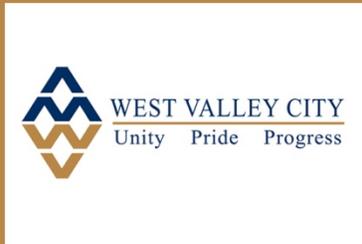


West Valley City State of Utah

COMPREHENSIVE ANNUAL FINANCIAL REPORT YEAR ENDED JUNE 30, 2015



WEST VALLEY CITY

STATE OF UTAH

COMPREHENSIVE ANNUAL FINANCIAL REPORT

YEAR ENDED JUNE 30, 2015

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WEST VALLEY CITY, UTAH
Comprehensive Annual Financial Report
Year Ended June 30, 2015

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WEST VALLEY CITY

Unity | Pride | Progress

December 22, 2015

Honorable Mayor and Members of the City Council
West Valley City, Utah

Mayor and City Council:

The Comprehensive Annual Financial Report (CAFR) of West Valley City, Utah (the City), for the fiscal year ended June 30, 2015 is herewith submitted. This report has been prepared by the City's Finance Department. The responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with City management. We believe the data as presented is accurate in all material aspects; that it is presented in a manner designed to fairly set forth the financial position and results of operations of the City as measured by the financial activity of its various funds. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

This report has been prepared to strictly follow the guidelines recommended by the Government Finance Officers Association (GFOA). Those governments whose annual financial reports are judged to conform substantially with high standards of public financial reporting including generally accepted accounting principles promulgated by the Government Accounting Standards Board, may be awarded a Certificate of Achievement for Excellence in Financial Reporting. This report will be submitted to the GFOA for consideration of this award.

The report complies with the financial reporting model required by the Governmental Accounting Standards Board (GASB). In addition to the fund financial information currently presented in the City's financial statements, this report includes government-wide financial statements. The government-wide financial statements include a Statement of Net Position that reports the total assets and deferred outflows of resources of the City, including all capital assets (including infrastructure), net of liabilities and deferred inflows of resources, and a Statement of Activities that shows the cost of providing government services.

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

The City is required to undergo a single audit in conformity with the provisions of the Single Audit Act of 1996 and U.S. Office of Management and Budget Circular A-133, "Audits of States,

Local Governments, and Non-Profit Organizations.” Information related to this single audit, including the schedule of expenditures of federal awards and independent auditors’ report on compliance and on internal control over financial reporting, is included in a separate report issued to the City dated December 21, 2015.

THE REPORTING ENTITY AND ITS SERVICES

This report includes all of the funds of the City. A full range of municipal services excluding water, sewer, and electricity are provided by this municipality. Revenues within the general fund are utilized by the City to provide public safety including fire, police, and ordinance enforcement. Other services provided include ambulance service, streets, storm water drainage, golf courses, Maverik Center, Hale Centre Theatre, Family Fitness Center, Utah Cultural Celebration Center, sanitation, parks, planning & zoning, Harman Home Seniors Center, general legislative, and administrative services.

The City operates a number of special revenue funds, including the Redevelopment Agency, Community Services Fund, and Grants Fund; also, capital projects funds for Roads, Parks, Fire, Police, and Flood Control impact fees, and the Building Authority, a debt service fund. The Building Authority is used to accumulate resources to service lease revenue bonds issued to finance the construction of several major facilities, including the Maverik Center, Hale Centre Theatre at Harman Hall, and the Fitness Center. The Redevelopment Agency assists businesses seeking to locate within the City, and identifies and renovates blighted areas of the City. The Community Services Fund provides Sanitation services to the City’s citizens and operates City facilities, including operations of the Maverik Center, Hale Centre Theatre, Family Fitness Center, and Utah Cultural Celebration Center. The Grants Fund was created to match and segregate grant-related revenues and expenditures which were previously included in the General Fund. The Road, Park, Fire, Police, and Flood Control Impact Fee Funds utilize impact fees charged on new construction in the City to provide capital improvements and infrastructure required by new growth.

The City operates four enterprise funds. The Golf Courses Fund reports operations of the City’s two courses, The Ridge Golf Club and Stonebridge Golf Course. The Ridge Golf Club provides a buffer zone for the Alliant Tech System Inc. (formerly Hercules Inc.) facility as well as a recreation area for the community; it was reconfigured in 2013 to accommodate Utah Department of Transportation’s (UDOT’s) transportation corridor. Stonebridge Golf Course provides a high-quality recreation facility and catered reception center, as well as providing green space within the City’s business and industrial areas. The Storm Water Utility uses assessed fees to construct and maintain storm water drainage infrastructure in the City. The City’s Housing Authority assists in providing low-cost housing to low-income residents. The Ambulance Fund reports operations of The City’s ambulance service, providing emergency response services to City residents.

West Valley City owns the Maverik Center, an events center and hockey arena, which is operated by Centennial Management. It currently is the home of the Utah Grizzlies, and was the venue of the 2002 Winter Olympics for men’s hockey. It is also used for concerts, basketball tournaments, and other public events. Previously known as the E Center, the naming rights were sold to Maverik Convenience Stores.

Taxing entities within the boundaries of West Valley City including Salt Lake County, Granite School District, Granger Hunter Improvement District, Magna Water Company, Magna Mosquito Abatement District, Taylorsville Bennion Improvement District, Kearns Improvement District, Central Utah Water Conservation District, Salt Lake County Mosquito Abatement District, and Salt Lake County Water Conservancy District do not meet the criteria to be included in the reporting entity, and are therefore excluded from this CAFR.

ACCOUNTING SYSTEM AND BUDGETARY CONTROL

In developing and evaluating the City's accounting system, consideration was given to the adequacy of internal accounting controls. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding: 1) the safeguarding of assets against loss from unauthorized use or disposition; and 2) the reliability of financial records for preparing financial statements and maintaining accountability for assets. We believe the City's internal accounting controls adequately safeguard the assets and provide reasonable assurance of proper recording of financial transactions.

The City's accounting records for general government operations are maintained on a modified accrual basis, with revenues being recorded when available and measurable and expenditures being recorded when the services or goods are received and the liabilities are incurred. Accounting records for the City's enterprise funds are on an accrual basis.

By State law, the City Manager of West Valley City is required to submit a proposed budget to the City Council by the first regularly scheduled meeting of the City Council in May. The City Council then reviews with the City Manager, through the budget hearing process, all budget requests. The City Council then adopts a tentative budget, which is then placed before the public to review. Comments are received, requests and recommendations are considered, then after due consideration, the City Council may adopt the budget before June 22 if no tax adjustments are considered. The City Council has elected to consider adoption of the judgment levy each fiscal year in order to maintain property tax revenues at previous year's levels. Due to recent changes in state law, they may also consider adjusting the property tax rate to reflect prior year collections. If these changes to the tax rate are considered or a tax increase is proposed, an additional advertising and public hearing process is required with the final budget adoption on or before August 17.

The City's budget is an annual budget. The Budget/purchasing system used by the City allows City administration and departments to allocate the annual budget on a monthly basis, restricting spending to the amount allocated during the year to date.

GENERAL GOVERNMENT FUNCTIONS

The following schedule presents summaries of all revenues and expenditures for the General Fund for the fiscal years ended June 30, 2015 and 2014, and the percentage of increases and decreases compared to the prior year. Overall, General Fund revenues and expenditures increased slightly over the previous year. Total revenues in 2015 increased by \$2,519,732, a 3.56% increase from 2014; expenditures increased by \$2,378,898, a 3.62% increase from 2014. The largest increase came in sales taxes, which rose by \$1,448,420 or 6.73%. This is significant not only because of the amount of increase, but because the continuing increase in sales tax,

which contributes over 30% of general fund revenues, indicates improving overall economic strength. Licenses and permits decreased by \$201,535, or 5.05%, with fewer large building permits and related fees, and business license fees. Intergovernmental revenues increased by \$217,658, or 5.83% due to increased C roads tax revenues from the State. Fines and forfeitures increased by \$262,407 (7.63%) due to increased emphasis on enforcement efforts from Public Safety. Charges for services increased by \$184,213, or 28.84%, as a result of several engineering and other substantial fee payments of an irregular or nonrecurring nature. Other operating revenues remained near previous year levels. Miscellaneous revenues increased by \$205,985; annual fluctuations are inherent in revenues of this nature.

Overall operating expenditures increased in step with revenues, increasing by \$2,378,898, or 3.62%. Legislative expenditures decreased by \$238,443 due to the biennial nature of municipal elections. Administrative expenditures increased by \$463,262, or 6.11% due to communications equipment purchases and increased personnel costs. Legal Department expenditures increased by \$370,857, or 13.38% because of increased liability, insurance, and personnel costs. Police Department expenditures increased by \$1,194,408, or 5.55%, primarily due to increased personnel costs and equipment acquisitions. Fire Department expenditures also increased, by \$581,627, or 6.70% because of personnel costs and equipment acquisitions. Highways and Public Improvements increased by \$198,972, or 2.44% due to increased Class C Roads projects and road maintenance expenditures, which are reported in the General Fund. Expenditures in other departments showed only minor increases or decreases due to normal operating fluctuations.

<u>Revenues General Fund</u>	<u>FY 2014- 2015</u>	<u>FY 2013- 2014</u>	<u>Increase (Decrease)</u>	<u>Percent Change</u>
General Property Taxes	\$26,434,063	\$26,013,209	420,854	1.62%
Sales and Use Taxes	22,980,867	21,532,447	1,448,420	6.73%
Utility Taxes (Franchise)	10,006,985	9,978,924	28,061	0.28%
Licenses and Permits	3,788,274	3,989,809	(201,535)	(5.05)%
Intergovernmental	3,952,748	3,735,090	217,658	5.83%
Fines and Forfeitures	3,699,985	3,437,578	262,407	7.63%
Charges for Services	823,063	638,850	184,213	28.84%
Interest on Investments	420,152	417,119	3,033	0.73%
Special Improvement Districts	178,535	218,159	(39,624)	(18.16)%
Sale of Capital Assets	-	9,740	(9,740)	(100.00)%
Miscellaneous	1,013,758	807,773	205,985	25.50%
TOTAL	\$73,298,430	\$70,778,698	\$2,519,732	3.56%

<u>Operating Expenditures General Fund</u>	<u>FY 2014- 2015</u>	<u>FY 2013- 2014</u>	<u>Increase (Decrease)</u>	<u>Percent Change</u>
Legislative	\$629,924	\$868,367	(\$238,443)	(27.46)%
Administrative	8,042,637	7,579,375	463,262	6.11%
Legal	3,142,427	2,771,570	370,857	13.38%
Finance	1,578,882	1,551,976	26,906	1.73%
Indigent Defense	372,700	371,300	1,400	0.38%
Police	22,705,999	21,511,591	1,194,408	5.55%
Fire	9,260,529	8,678,902	581,627	6.70%
Highways and Public Improvements/Capital outlay	8,338,129	8,139,157	198,972	2.44%
Parks and Recreation	1,930,901	1,847,107	83,794	4.54%
Community Development	3,508,736	3,393,470	115,266	3.40%
Non Departmental	4,765,596	5,034,351	(268,755)	(5.34)%
Debt Service	3,872,473	4,022,869	(150,396)	(3.74)%
TOTAL	\$68,148,933	\$65,770,035	\$2,378,898	3.62%

DEBT ADMINISTRATION

West Valley City has no bonded general obligation debt. However, we recognize the need to have the ability to issue revenue bonds and utilize lease purchasing.

The ratios of net debt to the assessed valuation of taxable property and the amount of general debt per capita are useful indicators of the City's debt position for municipal management, citizens, and investors. This data for West Valley City, at the end of the 2015 fiscal year is as follows:

Governmental Activities Long-term Liabilities	\$141,487,112
Legal Limit of General Obligation Debt	\$218,542,642
Ratio of Debt to Assessed Value	2.68%
Ratio of Debt to Percent Market Value	2.59%
Debt Per Capita	\$1,053.65

CAPITAL ASSETS

As of June 30, 2015 the capital assets of the City, net of depreciation, were \$438,483,505. Assets are used in the performance of general government functions. This amount represents the original cost of the assets, with the exception of infrastructure acquired at the time of the City's incorporation in 1980. These assets are valued at estimated cost adjusted for inflation. As of June 30, 2015, the City is required by GASB 34 to include infrastructure in capital assets. Infrastructure includes major and minor streets, right-of-ways, sidewalks, bridges, traffic signals, and stormwater drainage structures. Donated assets are capitalized at their fair value on the date received. In accordance with GASB 34, depreciation is not recognized for governmental funds at the fund level, but is included on the entity-wide financial statements. Depreciation is recognized in the Golf Courses, Storm Water Utility, Housing Authority, and Ambulance Service enterprise funds.

ECONOMIC CONDITION AND OUTLOOK

West Valley City's financial situation reflected the general economy's continuing, but anemic recovery from the recession of several years ago. The City's overall outlook somewhat positive. As noted above, total General Fund revenues increased; decreases were fewer and less than the previous year. The City has maintained tight controls on spending, keeping overall expenditures below budget while operating revenues continue to improve. Sales tax receipts continued to recover, improving by almost 7% over the previous year; property taxes also increased slightly, by nearly 2%. The City's landscape is changing, with more development in process and planned. The City Center area surrounding Valley Fair Mall and the City Office complex has been and continues to be revitalized, with significant additions in process which are making the area a focal point for business and community activity, providing additional tax and revenue sources for the City. The City has been able to maintain its focus on major aspects of its strategic plan, and continue to accommodate the service requirements mandated by its recent growth, while keeping tight control of expenditures.

