excess (deficiency) of revenues over (under) expenditures	10,567,356	1,544,847	3,742,073	(532,360)	-	15,321,916
<u>Other Financing Sources (Uses)</u>						
Proceeds from debt	1,172,008	-	-	-	-	1,172,008
Transfers in	-	9,558,585	-	1,740,000	-	11,298,585
Transfers out	(11,298,585)	-	-	-	-	(11,298,585)
Total other financing sources (uses)	(10,126,577)	9,558,585	-	1,740,000	-	1,172,008
Net change in fund balances	440,779	11,103,432	3,742,073	1,207,640	-	16,493,924
Fund balances, beginning of year	6,640,455	7,400,323	4,356,636	769,959	142,346	19,309,719
Fund balances, end of year	\$ 7,081,234	\$ 18,503,755	\$ 8,098,709	\$ 1,977,599	\$ 142,346	\$ 35,803,643

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE**Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of
Governmental Funds to the Statement of Activities
For the Year Ended June 30, 2022**

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

Net change in fund balances - total governmental funds	\$ 16,493,924
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.	(3,950,700)
Governmental funds report current capital outlays as expenditures. However, these expenditures are reported as capital assets in the statement of net position. Governmental funds also do not report contributed capital assets as revenue.	7,645,700
Proceeds from sale of capital assets is recorded as income in the governmental funds. However, only the gain or loss on the sale of capital assets is recorded in the statement of activities.	(6,763)
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the payment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas, these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	(369,144)
Accrued pension costs are not reported as an expenditure in the current period for governmental funds but are recorded as an expense in the statement of activities.	1,455,882
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	(83,442)
Revenues are recognized in the governmental funds when measureable and available; however, the statement of activities is presented on the accrual basis, so revenues are recognized when earned. This adjustment reflects the changes due to payments received on long-term notes receivable that have been deferred in the governmental funds.	(7,725)
Change in net position of governmental activities	<u>\$ 21,177,732</u>

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE

**Statement of Revenues, Expenditures, and Changes in Fund Balance –
Budget to Actual – General Fund
For the Year Ended June 30, 2022**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
<u>Revenues</u>				
Taxes	\$ 17,930,000	\$ 19,360,000	\$ 19,827,310	\$ 467,310
Licenses and permits	600,000	700,000	753,126	53,126
Intergovernmental	9,090,135	16,807,477	13,228,732	(3,578,745)
Charges for services	688,000	688,000	640,654	(47,346)
Fines and forfeitures	1,853,000	1,653,000	1,073,983	(579,017)
Miscellaneous	55,500	115,500	247,184	131,684
Interest income	100,000	100,000	114,297	14,297
Total revenues	30,316,635	39,423,977	35,885,286	(3,538,691)
<u>Expenditures</u>				
General government				
City council	265,621	270,621	250,741	19,880
Mayor	144,879	144,879	140,770	4,109
Administrative services	2,266,481	2,353,481	2,085,610	267,871
Governmental buildings	640,337	666,337	650,474	15,863
Public safety				
Court operations	1,861,552	1,861,552	1,637,663	223,889
Animal control	497,300	497,300	440,126	57,174
Fire and VECC	-	128,200	128,107	93
Police	11,468,317	11,737,704	11,973,450	(235,746)
Highways and public improvements	3,536,805	3,586,805	3,576,365	10,440
Community and economic development				
Planning commission	8,300	9,700	6,963	2,737
Community activities	51,500	56,500	29,367	27,133
Citizens committees	116,950	120,950	107,126	13,824
CDBG programs	1,305,135	2,130,135	629,965	1,500,170
Community development	620,054	667,054	616,997	50,057
Economic development	616,401	626,401	458,634	167,767
Building and inspection	634,280	634,280	617,634	16,646
Parks, recreation, and public property	631,989	672,239	399,972	272,267
Non-departmental	5,423,474	1,231,674	1,071,521	160,153
Debt service:				
Principal	337,500	337,500	442,449	(104,949)
Interest	59,000	59,000	53,996	5,004
Total expenditures	30,485,875	27,792,312	25,317,930	2,474,382
Excess of revenues over expenditures	(169,240)	11,631,665	10,567,356	(1,064,309)
<u>Other Financing Sources (Uses)</u>				
Proceeds from debt	-	-	1,172,008	1,172,008
Transfers out	-	(12,989,619)	(11,298,585)	1,691,034
Total other financing sources (uses)	-	(12,989,619)	(10,126,577)	2,863,042
Net change in fund balance	\$ (169,240)	\$ (1,357,954)	440,779	\$ 1,798,733
Fund balance, beginning of year			6,640,455	
Fund balance, end of year			\$ 7,081,234	

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE**Statement of Revenues, Expenditures, and Changes in Fund Balance –
Budget to Actual – Economic Development Special Revenue Fund
For the Year Ended June 30, 2022**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
<u>Revenues</u>				
Property taxes	\$ 110,000	\$ 110,000	\$ 120,186	\$ 10,186
Intergovernmental	1,450,000	1,450,000	1,570,889	120,889
Interest income	10,000	10,000	5,371	(4,629)
Miscellaneous	100,000	100,000	2,592,330	2,492,330
Total revenues	<u>1,670,000</u>	<u>1,670,000</u>	<u>4,288,776</u>	<u>2,618,776</u>
<u>Expenditures</u>				
Economic development projects	2,159,700	2,159,700	109,114	2,050,586
Debt service:				
Principal	375,000	375,000	375,000	-
Interest	57,600	57,600	62,589	(4,989)
Total expenditures	<u>2,592,300</u>	<u>2,592,300</u>	<u>546,703</u>	<u>2,045,597</u>
Net change in fund balance	<u>\$ (922,300)</u>	<u>\$ (922,300)</u>	3,742,073	<u>\$ 4,664,373</u>
Fund balance, beginning of year			<u>4,356,636</u>	
Fund balance, end of year			<u>\$ 8,098,709</u>	

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE**Statement of Revenues, Expenditures, and Changes in Fund Balance –
Parks Impact Special Revenue Fund – Budget to Actual
For the Year Ended June 30, 2022**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
<u>Revenues</u>				
Impact fees	\$ 50,000	\$ 50,000	\$ 39,990	\$ (10,010)
Total revenues	50,000	50,000	39,990	(10,010)
<u>Expenditures</u>				
Park projects	1,000,000	1,060,000	572,350	487,650
Total expenditures	1,000,000	1,060,000	572,350	487,650
Excess (deficiency) of revenues over (under) expenditures	(950,000)	(1,010,000)	(532,360)	477,640
<u>Other Financing Sources</u>				
Transfers in	-	2,000,000	1,740,000	(260,000)
Total other financing sources	-	2,000,000	1,740,000	(260,000)
Net change in fund balance	\$ (950,000)	\$ 990,000	1,207,640	\$ 217,640
Fund balance, beginning of year			769,959	
Fund balance, end of year			\$ 1,977,599	

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE
Statement of Net Position – Proprietary Fund
June 30, 2022

	Storm Drain
<u>Assets</u>	
Current assets:	
Cash and cash equivalents	\$ 192,116
Accounts receivable	96,520
Total current assets	288,636
Noncurrent assets:	
Cash and cash equivalents, restricted	2
Capital assets:	
Machinery and equipment	39,445
Infrastructure	19,136,143
Accumulated depreciation	(5,600,026)
Net capital assets	13,575,562
Total noncurrent assets	13,575,564
Total assets	13,864,200
<u>Deferred Outflows of Resources</u>	
Deferred loss on refunding	37,272
Total deferred outflows of resources	37,272
<u>Liabilities</u>	
Current liabilities:	
Accounts payable	21,480
Due to other funds	831,774
Accrued interest payable	6,213
Long-term debt, current portion	292,100
Total current liabilities	1,151,567
Noncurrent liabilities:	
Revenue bonds payable, due after one year	1,242,000
Total noncurrent liabilities	1,242,000
Total liabilities	2,393,567
<u>Net Position</u>	
Net investment in capital assets	12,078,734
Unrestricted	(570,829)
Total net position	\$ 11,507,905

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE**Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Fund
For the Year Ended June 30, 2022**

	<u>Storm Drain</u>
<u>Operating Revenues</u>	
Sales and charges for services	\$ 1,114,913
Total operating revenues	<u>1,114,913</u>
<u>Operating Expenses</u>	
Administration and general	183,605
Repairs and maintenance	287,084
Depreciation	<u>499,915</u>
Total operating expenses	<u>970,604</u>
Operating income	<u>144,309</u>
<u>Nonoperating Revenues (Expenses)</u>	
Interest income	131
Interest expense	(53,183)
Impact fees	<u>19,402</u>
Total nonoperating revenues (expenses)	<u>(33,650)</u>
Change in net position	110,659
Total net position, beginning	<u>11,397,246</u>
Total net position, ending	<u><u>\$ 11,507,905</u></u>

The accompanying notes are an integral part of this financial statement.

CITY OF TAYLORSVILLE
Statement of Cash Flows – Proprietary Fund
For the Year Ended June 30, 2022

	Storm Drain
Cash flows from operating activities	
Receipts from customers and users	\$ 1,257,694
Payments to suppliers	(489,430)
Net cash provided by operating activities	<u>768,264</u>
Cash flows from capital and related financing activities	
Acquisition of property, plant, and equipment	(268,813)
Impact fees	19,402
Principal paid on capital debt	(287,500)
Interest paid on capital debt	(41,923)
Net cash used by capital and related financing activities	<u>(578,834)</u>
Cash flows from investing activities	
Interest received	<u>131</u>
Net cash provided by investing activities	<u>131</u>
Net increase in cash and cash equivalents	189,561
Cash and cash equivalents, beginning of year	<u>2,557</u>
Cash and cash equivalents, end of year	<u>\$ 192,118</u>
Unrestricted cash	\$ 192,116
Restricted cash	<u>2</u>
Total Cash	<u><u>\$ 192,118</u></u>
Reconciliation of operating income to net cash provided by operating activities	
Operating income	\$ 144,309
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	499,915
Changes in assets and liabilities:	
Accounts receivable	142,781
Accounts payable	(18,741)
Net cash provided by operating activities	<u><u>\$ 768,264</u></u>

The accompanying notes are an integral part of this financial statement.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Taylorsville (the City) was incorporated on July 1, 1996, under the provisions of the State of Utah. The City operates under a Mayor-Council form of government and provides the following services as authorized by its charter: public safety, highways, culture-recreation, municipal justice court, public improvements, planning and zoning, and general administrative services.

The City's financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The accounting policies of the City conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The more significant accounting policies established in GAAP and used by the City are discussed below.

The Reporting Entity

In evaluating how to define the City for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in the related GASB pronouncement. The basic, but not the only, criterion for including a potential component unit within the reporting entity is the governing body's ability to exercise oversight responsibility. The most significant manifestation of this ability is financial interdependency. Other manifestations of the ability to exercise oversight responsibility include, but are not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations and accountability of fiscal matters. The other criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the existence of special financing relationships, regardless of whether the City is able to exercise oversight responsibilities. Component units that do not meet the criteria for being blended into the City's primary government are reported discretely.