The focus of the City's economic activity is centered around the following projects:

Lake Park Corporate Center and Highbury Residential Community

Located just west of Bangerter Highway and 2400 South, Lake Park Corporate Center's 875 acres make it the largest office/recreation complex in the state. Owned and developed by Zions Securities, Phase I of the Park includes 375 acres for deluxe office campuses, such as the three story, 2,000 employee regional headquarters for Discover Credit Card, and the corporate headquarters for Intermountain Health Care. When completed, the park may employ as many as 12,000 workers. The remaining acreage is designed to preserve and enhance the natural habitat for birds and other wildlife, utilizing a 27-hole Johnny Miller golf course, and a multitude of lakes, trails and open space. The City-owned Stonebridge Golf course provides recreation opportunities within the City, and ensures continuing green space.

Also being developed by Zions Securities, Highbury residential community continues to develop and provide varied options for high quality residences. Citizens choosing to live there enjoy the option of living, working, recreating, and shopping all within walking distance of their homes. The scale of this project, at 400 acres, combines the intimate feel described as well as a large enough size to make it the premiere community in the City.

West Valley Entertainment District

The \$57.5 million E Center was renamed the Maverik Center after reaching an agreement on naming rights with Maverik Convenience Stores. Located east of I-215 at 3200 South, the Maverik Center opened September 1997 and served as the venue for men's ice hockey during the 2002 Winter Olympic. The 10,400 seat arena is currently the home of the Utah Grizzlies professional hockey team. The Center is also used for collegiate and high school athletic events, concerts, circuses, ice shows, rodeos, conventions, and a variety of special events.

Located southeast of the Maverik Center is the \$9.8 million, 525 seat Hale Centre Theatre at Harman Hall. This popular theater-in-the-round draws over a quarter-million patrons each year with its year-round shows and world class performances.

The 57-acre site around the Maverik Center now has more than 500 hotel rooms; a variety of restaurants; and a 153,400 square foot Carmike cinema and amusement center featuring 16 movie screens, family oriented activities, a children's game area and food court.

In addition to the Maverik Center bringing an important entertainment dimension to Salt Lake County, it also stimulates economic development. Two new hotels in the area directly north of the Maverik Center have opened, encouraging tourism and contributing tax revenues to the City. The nearly 2,000 potential jobs from development in and around the Maverik Center have a potential to infuse the regional economy with payroll wages in excess of \$40 million. Additionally, the Maverik Center, Hale Centre Theatre, and surrounding businesses have raised the City's profile among Salt Lake valley residents; it is now more than ever a destination for valley residents and visitors.

5600 West

The 5600 West corridor area continues to be the City's fastest developing area. The street has been widened to accommodate increased traffic as the City's population continues to grow in this area, and businesses are taking advantage of the increased access and population base. The largest of the businesses is Wal Mart, which is operating two Super Wal Marts - one on the north end of the 5600 West corridor, and the second on the south end. Several other major retail enterprises, including Kohl's, a large WINCO grocery store and a Super Target store are operating, with more businesses and restaurants continuing to open in this area. A large planned-unit development has also been constructed in this area and is currently being marketed to homebuyers. This growth is providing a healthy boost to the City's tax base. A 20,000 capacity amphitheater operated by United Concerts/Pristine Alpine Entertainment brings in high-profile concerts scheduled throughout the summer season. The state of the art facility further raises West Valley City's profile as an entertainment destination, as well as further opening the West Ridge area for development. The Ridge Golf Club, formerly West Ridge Golf Course, a City-owned course operated since 1992, provides another recreation outlet in the area. During 2012 the Utah Department of Transportation (UDOT) purchased a section of the golf course, along with other City-owned properties and extended its western corridor highway system; this enhanced access should also provide impetus for further growth along 5600 West and neighboring areas. The golf course was closed for much of 2012, but reopened in June of 2013 with a scenic, redesigned layout and new name.

City Center

The City Center Redevelopment Project is the City's newest area of major development. The area is focused around Valley Fair Mall and the City Offices complex. The new owners of the mall have aggressively expanded the mall property, bringing in a significant number of restaurants, a Miller MegaPlex Theater, and other businesses to expand the mall's scope. A Costco warehouse store opened in 2007 adjacent to the mall property, enhancing the commercial draw of the area. As part of the overall plan for the area, the City's Redevelopment Agency has acquired business and residential properties in the area and is reviewing proposed plans from several developers. When completed, the development is planned to provide a destination for residents and shoppers in a relaxed, open space area. The City has completed a plaza and promenade extending several blocks west of the City Center, which hosts weekly open concerts by local and visiting performers. In partnership with the Utah Transit Authority (UTA), Fairbourne Station is the terminus for the West Valley spur of UTA's light rail system and part of its area transportation hub. The City Center area development also includes an Embassy Suites Hotel, which opened in January 2013. Land previously acquired by the City's Redevelopment Agency was sold to Ivory Company, a large local development company with several other residential developments in the City; a large apartment complex is now open and renting, bringing in younger urban residents who should provide additional traffic for area businesses. The combination of business, residential, and public/park development, combined with the mass transit options, are starting to change the look and environment around the City Center. These and similar improvements still in the planning stage will continue to enhance the City Center's draw for City and area residents.

MAJOR INITIATIVES

STRATEGIC PLAN

West Valley City's administration facilitates and implements the City's annual strategic plan process. This strategic plan combines staff recommendations for service needs, Council input for policy prioritization, and reflects desires of the citizenry through such tools as the annual citizen survey and direct contact. The City's administration and City Council have found this input to be very valuable in determining the direction of the City's growth and allocation of resources. The objectives identified in the current strategic plan are as follows:

- Public Safety
- Citizen Involvement
- Education
- Place Making
- Fiscal Responsibility
- Neighborhood Enhancements

Each objective has a number of specific goals, which may change as goals are met, concerns addressed, and new objectives defined.

PUBLIC SAFETY

The City has been actively responding to the citizens' concerns in this area. The City has made a conscious effort to fill vacant positions within the police department to address concerns about response time expressed by citizens, and to develop a more visible presence in neighborhood streets and public places. The police department is coordinating efforts with other involved departments on the Weed & Seed program to improve neighborhoods and remove some of the causes of juvenile crime. The Police and Fire departments provide safety presentations in City elementary schools. The Community Oriented Service Division is modeling and implementing new ways to track and respond to neighborhood safety issues. The City's efforts are reflected in a drop in major crime rates despite a growing population and harsh social and economic conditions that often result in upward pressures.

CITIZEN INVOLVEMENT

The City is constantly working to improve communications between citizens and City staff; a City website, set up to provide online access to City information, is continually updated, with additional information and information links being added, along with a public access television channel to create more involved and informed citizens. A monthly newsletter is also mailed out to citizens. Citizen input is actively requested in bringing issues to the City's attention, including an annual citizen survey process. City CDBG grant resources are being used to provide assistance to elderly and disabled citizens, funding emergency repairs they could not otherwise afford. The City's Parks and Recreation Department operates several facilities and programs offering multiple recreation opportunities to citizens.

EDUCATION

Focused efforts are being made to cultivate higher educational partnerships and programs regarding employment, housing, and educating residents to increase the number of college graduates in the City. The City's after-school program partnership is also seeing success coordinating after school programs for students.

PLACE MAKING

A new area of focus identified in the most recent Strategic Plan, Place Making involves identifying and improving West Valley City's image and place in the local community. Transportation is part of this place; as West Valley City grows, increased capacity on the City's streets becomes more important. The City has been studying methods of facilitating traffic flow and improving transportation systems. These improvements include a coordinated signal system, and continuing a street resurfacing program to maintain the City's infrastructure investment. As population continues to grow, mass transit must play an increasingly important role. The 3500 South corridor is a focus of attention, with planners working to make a more efficient traffic flow design, and incorporating mass transit options. The City is working with the Utah Transit Authority (UTA) and neighboring cities on mass transit issues. UTA is operating the state's first Bus Rapid Transit System, referred to as "MAX," operating along 3500 South through the City. The new light rail spur from the main line running down the center of the valley to West Valley City was completed in August of 2011 and is now operating at near capacity. The spur terminates at City Hall at Fairbourne Station, the new intermodal transportation hub. The City is taking advantage of these transportation options in developing its City Center area and is partnering with developers to stimulate complementary transit oriented growth. Efforts are being made to recognize and embrace the City's diverse cultural and ethnic makeup. The City's Utah Cultural Celebration Center is a constant source of exhibits and programs showcasing arts and highlighting the diverse nature of the City's population. Increased recycling stations and programs are being implemented to provide working examples of environmental responsibility.

SUMMARY

The City's economic and social environment continues to change, reflecting the larger society around it. Changes in property taxes, increasing e-commerce, and changes in the overall economy present challenges in projecting revenues; at the same time, a growing, changing City population requires the City to meet changing needs. The need for effective long-range planning is more important than ever. As a result of several years of conservative spending policies, the City has accumulated fund balance which has provided some cushion during the current challenging economic cycle. With projected revenues struggling to reach pre-recession levels, care must be taken not to overextend the City's resources. Demand still outstrips resources, requiring careful allocation of City resources.

That the City is able to accomplish so much during a period of tight economic circumstances is a tribute to the planning and commitment of the Mayor and Council. Successfully coordinating efforts to finish current projects while planning for new growth and improvements is only possible through continued direction and commitment, together with good management and focus from a dedicated staff. West Valley continues to show itself a leader in this area.

ACKNOWLEDGMENTS

West Valley City has established itself as a major and vital part of the economic and political environment of the greater Salt Lake Valley metropolitan area. Increasingly, West Valley City plays a leadership role in all aspects of life here. That the City continues to move so far, so quickly, can be attributed to the vision and dedication to pursuing common goals and objectives identified, defined and then carried out by the community as a whole, including residents, businesses, the City's staff, and especially its elected officials. The City Manager's tireless efforts in implementing the City Council's vision are guiding the City towards the brightest future possible. Without cooperative, unselfish and dedicated City leadership, the vision that guides the strategic plan would remain only a vision.

These significant achievements are a result of the Mayor and Council's dedication to strong planning through the Strategic Plan and their continued commitment to achieve effective government for the citizens of West Valley City.

CONCLUSION

Citizens of West Valley City can take great pride in their City. The City is successfully implementing the Strategic Plan, designed to improve the quality of life and effectiveness of delivering City services while at the same time promoting quality recreation and lifestyle opportunities, and providing the infrastructure improvements required by a growing citizen base. Achievements of this magnitude are only possible with clear direction from the Mayor and Council and good management from Executive Staff.

INDEPENDENT AUDIT

State law and City Municipal Code require the financial statements of West Valley City to be audited annually by a Certified Public Accountant selected by the City Council. This requirement has been complied with and the auditor's opinion is included in the Financial Section of this report. This report has been audited by the firm of Keddington & Christensen, LLC, whose examination was made for the purpose of forming an opinion on the basic financial statements. As stated in the report, the independent auditors have given an unqualified opinion that the City's basic financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles.

CERTIFICATE OF ACHIEVEMENT

The Government Finance Officers Association of the United States and Canada (GFOA) awarded Certificates of Achievement for Excellence in Financial Reporting to West Valley City for its Comprehensive Annual Financial Reports for the fiscal years ended June 30, 1991, and 1993 through 2014. The Certificate of Achievement is a prestigious award recognizing conformance with the highest standards for preparation of state and local government financial reports.

In order to be awarded the Certificate of Achievement, a government unit must publish an easily

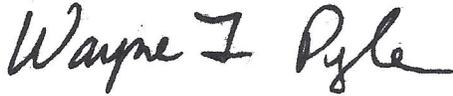
readable and efficiently organized Comprehensive Annual Financial Report, whose contents conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only. We believe that this report conforms to the Certificate of Achievement Program requirements and is being submitted to the GFOA.

ACKNOWLEDGMENTS

The timely preparation of this report was achieved by the efficient and dedicated accomplishments of the entire staff of West Valley City, to whom we offer our sincere appreciation.