Discretely Presented Component Units

The Taylorsville Arts Council (the Arts Council) provides cultural and recreational activities for the residents of the City. The Arts Council's governing body consists of the City's Mayor, the Chairman of the City Council, the Chairman of the Arts Council, who is appointed by the Mayor, the Vice-Chair, and Treasurer.

In 2012, Taylorsville Dayzz Inc. was created. This entity provides funding and operations of Taylorsville Dayzz, which is the City's birthday celebration.

Financial information for the component units may be obtained at the City's office, located at 2600 West Taylorsville Blvd., Taylorsville, Utah 84129.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements. The City's general administrative services, public safety, highways and streets, planning and engineering, and parks are all classified as governmental activities. Storm water collection services are classified as business-type activities.

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all activities of the City and its component units. As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

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

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, reserves, fund balance, revenues, and expenditures or expenses as appropriate. The various funds are summarized by type in the financial statements. The following fund types are used by the City:

The City reports the following major governmental funds:

- The General Fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.
- The Infrastructure – Capital Projects Fund accounts for the acquisition and construction of the City's major infrastructure projects, other than those financed by proprietary funds.
- The Economic Development – Special Revenue Fund accounts for economic development and redevelopment agency activities and the expenditure of bond monies related to economic development.
- Park Impact Fund is a special revenue fund that accounts for designated park related projects.

The City reports the following major proprietary fund:

- The Storm Drain Fund accounts for the operation and maintenance of the storm drain system and capital projects for the storm system.

Additionally, the City reports the following fund type:

- Capital project fund accounts for the acquisition of fixed assets of the City. The City accounts for building construction in a capital project fund.

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

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

Budgets

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

Utah State law prohibits the appropriation of the sum of unassigned, assigned, and committed General Fund balance until it exceeds 5% of the General Fund revenues. Until the sum of the stated categories of fund balance is greater than the above amount, it cannot be budgeted, but is used to provide working capital until tax revenue is received, to meet emergency expenditures, and to cover unanticipated deficits. Utah State law prohibits the accumulation of the stated fund balance categories in any amount greater than 35% of the current year's actual revenues.

Once adopted, the budget can be amended by subsequent City Council action. The City Council can amend the budget to any extent, provided the budgeted expenditures do not exceed budgeted revenues and appropriated fund balance, in which case a public hearing must be held. With the consent of the Mayor, department heads may reallocate unexpended appropriated balances from one expenditure account to another within that department during the budget year.

Budgets for the General Fund, Special Revenue Funds, and Capital Projects Fund are prepared on the modified accrual basis of accounting. Encumbrance accounting is not used by the City.

Expenditures in the Capital Projects Fund are budgeted annually on a project-by-project basis. Although it is the intention of the City that each project be funded by a specific revenue source, the adopted budget reflects only total anticipated revenues by source. Since it is not practicable or appropriate to separate revenues and fund balance on a project-by-project basis, the Capital Projects Fund is reported as an individual fund in the accompanying financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

Cash and cash equivalents and Investments

The City considers all cash and investments with original maturities of three months or less to be cash and cash equivalents. Investments consist of debt securities and are recorded at fair value in accordance with GASB Statement No. 72, Fair Value Measurement and Application. Accordingly, the change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as “due to or due from other funds”. Advances between funds as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate they are not available for appropriation and are not available financial resources.

Tax, intergovernmental and other receivables at June 30, 2022, consisted of property tax, sales tax, franchise tax, grants, utility billings, and other miscellaneous items. The utility billings for charged services are billed to customers on a monthly basis. Unbilled service accounts receivable at June 30, 2022 were estimated based on July billings and are included in the operating revenues and accounts receivable at year end. Taxes, grants, and utility charges are deemed collectible in full, so no allowance for uncollectibles is recorded. In addition, no allowance was deemed necessary for the City’s other receivables.

Restricted Assets

Certain assets are classified as restricted because their use is restricted by an independent third party, enabling legislation, or other laws and statutes. These restrictions may include future debt service payments, unexpended portions of bonds issued for capital construction, and other agreements with third parties.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$3,000 (amounts not rounded) and a useful life of more than one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

Upon retirement or disposition of capital assets, the cost and related accumulated depreciation are removed from the respective accounts. Depreciation of fixed assets is computed using the straight-line method over their estimated useful lives as follows:

	<u>Years</u>
Buildings and Improvements	5-30
Office Furniture and Equipment	3-20
Vehicles and Equipment	2-10
Infrastructure	20-50

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued)

Compensated absences

Accumulated unpaid time off with pay is accrued as incurred based on the years of service for each employee. Time off with pay is accumulated on a monthly basis and is fully vested when earned. Accumulated vacation cannot exceed 320 hours at the end of the fiscal year and any paid leave time in excess of this amount is forfeited. No payments will be made in lieu of taking time off, except for accrued time off with pay at the time of termination or in extenuating circumstances, which payment must be approved by the Mayor or Mayor's designee. The amount of accumulated time off with pay is accrued when incurred in the government-wide financial statements.

Taxes

On or before June 22 of each year, the City sets the property tax rate for various municipal purposes. If the City intends to increase property tax revenues above the tax rate of the previous year, state law requires the City to provide public notice to property owners and hold public hearings. When these special public hearings are necessary, the adoption of the final budget is made subsequent to June 22. All property taxes levied by the City are assessed and collected by Salt Lake County. Taxes are levied as of January 1 and due November 30; any delinquent taxes are subject to a penalty. Unless the delinquent taxes and penalties are paid before January 15, a lien is attached to the property, and the amount of taxes and penalties bears interest from January 1 until paid. If after five years, delinquent taxes have not been paid, the County sells the property at a tax sale. Tax collections are remitted to the City from the County on a monthly basis.

Sales taxes are collected by the Utah State Tax Commission and remitted to the City monthly. Franchise taxes are collected by utility companies and remitted to the City periodically.

Pensions

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

Deferred Outflows and Inflows of Resources

Deferred outflows of resources represent a consumption of net assets that applies to a future period, and is, therefore, deferred until that time. A deferred loss on refunding results from the difference in the carrying value of the refunded debt and the reacquisition price.

Deferred inflows of resources represent an acquisition of net assets that applies to a future period, and is, therefore, deferred until that time. Governmental funds report unavailable revenue from property taxes as deferred inflows of resources until such time they can be recognized as revenue in the period that they become available.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued)

Long-term Obligations

In the government-wide financial statements and proprietary fund types, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net assets. Bond premiums and discounts are deferred and amortized over the life of the applicable debt. In the fund financial statements, governmental fund types recognize bond premiums and discounts as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Fund Balance

GASB Statement No. 54 provided new reporting categories for fund balance in governmental funds. The categories and descriptions are as follows:

Nonspendable Fund Balance – Prepaid expenditures and other similar assets not in a spendable form that are contractually required to be maintained intact are classified as nonspendable fund balance.

Restricted Fund Balance – Assets that are constrained by externally imposed restrictions, or by law through constitutional provisions or enabling legislation.

Committed Fund Balance – Amounts formally designated by City Council through ordinance or resolution for a specific purpose that cannot be used for another purpose unless the City Council formally changes the use through a superseding ordinance or resolution.

Assigned Fund Balance – Amounts constrained by City Council or City Management for a specific purpose normally through the appropriations process in establishing and amending budgets. Furthermore, funds in special revenue, capital project, and permanent fund are by their nature assigned to the purpose for which the resources are collected.

Unassigned Fund Balance – Amounts that may be used for any governmental purpose.

When an expenditure qualifies to be used from more than one fund balance classification identified above, it is the City's policy to use resources in the following order: restricted, committed, assigned, and then unassigned.

The City has adopted a formal policy on minimum fund balance for the general fund of 19.5%. State statute requires the City to maintain a minimum fund balance in the general fund of at least 5% of total revenues.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued)

Inter-fund transactions

During the course of normal operations, the City has transactions between funds to construct assets, to distribute grant proceeds, etc. These transactions are generally reflected as transfers, which are transfers from a fund authorized to receive certain revenues to the fund through which the resources are to be expended.

Estimates and assumptions

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements and the reported amounts of revenues, expenditures and expenses during the reporting period. Actual results could differ from those estimates.

2. DEPOSITS AND INVESTMENTS

The City maintains a cash and investment pool that is available for use by all funds. Cash includes amounts in demand deposits and cash on hand. Investments are stated at cost, which approximates fair value. Each fund's portion of this pool is displayed on the combined balance sheet as "cash and cash equivalents," which also includes cash accounts that are separately held by several of the City's funds.

As of June 30, 2022, the City's demand deposits and cash on hand amounted to \$35,258,501.

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

Investments – The State of Utah Money Management Council has the responsibility to advise the State Treasurer about investment policies, promote measures and rules that will assist in strengthening the banking and credit structure of the state, and review the rules adopted under the authority of the State of Utah Money Management Act (UMMA) that relate to the deposit and investment of public funds.

2. DEPOSITS AND INVESTMENTS (CONTINUED)

The City follows the requirements of UMMA (Utah Code, Title 51, Chapter 7) in handling its depository and investment transactions. The Act requires the depositing of City funds in a qualified depository, which is defined as a financial institution whose deposits are insured by an agency of the Federal Government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council. UMMA defines types of securities authorized as appropriate investments for the City's funds and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities.

Statutes authorize the City to invest in negotiable or nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as "first tier" by two nationally recognized statistical rating organizations; bankers' acceptances; obligations of the United States Treasury including bills, notes, and bonds; obligations, other than mortgage derivative products, issued by U.S. government sponsored enterprises (U.S. Agencies) such as the Federal Home Loan Bank System, Federal Home Loan Mortgage Corporation (Freddie Mac), and Federal National Mortgage Association (Fannie Mae); bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rated "A" or higher, or the equivalent of "A" or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in UMMA; and the Utah State Public Treasurers' Investment Fund. The City has complied with the UMMA and rules of the Money Management Council with regard to deposits and investments. The City has a separate deposit and investment policy which requires City to follow UMMA.

The Utah State Treasurer's Office operates the Public Treasurers' Investment Fund (PTIF). The PTIF is available for investment of funds administered by any Utah public treasurer and is not registered with the SEC as an investment company. The PTIF is authorized and regulated by UMMA. The Act established the Money Management Council which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses of the PTIF, net of administration fees, are allocated based upon the participant's average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares.

2. DEPOSITS AND INVESTMENTS (CONTINUED)

Fair Value of Investments

The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Financial instruments with unadjusted, quoted prices listed on active market exchanges.
- Level 2: Financial instruments lacking unadjusted, quoted prices from active market exchanges, including over-the-counter traded financial instruments. The prices for the financial instruments are determined using prices for recently traded financial instruments with similar underlying terms as well as directly or indirectly observable inputs, such as interest rates and yield curves that are observable at commonly quoted intervals.
- Level 3: Financial instruments that are not actively traded on a market exchange. This category includes situations where there is little, if any, market activity for the financial instruments. The prices are determined using significant unobservable inputs or valuation techniques. Quoted prices for identical investments in active markets.

At June 30, 2022, the City had the following recurring fair value measurements.

	06/30/22	Fair Value Measurements Using		
		Level 1	Level 2	Level 3
Securities				
PTIF	\$ 33,370,969	\$ -	\$ 33,370,969	\$ -
Total securities	<u>\$ 33,370,969</u>	<u>\$ -</u>	<u>\$ 33,370,969</u>	<u>\$ -</u>

The City's cash and cash equivalents and investments are exposed to certain risks as outlined below:

Custodial credit risk – deposits. This is the risk that in the event of a bank failure, the City's deposits may not be returned. As of June 30, 2022, \$1,775,902 of the City's \$2,025,902 balance of deposits was exposed to custodial credit risk because it was uninsured and uncollateralized. UMMA does not require deposits to be insured or collateralized and the City has no formal policy regarding deposit credit risk. UMMA requires that the City keep deposits in a qualified depository, which the City has done.

Custodial credit risk – investments is the risk that in the event of the failure of the counterparty, the City will not be able to recover the value of its investments that are in the possession of an outside party. Of the City's investment in the PTIF of \$33,370,969, the City has no custodial credit risk exposure as the PTIF is an external investment pool managed by the Utah State Treasurer and is not categorized as to custodial credit risk.

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City's policy for limiting the credit risks of investments is to comply with UMMA.

2. DEPOSITS AND INVESTMENTS (CONTINUED)

Interest rate risk is the risk that changes in the interest rates will adversely affect the fair value of an investment. The City has no formal policy relating to specific investment-related interest rate risk. The City manages its exposure by investing mainly in the PTIF and by adhering to UMMA. The Act requires that the remaining term to maturity may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity on all investments in commercial paper, bankers' acceptances, fixed rate negotiable deposits, and fixed rate corporate obligations to 270 days - 15 months or less. The Act further limits the remaining term to maturity on all investments in obligations of the United States Treasury; obligations issued by U.S. government sponsored enterprises; and bonds, notes, and other evidence of indebtedness of political subdivisions of the State to 5 years. In addition, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding 3 years.

As of June 30, 2022, the City's investments had the following maturities and ratings:

Investment Type	Fair Value	Investment Maturities (in Years)		Quality Ratings
		Less Than 1	1-5	
PTIF	\$ 33,370,969	\$ 33,370,969	\$ -	Unrated
	\$ 33,370,969	\$ 33,370,969	\$ -	

Concentration of credit risk is the risk of loss attributed to the magnitude of a City's investment in a single issuer. The City's policy for reducing this risk of loss is to comply with the rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5-10% depending upon the total dollar amount held in the portfolio. The City's investment in the PTIF has no concentration of credit risk as the PTIF is an external investment pool managed by the Utah State Treasurer.

The PTIF invests in high-grade securities which are delivered to the custody of the Utah State Treasurer, assuring a perfected interest in the securities, and, therefore, there is very little credit risk except in the most unusual and unforeseen circumstances. The maximum weighted average life of the portfolio does not exceed 90 days. Twice a year, at June 30 and December 31, which are the accounting periods for public entities, the investments are valued at fair value and participants are informed of the fair value valuation factor. Additional information is available at the Utah State Treasurers' Office.

The City did not enter into any reverse repurchase agreements during the year. Bond deposits are held by an appointed trustee in accordance with the Bond Resolutions. Repurchase agreements are secured by uninsured, unregistered securities held by the counter party but not in the City's name.

CITY OF TAYLORSVILLE
Notes to the Financial Statements (Continued)
June 30, 2022

3. RESTRICTED CASH AND CASH EQUIVALENTS

Certain assets are restricted to use as follows as of June 30, 2022:

	Governmental Activities	Business-Type Activities
Governmental activities		
Restricted for debt service	\$ 2,694,046	\$ 2
Restricted for funds held in trust for Justice Court	32,268	-
Restricted for employee cafeteria plan	15,921	-
Restricted for "C" road funds	519,690	-
Restricted for transportation projects	946,485	-
Restricted for capital projects - infrastructure	3,949,102	-
Total restricted cash and cash equivalents	<u>\$ 8,157,512</u>	<u>\$ 2</u>

4. CAPITAL ASSETS AND DEPRECIATION

Capital asset activity for the year ended June 30, 2022 was as follows:

	07/01/21	Increases	Decreases	06/30/22
<u>Governmental activities</u>				
Capital assets, not being depreciated:				
Land and water rights	\$ 131,866,132	\$ 2,152,838	\$ -	\$ 134,018,970
Construction in progress	7,720,087	2,763,045	(3,661,140)	6,821,992
Total capital assets, not being depreciated	139,586,219	4,915,883	(3,661,140)	140,840,962
Capital assets, being depreciated:				
Buildings and improvements	24,116,805	4,192,032	(91,870)	28,216,967
Office furniture and equipment	1,236,220	52,484	(420,626)	868,078
Vehicles and equipment	2,215,155	1,525,475	(10,790)	3,729,840
Infrastructure	60,212,239	620,966	-	60,833,205
Total capital assets, being depreciated	87,780,419	6,390,957	(523,286)	93,648,090
Accumulated depreciation:				
Buildings and improvements	13,642,779	1,369,164	(85,107)	14,926,836
Office furniture and equipment	878,366	109,442	(420,626)	567,182
Vehicles and equipment	530,955	1,082,786	(10,790)	1,602,951
Infrastructure	50,548,144	1,389,308	-	51,937,452
Total accumulated depreciation	65,600,244	3,950,700	(516,523)	69,034,421
Total capital assets, net of accumulated depreciation	22,180,175	2,440,257	(6,763)	24,613,669
Governmental capital assets, net	<u>\$ 161,766,394</u>	<u>\$ 7,356,140</u>	<u>\$ (3,667,903)</u>	<u>\$ 165,454,631</u>

CITY OF TAYLORSVILLE
Notes to the Financial Statements (Continued)
June 30, 2022

4. CAPITAL ASSETS AND DEPRECIATION (CONTINUED)

	07/01/21	Increases	Decreases	06/30/22
<u>Business-type activities</u>				
Capital assets, being depreciated:				
Infrastructure	\$ 18,867,330	\$ 268,813	\$ -	\$ 19,136,143
Equipment	39,445	-	-	39,445
Total capital assets, depreciated	18,906,775	268,813	-	19,175,588
Accumulated depreciation:				
Infrastructure	5,060,666	499,915	-	5,560,581
Equipment	39,445	-	-	39,445
Total accumulated depreciation	5,100,111	499,915	-	5,600,026
Total capital assets, net of accumulated depreciation	13,806,664	(231,102)	-	13,575,562
Business-type capital assets, net	<u>\$ 13,806,664</u>	<u>\$ (231,102)</u>	<u>\$ -</u>	<u>\$ 13,575,562</u>

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:

General government	\$ 827,409
Public safety	1,198,649
Highways and public improvements	1,393,557
Community and economic development	153,232
Parks and public property	377,853
Total depreciation expense - governmental activities	<u>\$ 3,950,700</u>

Business-type activities:

Storm drain	<u>\$ 499,915</u>
-------------	-------------------

CITY OF TAYLORSVILLE
Notes to the Financial Statements (Continued)
June 30, 2022

4. CAPITAL ASSETS AND DEPRECIATION (CONTINUED)

Discretely presented component unit activity for the year ended June 30, 2022 is as follows:

	07/01/21	Increases	Decreases	06/30/22
<u>Component Unit</u>				
Capital assets, being depreciated:				
Equipment	\$ 65,404	\$ 4,000	\$ -	\$ 69,404
Total capital assets, depreciated	65,404	4,000	-	69,404
Accumulated depreciation:				
Equipment	57,142	6,423	-	63,565
Total accumulated depreciation	57,142	6,423	-	63,565
Total component unit capital assets, net	\$ 8,262	\$ (2,423)	\$ -	\$ 5,839

5. DEFERRED PROPERTY TAXES

In conjunction with the implementation of GASB pronouncement 33 “Accounting and Financial Reporting for Non-exchange Transactions” the City has accrued a property tax receivable and a deferred property tax revenue of \$5,364,516.

Property taxes recorded in the governmental funds are recorded using the modified accrual basis of accounting, wherein revenues are recognized when they are both measurable and available (expected to be received within 60 days). Property taxes attach as an enforceable lien on property as of the first day of January. Taxes are levied on January 1 and then are due and payable at November 30. Since the property tax levied on January 1, 2022 was not expected to be received within 60 days after the year ended June 30, 2022, the City was required to record a receivable and deferred revenue of the estimated amount of the total property tax levied on January 1, 2022.

CITY OF TAYLORSVILLE
Notes to the Financial Statements (Continued)
June 30, 2022

6. LONG-TERM DEBT

Changes in Long-Term Liabilities

Long-term debt activity of the City for the year ended June 30, 2022, was as follow:

	07/01/21	Increases	Decreases	06/30/22	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Revenue bonds	\$ 4,988,400	\$ -	\$ (712,500)	\$ 4,275,900	\$ 717,900
Total bonds payable	4,988,400	-	(712,500)	4,275,900	717,900
Leases payable	-	1,172,008	(104,949)	1,067,059	110,736
Compensated absences	748,965	655,106	(586,543)	817,528	327,011
Governmental activities, long-term liabilities	<u>\$ 5,737,365</u>	<u>\$ 1,827,114</u>	<u>\$ (1,403,992)</u>	<u>\$ 6,160,487</u>	<u>\$ 1,155,647</u>
<u>Business-type activities</u>					
Bonds payable:					
Revenue bonds	\$ 1,821,600	\$ -	\$ (287,500)	\$ 1,534,100	\$ 292,100
Total bonds payable	1,821,600	-	(287,500)	1,534,100	292,100
Business-type activities, long-term liabilities	<u>\$ 1,821,600</u>	<u>\$ -</u>	<u>\$ (287,500)</u>	<u>\$ 1,534,100</u>	<u>\$ 292,100</u>

Revenue Bonds

Sales Tax Revenue Refunding Bonds, Series 2015, original issue of \$6,460,000, principal due in annual installments beginning November 2015, interest at 2.43% due in semi-annual installments beginning November 2015, with the final payment due November 2026. The bonds were issued to finance the partial refunding of the Series 2006 Sales Tax Revenue Bonds and paying the costs of issuance of the Series 2015 Bonds. Debt service payments will be made from the General Fund and Storm Drain Fund. This bond was a direct placement.

\$ 3,335,000

Tax Increment and Sales Tax Revenue Refunding Bonds, Series 2015, original issue of \$2,015,000, principal payments due in annual installments starting in November 2015, interest at 2.59% and due in semi-annual payments with the final payment due November 2024. These bonds were issued to finance the refunding of the Series 2011B and 2011C Sales Tax Revenue Bonds, paying the costs of issuance, and additional costs related to economic development in the West Point RDA. Debt service payments will be made from tax increment from the RDA and backed by the General Fund sales tax revenues. This bond was a direct placement.

655,000

CITY OF TAYLORSVILLE
Notes to the Financial Statements (Continued)
June 30, 2022

6. LONG-TERM DEBT (CONTINUED)

Revenue Bonds (Continued)

Tax Increment and Sales Tax Revenue Refunding Bonds, Series 2019, original issue of \$2,140,000, principal payments due in annual installments starting in November 2020, interest at 1.99% and due in semi-annual payments with the final payment due November 2031. These bonds were issued to finance the acquisition of land and paying the costs of issuance related to economic development in the Bangerter Highway URA RDA area. Debt service payments will be made from tax increment from the RDA and backed by the General Fund sales tax revenues. This bond was a direct placement.