Respectfully submitted,

WEST VALLEY CITY



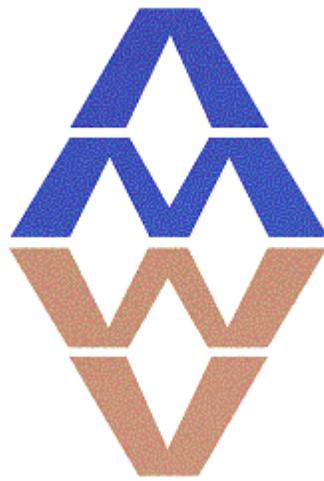
Wayne T. Pyle
City Manager



James D. Welch
Finance Director



Don L. Groo
Chief Accountant



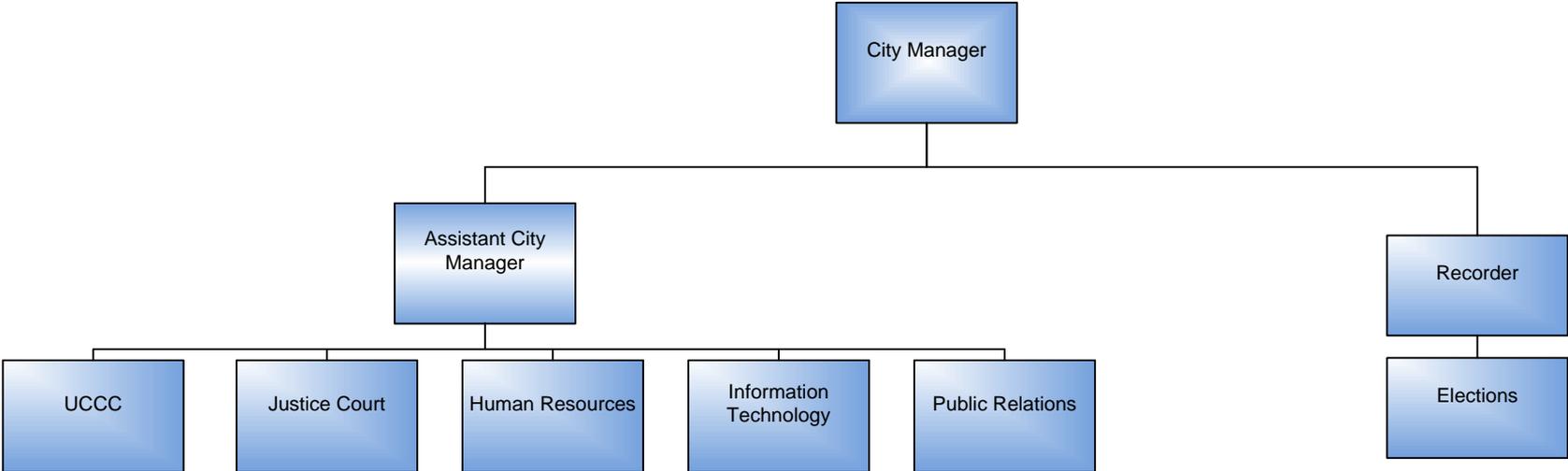
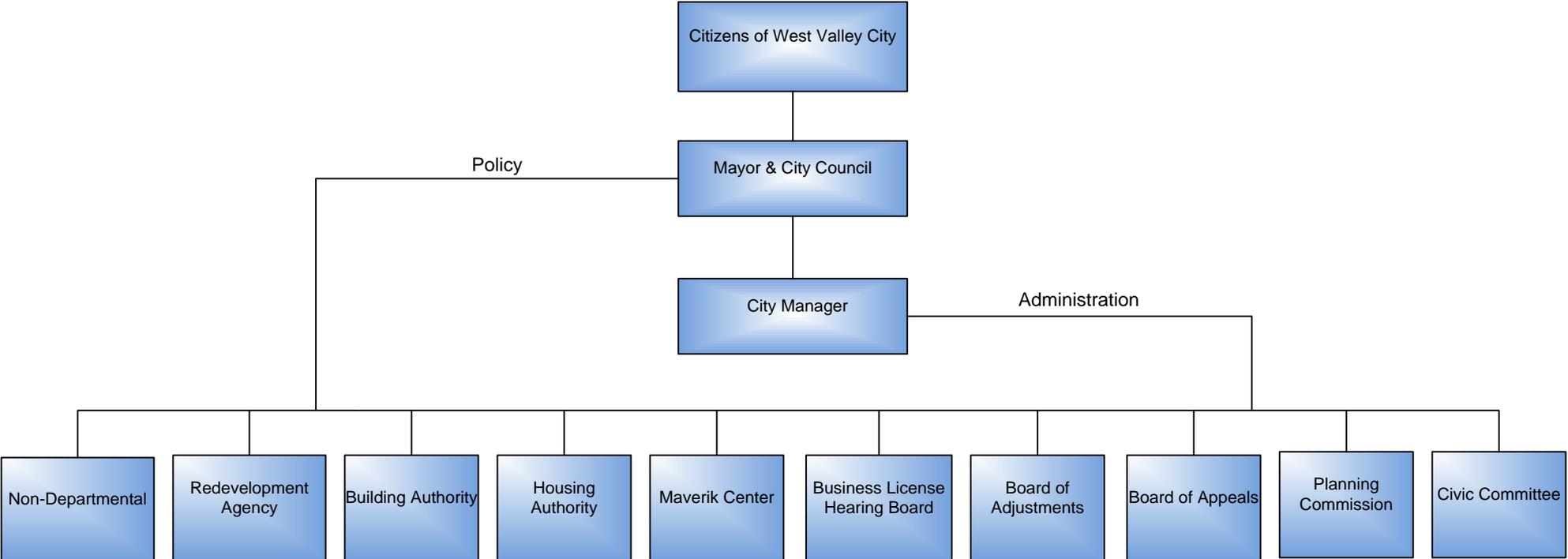
WEST VALLEY CITY, UTAH

PRINCIPAL OFFICIALS

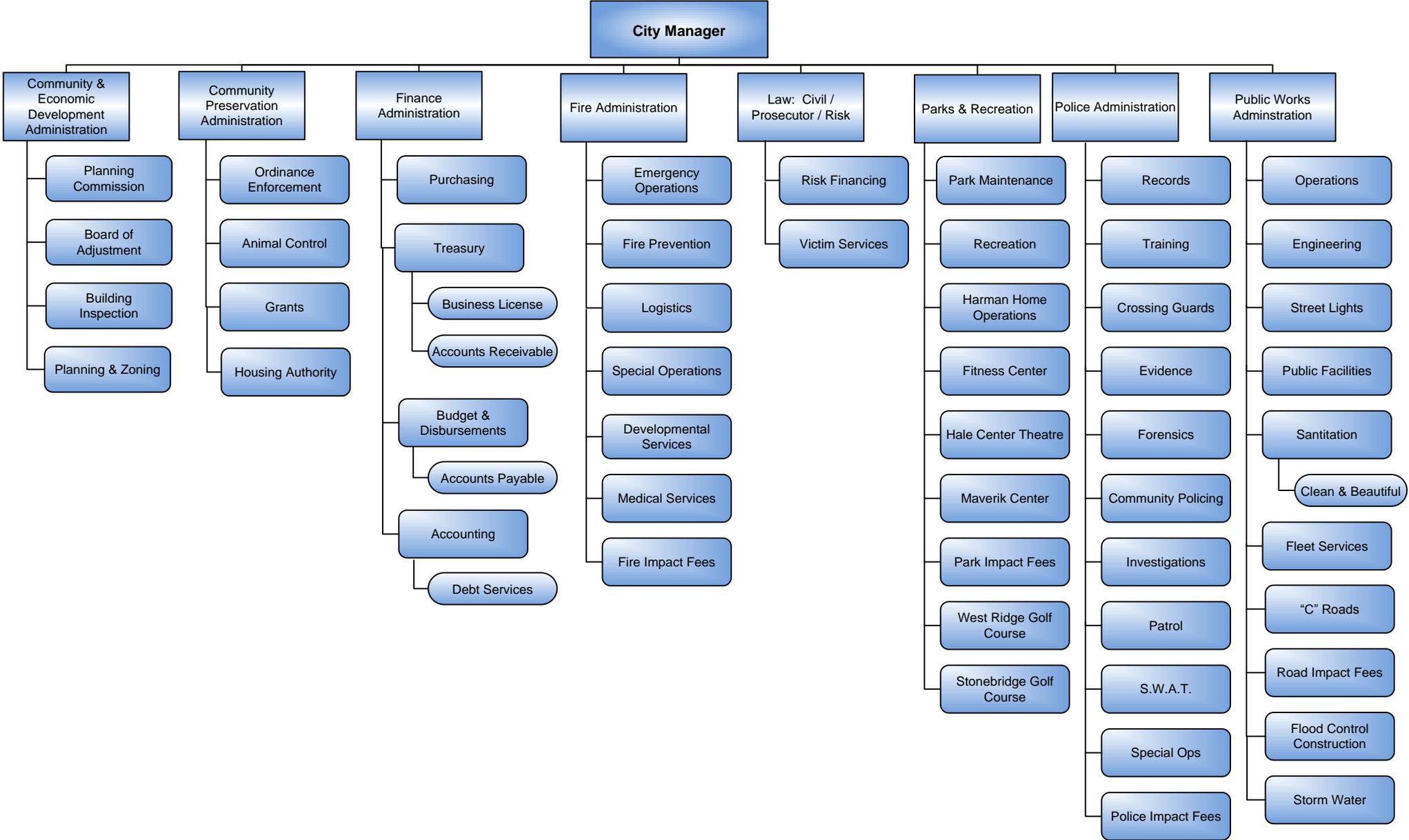
June 30, 2015

Ron Bigelow	Mayor
Corey Rushton	Councilmember - At Large
Lars Nordfelt	Councilmember - At Large
Tom Huynh	Councilmember - Dist. 1
Steve Buhler	Councilmember - Dist. 2
Karen Lang	Councilmember - Dist. 3
Steve Vincent	Councilmember - Dist. 4
Wayne T. Pyle	City Manager
Paul D. Isaac	Assistant City Manager
Nicole Cottle	Asst. City Manager - Chief Counsel/ Community Development Director
Sheri McKendrick	City Recorder
John C. Evans	Fire Chief
Layne Morris	Community Preservation Director
J. Eric Bunderson	City Attorney
Lee W. Russo	Police Chief
James D. Welch	Finance Director
Russell B. Willardson	Public Works Director
Kevin Astill	Parks and Recreation Director
R. Scott Freckleton	City Treasurer

West Valley City Organizational Chart



West Valley City Organizational Chart





Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**West Valley City
Utah**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2014

Executive Director/CEO



Keddington & Christensen, LLC
Certified Public Accountants

Gary K. Keddington, CPA
Brent E. Christensen, CPA
Phyl R. Warnock, CPA

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and
Members of City Council
West Valley City
West Valley City, Utah

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of West Valley City as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business type-activities, each major fund, and the aggregate remaining fund information of West Valley City as of June 30, 2015, and the respective changes in financial position, and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund and the Major Special Revenue Funds for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As described in Note 11 to the financial statements, in fiscal year 2015, the City adopted new accounting guidance, GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, information about infrastructure assets reported using the modified approach, the schedule of the proportionate share of the net pension liability, and the schedule of contributions, as noted on the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in the 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 inquires 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.

Supplemental Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise West Valley City's financial statements as a whole. The introductory section, combining and individual nonmajor fund financial statements, and statistical section are presented for purposes of additional analysis and are not a required part of the financial statements. The combining and individual nonmajor fund statements, including the Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget to Actual – Major Governmental Fund and the schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget to Actual – Nonmajor Governmental Funds listed as supplemental information in the table of contents are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole. The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Report Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated December 21, 2015, on our consideration of West Valley City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

Keddington & Christensen, LLC

December 21, 2015

**WEST VALLEY CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
For The Year Ended June 30, 2015**

As management of West Valley City (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2015. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal.

Financial Highlights

- As of the end of the current fiscal year, the assets of the City exceeded its liabilities by \$333,029,898 (net position). Of this amount \$16,225,921 (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors.
- The total net position of \$333,029,898 is made up of \$300,395,285 in capital assets net of related debt and \$32,634,613 in other net position.
- The City's total long-term liabilities decreased by \$8,916,193.
- The City's capital assets increased by \$3,841,690 due primarily to various infrastructure projects completed during the year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also includes 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 West Valley City's finances, in a manner similar to a private-sector business.

- The *statement of net position* presents information on all of the City's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. However, you will also need to consider other non-financial factors.
- The *statement of activities* presents information showing how the City's net position changed during the fiscal year reported. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus all of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

Both of the government-wide financial statements distinguish functions of West Valley City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, highways and public improvements, parks and recreation, and Community and Economic Development.

WEST VALLEY CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2015

The government-wide financial statements include not only the City itself, but the following blended component units. The West Valley City Housing Authority (Housing Authority), West Valley City Building Authority (Building Authority), and West Valley City Redevelopment Agency (Redevelopment Agency) are legally separate entities governed by boards appointed by the City Council, consisting of the City Council members. For financial reporting purposes, the Housing Authority, Building Authority, and Redevelopment Agency are reported as if they were part of the City's operations because their governing boards are the City Council. Therefore, the City Council is financially accountable and has significant influence over the programs, projects, activities, and level of services performed or provided by the organizations.

Fund financial statements

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

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

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

The City maintains twelve 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, Capital Projects Fund, Community Services Fund, and Redevelopment Agency Fund, which are considered to be major funds. Data from the other eight governmental funds are combined into a single combined column. Individual fund data for each of these non-major governmental funds is provided in the form of *combining statements* elsewhere in this report. Budgetary comparison schedules have been provided to demonstrate compliance with those budgets.

- Proprietary funds West Valley City maintains one type of proprietary fund. *Enterprise funds* are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its Golf Courses, Storm Water Utility, Housing Authority, and Ambulance Fund.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. West Valley City Golf Courses and Storm Water Utility are classified as major funds and are included on the Statement of Net Position-Proprietary Funds within this report. Data from the other two proprietary funds are combined into a single combined column. Individual fund data for each of these non-major proprietary funds is provided in the form of *combining statements* elsewhere in the report. The basic proprietary fund financial statements can be found as listed in the table of contents.

WEST VALLEY CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2015

Notes to the financial statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. Notes to the financial statements are located after the statements for major funds as listed in the table of contents.

Other Information

The combining statements referred to earlier in connection with nonmajor governmental funds are presented immediately following the notes to the financial statements. Combining and individual fund statements and schedules can be found as listed in the table of contents.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In reviewing the City's financial statements it should be noted that the City implemented GASB Statement 68 provisions during the fiscal year. This resulted in restatement of net position and a significant increase in liabilities; it also makes some interyear comparisons problematic. Having stated this, the City's assets exceeded liabilities by \$333,029,898 at the close of the most recent year. The City's overall financial position improved in fiscal year 2015. Total net position increased by \$12,393,747; net position from current year activities for governmental activities increased by \$12,192,519 and net position of business-type activities increased by \$201,228. The increases were caused by a combination of ongoing and non-recurring factors. Tax revenues increased, principally due to increased sales tax collections; intergovernmental revenue to fund capital projects in the City also increased, along with revenues related to the operation of the City-owned hotel. Total liabilities decreased for governmental activities by \$15,489,859, and by \$2,524,261 for business-type activities. Unrestricted governmental activities net position increased by \$1,365,866; unrestricted business-type activities net position decreased by 2,971,590. The overall effect on operations was not significant.