	1,820,000
Total Tax Revenue Bonds	<u><u>\$ 5,810,000</u></u>

Debt Service Requirements

The annual debt service requirements to maturity, including principal and interest for the revenue bonds, as of June 30, 2022, are as follows:

Year Ending June 30,	Sales Tax Revenue Bonds		
	Principal	Interest	Totals
2023	\$ 1,010,000	\$ 122,146	\$ 1,132,146
2024	1,040,000	97,632	1,137,632
2025	1,070,000	99,199	1,169,199
2026	855,000	49,600	904,600
2027	880,000	29,301	909,301
2028-2032	955,000	48,307	1,003,307
Total Revenue Bonds Payable	<u><u>\$ 5,810,000</u></u>	<u><u>\$ 446,185</u></u>	<u><u>\$ 6,256,185</u></u>

Finance Leases Payable

The City has entered into three equipment lease purchase agreements for the acquisition of police vehicles for their police department totaling \$1,183,417. The terms of the lease agreements are effective for 12 months with four successive one-year period renewal options by the City, which management of the City considers probable of occurring. The final renewal term will end in February, August, and December of 2025, respectively, unless this agreement is terminated as provided by the various options, at which time the leased equipment will be transferred to and vest with the City.

In relation to the lease agreements stated above, the City has entered into vehicle repurchase option agreements with the vendor of the police vehicles. These agreements call for the vendor, after two-years, to repurchase the vehicles as the City may designate at its option. The specified repurchase price is between \$36,230 to \$37,875 per vehicle with a 34,000 mileage allowance granted. Any vehicle that may be potentially repurchased and is over the mileage will be subject to a repurchase price reduction of \$0.25 cents per mile.

CITY OF TAYLORSVILLE
Notes to the Financial Statements (Continued)
June 30, 2022

6. LONG-TERM DEBT (CONTINUED)

Finance Leases Payable (Continued)

As of June 30, 2022, the leases payable were reported at \$1,067,059. The leases have annual payments of principal and interest that are due from the commencement of the lease. Interest rates for these leases vary from 2.19% to 2.24%.

The future principal and interest lease payments are as follows:

Year Ending June 30,	Finance Leases		
	Principal	Interest	Totals
2023	\$ 110,736	\$ 122,146	\$ 232,882
2024	324,305	97,632	421,937
2025	331,370	99,199	430,569
2026	300,648	49,600	350,248
Total Leases Payable	<u>\$ 1,067,059</u>	<u>\$ 368,577</u>	<u>\$ 1,435,636</u>

7. RETIREMENT SYSTEMS AND PENSIONS PLANS

General Information about the Pension Plan

Plan Description

Eligible plan participants are provided with pensions through the Utah Retirement Systems (URS). URS is comprised of the following pension trust funds:

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

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

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

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

Benefits Provided

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

Summary of Benefits by System

System	Final Average Salary	Years of Service Required and/or Age Eligible for Benefit	Benefit Percent Per Year of Service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
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% to 4% depending on employer
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.50%
Tier 2 Public Safety and Firefighter System	Highest 5 years	25 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.50%

*with actuarial reductions

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

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, 2022 are as follows:

CITY OF TAYLORSVILLE
Notes to the Financial Statements (Continued)
June 30, 2022

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

Contribution Rate Summary (Continued)

Utah Retirement Systems

	Employee Paid	Employer Contribution Rates	Employer Rate for 401(k) Plan
Contributory System			
111 - Local Governmental Division Tier 2	N/A	16.07%	0.62%
Noncontributory System			
15 - Local Governmental Division Tier 1	N/A	18.47%	N/A
Public Safety System			
Contributory			
122 - Tier 2 DB Hybrid Public Safety	2.27%	23.74%	N/A
Noncontributory			
49 - Other Div B with 2.5% COLA	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%	14.00%

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

For fiscal year ended June 30, 2022, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	\$ 403,563	N/A
Public Safety System	967,825	\$ -
Tier 2 Public Employees System	128,821	-
Tier 2 Public Safety and Firefighter System	405,034	38,729
Tier 2 DC Only System	20,616	N/A
Tier 2 DC Public Safety and Firefighter System	29,703	N/A
Total Contributions	<u>\$ 1,955,562</u>	<u>\$ 38,729</u>

Contributions reported are 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.

CITY OF TAYLORSVILLE
Notes to the Financial Statements (Continued)
June 30, 2022

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

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

At June 30, 2022, the City reported \$2,438,644 net pension asset and a net pension liability of \$0.

	(Measurement Date): December 31, 2021			Proportionate Share	
	Net Pension Asset	Net Pension Liability	Proportionate Share	December 31, 2020	Change
Noncontributory System	\$ 1,366,941	\$ -	0.2386793%	0.2090913%	0.0295880%
Public Safety System	1,036,202	-	2.8934431%	0.0037544%	2.8896887%
Tier 2 Public Employees System	16,959	-	0.0400689%	0.0413001%	-0.0012312%
Tier 2 Public Safety and Firefighter	18,542	-	0.3668609%	0.0000000%	0.3668609%
Total Net Pension Asset / Liability	\$ 2,438,644	\$ -			

The net pension asset and liability was measured as of December 31, 2021, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2021 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, 2022, the City recognized pension expense of \$497,452. At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 821,423	\$ 5,231
Changes in assumptions	345,426	42,770
Net difference between projected and actual earnings on pension plan investments	-	4,169,870
Changes in proportion and differences between contributions and proportionate share of contributions	745,206	4,619
Contributions subsequent to the measurement date	1,017,224	-
Total	\$ 2,929,279	\$ 4,222,490

CITY OF TAYLORSVILLE
Notes to the Financial Statements (Continued)
June 30, 2022

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

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

The \$1,017,224 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to the fiscal year end, but subsequent to the measurement date of December 31, 2021. 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
2022	\$ (23,141)
2023	(737,861)
2024	(923,376)
2025	(688,995)
2026	7,452
Thereafter	55,486

Pension Expense and Deferred Outflows and Inflows of Resources By System

Noncontributory System

For the year ended June 30, 2022, the City recognized pension expense of (\$128,306). At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 143,172	\$ -
Changes in assumptions	128,293	8,823
Net difference between projected and actual earnings on pension plan investments	-	1,840,404
Changes in proportion and differences between contributions and proportionate share of contributions	105,673	826
Contributions subsequent to the measurement date	200,113	-
Total	<u>\$ 577,251</u>	<u>\$ 1,850,053</u>

CITY OF TAYLORSVILLE
Notes to the Financial Statements (Continued)
June 30, 2022

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

Pension Expense and Deferred Outflows and Inflows of Resources By System (Continued)

The \$200,113 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to the fiscal year end, but subsequent to the measurement date of December 31, 2021. 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
2022	\$ (241,381)
2023	(483,539)
2024	(442,206)
2025	(305,789)

Public Safety System

For the year ended June 30, 2022, the City recognized pension expense of \$467,316. At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 654,123	\$ -
Changes in assumptions	180,513	30,492
Net difference between projected and actual earnings on pension plan investments	-	2,230,888
Changes in proportion and differences between contributions and proportionate share of contributions	599,521	3,793
Contributions subsequent to the measurement date	514,208	-
Total	<u>\$ 1,948,365</u>	<u>\$ 2,265,173</u>

CITY OF TAYLORSVILLE
Notes to the Financial Statements (Continued)
June 30, 2022

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

Pension Expense and Deferred Outflows and Inflows of Resources By System (Continued)

The \$514,208 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to the fiscal year end, but subsequent to the measurement date of December 31, 2021. 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
2022	\$ 236,782
2023	(231,012)
2024	(463,974)
2025	(372,812)

Tier 2 Public Employees System

For the year ended June 30, 2022, the City recognized pension expense of \$58,839. At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Tier 2 Public Employees		
Differences between expected and actual experience	\$ 8,239	\$ 2,185
Changes in assumptions	15,813	160
Net difference between projected and actual earnings on pension plan investments	-	41,903
Changes in proportion and differences between contributions and proportionate share of contributions	8,314	-
Contributions subsequent to the measurement date	73,815	-
Total	<u>\$ 106,181</u>	<u>\$ 44,248</u>

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

Pension Expense and Deferred Outflows and Inflows of Resources By System (Continued)

The \$73,815 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to the fiscal year end, but subsequent to the measurement date of December 31, 2021. 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
2022	\$ (7,921)
2023	(10,142)
2024	(7,370)
2025	(4,264)
2026	3,219
Thereafter	14,596

Tier 2 Public Safety and Firefighter System

For the year ended June 30, 2022, the City recognized pension expense of \$99,604. At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 15,889	\$ 3,046
Changes in assumptions	20,807	3,295
Net difference between projected and actual earnings on pension plan investments	-	56,675
Changes in proportion and differences between contributions and proportionate share of contributions	31,699	-
Contributions subsequent to the measurement date	229,087	-
Total	<u>\$ 297,482</u>	<u>\$ 63,016</u>

The \$229,087 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to the fiscal year end, but subsequent to the measurement date of December 31, 2021. 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:

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

Pension Expense and Deferred Outflows and Inflows of Resources By System (Continued)

Tier 2 Public Safety and Firefighter System (Continued)

Tier 2 Public Safety and Firefighter

Year Ended December 31,	Net Deferred Outflows (Inflows) of Resources
2022	\$ (10,620)
2023	(13,167)
2024	(9,826)
2025	(6,128)
2026	4,234
Thereafter	40,886

Actuarial Assumptions

The total pension liability in the December 31, 2021 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 - 9.25 percent, average, including inflation
Investment rate of return	6.85 percent, net of pension plan investment expense, including inflation

Mortality rates were adopted from an actuarial experience study dated January 1, 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, 2021 valuation were based on the results of an actuarial experience study for the five year period ending December 31, 2019.

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

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

Asset Class	Expected Return Arithmetic Basis		
	Target Asset Allocation	Real Return Arithmetic Basis	Long-Term Expected Portfolio Real Rate of Return
Equity securities	37%	6.58%	2.43%
Debt securities	20%	-0.28%	-0.06%
Real assets	15%	5.77%	0.87%
Private equity	12%	9.85%	1.18%
Absolute return	16%	2.91%	0.47%
Cash and cash equivalents	0%	-1.01%	0.00%
Totals	100%		4.89%
		Inflation	2.50%
		Expected arithmetic nominal return	7.39%

The 6.85% assumed investment rate of return is comprised of an inflation rate of 2.50% and a real return of 4.35% that is net of investment expense.

Discount Rate

The discount rate used to measure the total pension liability was 6.85%. 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 was reduced from 6.95% to 6.85% from the prior measurement date.

CITY OF TAYLORSVILLE
Notes to the Financial Statements (Continued)
June 30, 2022

7. RETIREMENT SYSTEMS AND PENSIONS PLANS (CONTINUED)

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

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

System	1% Decrease (5.85%)	Discount Rate (6.85%)	1% Increase (7.85%)
Noncontributory System	\$ 735,046	\$ (1,366,941)	\$ (3,120,641)
Public Safety System	1,902,065	(1,036,202)	(3,430,422)
Tier 2 Public Employees System	101,043	(16,959)	(107,560)
Tier 2 Public Safety and Firefighter	148,753	(18,542)	(151,352)
Total	<u>\$ 2,886,907</u>	<u>\$ (2,438,644)</u>	<u>\$ (6,809,975)</u>

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's 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 State 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.

The City participates in a 401(k), 457(b), Roth IRA, and Traditional IRA Defined Contribution Savings Plans with URS. Employee and employer contributions to these plans for the year ended June 30, were as follows:

	2022	2021	2020
401(k) Plan*			
Employer contributions	\$ 527,247	\$ 129,045	\$ 29,420
Employee contributions	561,266	157,142	67,538
457 Plan			
Employer contributions	76,339	24,486	-
Employee contributions	104,387	31,487	1,170
Roth IRA Plan			
Employer contributions	N/A	N/A	N/A
Employee contributions	24,197	11,614	8,413
Traditional IRA			
Employer contributions	N/A	N/A	N/A
Employee contributions	2,625	2,600	2,600

* The employer paid 401(k) contributions include the totals paid for employees in the Tier 2 Defined Contribution 401(k) Plan.

CITY OF TAYLORSVILLE
Notes to the Financial Statements (Continued)
June 30, 2022

8. COMMITMENTS

The City has entered into several contracts with other governmental agencies to provide various services. These services include Public Safety (fire and paramedic) and Public Works. The term of each of these contracts is one year or less.

The City has contracted with West Valley City to provide animal control services. During 2009, West Valley City built an animal shelter, in which the City has an 18.3% interest. The shelter was financed with bonds, which the City is obligated and liable to pay its portion.

The City has also contracted with outside entities for Plan Review/Building Inspection, Legal Services, and a portion of their Engineering and Technical Services. The term of each contract is one year.

9. CONTINGENT LIABILITIES

The City is involved in various claims and legal actions arising in the ordinary course of events. In the opinion of management, the ultimate disposition of these matters will not have a material adverse effect on the City's financial position or results of operations.

10. 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 and natural disasters. The City participates in the Utah Local Government Insurance Trust, a public entity risk pool to manage its risk of loss. The City pays an annual premium to the trust for its general insurance coverage. The Trust was created to be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of one million dollars for each insured event. As of June 30, 2022, there were no outstanding unpaid claims for the City. Also, the City had no claim settlements during the three years ending June 30, 2022 which exceeded its insurance coverage. The City also has fidelity bond coverage with a private carrier.

11. TRANSFERS RECONCILIATION

Transfers among the funds for the year ended June 30, 2022 are described below: Transfers are made to meet the ongoing needs of the City to complete various capital related projects.

	In	Out
General Fund	\$ -	\$ 11,298,585
Infrastructure - Capital Projects Fund	9,558,585	-
Parks Impact - Special Revenue Fund	1,740,000	-
	<u>\$ 11,298,585</u>	<u>\$ 11,298,585</u>

CITY OF TAYLORSVILLE

Notes to the Financial Statements (Continued)

June 30, 2022

12. FEDERAL FUNDING RELATED TO COVID-19

The City received its second of two \$4,442,046 installments from the American Rescue Plan Act (ARPA) of the 2021 Coronavirus State and Local Fiscal Recovery Fund (CSLFRF). The initial installment was deferred as it was received in June 2021 and had restrictions the City had not fulfilled. During fiscal year 2022, the U.S. Department of Treasury changed some of the useage requirements and the City has elected the optional government services revenue loss standard, which allows the City to recognize and report the entire amount of \$8,884,092 as revenue in support of its governmental programs and services as the qualifying costs.

13. SUBSEQUENT EVENTS

In October 2022, the City entered into a lease purchase agreement for \$955,956 for police vehicles and equipment. This agreement has an interest rate of 3.781% and requires four annual installments of principal and interest in the amount of \$262,025 to begin in October 15, 2023.



CITY OF TAYLORSVILLE

Schedule of the Proportionate Share of the Net Pension Liability

Last 10 Fiscal Years*

	As of December 31,	Proportion of Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset)	Covered Payroll	Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability (Asset)
Noncontributory System	2014	0.2011554%	\$ 873,464	\$ 1,773,707	49.20%	90.20%
	2015	0.1931631%	1,093,011	1,668,459	65.51%	87.80%
	2016	0.1932836%	1,241,117	1,667,951	74.41%	87.30%
	2017	0.1684929%	738,218	1,474,482	50.07%	91.90%
	2018	0.1921505%	1,414,943	1,702,844	83.09%	87.00%
	2019	0.1910923%	720,202	1,742,337	41.34%	93.70%
	2020	0.2090913%	107,252	1,898,761	5.65%	99.20%
	2021	0.2386793%	(1,366,942)	2,250,832	-60.73%	108.70%
Public Safety System	2014	0.0232587%	\$ 29,250	\$ 34,810	84.00%	90.50%
	2015	N/A	N/A	N/A	N/A	N/A
	2016	N/A	N/A	N/A	N/A	N/A
	2017	N/A	N/A	N/A	N/A	N/A
	2018	N/A	N/A	N/A	N/A	N/A
	2019	N/A	N/A	N/A	N/A	N/A
	2020	0.0037544%	3,117	6,219	50.12%	95.50%
	2021	2.8934431%	(1,036,202)	1,819,560	-56.95%	209.30%
Tier 2 Public Employees System	2014	0.0645429%	\$ (1,956)	\$ 316,857	-0.60%	103.50%
	2015	0.0574684%	(125)	371,267	-0.03%	100.20%
	2016	0.0518192%	5,780	424,958	1.36%	95.10%
	2017	0.0420613%	3,708	411,697	0.90%	97.40%
	2018	0.0481128%	20,606	561,329	3.67%	90.80%
	2019	0.0451341%	10,151	627,362	1.62%	96.50%
	2020	0.0413001%	5,940	660,508	0.90%	98.30%
	2021	0.0400689%	(16,959)	743,342	-2.28%	103.80%
Tier 2 Public Safety and Firefighters	2021	0.3668609%	\$ (18,542)	\$ 877,307	-2.11%	102.80%

Note:

* This schedule usually covers the 10 most recent fiscal years; however, this is the information available as of the implementation year of GASB 68.

CITY OF TAYLORSVILLE
Schedule of Contributions
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 Payroll
Noncontributory System	2014	\$ 311,668	\$ 311,668	\$ -	\$ 1,935,667	16.10%
	2015	294,154	294,154	-	1,721,135	17.09%
	2016	276,036	276,036	-	1,594,972	17.31%
	2017	277,487	277,487	-	1,599,416	17.35%
	2018	271,949	271,949	-	1,602,253	16.97%
	2019	292,877	292,877	-	1,748,343	16.75%
	2020	309,443	309,443	-	1,815,926	17.04%
	2021	335,340	335,340	-	1,973,587	16.99%
	2022	403,563	403,563	-	2,383,517	16.93%
Public Safety System	2014	\$ 13,343	\$ 13,343	\$ -	\$ 41,515	32.14%
	2015	4,803	4,803	-	14,111	34.04%
	2016	-	-	-	-	0.00%
	2017	-	-	-	-	0.00%
	2018	-	-	-	-	0.00%
	2019	-	-	-	-	0.00%
	2020	-	-	-	-	0.00%
	2021	125,043	125,043	-	385,464	32.44%
	2022	967,825	967,825	-	3,063,767	31.59%
Tier 2 Public Employees System*	2014	\$ 32,297	\$ 32,297	\$ -	\$ 230,856	13.99%
	2015	55,402	55,402	-	370,832	14.94%
	2016	60,829	60,829	-	407,977	14.91%
	2017	62,809	62,809	-	421,253	14.91%
	2018	71,852	71,852	-	475,126	15.12%
	2019	94,943	94,943	-	610,765	15.54%
	2020	102,516	102,516	-	654,633	15.66%
	2021	105,941	105,941	-	670,509	15.80%
	2022	128,821	128,821	-	801,622	16.07%
Tier 2 Public Safety and Firefighter System*	2021	16,585	16,585	-	69,862	23.74%
	2022	405,034	405,034	-	1,706,128	23.74%
Tier 2 Public Employees DC Only System*	2014	\$ 1,662	\$ 1,662	\$ -	\$ 29,787	5.58%
	2015	2,574	2,574	-	38,300	6.72%
	2016	9,193	9,193	-	137,413	6.69%
	2017	11,521	11,521	-	172,215	6.69%
	2018	10,729	10,729	-	160,373	6.69%
	2019	12,000	12,000	-	171,125	7.01%
	2020	11,844	11,844	-	162,056	7.31%
	2021	18,799	18,799	-	257,584	9.74%
	2022	20,616	20,616	-	277,979	7.42%
Tier 2 Public Employees DC Only System*	2021	\$ 1,065	\$ 1,065	\$ -	\$ 10,934	9.74%
	2022	29,703	29,703	-	304,961	9.74%

Note:

This schedule usually covers the 10 most recent fiscal years; however, this is the information available as of the implementation year of GASB 68.

Contributions as a percentage of covered-employee payroll may be different than the Board certified rate due to rounding or other administrative issues.

* 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.

1. ACTUARIALLY DETERMINED PENSION CONTRIBUTIONS

Contribution rates include an amount for normal cost, the estimated amount necessary to finance benefits earned by the members during the current year, and an amount for amortization of the unfunded or excess funded actuarial accrued liability over a closed 20-year amortization period. The rates are determined using the entry age actuarial cost method.

Contributions made were in accordance with actuarially computed funding requirements. For contribution rate purposes the actuary evaluates the assets of the plan based on a 5-year smoothed expected return wherein 20 percent of a year's excess or shortfall of expected return is recognized each year for five years.

2. CHANGES IN ASSUMPTIONS

The investment return assumption was decreased by 0.10% to 6.85% for use in the January 1, 2021 actuarial valuation. This assumption change was based on analysis performed by the actuary and adopted by the Utah State Retirement Board. In aggregate, this assumption change resulted in a \$509 million increase in the Total Pension Liability, which is about 1.3% of the Total Pension Liability of as December 31, 2020 for all systems combined. The demographic assumptions were reviewed and updated in the January 1, 2020 actuarial valuation and are currently scheduled to be reviewed in the year 2023.

3. BUDGETARY INFORMATION

See note 1 in the notes to the financial statements.