Outstanding debt decreased by \$8,916,193 due to normal debt service, as the City's financial position allowed it to acquire more capital assets with existing funds instead of financing them through debt.

Governmental revenues increased from the previous year, by \$8,723,406 or 8%. The largest increase, \$9,099,473, was in operating grants; this was partially offset by a decrease of \$7,440,603 in property taxes, due to reclassing Redevelopment Agency increment tax from other agencies. Capital grants increased by \$5,729,055, which was also partially offset by a decrease of \$4,435,561 in other revenues due to reclassing infrastructure funding received from state agencies. Charges for services increased by \$3,418,472 primarily from revenues associated with the operation of the City-owned hotel. Sales tax also increased by \$1,454,574, or 7%. The sales tax increase is significant since sales tax provides approximately 20% of governmental revenues and indicates improving local economic conditions. Governmental activities expenses were essentially level, increasing by \$1,172,724, or 1%. The largest decrease, \$5,372,339 was in General government; several large one-time expenses incurred in the previous year did not recur in 2015. Public Safety expenses increased by \$2,374,573 largely due to increased staffing partially funded through federal grants. Community Development expenses increased by \$3,367,402 largely due to operating costs associated with the City-owned hotel. Highways and public improvements increased by \$1,939,493 driven by project expenses funded through state capital grants. Interest on long-term debt decreased corresponding to the City's overall decrease in long-term debt outstanding.

In business-type activities, program revenues were virtually unchanged, decreasing by \$11,724, or less than 0.1%. Overall expenses increased by \$102,613. Although the City's golf courses experience some year to year variance, overall the City's business-type activities are relatively stable in generating revenues and expenses.

By far the largest portion of the City's net position (\$300,395,285 or 90%) is its investment in capital assets (e.g. land, buildings, improvements other than buildings, machinery and equipment, furniture and equipment, and infrastructure assets), less any related debt still outstanding used to acquire those assets. The City uses these capital

WEST VALLEY CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2015

assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

	Governmental Activities 2015	Governmental Activities 2014	Business-type Activities 2015	Business-type Activities 2014
Current and other assets	\$ 93,264,788	\$ 105,941,524	\$ 8,393,390	\$ 10,492,799
Capital assets	<u>366,511,412</u>	<u>362,747,887</u>	<u>71,972,093</u>	<u>71,893,928</u>
Total Assets	<u>459,776,200</u>	<u>468,689,411</u>	<u>80,365,483</u>	<u>82,386,727</u>
Total deferred outflows of resources	<u>6,585,498</u>	<u>5,599,551</u>	<u>584,393</u>	<u>537,845</u>
Current and other liabilities	30,926,957	38,665,256	1,228,313	2,587,941
Long-term liabilities	<u>141,487,112</u>	<u>149,238,672</u>	<u>9,041,533</u>	<u>10,206,166</u>
Total Liabilities	<u>172,414,069</u>	<u>187,903,928</u>	<u>10,269,846</u>	<u>12,794,107</u>
Total deferred inflows of resources	<u>31,249,424</u>	<u>35,879,348</u>	<u>348,337</u>	<u>-</u>
Net position:				
Net investment in capital assets	236,660,132	225,032,233	63,735,153	62,245,077
Restricted	14,725,950	15,527,196	1,682,742	-
Unrestricted	<u>11,312,123</u>	<u>9,946,257</u>	<u>4,913,798</u>	<u>7,885,388</u>
Total Net Position	<u>\$ 262,698,205</u>	<u>\$ 250,505,686</u>	<u>\$ 70,331,693</u>	<u>\$ 70,130,465</u>

An additional portion of West Valley City's net position totaling \$16,408,692 (5%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, \$16,225,921 may be used to meet the government's ongoing obligations to citizens and creditors.

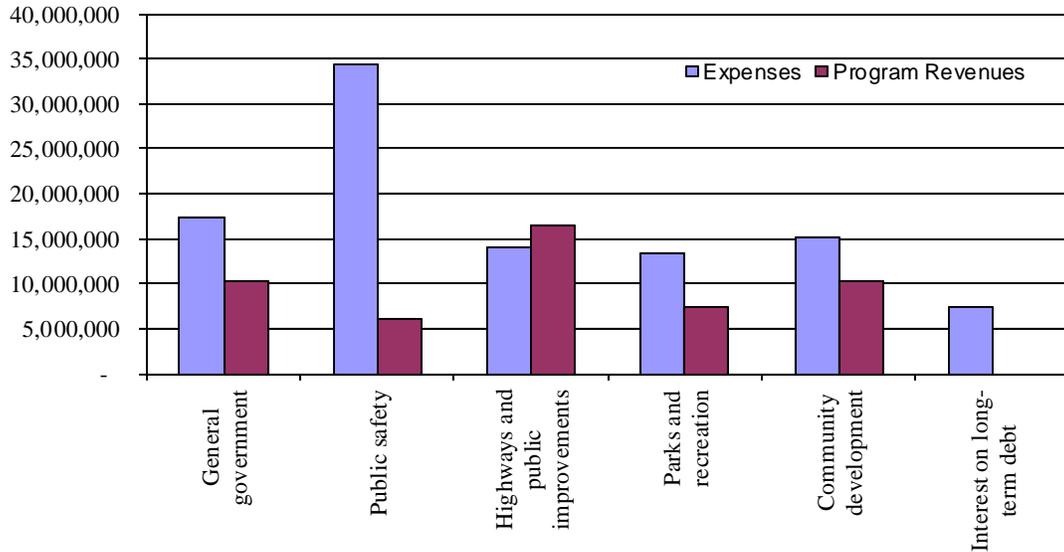
WEST VALLEY CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2015

	Governmental Activities 2015	Governmental Activities 2014	Business-type Activities 2015	Business-type Activities 2014
Revenues:				
Program revenues:				
Charges for services	\$ 28,974,277	\$ 25,555,805	\$ 9,396,791	\$ 8,956,894
Operating grants and contributions	14,798,016	5,698,543	3,100,096	3,551,717
Capital grants and contributions	6,879,174	1,150,119	-	-
General revenues:				
Property taxes	28,826,224	36,266,827	-	-
Sales taxes	23,298,553	21,843,979	-	-
Franchise taxes	10,006,985	9,978,924	-	-
Other taxes	-	-	-	-
Unrestricted investment earnings	842,229	898,615	191,524	198,226
Gain (loss) on disposition of assets	366,118	(560,203)	470,780	312,324
Other revenues	-	4,435,561	-	-
Total Revenues	113,991,576	105,268,170	13,159,191	13,019,161
Expenses:				
General government	17,240,907	22,613,246	-	-
Public safety	34,389,881	32,015,308	-	-
Highways and public improvements	14,070,141	12,130,648	-	-
Parks and recreation	13,414,750	13,128,780	-	-
Community development	15,046,116	11,678,714	-	-
Interest on long-term debt	7,512,007	8,934,382	-	-
Golf courses	-	-	4,374,681	4,161,732
Storm water utility	-	-	3,821,997	3,561,672
Housing Authority	-	-	3,219,275	3,561,026
Ambulance	-	-	1,667,265	1,696,175
Total Expenses	101,673,802	100,501,078	13,083,218	12,980,605
Increase (decrease) in Net Position before transfers	12,317,774	4,767,092	75,973	38,556
Transfers	(125,255)	(1,331,665)	125,255	1,331,665
Increase in Net Position	12,192,519	3,435,427	201,228	1,370,221
Net Position - Beginning, Restated	250,505,686	247,070,259	70,130,465	68,760,244
Net Position - Ending	<u>\$ 262,698,205</u>	<u>\$ 250,505,686</u>	<u>\$ 70,331,693</u>	<u>\$ 70,130,465</u>

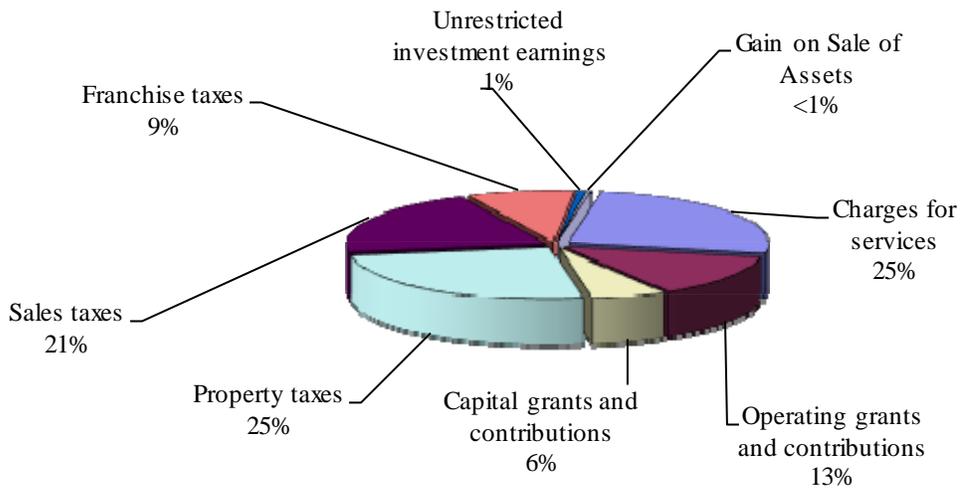
**WEST VALLEY CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2015**

The following graphs display the government-wide activities for governmental activities reflected in the above tables. The program revenues on the graph below do not include general revenue such as property tax, sales taxes, etc., as listed on the preceding page.

Expenses and Program Revenues - Governmental Activities

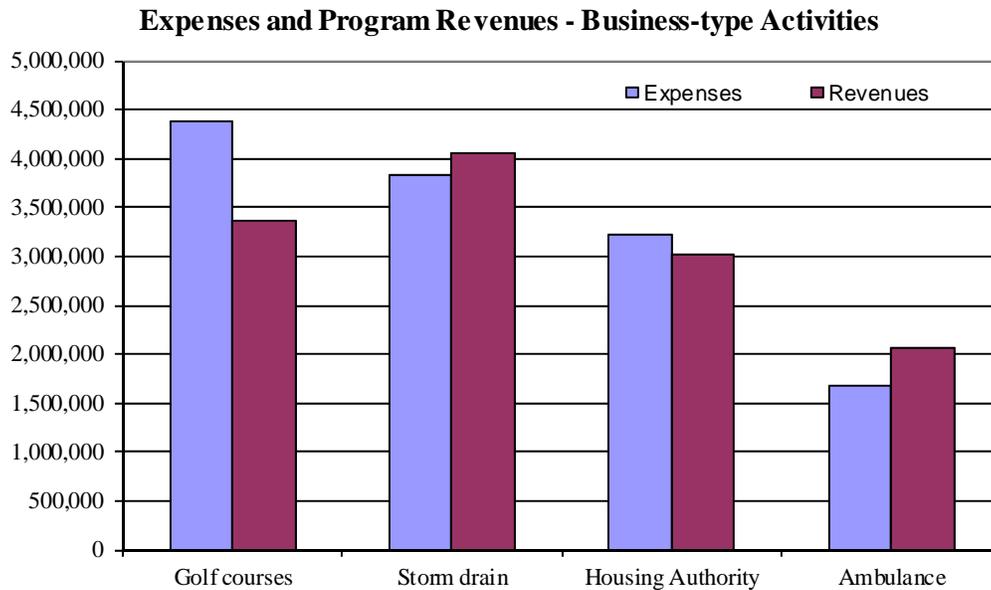


Revenues by Source - Governmental Activities

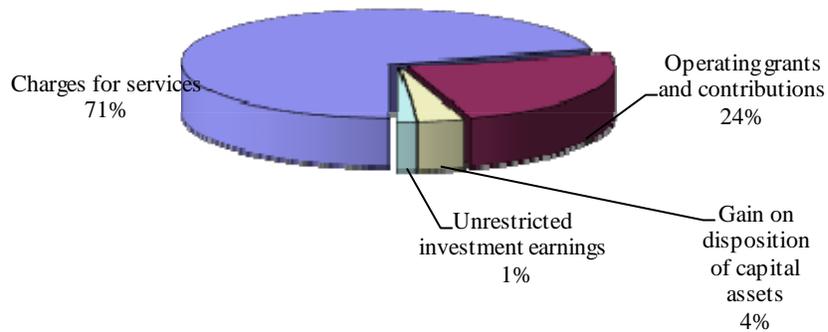


**WEST VALLEY CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2015**

Business-type activities. Business-type activities in the City's net position increased by \$201,228. As of the end of the current fiscal year, West Valley City Golf Courses, Storm Water Utility, Ambulance Fund, and Housing Authority each reported positive net position.



Revenues by Source - Business-type Activities



WEST VALLEY CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2015

Financial Analysis of the Government's Funds

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

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unrestricted fund balance may serve as a useful measure of government's net resources available for spending at the end of the fiscal year. West Valley City has four Major Governmental Funds: the General Fund, Redevelopment Agency, Capital Projects Fund, and Community Services Fund.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$48,767,398, a decrease of \$1,742,195, made up of five components; nonspendable, restricted, committed, assigned, and unassigned. Of this total amount \$10,177,023 is unassigned and available for spending at the City's discretion. Assigned fund balance of \$9,128,685 has been assigned to intended uses. The City currently has no committed fund balance. Restricted fund balance of \$14,725,950 has been restricted to pay debt service and for future development. Nonspendable fund balance of \$14,735,740 is composed of prepaid items, long-term notes receivable, inventory, and property held for resale. The most significant decrease was to Capital Projects' fund balance, which decreased by \$1,880,230. General Fund's fund balance increased by \$1,346,704.