CITY OF TAYLORSVILLE**Schedule of Revenues, Expenditures, and Changes in Fund Balance –
Infrastructure Capital Projects Fund – Budget to Actual
For the Year Ended June 30, 2022**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
<u>Revenues</u>				
Intergovernmental	\$ 14,300,000	\$ 14,300,000	\$ 6,100,000	\$ (8,200,000)
Miscellaneous	-	18,000	27,448	9,448
Total revenues	14,300,000	14,318,000	6,127,448	(8,190,552)
<u>Expenditures</u>				
Capital outlay	16,426,000	21,269,727	4,582,601	16,687,126
Total expenditures	16,426,000	21,269,727	4,582,601	16,687,126
Deficiency of revenues under expenditures	(2,126,000)	(6,951,727)	1,544,847	8,496,574
<u>Other Financing Sources</u>				
Transfers in	-	10,989,619	9,558,585	(1,431,034)
Total other financing sources	-	10,989,619	9,558,585	(1,431,034)
Net change in fund balance	<u>\$ (2,126,000)</u>	<u>\$ 4,037,892</u>	11,103,432	<u>\$ 7,065,540</u>
Fund balance, beginning of year			7,400,323	
Fund balance, end of year			<u>\$ 18,503,755</u>	

CITY OF TAYLORSVILLE**Schedule of Revenues, Expenditures, and Changes in Fund Balance –
Buildings Capital Projects Fund – Budget to Actual
For the Year Ended June 30, 2022**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
<u>Revenues</u>				
Impact fees	\$ -	\$ -	\$ -	\$ -
Total revenues	-	-	-	-
<u>Expenditures</u>				
Capital outlay	-	-	-	-
Total expenditures	-	-	-	-
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	-	<u>\$ -</u>
Fund balance, beginning of year			<u>142,346</u>	
Fund balance, end of year			<u>\$ 142,346</u>	

CITY OF TAYLORSVILLE
Combining Statement of Net Position – Component Units
June 30, 2022

	Taylorsville Dayzz, Inc.	Taylorsville Arts Council	Total Component Units
<u>Assets</u>			
Current assets:			
Cash and cash equivalents	\$ 297,765	\$ 85,888	\$ 383,653
Accounts receivable	6,500	20,900	27,400
Total current assets	304,265	106,788	411,053
Noncurrent assets:			
Machinery and equipment	7,123	62,281	69,404
Accumulated depreciation	(3,256)	(60,309)	(63,565)
Total noncurrent assets	3,867	1,972	5,839
Total assets	308,132	108,760	416,892
<u>Liabilities</u>			
Current liabilities:			
Accounts payable	131,631	19,642	151,273
Total current liabilities	131,631	19,642	151,273
Noncurrent liabilities:	-	-	-
Total liabilities	131,631	19,642	151,273
<u>Net Position</u>			
Net investment in capital assets	3,867	1,972	5,839
Unrestricted	172,633	87,145	259,778
Total net position	\$ 176,500	\$ 89,117	\$ 265,617

CITY OF TAYLORSVILLE**Combining Statement of Revenues, Expenses, and Changes in Net Position –****Component Units****For the Year Ended June 30, 2022**

	Taylorsville Dayzz, Inc.	Taylorsville Arts Council	Total Component Units
<u>Operating Revenues</u>			
Sales and charges for services	\$ 73,485	\$ 32,203	\$ 105,688
Grants and contributions	84,500	35,364	119,864
Total operating revenues	157,985	67,567	225,552
<u>Operating Expenses</u>			
Community events	172,888	58,806	231,694
Depreciation	133	6,290	6,423
Total operating expenses	173,021	65,096	238,117
Operating income	(15,036)	2,471	(12,565)
<u>Nonoperating Revenues</u>			
Interest income	163	6	169
Total nonoperating revenues	163	6	169
Change in net position	(14,873)	2,477	(12,396)
Total net position, beginning	191,373	86,640	278,013
Total net position, ending	<u>\$ 176,500</u>	<u>\$ 89,117</u>	<u>\$ 265,617</u>

CITY OF TAYLORSVILLE
Net Position by Component
Last Ten Fiscal Years
Accrual Basis of Accounting
Amounts Expressed In Thousands

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Governmental activities										
Net investment in capital assets	\$ 160,155	\$ 156,836	\$ 150,966	\$ 152,284	\$ 152,954	\$ 152,152	\$ 153,247	\$ 152,911	\$ 149,200	\$ 150,816
Restricted	11,730	4,691	6,144	5,640	6,068	7,476	5,494	5,497	4,178	1,928
Unrestricted	24,394	13,574	11,775	11,144	11,051	10,547	9,658	8,672	12,843	4,193
Total governmental activities net position	<u>196,279</u>	<u>175,102</u>	<u>168,885</u>	<u>169,068</u>	<u>170,073</u>	<u>170,175</u>	<u>168,399</u>	<u>167,080</u>	<u>166,221</u>	<u>156,937</u>
Business-type activities										
Net investment in capital assets	12,079	12,035	10,180	9,217	8,923	7,470	6,735	6,645	5,081	4,908
Restricted	-	-	-	-	-	-	-	-	-	-
Unrestricted	(571)	(638)	1,062	1,826	1,959	2,721	3,086	2,780	4,140	3,974
Total business-type activities	<u>11,508</u>	<u>11,397</u>	<u>11,242</u>	<u>11,043</u>	<u>10,882</u>	<u>10,191</u>	<u>9,821</u>	<u>9,425</u>	<u>9,221</u>	<u>8,882</u>
Primary Government										
Net investment in capital assets	172,234	168,871	161,146	161,500	161,876	159,622	159,982	159,556	154,281	155,724
Restricted	11,730	4,691	6,144	5,640	6,068	7,476	5,494	5,497	4,178	1,928
Unrestricted	23,823	12,936	12,837	12,971	13,011	13,268	12,744	11,452	16,983	8,167
Total Primary Government	<u>\$207,787</u>	<u>\$ 186,498</u>	<u>\$ 180,127</u>	<u>\$ 180,111</u>	<u>\$ 180,955</u>	<u>\$ 180,366</u>	<u>\$ 178,220</u>	<u>\$ 176,505</u>	<u>\$ 175,442</u>	<u>\$ 165,819</u>

CITY OF TAYLORSVILLE
Changes in Net Position
Last Ten Fiscal Years
(Amounts Expressed In Thousands)

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Expenses										
Governmental activities										
General government	\$ 4,783	\$ 6,237	\$ 4,138	\$ 4,005	\$ 3,684	\$ 3,276	\$ 2,531	\$ 3,063	\$ 3,164	\$ 3,044
Public safety	12,851	12,671	12,392	11,939	11,567	11,751	11,370	10,864	13,102	14,714
Highways and streets	5,051	4,703	4,596	4,953	4,352	4,159	4,477	4,051	4,120	3,984
Community development	2,519	2,624	2,441	2,140	2,016	2,345	2,448	2,397	2,290	1,965
Parks and recreation	802	724	2,063	1,881	1,855	750	597	510	470	443
Other	-	-	-	-	-	-	-	-	-	-
Interest on debt service	146	140	173	124	136	145	163	420	357	254
Total governmental expenses	26,152	27,099	25,803	25,042	23,610	22,426	21,586	21,305	23,503	24,403
Business type expenses										
Storm drain expenses	1,023	991	1,177	1,026	864	827	808	975	834	938
Total business expenses	1,023	991	1,177	1,026	864	827	808	975	834	938
Total primary government expenses	\$ 27,175	\$ 28,090	\$ 26,980	\$ 26,068	\$ 24,474	\$ 23,253	\$ 22,394	\$ 22,279	\$ 24,337	\$ 25,341
Program Revenues										
Governmental activities										
Charges for service										
General government	\$ 31	\$ 41	\$ 39	\$ 41	\$ 39	\$ 41	\$ 40	\$ 128	\$ 35	\$ 78
Public safety	1,121	1,248	1,653	1,802	1,759	2,400	2,313	2,160	2,119	2,161
Community development	1,087	852	1,164	880	1,424	951	955	751	839	662
Parks, recreation and public prop.	156	167	126	107	54	42	52	42	44	49
Operating grants and contributions	14,864	7,527	5,066	2,850	2,774	2,672	2,747	2,506	2,065	2,171
Capital grants and contributions	7,136	4,867	252	1,318	706	1,871	738	1,715	8,770	1,864
Total governmental program revenues	24,395	14,702	8,300	6,998	6,756	7,977	6,845	7,302	13,872	6,985
Business-type revenue										
Storm drain revenue	1,134	1,146	1,376	947	1,315	1,165	1,204	1,178	1,171	1,155
Total business revenue	1,134	1,146	1,376	947	1,315	1,165	1,204	1,178	1,171	1,155
Total primary government program revenues	25,529	15,848	9,676	7,945	8,071	9,142	8,049	8,480	15,043	8,140
Net (expenses)/revenue	\$ (1,646)	\$ (12,242)	\$ (17,304)	\$ (18,123)	\$ (16,403)	\$ (14,111)	\$ (14,345)	\$ (13,799)	\$ (9,294)	\$ (17,201)
Total primary government net expense										

CITY OF TAYLORSVILLE
Changes in Net Position
Last Ten Fiscal Years
(Amounts Expressed In Thousands)

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
General Revenues and Other Changes in Net Position										
General revenues:										
Property taxes	\$ 3,753	\$ 3,742	\$ 3,676	\$ 3,623	\$ 3,631	\$ 3,629	\$ 3,556	\$ 3,544	\$ 6,831	\$ 5,584
Sales taxes	12,582	11,173	9,634	9,131	8,922	8,143	8,271	7,938	7,663	7,450
Franchise taxes	3,612	3,461	3,477	3,564	3,788	3,844	3,924	3,858	4,004	3,951
Unrestricted investment earnings	120	96	372	522	351	215	122	92	98	71
Gain on sale of capital assets	-	-	3	-	-	176	-	-	-	2
Other revenues	2,867	142	158	198	61	249	188	381	323	54
Special item	-	-	-	-	-	-	-	-	-	-
Total primary government	22,934	18,614	17,320	17,038	16,753	16,256	16,061	15,813	18,919	17,113
Changes in Net Position										
Governmental activities	21,178	6,216	(183)	(1,005)	(101)	1,776	1,319	1,811	9,284	(308)
Business activities	111	155	199	161	691	369	397	204	339	220
Net position beginning	186,498	180,127	180,111	180,955	180,365	178,220	176,505	174,490	165,819	165,907
Net position ending	\$ 207,787	\$ 186,498	\$ 180,127	\$ 180,111	\$ 180,955	\$ 180,365	\$ 178,220	\$ 176,505	\$ 175,442	\$ 165,819

CITY OF TAYLORSVILLE
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Amounts Expressed In Thousands)

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
General fund										
Nondisposable	\$ -	\$ -	\$ -	\$ 4	\$ 16	\$ 28	\$ -	\$ -	\$ -	\$ -
Restricted	1,520	903	788	863	434	651	30	21	172	94
Unassigned	5,561	5,737	4,418	3,564	5,603	5,338	5,827	4,872	4,254	3,599
Total general fund	<u>\$ 7,081</u>	<u>\$ 6,640</u>	<u>\$ 5,206</u>	<u>\$ 4,431</u>	<u>\$ 6,037</u>	<u>\$ 5,989</u>	<u>\$ 5,857</u>	<u>\$ 4,893</u>	<u>\$ 4,426</u>	<u>\$ 3,693</u>
All other governmental funds										
Restricted:										
Future construction & other	\$ 8,232	\$ 3,017	\$ 3,157	\$ 2,510	\$ 3,897	\$ 5,225	\$ 3,470	\$ 3,677	\$ 3,600	\$ 1,563
Parks	1,977	770	2,199	2,267	1,737	1,599	1,994	1,799	406	271
Assigned to:										
Infrastructure fund	10,272	4,383	4,652	6,922	5,106	5,365	3,880	3,284	3,284	578
Economic development	8,099	4,357	3,522	2,107	1,756	1,502	1,578	1,576	5,409	625
Buildings fund	142	142	142	142	142	142	142	142	142	139
Total all other governmental funds	<u>\$ 28,722</u>	<u>\$ 12,669</u>	<u>\$ 13,672</u>	<u>\$ 13,948</u>	<u>\$ 12,638</u>	<u>\$ 13,833</u>	<u>\$ 11,064</u>	<u>\$ 10,478</u>	<u>\$ 12,841</u>	<u>\$ 3,176</u>

CITY OF TAYLORSVILLE

Changes in Fund Balances of Governmental Funds

Last Ten Fiscal Years – (Amounts Express in Thousands)

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Revenues										
Taxes	\$ 19,947	\$ 18,376	\$ 16,787	\$ 16,318	\$ 16,341	\$ 15,616	\$ 15,751	\$ 15,341	\$ 18,498	\$ 16,986
Licenses and Permits	753	620	822	118	852	716	689	586	643	537
Intergovernmental	20,900	10,772	5,087	669	2,726	4,876	3,691	2,946	11,015	4,313
Charges for Services	641	535	623	4,017	779	416	437	409	341	334
Fines and Forfeitures	1,074	1,193	1,570	462	1,693	1,944	1,874	1,748	1,733	1,746
Interest Income	120	95	372	1,732	351	214	122	92	96	69
Impact Fees	40	51	175	198	170	21	81	81	138	62
Miscellaneous Revenue	2,867	142	158	522	61	823	211	399	328	46
Total Revenues	46,342	31,784	25,594	24,036	22,973	24,626	22,855	21,601	32,793	24,093
Expenditures										
General Government	3,128	2,587	2,744	2,695	2,529	2,229	2,208	2,117	1,912	1,990
Public Safety	14,179	12,590	12,255	11,824	11,439	11,584	11,257	10,789	13,013	14,623
Highways and Public Improvements	3,576	3,302	3,220	3,212	2,986	2,860	2,726	2,876	2,710	2,479
Community and Economic Development	2,576	2,580	4,357	1,978	1,871	2,161	2,323	2,609	2,373	1,923
Parks, Recreation, and Public Property	972	4,109	1,711	1,463	1,544	848	320	448	249	311
Non-Departmental	1,072	4,275	823	695	595	545	601	544	648	655
Capital Outlay	4,583	1,091	1,554	1,866	2,718	1,301	1,257	1,981	5,239	1,041
Debt service:										
Principal	817	689	521	506	490	474	482	5,995	269	219
Interest	117	129	120	111	124	137	132	433	224	224
Bond Issuance Costs	-	-	34	-	-	-	-	103	59	32
Total Expenditures	31,020	31,352	27,339	24,349	24,295	22,138	21,306	27,895	26,696	23,497
Excess of Revenues over (under) Expenditures	15,322	432	(1,745)	(313)	(1,322)	2,488	1,550	(6,293)	6,097	596
Other financing sources (uses)										
Transfers In	11,299	750	913	2,726	2,276	2,338	1,445	2,984	2,285	865
Transfer Out	(11,299)	(750)	(913)	(2,726)	(2,276)	(2,338)	(1,445)	(2,984)	(2,285)	(865)
Proceeds on the Sale of Assets	-	-	103	-	163	442	-	2,015	30	2
Proceeds of Issuance of Debt	1,172	-	2,140	-	-	-	-	2,383	4,272	474
Total other financing sources (uses)	1,172	-	2,243	-	163	442	-	4,398	4,302	476
Net changes in fund balances	\$ 16,494	\$ 432	\$ 498	\$ (313)	\$ (1,159)	\$ 2,930	\$ 1,550	\$ (1,895)	\$ 10,399	\$ 1,072
Debt service as a percentage of noncapital expenditures	3.5%	2.7%	2.5%	2.7%	2.8%	2.9%	3.1%	24.8%	2.3%	2.0%

CITY OF TAYLORSVILLE
Assessed and Estimated Actual Value Taxable Property
Last Ten Fiscal Years
(Amounts Expressed In Thousands)

Fiscal Year	Real Property			Personal Property			Total		Ratio of Total Asses Value to Total Est. Actual Value	
	Assessed Valuation	Estimated Actual Valuation		Assessed Valuation	Estimated Actual Valuation		Assessed Valuation	Estimated Actual Valuation		
2013	\$2,218,299	\$3,438,363		\$129,459	\$129,459		\$2,347,758	\$3,567,822	65.80%	
2014	\$2,105,918	\$3,264,173		\$128,684	\$128,684		\$2,234,602	\$3,392,857	65.86%	
2015	\$2,352,029	\$3,645,645		\$128,381	\$128,381		\$2,480,410	\$3,774,026	65.72%	
2016	\$2,464,057	\$3,819,288		\$135,791	\$135,791		\$2,599,848	\$3,955,079	65.73%	
2017	\$2,687,165	\$4,165,106		\$140,742	\$140,742		\$2,827,907	\$4,305,848	65.68%	
2018	\$2,877,900	\$4,460,745		\$144,523	\$144,523		\$3,022,423	\$4,605,268	65.63%	
2019	\$3,188,828	\$4,942,683		\$150,591	\$150,591		\$3,339,419	\$5,093,274	65.57%	
2020	\$3,401,646	\$5,272,551		\$166,321	\$166,321		\$3,567,967	\$5,438,872	65.60%	
2021	\$3,554,658	\$5,509,720		\$185,326	\$185,326		\$3,739,984	\$5,695,046	65.67%	
2022	\$3,912,608	\$6,064,542		\$193,623	\$193,623		\$4,106,231	\$6,258,165	65.61%	

Source: Information was taken from "Bond Certificate Worksheets" provided by the Salt Lake County Auditors Office.

CITY OF TAYLORSVILLE
Property Tax Rates – All Direct And Overlapping Governments
(Per \$1,000 of Assessed Value)
Last Ten Fiscal Years

Fiscal Year	Taylorsville City	Salt Lake County	So. Salt Lake County		Jordan Valley		Central Utah Conservancy District	Unified Fire Authority	Other District Range(1)		Total Tax Rate Range (2)	
			Mosquito Abatement	Water Conservancy District	Conservancy District	Conservancy District			Low	High	Low	High
2013	2.202	2.793	0.021	0.443	0.455				7.166	8.676	10.878	14.590
2014	2.722	3.180	0.021	0.424	0.446			2.192	6.994	9.094	11.065	15.887
2015	1.294	3.036	0.020	0.399	0.422			2.097	6.700	8.837	10.577	14.008
2016	1.250	2.531	0.019	0.400	0.405			2.000	7.555	9.601	10.910	14.206
2017	1.165	2.371	0.018	0.372	0.400			1.888	7.120	8.853	10.281	13.179
2018	1.090	2.238	0.017	0.400	0.400			1.812	7.036	9.037	10.091	13.182
2019	1.003	2.025	0.015	0.400	0.400			1.858	7.060	9.877	9.900	13.720
2020	0.943	1.933	0.014	0.383	0.400			1.746	7.212	9.576	9.942	13.249
2021	0.904	1.948	0.013	0.366	0.400			1.717	7.082	9.264	9.809	12.895
2022	0.825	1.777	0.012	0.400	0.400			1.594	6.642	8.788	9.231	12.202

Source: Tax Rate/Mill Levy File Listing Sheets from Salt Lake County Auditor's Office

- (1) The City of Taylorsville is divided into seven tax districts. All seven districts are taxed by six entities listed above. Each district is also taxed by other separate taxing entities. These other entities do not tax all the districts rather only certain districts. The following is a list of the the other entities and their tax rate: Granite School District (0.007105), Taylorsville Bennion Imp. Dist.(0.000102), Graniger-Hunter Imp. Dist.(0.00414), Kearns Imp. Dist.(0.000458), and Jordan School District(0.006168). The "Low" Rate provided here represents the tax district with the lowest combined tax rate from the other taxing entities. The "High" represents the tax district with the highest combined tax rate from the other taxing entities.
- (2) The total tax rate range represents the range within which all the property tax rates in the City of Taylorsville will fall.

CITY OF TAYLORSVILLE
Principal Property Taxpayers
Current Year and Ten Years Prior

Taxpayer	2022			Taxpayer	2013		
	Taxable Assessed Value	Rank	% of Total Taxable Assessed Value		Taxable Assessed Value	Rank-21	% of Total Taxable Assessed Value
TPP 217 Taylorsville, LLC	\$ 83,041	1	2.06%	Hermes Associates, LTD	\$ 43,549	1	1.98%
Summit Life Paln Communities	\$ 80,182	2	1.99%	Inland American Taylorsville	\$ 34,104	2	1.55%
Sreit Riverboat Road, LLC	\$ 60,625	3	1.50%	Arden Realty Limited	\$ 32,172	3	1.46%
Summerwood Associates LC	\$ 41,100	4	1.02%	SLC Riverboat, LLC	\$ 22,675	4	1.03%
PCCP JSP Fairway LLC	\$ 38,311	5	0.95%	PCCP JSP Fairway LLC	\$ 20,009	5	0.91%
47Seventy Apartments Inv.	\$ 36,273	6	0.90%	Summerwood Associates	\$ 18,450	6	0.84%
The Mark Twain Limited Partner	\$ 27,523	7	0.68%	Wal-Mart Real Estate	\$ 18,368	7	0.83%
Wal-Mart Real Estate	\$ 24,406	8	0.60%	Hermes Associates, LTD	\$ 17,015	8	0.77%
Bridgeside LLC	\$ 24,357	9	0.60%	BC-GFS Settler's Point	\$ 14,698	9	0.67%
ICU Medical Inc	\$ 24,224	10	0.60%	ICU Medical Inc.	\$ 13,223	10	0.60%
SLC Sorenson 9 Equities LLC	\$ 18,480	11	0.46%	Rural Enterprises	\$ 12,400	11	0.56%
Majestic Oakds, LLC	\$ 18,061	12	0.45%	The Mark Twain Limited	\$ 12,224	12	0.55%
UT16 Taylorsville LLC	\$ 17,377	13	0.43%	Mikami Brothers	\$ 11,883	13	0.54%
Legacy Plaza at 54	\$ 17,308	14	0.43%	DDR Family Centers LP	\$ 11,806	14	0.54%
Mikami Brothers	\$ 17,085	15	0.42%	SRP Building IX, LLC	\$ 10,842	15	0.49%
			0				
	<u>\$ 528,353</u>		<u>13.09%</u>		<u>\$ 293,418</u>		<u>13.32%</u>