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the general fund was \$14,545,876; total fund balance was \$27,412,830. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 21.3% of total general fund expenditures, while total fund balance represents 40.2% of that same amount. Overall revenues were up by \$2,529,472, primarily due to increased tax receipts. Property tax revenue increased by \$420,854 due to new growth; sales tax increased by \$1,448,420 as a combined result of new businesses and increased economic activity within the City. These increases are significant since they represent the two largest sources of funding for the City. Fines and forfeitures increased by \$262,407 reflecting an increased focus on enforcement efforts. Overall expenditures increased by \$2,378,898 from the previous year. The largest increase, \$1,776,035, was in Public Safety, due to increased staffing. Highways and public improvements expenditures increased by \$553,963. General government expenditures increased by \$623,982, due to staffing increases and normal operations. Capital outlay decreased by \$354,991. Other departments showed only minor increases or decreases from the previous year.

The Redevelopment Agency of West Valley City was created by the City Council with the authority and responsibility for redeveloping and upgrading blighted areas of the City. The members of the City Council are also members of the Redevelopment Agency's Board of Directors and, as such, are authorized to transact business and exercise their power to plan, engineer, and carry out projects of the Redevelopment Agency. Fund balance at the end of the year was \$16,938,480 with \$24,226,225 in assets composed of cash and equivalents, property tax increment receivable, land held for future development, hotel inventory, and restricted cash. The overall fund balance decrease of \$871,700 resulted from transfers out to other funds for debt service payments in RDA project areas. Nonspendable fund balance increased by \$1,009,059 as the Redevelopment Agency acquired properties held for resale in the City Center development.

The Capital Projects Fund was created to fund and account for financial resources to be used for the acquisition or construction of major capital facilities and fleet equipment or the government other than those financed by Proprietary funds or Special Revenue funds. During 2015, capital outlay decreased by \$4,720,225 from the previous year's unusually high level. Due to state reporting requirements, intergovernmental revenue previously reported in Capital Projects is now reported in a special revenue fund, along with the funded expenditures. Expenditures reported in the Capital Projects Fund were funded from existing assigned fund balance, which decreased by \$1,880,230, transfers in from other funds, and sales of surplus equipment. Capital Projects expenditures decreased by \$4,652,443. At year end the Capital Projects Fund had \$2,540,142 in fund balance assigned for Capital Projects available to fund projects.

WEST VALLEY CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2015

The Community Services Fund consolidates several major services provided by the City for its citizens, including the City's Family Fitness Center, Hale Centre Theater, Maverik Center, Utah Cultural Celebration Center, and Sanitation. At year end the Community Services Fund had nonspendable fund balance of \$7,103, assigned fund balance of \$0, and unassigned negative fund balance of (\$4,368,853).

Proprietary funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the West Valley City Golf Courses fund at the end of the year was \$368,518. Operating revenues increased by \$80,847 (2.5%) while operating expenses increased by \$241,113 (6.4%). City management policy is to open the courses to play during marginal early and late season times to increase public exposure, access, and play. Additional course and equipment maintenance and operational expenses exceed additional revenues received during these times. Transfers in from the General Fund decreased by \$1,067,639.

General Fund Budgetary Highlights

During the fiscal year, the General Fund's original budget was amended from an original budget expenditure total of \$70,152,344 to a final budget of \$71,625,589, an increase of \$1,473,245. These increases can be briefly summarized as follows:

- \$619,378 increase in general government
- \$525,074 increase in public safety
- \$435,063 increase in highways and public improvements
- \$118,364 increase community development
- \$28,198 increase in parks and recreation
- \$302,110 decrease in non-departmental
- \$49,278 increase in debt service

General government budget increased to fund communications and computer system equipment. Public Safety's budget increased to meet staffing needs. Highways and public improvements budget increased to fund City maintenance needs. No other departments had significant variances between original and final budget, or between final budget and actual expenditures.

Of these increases, \$601,064 was to be funded out of operating and capital donations, \$244,845 from transfers in from other funds, and \$627,336 from refunding bond proceeds.

Capital Assets and Debt Administration

Capital assets. West Valley City's investment in capital assets for its governmental and business-type activities as of June 30, 2015, totals \$438,483,505 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements other than buildings, machinery and equipment, furniture and equipment, infrastructure, and work in progress. The total increase in the City's investment in capital assets for the current year was \$3,841,691 (0.9%), \$3,763,525 (1.0%) increase for governmental activities and an increase of \$78,166 (0.1%) for business-type activities.

**WEST VALLEY CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2015**

	Governmental Activities 2015	Governmental Activities 2014	Business - type Activities 2015	Business - type Activities 2014
Land	\$ 25,804,368	\$ 25,235,426	\$ 17,813,346	\$ 17,164,845
Infrastructure	228,990,906	222,986,933	-	-
Buildings	98,662,208	102,381,303	2,764,254	2,882,916
Improvements other than buildings	5,520,250	6,333,081	12,933,003	13,099,362
Machinery and equipment	4,430,271	3,586,707	2,356,032	2,741,899
Furniture and fixtures	349,903	501,248	35,957,707	34,613,736
Construction in progress	2,153,834	1,123,517	147,751	1,391,169
Intangible assets	599,672	599,672	-	-
Total Capital Assets	\$ 366,511,412	\$ 362,747,887	\$ 71,972,093	\$ 71,893,927

Additional information on the City's capital assets can be found in Note 6 to this financial report.

Infrastructure. The City has adopted an allowable alternative to reporting depreciation for three of seven infrastructure subsystems in the transportation network. Under this alternative method, referred to as the "modified approach," the City must maintain an asset management system and demonstrate that its subsystems are being preserved at or above condition levels established by City policy. Infrastructure assets accounted for under the modified approach are not depreciated, and maintenance and preservation costs are expensed.

Major Streets

The condition of the major streets pavement is measured using the Local Transportation Assistance Program (LTAP). This system uses a measurement scale that considers the condition of the roads using nine condition factors and then assigns the road a Remaining Service Life, (RSL), ranging from 0 to 21. The RSL is the remaining life of the road in years, if no additional upkeep, replacement, or maintenance is performed. The RSL is used to classify roads into categories as follows: Roads with a RSL rating of 19-21 years are considered in "excellent" condition, those with ratings of 13-18 years are considered in "very good" condition, those with ratings of 10-12 years are considered in "good" condition, those with ratings 7-9 years are considered in "fair" condition, those with ratings of 1-6 years are considered in "poor" condition, and those with ratings of 0 years are considered in "failed" condition.

It is the City's policy to maintain at least 80% of all major streets (by mileage) at or above the "fair to excellent" condition level. The City performs a complete condition assessment on each major street every three years. A condition assessment on the major streets was performed in June 2014.

In 2015, the City spent \$836,636 to maintain and preserve its major streets. These actual maintenance and preservation costs were \$129,148 less than the estimated maintenance and preservation costs of \$965,784. Estimated costs were decreased from the prior year based on the multi-year plan adopted by the City's Public Works Department to maintain streets at the desired level. The actual costs reflected expenditures as of June 30 on several projects which were still in progress with final estimated costs significantly higher than actual year-end expenditures.

**WEST VALLEY CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2015**

Minor Streets

The condition of the minor streets pavement is also measured using the Local Transportation Assistance Program (LTAP). This system uses a measurement scale that considers the condition of the roads using nine condition factors and then assigns the road a Remaining Service Life, (RSL), ranging from 0 to 21. The RSL is the remaining life of the road in years, if no additional upkeep, replacement, or maintenance is performed. The RSL is used to classify roads into categories as follows: Roads with a RSL rating of 19-20 years are considered in "excellent" condition, those with ratings of 13-18 years are considered in "very good" condition, those with ratings of 10-12 years are considered in "good" condition, those with ratings 7-9 years are considered in "fair" condition, those with ratings of 1-6 years are considered in "poor" condition, and those with ratings of 0 years are considered in "failed" condition.

It is the City's policy to maintain at least 80% of all minor streets (by mileage) at or above the "fair to excellent" condition level. The City performs a complete condition assessment on each minor street every three years. A condition assessment on the minor streets was performed in 2014. The condition assessment completed in 2014 shows that 66% of the City's minor streets were in "fair" or better condition. GASB standards require reporting the last three complete condition assessments and needed-to-actual information for five years.

In 2015, the City spent \$1,206,191 to maintain and preserve its minor streets. Actual maintenance and preservation costs were higher than the estimated maintenance and preservation costs of \$1,356,584. Estimated costs were increased to fund increased infrastructure in the City. Actual costs increased by \$78,601 from the prior year.

Sidewalks

The condition of the City's sidewalks subsystem is measured using the Geodatabase System in which pavement management data has been entered into a database linked to each street which has accompanying sidewalk. Sidewalks are assigned a condition category based on physical inspection. Sidewalks showing no defects are considered in the "excellent/good" category; sidewalks with light spalling and less than 1" displacement are considered in the "fair" category; sidewalks with light spalling and 1" to 2" displacement are considered in the "poor" category; and sidewalks with heavy spalling or more than 2" displacement are considered in the "failed" category.

It is the City's policy to maintain a minimum of 95% of sidewalks (by length) in the "excellent/good" category. The City performs a complete condition assessment on its sidewalks every three years. The condition assessment completed in 2013 shows that 97% of the City's sidewalks were in "excellent/good" condition. GASB standards require reporting the last three complete condition assessments and needed-to-actual information for five years.

In 2015, the City spent \$147,192 to maintain and preserve its sidewalks. These actual maintenance and preservation costs were more than the estimated maintenance and preservation costs of \$146,000. Estimated and actual costs increased to maintain the overall condition of the City's sidewalks.

**WEST VALLEY CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For The Year Ended June 30, 2015**

Long-term debt. At the end of the current year, the City had total debt outstanding of \$150,528,645. The total amount is debt that is secured solely by specific revenue sources (i.e. revenue bonds). The debt shown below is net of the related debt issuance costs and/or unamortized premiums.

	Governmental Activities 2015	Governmental Activities 2014	Business - type Activities 2015	Business - type Activities 2014
Revenue bonds	\$ 96,863,987	\$ 103,471,926	\$ 8,374,281	\$ 9,486,568
Special improvement	236,176	462,116	-	-
Note payable	33,086,362	33,946,522	-	-
Capital leases	3,072,849	3,469,384	414,655	549,592
Compensated absences	1,094,160	757,029	-	-
Termination benefits	610,399	733,609	-	-
Paid time-off	3,562,389	3,159,393	252,597	170,006
Workers Compensation	527,619	728,800	-	-
Claim and contingencies	2,433,171	2,509,893	-	-
Total	\$ 141,487,112	\$ 149,238,672	\$ 9,041,533	\$ 10,206,166

During the current fiscal year the City's total debt decreased by \$8,916,193.

State statutes limit the amount of general obligation debt that a governmental entity may issue to 4% of its total taxable value. The current limitation for the City is \$218,542,642. The City currently has no outstanding general obligation debt. In addition, state statute allows for an additional 4% to be used for water, sewer, or electrical projects thus resulting in a debt limit of 8% of total taxable value. The current limitation for these water, sewer, or electrical projects is \$218,542,642. The City has no debt of this type.

Additional information on the City's long-term debt can be found in Note 11 to this financial report.

Economic Factors and Next Year's Budgets and Rates

- The unemployment rate for Salt Lake County (of which West Valley City is the second largest city) was 3.5%. This compares with a state unemployment rate of 3.5% and a national rate of 5.3%. This compares with previous year's rates of 3.7%, 3.5%, and 6.1% respectively. (Source: Utah Department of Workforce Service).
- The General Fund budget for the fiscal year ending June 30, 2015 reflects an increase of \$2,605,105 from the final budget for the fiscal year ending June 30, 2014.
- Economic trends in the region compare favorably to national indices.

All of these factors were considered in preparing the City's budget for the 2015 fiscal year.

Request for Information

This financial report is designed to provide a general overview of West Valley City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to: West Valley City, Finance Director, 3600 Constitution Boulevard, West Valley City, UT 84119.

BASIC FINANCIAL STATEMENTS

WEST VALLEY CITY
STATEMENT OF NET POSITION
June 30, 2015

	Governmental Activities	Business-type Activities	Total
Assets			
Cash and cash equivalents	\$ 27,081,013	\$ 5,560,922	\$ 32,641,935
Receivables:			
Accounts, net	945,457	847,308	1,792,765
Taxes	29,192,642	-	29,192,642
Intergovernmental	4,714,157	63,245	4,777,402
Loans receivable	629,025	-	629,025
Inventories	166,714	137,974	304,688
Prepays	7,103	1,951	9,054
Note receivable - short term	5,832	-	5,832
Note receivable - long term	109,348	-	109,348
Property held for resale	9,961,923	-	9,961,923
Restricted assets:			
Cash and cash equivalents	18,991,358	1,682,742	20,674,100
Intergovernmental receivable	759,006	-	759,006
Net pension asset	701,210	99,248	800,458
Capital assets not being depreciated:			
Land and collectibles	25,804,368	17,813,346	43,617,714
Infrastructure	223,383,385	-	223,383,385
Construction in progress	2,153,834	147,751	2,301,585
Intangible assets	599,672	-	599,672
Capital assets net of accumulated depreciation:			
Buildings	98,662,208	2,764,254	101,426,462
Improvements other than buildings	5,520,250	12,933,003	18,453,253
Machinery and equipment	4,430,271	2,356,032	6,786,303
Furniture and fixtures	349,903	-	349,903
Infrastructure	5,607,521	35,957,707	41,565,228
Total Assets	459,776,200	80,365,483	540,141,683
Deferred Outflows of Resources			
Deferred charge on refunding	2,376,465	338,896	2,715,361
Deferred outflows related to pensions	4,209,033	245,497	4,454,530
Total Deferred Outflows of Resources	6,585,498	584,393	7,169,891
Total Assets and Deferred Outflow of Resources	\$ 466,361,698	\$ 80,949,876	\$ 547,311,574

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

WEST VALLEY CITY
STATEMENT OF NET POSITION (Continued)
June 30, 2015

	Governmental Activities	Business-type Activities	Total
Liabilities:			
Accounts payable	\$ 2,357,224	\$ 316,802	\$ 2,674,026
Accrued liabilities	4,846,927	200,064	5,046,991
Accrued interest payable	6,212,402	152,072	6,364,474
Developer and customer deposits	1,083,375	-	1,083,375
Liabilities payable from restricted assets	672,600	-	672,600
Unearned revenue	2,279,695	-	2,279,695
Net pension liability	13,474,734	559,375	14,034,109
Noncurrent liabilities			
Due within one year	12,434,504	1,377,790	13,812,294
Due in more than one year	129,052,608	7,663,743	136,716,351
Total Liabilities	172,414,069	10,269,846	182,683,915
Deferred Inflows of Resources			
Deferred inflows for property taxes	27,976,932	-	27,976,932
Deferred inflows relating to pensions	3,272,492	348,337	3,620,829
Total Deferred Inflows of Resources	31,249,424	348,337	31,597,761
Net Position:			
Net investment in capital assets	236,660,132	63,735,153	300,395,285
Restricted for:			
Debt Service	8,688,043	1,682,742	10,370,785
Future development	6,037,907	-	6,037,907
Unrestricted	11,312,123	4,913,798	16,225,921
Total Net Position	262,698,205	70,331,693	333,029,898
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 466,361,698	\$ 80,949,876	\$ 547,311,574

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

WEST VALLEY CITY
STATEMENT OF ACTIVITIES
For The Year Ended June 30, 2015

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Government Activities:							
General government	\$ 17,240,907	\$ 2,446,507	\$ 7,800,263	\$ -	\$ (6,994,137)	\$ -	\$ (6,994,137)
Public safety	34,389,881	4,282,065	1,859,333	-	(28,248,483)	-	(28,248,483)
Highway and public improvements	14,070,141	5,767,111	3,963,545	6,839,174	2,499,689	-	2,499,689
Parks and recreation	13,414,750	7,361,816	64,000	40,000	(5,948,934)	-	(5,948,934)
Community development	15,046,116	9,116,778	1,110,875	-	(4,818,463)	-	(4,818,463)
Interest and issuance costs on long-term debt	7,512,007	-	-	-	(7,512,007)	-	(7,512,007)
Total Governmental Activities	101,673,802	28,974,277	14,798,016	6,879,174	(51,022,335)	-	(51,022,335)
Business-type Activities:							
Golf courses	4,374,681	3,353,834	-	-	-	(1,020,847)	(1,020,847)
Storm water utility	3,821,997	4,052,589	-	-	-	230,592	230,592
Housing authority	3,219,275	14,845	3,005,509	-	-	(198,921)	(198,921)
Ambulance	1,667,265	1,975,523	94,587	-	-	402,845	402,845
Total Business-type Activities	13,083,218	9,396,791	3,100,096	-	-	(586,331)	(586,331)
Total Government	\$ 114,757,020	\$ 38,371,068	\$ 17,898,112	\$ 6,879,174	(51,022,335)	(586,331)	(51,608,666)
General Revenues:							
Property taxes					28,826,224	-	28,826,224
Sales taxes					23,298,553	-	23,298,553
Franchise taxes					10,006,985	-	10,006,985
Unrestricted investment earnings					842,229	191,524	1,033,753
Gain on disposition of capital assets					366,118	470,780	836,898
Other revenues					-	-	-
Transfers					(125,255)	125,255	-
Total General Revenues and Transfers					63,214,854	787,559	64,002,413
Changes in Net Position					12,192,519	201,228	12,393,747
Net Position, Beginning, Restated					250,505,686	70,130,465	320,636,151
Net Position, Ending					\$ 262,698,205	\$ 70,331,693	\$ 333,029,898

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

WEST VALLEY CITY
BALANCE SHEET - GOVERNMENTAL FUNDS
June 30, 2015

	General	Capital Projects	Redevelopment Agency	Community Services	Other Governmental Funds	Total Governmental Funds
Assets						
Cash and cash equivalents	\$ 11,958,567	\$ 2,805,811	\$ 6,550,166	\$ -	\$ 5,766,469	\$ 27,081,013
Receivables:						
Accounts, net	44,076	-	172,830	728,551	-	945,457
Taxes	26,376,771	-	2,815,871	-	-	29,192,642
Intergovernmental	3,970,913	-	-	-	743,244	4,714,157
Loan receivables	-	-	-	-	629,025	629,025
Prepays	-	-	-	7,103	-	7,103
Due from other funds	5,808,921	-	-	-	-	5,808,921
Note receivable	4,600,000	-	-	-	-	4,600,000
Inventory	78,285	-	88,429	-	-	166,714
Property held for resale	-	-	9,961,923	-	-	9,961,923
Restricted assets:						
Cash and cash equivalents	7,232,575	2,157,520	4,637,006	-	4,964,257	18,991,358
Intergovernmental receivable	759,006	-	-	-	-	759,006
Total Assets	\$ 60,829,114	\$ 4,963,331	\$ 24,226,225	\$ 735,654	\$ 12,102,995	\$ 102,857,319
Liabilities						
Accounts payable	\$ 742,545	\$ 265,669	\$ 528,682	\$ 630,199	\$ 190,129	\$ 2,357,224
Accrued liabilities	1,908,169	-	15,963	2,918,101	4,694	4,846,927
Developer and customer deposits	1,083,375	-	-	-	-	1,083,375
Due to other funds	-	-	3,918,329	1,549,104	341,488	5,808,921
Unearned revenue	3,882,319	2,135,318	8,900	-	717,405	6,743,942
Notes payable	-	-	-	-	4,600,000	4,600,000
Liabilities payable from restricted assets	638,815	-	-	-	33,785	672,600
Total Liabilities	8,255,223	2,400,987	4,471,874	5,097,404	5,887,501	26,112,989
Deferred Inflows of Resources						
Unavailable revenue - property taxes	25,161,061	-	2,815,871	-	-	27,976,932
Total Deferred Inflows of Resources	25,161,061	-	2,815,871	-	-	27,976,932
Fund Balances:						
Nonspendable:						
Prepaid items	-	-	-	7,103	-	7,103
Long-term note receivable	4,600,000	-	-	-	-	4,600,000
Inventory	78,285	-	88,429	-	-	166,714
Property held for resale	-	-	9,961,923	-	-	9,961,923
Restricted for:						
Debt service	5,489,444	-	1,558,885	-	1,639,714	8,688,043
Future development	1,693,318	22,202	1,031,629	-	3,290,758	6,037,907
Assigned for:						
Capital projects	-	2,540,142	-	-	-	2,540,142
Redevelopment agency	-	-	4,297,614	-	-	4,297,614
Grants	-	-	-	-	133,852	133,852
Municipal Building Authority	-	-	-	-	1,072,323	1,072,323
UCCCF	-	-	-	-	78,847	78,847
Workers' compensation	1,005,907	-	-	-	-	1,005,907
Unassigned:						
Community services	-	-	-	(4,368,853)	-	(4,368,853)
General fund	14,545,876	-	-	-	-	14,545,876
Total Fund Balances	27,412,830	2,562,344	16,938,480	(4,361,750)	6,215,494	48,767,398
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 60,829,114	\$ 4,963,331	\$ 24,226,225	\$ 735,654	\$ 12,102,995	\$ 102,857,319

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

WEST VALLEY CITY
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL
FUNDS TO THE STATEMENT OF NET POSITION
June 30, 2015

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

Total Fund Balance - Governmental Funds	\$ 48,767,398
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	366,511,412
Unearned revenues in the General Fund recorded for the loan to the RDA are eliminated on the Statement of Net Position.	3,835,222
Unearned revenues on loan receivables in the governmental funds are eliminated on the Statement of Net Position.	629,025
Notes receivable that come due in future years are not recorded in the funds.	115,180
Interest expense is not due and payable in the current period and therefore is not recorded in the funds.	(6,212,402)
Long-term liabilities, including bonds, capital leases, notes, termination benefits, workers' compensation, and compensated absences, are not due and payable in the current period and therefore are not reported in the funds.	(141,487,112)
Pension obligations and assets, including deferred inflows and outflows relating to pensions, are not obligations of the current period and, therefore, are not reported in the funds.	(11,836,983)
Deferred charges for long term debt are not financial resources and, therefore, are not reported in the funds.	2,376,465
Total Net Position - Governmental Activities	<u>\$ 262,698,205</u>

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

WEST VALLEY CITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCES – GOVERNMENTAL FUNDS
For The Year Ended June 30, 2015

	General	Capital Projects	Redevelopment Agency	Community Services	Other Governmental Funds	Total Governmental Funds
Revenues:						
Taxes	\$ 59,421,915	\$ -	\$ 2,392,161	\$ 317,686	\$ -	\$ 62,131,762
Fees and passes	-	-	-	2,219,117	1,276,112	3,495,229
Licenses and permits	3,788,274	-	-	-	-	3,788,274
Intergovernmental	3,952,748	-	7,766,338	-	6,420,666	18,139,752
Fines and forfeitures	3,699,985	-	-	-	-	3,699,985
Charges for services	823,063	-	6,752,628	4,942,597	-	12,518,288
Rental income	-	-	74,102	4,023,849	-	4,097,951
Interest	420,152	-	195,628	35,152	5,957	656,889
Special assessments	178,535	-	-	-	-	178,535
Program income	-	-	-	-	128,068	128,068
Miscellaneous	1,013,758	79,402	-	29,712	-	1,122,872
Total Revenues	73,298,430	79,402	17,180,857	11,568,113	7,830,803	109,957,605
Expenditures:						
Current:						
General government	13,766,570	-	-	-	19,000	13,785,570
Public safety	31,966,528	-	-	-	1,220,839	33,187,367
Highways and public improvements	8,109,009	-	-	4,873,811	4,509,487	17,492,307
Parks and recreation	1,930,901	-	-	8,376,400	1,107,870	11,415,171
Community development	3,508,736	-	-	-	850,900	4,359,636
Other nondepartmental	4,765,596	-	-	-	-	4,765,596
Redevelopment Agency	-	-	9,888,160	-	-	9,888,160
Debt service:						
Principal	3,109,585	428,497	2,086,121	163,000	2,615,000	8,402,203
Interest	752,925	53,191	3,601,544	6,276	1,485,578	5,899,514
Bond issuance costs	9,963	-	19,900	-	-	29,863
Capital outlay	229,120	2,894,860	-	-	398,253	3,522,233
Total Expenditures	68,148,933	3,376,548	15,595,725	13,419,487	12,206,927	112,747,620
Excess (Deficiency) of Revenues Over (Under) Expenditures	5,149,497	(3,297,146)	1,585,132	(1,851,374)	(4,376,124)	(2,790,015)
Other Financing Sources (Uses):						
Refunding bonds issued	456,228	-	-	-	-	456,228
Transfers in	1,925,870	1,094,814	4,218	6,934,440	4,057,753	14,017,095
Transfers out	(6,579,636)	-	(2,461,050)	(5,031,664)	(70,000)	(14,142,350)
Sale of capital assets	-	322,102	-	-	-	322,102
Total Other Financing Sources (Uses)	(4,197,538)	1,416,916	(2,456,832)	1,902,776	3,987,753	653,075
Net Change in Fund Balances	951,959	(1,880,230)	(871,700)	51,402	(388,371)	(2,136,940)
Fund Balances, Beginning, Restated	26,460,871	4,442,574	17,810,180	(4,413,152)	6,603,865	50,904,338
Fund Balances, Ending	\$ 27,412,830	\$ 2,562,344	\$ 16,938,480	\$ (4,361,750)	\$ 6,215,494	\$ 48,767,398

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

WEST VALLEY CITY
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, 2015

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

Net Change in Fund Balances - Total Governmental Funds	\$ (2,136,940)
Governmental funds have reported capital outlays, past and present, as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	(6,756,623)
Governmental funds report current capital outlays as expenditures. However, these expenditures are reported as capital assets in the Statement of Net Position.	10,476,132
The Statement of Activities reports the gain or loss on the disposal of capital assets, while the governmental funds report the proceeds from the disposal of capital assets.	44,016
Governmental funds report losses on defeasance in the year of the bond refunding or defeasance. However, these losses are reported as deferred charges in the Statement of Net Position and subsequently amortized in the Statement of Activities.	(90,950)
Repayment of noncurrent liabilities' principal is an expenditure in the funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	8,407,382
Net proceeds from issuance of noncurrent liabilities is recorded as income in the governmental funds. However, the issuance of noncurrent liabilities is recorded as a liability in the Statement of Net Position.	(457,286)
In the Statement of Activities interest is accrued on noncurrent liabilities, whereas in governmental funds, interest expense is reported when due.	(1,246,849)
Disbursements and repayments of housing loans are accounted for as revenues and expenditures, respectively, in the governmental funds, but they are not recorded as revenues or expenses for the Statement of Activities.	(27,921)
Some payments for the retirement plans are considered to be payments on the net pension liability (calculated as the difference between the actuarially calculated pension expense and the contributions to the retirement plans), but are reported as expenditures in the governmental funds.	3,926,141
Some expenses, including accrued termination benefits, claims, contingencies, and the long term portion of compensated absences and workers' compensation, 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.	55,417
Change in Net Position - Governmental Activities	<u>\$ 12,192,519</u>