CITY OF TAYLORSVILLE
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal	Total Tax	Current Tax	Percent of Taxes	Delinquent Tax	Total Tax	Collected as a Percentage of Total Tax
2013	\$ 5,011,821	\$ 4,853,499	96.84%	\$ 92,428	\$ 4,945,927	98.69%
2014	\$ 6,489,413	\$ 6,333,771	97.60%	\$ 145,683	\$ 6,479,454	99.85%
2015	\$ 3,274,782	\$ 3,197,178	97.63%	\$ 90,931	\$ 3,288,109	100.41%
2016	\$ 3,313,484	\$ 3,203,620	96.68%	\$ 62,666	\$ 3,266,286	98.58%
2017	\$ 3,375,983	\$ 3,298,084	97.69%	\$ 61,376	\$ 3,359,460	99.51%
2018	\$ 3,398,184	\$ 3,318,991	97.67%	\$ 57,145	\$ 3,376,136	99.35%
2019	\$ 3,427,933	\$ 3,347,521	97.65%	\$ 42,020	\$ 3,389,541	98.88%
2020	\$ 3,519,617	\$ 3,440,755	97.76%	\$ 45,680	\$ 3,486,435	99.06%
2021	\$ 3,569,928	\$ 3,485,856	97.65%	\$ 31,653	\$ 3,517,510	98.53%
2022	\$ 3,587,296	\$ 3,506,126	97.74%	\$ 47,476	\$ 3,553,602	99.06%

CITY OF TAYLORSVILLE
Ratios Of Outstanding Debt By Type
Last Ten Fiscal Years
(Amounts Expressed In Thousands, Except Per Capita Amount)

Fiscal Year	Leases (000's)	Bonds	Percentage of Personal Income	Per Capita
2013	\$ 15	\$ 11,879	0.90%	\$ 22.39
2014	-	12,855	0.95%	\$ 22.37
2015	-	9,415	0.69%	\$ 22.43
2016	-	8,680	0.62%	\$ 23.22
2017	-	7,955	0.55%	\$ 23.80
2018	-	7,205	0.50%	\$ 24.19
2019	-	6,435	0.43%	\$ 24.98
2020	-	7,780	0.50%	\$ 26.16
2021	-	6,810	0.41%	\$ 27.32
2022	1,067	5,810	0.42%	\$ 27.66

CITY OF TAYLORSVILLE
 Computation of Direct And Overlapping Bonded Debt-
 General Obligation Bonds

Name of Governmental Units	Net Debt Outstanding	Percentage Applicable to City of Taylorsville	Amount
Direct Debt- City of Taylorsville	-	100.00%	-
Overlapping Debt:			
State of Utah:	\$ 2,314,258,582	1.77%	\$ 41,073,198
Salt Lake County:	\$ 132,100,000	4.99%	\$ 6,596,198
			<u>\$ 47,669,396</u>

CITY OF TAYLORSVILLE
Legal Debt Margin Information
Last Ten Fiscal Years
(Amounts Expressed In Thousands)

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Debt Limit	\$ 199,164	\$ 161,937	\$ 147,382	\$ 139,242	\$ 128,832	\$ 117,639	\$ 109,005	\$ 100,938	\$ 97,559	\$ 92,177
Total net debt applicable to limit	\$ 5,810	\$ 6,810	\$ 7,780	\$ 6,435	\$ 7,205	\$ 7,955	\$ 8,680	\$ 9,415	\$ 12,855	\$ 9,038
Legal debt margin	\$ 193,354	\$ 155,127	\$ 139,602	\$ 132,807	\$ 121,627	\$ 109,684	\$ 100,325	\$ 91,523	\$ 84,704	\$ 83,139
Total net debt applicable to the limit as a percentage of debt limit	3%	4%	6%	5%	6%	7%	9%	10%	15%	11%
Legal Debt Margin Calculation										
Assessed value	\$ 4,979,104	\$ 4,048,420	\$ 3,684,548	\$ 3,481,055	\$ 3,220,797	\$ 2,940,970	\$ 2,725,125	\$ 2,523,449	\$ 2,438,970	\$ 2,304,415
Add back: Exempt real property										
Total assessed value	\$ 4,979,104	\$ 4,048,420	\$ 3,684,548	\$ 3,481,055	\$ 3,220,797	\$ 2,940,970	\$ 2,725,125	\$ 2,523,449	\$ 2,438,970	\$ 2,304,415
Debt limit (4% of total assets, value)	\$ 199,164	\$ 161,937	\$ 147,382	\$ 139,242	\$ 128,832	\$ 117,639	\$ 109,005	\$ 100,938	\$ 97,559	\$ 92,177
Debt applicable to limit										
General obligation bonds										
Less: Amount set aside for repayment on G.O Debt										
Total net debt applicable to limit	\$ 199,164	\$ 161,937	\$ 147,382	\$ 139,242	\$ 128,832	\$ 117,639	\$ 109,005	\$ 100,938	\$ 97,559	\$ 92,177
Total debt margin										

CITY OF TAYLORSVILLE
Demographic Statistics And Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population (1)	Square Miles (1)	New Lots Approved (1)	Total Housing Units (1)	Personal Income (in thousands) (2)	Per Capita Personal Income (2)	Unemployment rate (3)
2013	59,536	10.7	28	20,859	\$ 1,327,657	\$ 22.40	4.70%
2014	60,519	10.7	8	20,867	1,353,931	22.37	3.30%
2015	60,433	10.7	71	20,938	1,355,270	22.43	3.40%
2016	60,514	10.7	28	20,966	1,405,377	23.22	4.00%
2017	60,436	10.7	14	20,980	1,438,498	23.80	3.20%
2018	59,992	10.7	63	21,043	1,451,386	24.19	3.10%
2019	60,192	10.7	67	21,110	1,503,536	24.98	2.80%
2020	59,805	10.7	53	21,163	1,564,379	26.16	5.30%
2021	60,448	10.7	39	21,202	1,651,318	27.32	2.70%
2022	59,242	10.7	28	21,230	1,638,515	27.66	2.00%

Source: 1) The City of Taylorsville, Community Development Department
2) Utah State Tax Commission
3) The Utah Department of Employment Security, Economics Department(June)

CITY OF TAYLORSVILLE
General Governmental Tax Revenue By Source
Last Ten Fiscal Years

FY	General Property & Tax Increment	General Sale and Use Tax	Franchise & Transient Room Taxes	Total Tax Revenue
2013	\$ 5,583,762	\$ 7,450,478	\$ 3,951,495	\$ 16,985,735
2014	\$ 6,831,440	\$ 7,662,586	\$ 4,004,310	\$ 18,498,336
2015	\$ 3,634,240	\$ 7,938,176	\$ 3,858,401	\$ 15,430,817
2016	\$ 3,708,342	\$ 8,270,194	\$ 3,924,424	\$ 15,902,960
2017	\$ 3,833,207	\$ 8,143,290	\$ 3,843,911	\$ 15,820,408
2018	\$ 3,892,080	\$ 8,922,063	\$ 3,788,279	\$ 16,602,422
2019	\$ 3,951,957	\$ 9,130,693	\$ 3,478,050	\$ 16,560,701
2020	\$ 5,086,483	\$ 9,641,147	\$ 3,470,135	\$ 18,197,766
2021	\$ 5,031,737	\$ 11,173,145	\$ 3,460,825	\$ 19,665,707
2022	\$ 5,324,286	\$ 12,582,262	\$ 3,611,837	\$ 21,518,385

CITY OF TAYLORSVILLE
Principal Employers

	Top Employers
Employer	Employees
Salt Lake Community College	1300
Utah State Office Complex	1300
CaptionCall	796
Granite School District	688
Sterigenics International / Nelson Labs	575
ICU Medical	500
Utah Department of Transportation	450
Walmart	450
Sorenson Communications	364
Utah Department of Public Safety	354
Legacy Care Centers (3 sites)	245
Unified State Labs	181
Target	180
City of Taylorsville	162
Harmons	157
Texas Roadhouse	150
Summit Vista	140
Bureau of Criminal Identification	124
Ovivo USA	110
Complete Recovery Corp.	108
Macey's	101
Delta Health Systems	100
Meadow Peak	100
IHC Taylorsville Health Center	94
Old Spaghetti Factory	94
Avalon West Health & Rehabilitation	86

CITY OF TAYLORSVILLE
Miscellaneous Statistics

Date of Incorporation	July 1, 1996
Form of Government	Mayor/Council
Number of employees	125 Full Time 58 Part Time
Appointed	10
Elected	6
Area in square miles	10.7
Registered voters	28,763

City of Taylorsville facilities and services:

Culture and Recreation:

Swimming Pools	1
Parks	15 (including County owned)
Libraries (County)	1
Golf Courses	2

Fire Protection:

Number of stations/COP	2
Fire Service	Provided by UFSA

Education:

Number of elementary schools	9*
Number of secondary schools	2*
Number of high schools	1*

- * City of Taylorsville residents attended two additional elementary schools, one additional secondary school, and one additional high school outside the City of Taylorsville boundaries.



COMMITTED. EXPERIENCED. TRUSTED

**CERTIFIED PUBLIC
ACCOUNTANTS**

E. LYNN HANSEN, CPA
CLARKE R. BRADSHAW, CPA
GARY E. MALMROSE, CPA
EDWIN L. ERICKSON, CPA
MICHAEL L. SMITH, CPA
JASON L. TANNER, CPA
ROBERT D. WOOD, CPA
AARON R. HIXSON, CPA
TED C. GARDINER, CPA
JEFFREY B. MILES, CPA
SHAWN F. MARTIN, CPA

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

Honorable Mayor and Members of City Council
City of Taylorsville, Utah

We have audited, 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, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, and each major fund of City of Taylorsville, Utah (the City), as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 2, 2022.

Report on Internal Control over Financial Reporting

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

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instance of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

HBME, LLC

December 2, 2022



COMMITTED. EXPERIENCED. TRUSTED

**CERTIFIED PUBLIC
ACCOUNTANTS**

E. LYNN HANSEN, CPA
CLARKE R. BRADSHAW, CPA
GARY E. MALMROSE, CPA
EDWIN L. ERICKSON, CPA
MICHAEL L. SMITH, CPA
JASON L. TANNER, CPA
ROBERT D. WOOD, CPA
AARON R. HIXSON, CPA
TED C. GARDINER, CPA
JEFFREY B. MILES, CPA
SHAWN F. MARTIN, CPA

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

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

Report On Compliance

We have audited City of Taylorsville's (the City) compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the Utah State Auditor, for the year ended June 30, 2022.

State compliance requirements were tested for the year ended June 30, 2022 in the following areas:

Budgetary Compliance
Fund Balance
Justice Courts
Restricted Taxes and Related Restricted Revenues
Fraud Risk Assessment
Government Fees
Cash Management
Tax Levy Revenue Recognition
Utah Retirement Systems
Public Treasurer's Bond

Management's Responsibility

Management is responsible for compliance with the state requirements referred to above.

Auditor's Responsibility

Our responsibility is to express an opinion on the City's compliance based on our audit of the state 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 *State Compliance Audit Guide*. Those standards and the *State Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the state compliance requirements referred to above that could have a direct and material effect on a state compliance requirement 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 state compliance requirement referred to above. However, our audit does not provide a legal determination of the City's compliance with those requirements.

Opinion on Compliance

In our opinion, City of Taylorsville complied, in all material respects, with the state compliance requirements referred for the year ended June 30, 2022.

Other Matters

The results of our auditing procedures disclosed no instances of noncompliance or other matters, which are required to be reported in accordance with the *State Compliance Audit Guide*.

Report On Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the state compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the state compliance requirements referred to above to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance with those state compliance requirements and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

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

Our consideration of internal control over compliance was for the limited purpose described in the 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.

Purpose of This Report

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

HBMC, LLC

December 2, 2022