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

WEST VALLEY CITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For The Year Ended June 30, 2015

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Taxes	\$ 59,023,658	\$ 59,023,658	\$ 59,421,915	\$ 398,257
Licenses and permits	3,797,000	3,831,440	3,788,274	(43,166)
Intergovernmental	3,800,000	3,800,000	3,952,748	152,748
Fines and forfeitures	4,059,874	4,347,282	3,699,985	(647,297)
Charges for services	555,586	570,586	823,063	252,477
Interest	428,649	428,649	420,152	(8,497)
Special assessments	188,092	188,092	178,535	(9,557)
Miscellaneous	861,790	994,291	1,013,758	19,467
Total Revenues	72,714,649	73,183,998	73,298,430	114,432
Expenditures:				
Current:				
General government:				
Legislative	946,959	914,859	629,924	284,935
Administrative	7,838,417	8,430,628	8,042,637	387,991
Legal	3,270,777	3,308,598	3,142,427	166,171
Finance	1,723,367	1,744,813	1,578,882	165,931
Indigent defense	373,550	373,550	372,700	850
Public Safety:				
Police	22,956,016	23,226,069	22,705,999	520,070
Fire	9,354,701	9,609,722	9,260,529	349,193
Highways and public improvements	8,779,897	9,214,960	8,109,009	1,105,951
Parks and recreation	2,006,278	2,034,476	1,930,901	103,575
Community development	3,561,243	3,679,607	3,508,736	170,871
Nondepartmental	4,713,417	4,411,307	4,765,596	(354,289)
Debt service:				
Principal	3,299,728	3,359,006	3,109,585	249,421
Interest	1,060,384	1,050,384	752,925	297,459
Bond fees	37,110	37,110	9,963	27,147
Capital outlay	230,500	230,500	229,120	1,380
Total Expenditures	70,152,344	71,625,589	68,148,933	3,476,656
Excess (Deficiency) of Revenues				
Over (Under) Expenditures	2,562,305	1,558,409	5,149,497	3,591,088
Other Financing Sources (Uses):				
Refunding bonds issued	172,975	800,311	456,228	(344,083)
Payment to refunded bond escrow agent	-	-	-	-
Transfers in	2,823,937	3,068,782	1,925,870	(1,142,912)
Transfers out	(5,916,781)	(6,579,636)	(6,579,636)	-
Sale of capital assets	-	-	-	-
Total Other Financing Sources (Uses)	(2,919,869)	(2,710,543)	(4,197,538)	(1,486,995)
Net Change in Fund Balances	(357,564)	(1,152,134)	951,959	2,104,093
Fund Balances, Beginning, Restated	26,460,871	26,460,871	26,460,871	-
Fund Balances, Ending	\$ 26,103,307	\$ 25,308,737	\$ 27,412,830	\$ 2,104,093

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

WEST VALLEY CITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCES – BUDGET AND ACTUAL – REDEVELOPMENT AGENCY
SPECIAL REVENUE FUND
For The Year Ended June 30, 2015

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Taxes	\$ 18,835,842	\$ 13,879,230	\$ 2,392,161	\$ (11,487,069)
Intergovernmental	-	-	7,766,338	7,766,338
Charges for services	-	7,435,874	6,752,628	(683,246)
Rental income	41,760	41,760	74,102	32,342
Interest	2,559,262	80,000	195,628	115,628
Total Revenues	21,436,864	21,436,864	17,180,857	(4,256,007)
Expenditures:				
Redevelopment agency	13,441,290	13,244,107	9,888,160	3,355,947
Debt service:				
Principal	1,612,121	2,086,967	2,086,121	846
Interest	3,914,403	3,627,558	3,601,544	26,014
Bond issue costs	8,000	21,400	19,900	1,500
Total Expenditures	18,975,814	18,980,032	15,595,725	3,384,307
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,461,050	2,456,832	1,585,132	(871,700)
Other Financing Sources (Uses):				
Transfers in	-	4,218	4,218	-
Transfers out	(2,461,050)	(2,461,050)	(2,461,050)	-
Total Other Financing Sources (Uses)	(2,461,050)	(2,456,832)	(2,456,832)	-
Net Change in Fund Balances	-	-	(871,700)	(871,700)
Fund Balances, Beginning	17,810,180	17,810,180	17,810,180	-
Fund Balances, Ending	\$ 17,810,180	\$ 17,810,180	\$ 16,938,480	\$ (871,700)

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

WEST VALLEY CITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCES – BUDGET AND ACTUAL – COMMUNITY SERVICES
SPECIAL REVENUE FUND
For The Year Ended June 30, 2015

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Annual passes and activity fees	\$ 2,219,500	\$ 2,219,500	\$ 2,219,117	\$ 383
Sales & hotel tax	250,000	250,000	317,686	(67,686)
Charges for services	4,600,000	4,600,000	4,942,597	(342,597)
Rental income	3,189,200	3,694,118	4,023,849	(329,731)
Interest	-	-	35,152	(35,152)
Miscellaneous	207,000	207,000	29,712	177,288
Total Revenues	<u>10,465,700</u>	<u>10,970,618</u>	<u>11,568,113</u>	<u>(597,495)</u>
Expenditures:				
Current:				
Highways and public improvements	4,939,146	5,215,337	4,873,811	341,526
Parks and recreation	8,221,649	8,368,088	8,376,400	(8,312)
Debt service:				
Principal	163,000	163,000	163,000	-
Interest	6,276	6,276	6,276	-
Total Expenditures	<u>13,330,071</u>	<u>13,752,701</u>	<u>13,419,487</u>	<u>333,214</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(2,864,371)</u>	<u>(2,782,083)</u>	<u>(1,851,374)</u>	<u>(264,281)</u>
Other Financing Sources (Uses):				
Transfers in	6,832,695	6,934,441	6,934,440	(1)
Transfers out	(4,483,246)	(5,038,164)	(5,031,664)	6,500
Sale of capital assets	-	-	-	-
Total Other Financing Sources (Uses)	<u>2,349,449</u>	<u>1,896,277</u>	<u>1,902,776</u>	<u>6,499</u>
Net Change in Fund Balances	(514,922)	(885,806)	51,402	937,208
Fund Balances, Beginning, Restated	<u>(4,413,152)</u>	<u>(4,413,152)</u>	<u>(4,413,152)</u>	<u>-</u>
Fund Balances, Ending	<u>\$ (4,928,074)</u>	<u>\$ (5,298,958)</u>	<u>\$ (4,361,750)</u>	<u>\$ 937,208</u>

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

WEST VALLEY CITY
STATEMENT OF NET POSITION – PROPRIETARY FUNDS
June 30, 2015

	Business-type Activities - Enterprise Funds			Totals
	Golf Courses	Storm Water Utility	Other Proprietary Funds	
Assets				
Current Assets:				
Cash and cash equivalents	\$ 1,349,661	\$ 1,957,312	\$ 2,253,949	\$ 5,560,922
Accounts receivable, net	-	369,239	478,069	847,308
Grants receivable	-	-	63,245	63,245
Inventory	137,974	-	-	137,974
Prepays	1,951	-	-	1,951
Restricted cash and cash equivalents	-	-	1,682,742	1,682,742
Total Current Assets	1,489,586	2,326,551	4,478,005	8,294,142
Noncurrent Assets:				
Net pension asset	772	-	98,476	99,248
Capital assets net of accumulated depreciation:				
Land	14,399,944	3,413,402	-	17,813,346
Buildings	2,764,254	-	-	2,764,254
Improvements other than buildings	12,933,003	-	-	12,933,003
Machinery and equipment	1,080,363	649,026	626,643	2,356,032
Infrastructure	-	35,957,707	-	35,957,707
Construction in Process	-	147,751	-	147,751
Total Noncurrent Assets	31,178,336	40,167,886	725,119	72,071,341
Total Assets	32,667,922	42,494,437	5,203,124	80,365,483
Deferred Outflows of Resources				
Deferred charge on refunding	338,896	-	-	338,896
Deferred outflows of resources relating to pensions	123,401	-	122,096	245,497
Total Deferred Outflows of Resources	462,297	-	122,096	584,393
Total Assets and Deferred Outflows of Resources	\$ 33,130,219	\$ 42,494,437	\$ 5,325,220	\$ 80,949,876

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

WEST VALLEY CITY
STATEMENT OF NET POSITION – PROPRIETARY FUNDS (Continued)
June 30, 2015

	Business-type Activities - Enterprise Funds			
	Golf Courses	Storm Water Utility	Other Proprietary Funds	Totals
Liabilities:				
Current Liabilities:				
Accounts payable	\$ 103,275	\$ 179,837	\$ 33,690	\$ 316,802
Accrued liabilities	107,162	-	92,902	200,064
Accrued interest payable	152,072	-	-	152,072
Paid time off payable	53,662	-	32,753	86,415
Bonds payable	864,500	297,567	-	1,162,067
Capital lease payable	96,943	-	32,365	129,308
Total Current Liabilities	1,377,614	477,404	191,710	2,046,728
Noncurrent Liability:				
Paid time off payable	89,334	-	76,848	166,182
Bonds payable, net	6,447,415	764,799	-	7,212,214
Capital lease payable, net	213,100	-	72,247	285,347
Net pension liability	487,810	-	71,565	559,375
Total Noncurrent Liability	7,237,659	764,799	220,660	8,223,118
Total Liabilities	8,615,273	1,242,203	412,370	10,269,846
Deferred Inflows of Resources				
Deferred inflows of resources relating to pensions	38,826	-	309,511	348,337
Total Deferred Outflows of Resources	38,826	-	309,511	348,337
Net Position:				
Net investment in capital assets	24,107,602	39,105,520	522,031	63,735,153
Restricted for:				
Acquisition of public housing	-	-	1,682,742	1,682,742
Unrestricted	368,518	2,146,714	2,398,566	4,913,798
Total Net Position	24,476,120	41,252,234	4,603,339	70,331,693
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 33,130,219	\$ 42,494,437	\$ 5,325,220	\$ 80,949,876

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

WEST VALLEY CITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND
NET POSITION – PROPRIETARY FUNDS
For The Year Ended June 30, 2015

	Business-type Activities - Enterprise Funds			Totals
	Golf Courses	Storm Water Utility	Other Proprietary Funds	
Operating Revenues:				
Administration and lesson fees	\$ 1,536,591	\$ -	\$ -	\$ 1,536,591
Equipment and facility rental	646,023	-	-	646,023
Concession and merchandise sales	1,170,420	-	-	1,170,420
Charges for services	-	4,052,509	-	4,052,509
Ambulance fees	-	-	1,975,523	1,975,523
Miscellaneous	800	80	14,845	15,725
Total Operating Revenues	3,353,834	4,052,589	1,990,368	9,396,791
Operating Expenses:				
Cost of sales	509,188	-	-	509,188
Operations	1,016,880	1,705,900	-	2,722,780
Maintenance	1,323,639	-	-	1,323,639
General and administrative	527,979	777,978	1,833,179	3,139,136
Housing Payments	-	-	2,850,617	2,850,617
Depreciation	644,777	1,317,794	200,498	2,163,069
Total Operating Expenses	4,022,463	3,801,672	4,884,294	12,708,429
Operating Income (Loss)	(668,629)	250,917	(2,893,926)	(3,311,638)
Nonoperating Income (Expense):				
Intergovernmental revenue	-	-	3,005,509	3,005,509
Nonemployer contributions to pension plan	-	-	94,587	94,587
Gain on sale of capital assets	66,757	404,023	-	470,780
Interest income	-	190,573	951	191,524
Interest expense	(352,218)	(20,325)	(2,246)	(374,789)
Total Nonoperating Income (Expense)	(285,461)	574,271	3,098,801	3,387,611
Income (Loss) Before Transfers	(954,090)	825,188	204,875	75,973
Transfers in	366,848	-	3,252	370,100
Transfers out	-	-	(244,845)	(244,845)
Changes in Net Position	(587,242)	825,188	(36,718)	201,228
Net Position, Beginning, Restated	25,063,362	40,427,046	4,640,057	70,130,465
Net Position, Ending	\$ 24,476,120	\$ 41,252,234	\$ 4,603,339	\$ 70,331,693

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

WEST VALLEY CITY
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS
For The Year Ended June 30, 2015

	Business-type Activities - Enterprise Funds			Totals
	Golf Courses	Storm Water Utility	Other Proprietary Funds	
Cash Flows From Operating Activities:				
Receipts from customers and users	\$ 3,353,834	\$ 4,087,771	\$ 2,074,332	\$ 9,515,937
Payments to suppliers	(1,524,006)	(3,214,890)	(3,252,296)	(7,991,192)
Payments to employees and related benefits	(1,684,533)	(268)	(1,374,767)	(3,059,568)
Net cash from operating activities	<u>145,295</u>	<u>872,613</u>	<u>(2,552,731)</u>	<u>(1,534,823)</u>
Cash Flows From Capital and Related Financing Activities:				
Purchase of property and equipment	(20,005)	(2,088,768)	(132,461)	(2,241,234)
Proceeds from sale of equipment	-	404,021	-	404,021
Proceeds from issuance of new debt	-	-	-	-
Principal paid on bonds and capital lease	(913,111)	(292,906)	(34,817)	(1,240,834)
Interest paid on bonds and capital lease	(327,459)	(20,324)	(2,246)	(350,029)
Net cash from capital and related financing activities	<u>(1,260,575)</u>	<u>(1,997,977)</u>	<u>(169,524)</u>	<u>(3,428,076)</u>
Cash Flows From Non-Capital Financing Activities:				
Cash subsidy from federal grants	-	-	3,203,615	3,203,615
Nonemployer contributions received for pension	-	-	94,587	94,587
Receipts on loans to other funds	312,341	-	-	312,341
Payments on loans from other funds	-	-	(312,341)	(312,341)
Payment on long-term pension obligation	(103,765)	-	(126,529)	(230,294)
Transfers from other funds	366,848	-	3,252	370,100
Transfers to other funds	-	-	(244,845)	(244,845)
Net cash from non-capital financing activities	<u>575,424</u>	<u>-</u>	<u>2,617,739</u>	<u>3,193,163</u>
Cash Flows From Investing Activity:				
Interest on investments	-	190,573	951	191,524
Net cash from investing activity	<u>-</u>	<u>190,573</u>	<u>951</u>	<u>191,524</u>
Net Increase (Decrease) In Cash	(539,856)	(934,791)	(103,565)	(1,578,212)
Cash and Cash Equivalents At Beginning Of Year	<u>1,889,517</u>	<u>2,892,103</u>	<u>4,040,256</u>	<u>8,821,876</u>
Cash and Cash Equivalents At End Of Year	<u>\$ 1,349,661</u>	<u>\$ 1,957,312</u>	<u>\$ 3,936,691</u>	<u>\$ 7,243,664</u>

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

WEST VALLEY CITY
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS (Continued)
For The Year Ended June 30, 2015

	Business-type Activities - Enterprise Funds			Totals
	Golf Courses	Storm Water Utility	Other Proprietary Funds	
Reconciliation of operating income (loss) to net cash flows from operating activities:				
Operating income (loss)	\$ (668,629)	\$ 250,917	\$ (2,893,926)	\$ (3,311,638)
Adjustments to reconcile operating income (loss) to net cash flows from operating activities:				
Depreciation expense	644,777	1,317,794	200,498	2,163,069
Amortization of gain on sale of assets	66,757	-	-	66,757
(Increase) Decrease in accounts receivables	-	35,182	83,964	119,146
(Increase) Decrease in inventory	(9,783)	-	-	(9,783)
(Increase) Decrease in prepaids	-	-	-	-
Increase (Decrease) in accounts payable	30,609	(731,280)	28,751	(671,920)
Increase (Decrease) in accrued liabilities	(61,432)	-	(81,619)	(143,051)
Increase (Decrease) in paid time off payable	142,996	-	109,601	252,597
Net cash from operating activities	\$ 145,295	\$ 872,613	\$ (2,552,731)	\$ (1,534,823)

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

WEST VALLEY CITY NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

West Valley City (the City) was incorporated on July 1, 1980 under the provisions of the State of Utah and operates under a mayor-council form of government and provides services as authorized by its charter.

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.

(A) 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 accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units, although legally separate entities, are in substance, part of the government's operations. The following are the City's blended component units:

The West Valley City Housing Authority (HA) was established to account for all monies received under the Section 8 Housing Assistance payments program and all monies received by the City under the Public Housing program. The HA is governed by a board composed of the members of the City Council. Although it is a legally separate entity from the City, the HA is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the HA. In conformity with accounting principles generally accepted in the United States of America, the financial statements of the HA have been included in the financial reporting entity as a blended component unit. The HA is included in these financial statements as the Housing Authority Enterprise Fund. Separate financial statements are not issued for the HA.

The West Valley City Redevelopment Agency (RDA) was established to prepare and carry out plans to improve, rehabilitate and redevelop blighted areas within the City. The RDA is governed by a board composed of the members of the City Council. Although it is a legally separate entity from the City, the RDA is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the RDA. In conformity with accounting principles generally accepted in the United States of America, the financial statements of the RDA have been included in the financial reporting entity as a blended component unit. The RDA is included in these financial statements as the Redevelopment Agency Special Revenue Fund. Separate financial statements are not issued for the RDA.

The Utah Cultural Celebration Center Foundation (UCCCF) was formed solely to support the activities of the Utah Cultural Celebration Center, which is part of West Valley City (the City). The UCCCF is governed by a board of directors which is appointed by the City Council. Although it is a legally separate entity from the City, the UCCCF is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the Organization. In conformity with accounting principles generally accepted in the United States of America, the financial statements of the UCCCF have been included in the financial reporting entity of the City as a blended component unit, as a Special Revenue Fund. Separate financial statements are issued for the Organization and may be obtained at the West Valley City offices located at 3600 South Constitution Blvd. West Valley City 84119.

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(A) The Reporting Entity (Continued)

The West Valley City Building Authority (BA) was established to finance and construct municipal buildings that are then leased to the City. The BA is governed by a board composed of the members of the City Council. Although it is a legally separate entity from the City, the BA is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the BA. In conformity with accounting principles generally accepted in the United States of America, the financial statements of the BA have been included in the financial reporting entity as a blended component unit. The BA is included in these financial statements as the Building Authority Debt Service Fund. Separate financial statements are not issued for the BA.

(B) 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 (reporting the City's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. The City's general administrative services, public safety, highways and streets, planning and engineering, parks, community development, impact fees, recreation, theater, the RDA and the BA are classified as governmental activities. The City's golf courses, ambulance service, and the HA are classified as business-type activities.

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the activities of the City and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

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

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

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

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

The use of financial resources to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as an expenditure. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements, rather than as an 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.

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

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

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, deferred inflows of resources, liabilities, deferred outflows of resources, fund balance, revenues, and expenditures or expenses as appropriate.

The City reports the following major governmental funds:

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

The *Capital Projects Fund* accounts for the financial resources to be used for the acquisition or construction of the major capital facilities of the government (other than those financed by Proprietary funds and Special Revenue funds). The City has elected to report this fund as a major fund.

The *Redevelopment Agency Fund*, a special revenue fund, was established to prepare and carry out plans to improve, rehabilitate and redevelop blighted areas within the City. The major revenues of this fund are tax increment revenues.

The *Community Services Fund*, a special revenue fund, was established to account for the activities and services associated with the Fitness Center, the Maverik Center, the Hale Center Theater, Sanitation (Solid Waste), and the Cultural Celebration Center. The major sources of revenue are fees charged to the Fitness Center's users, rental income for the Maverik and Hale Center Theater, and charges to users for Sanitation services.

The City reports the following major proprietary funds:

The Golf Courses Fund accounts for the activities and operations of the of the City's golf courses (The Ridge Golf Club and Stonebridge Golf Course).

The Storm Water Utility Fund accounts for the activities and operations of the City's storm water system and the associated assets and debt of that system.

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

Additionally, the City reports the following fund types:

Special revenue funds account for and report the proceeds of specific revenue sources that are the foundation of the fund and are restricted or committed to expenditure for specified purposes other than debt or capital projects. Accounting and financial reporting for general and special revenue funds are identical. The City accounts for the Grants Fund and the Utah Cultural Celebration Center Foundation as a special revenue funds.

Capital projects funds account for the financial resources to be used for the acquisition or construction of the major capital facilities of the government. The City accounts for the Road Impact Fee Fund, Park Impact Fee Fund, Fire Impact Fee Fund, Police Impact Fee Fund, and Flood Impact Fee Fund as capital projects funds.

Debt service funds account for and report the financial resources that are restricted, committed, or assigned to expenditure for principal and interest. The City accounts for the Municipal Building Authority fund as a debt service fund.

Housing Authority Fund (an enterprise fund) accounts for the monies received under the Section 8 Housing Assistance and the Public Housing program.

Ambulance Fund (an enterprise fund) accounts for the monies received and paid to provide ambulance and emergency services to the citizens of West Valley City.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments to the General Fund by various enterprise funds for providing administrative and billing services for such funds. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. General revenues include all taxes.

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

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(D) Budgetary Data

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

Utah State law prohibits the appropriation of unassigned General Fund balance until it exceeds 5% of the General Fund revenues. Until the unassigned 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. When an unassigned fund balance is greater than 25% of the current year's total revenues, the excess must be appropriated within the following two years.

Once adopted, the budget can be amended by subsequent City Council action. The City Council can amend the budget to any extent, provided the total expenditures do not exceed the total expenditures per the adopted budget, in which case a public hearing must be held. With the consent of the city manager and finance director, 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.

(E) Tax Revenues

On or before June 22 of each year, the City sets the property tax rate for various municipal purposes. If the City intends to increase property tax revenues above the tax rate of the previous year, state law requires the City to provide public notice to property owners and hold public hearings. When these special public hearings are necessary, the adoption of the final budget must be done before August 17. All property taxes levied by the City are assessed and collected by Salt Lake County. Property taxes attach as an enforceable lien on the property as of January 1. Taxes are levied on October 1 and are due November 30; any delinquent taxes are subject to a penalty. Unless the delinquent taxes and penalties are paid before January 15, a lien is attached to the property, and the amount of taxes and penalties bears interest from January 1 until paid. Tax liens are placed on a property on the January 1 following the due date of unpaid taxes. If after five years, delinquent taxes have not been paid, the County sells the property at a tax sale. Tax collections are remitted to the City from the County on a monthly basis.

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(E) Tax Revenues (Continued)

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

Franchise taxes are collected by telephone, mobile phone, natural gas, electric utilities, and cable television companies and remitted to the City periodically.

(F) Cash and Cash Equivalents

The City considers all cash and investments with original maturities of three months or less to be cash and cash equivalents. For the purpose of the statement of cash flows, cash and cash equivalents are defined as the cash and cash equivalent accounts and the restricted cash and cash equivalents accounts.

Investments, in the form of accounts at the Utah Public Treasurer's Investment Trust (the State Treasurer's Pool), of the City are stated at cost, which approximates fair value.

(G) Allowance for Doubtful Accounts

Management has estimated the allowance for uncollectible amounts for the Ambulance Fund and Storm Drain fund receivables to be approximately \$888,000 and \$75,000, respectively, which is estimated based on historical trends related to collections of accounts receivable.

The City considers all other receivables to be fully collectible; no allowance for doubtful accounts is required. Amounts that become uncollectible are written off.

(H) Prepaid Items

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

(I) Inventories

Inventories are valued at cost, using the first-in first-out (FIFO) method. The costs of governmental fund-type inventories consist of supplies and are accounted for using the consumption method. Purchases are recorded as assets when purchased, then expended when consumed. The costs of proprietary fund-type inventories consist of merchandise and are also accounted for using the consumption method.

(J) Restricted Assets

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed. Additionally, the City would then use committed, assigned and lastly unassigned amounts from the unrestricted fund balance when expending funds.

(K) 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 \$5,000 (amount not rounded). 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. Amortization of capital assets acquired with a capital lease has been included in depreciation expense.

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(K) Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Upon retirement or disposition of capital assets, the cost and related accumulated depreciation are removed from the respective accounts. Depreciation of capital assets is computed using the straight-line method over their estimated useful lives as follows:

Assets	Years
Buildings	10 to 40
Infrastructure	20 to 50
Improvements other than buildings	10 to 40
Machinery and equipment	3 to 10
Vehicles	5 to 10
Office equipment	3 to 5

The City has adopted an allowable alternative to reporting depreciation for its transportation infrastructure network. Under this alternative method, referred to as the “modified approach”, the City must maintain an asset management system and demonstrate that its transportation network is being preserved at or above condition levels established by City policy. Infrastructure assets accounted for under the modified approach are not depreciated, and maintenance and preservation costs are expensed.

(L) Property Held for Resale

Land and property acquired by the Redevelopment Agency that is held for resale is accounted for as property held for resale. The cost of the property held for resale is capitalized until the property is sold.

(M) Compensated Absences

Paid Time Off leave (PTO) is accrued as earned, based on the years of service for each employee. PTO is to be used for all discretionary employee leave previously covered by vacation or sick leave. PTO is accumulated on a biweekly basis and is fully vested when earned. Accumulated PTO cannot exceed 320 hours (415 hours for firefighters) at the end of any calendar year. The City’s policy allows employees to sell unused hours while maintaining a minimum of 40 hours at any time. At retirement, death, or termination in good standing, all accrued unpaid PTO is paid. Proprietary funds expense all accrued PTO amounts when incurred. Governmental funds report expenditures as PTO amounts become current. A significant portion of the PTO payable is considered current based on the City’s policy to allow employees to receive cash for their PTO hours as explained above.

(N) 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 position. Bond premiums, discounts, and issuance costs 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.

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(O) Unearned Revenue

Unearned revenue arises when resources are received by the City before it has earned them, as when grant monies are received prior to the incurrence of qualifying expenditures, or when receivables are not considered available to pay liabilities of the current period, as in property taxes received in October of each year. In subsequent periods, when both revenue recognition criteria are met, or when the City has earned the resources, the revenue is recognized.

(P) 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 the 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.

(Q) Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The City reports deferred charges on refunding and deferred outflows related to pensions (discussed previously) in this category. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City reports unavailable revenue from property taxes (described more fully in Note 8) and deferred inflows related to pension (discussed previously) in this category.

(Q) Fund equity

In the fund financial statements governmental fund equity is classified as fund balance. Fund Balance is further classified as Nonspendable, Restricted, Committed, Assigned or Unassigned.

Nonspendable fund balance classification includes amounts that cannot be spent because they are either (a) not in spendable form, or (b) legally or contractually required to remain intact.

Restricted fund balance classification includes amounts with constraints placed on the use either by (a) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (b) law through constitutional provisions or enabling legislations.

Committed fund balance classification include those funds that can only be used for specific purposes pursuant to constraints imposed by formal action of the Council (Ordinances for the City, and Resolutions for the RDA, BA, and Housing Authority) and remain binding unless removed in the same manner.

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(Q) Fund equity (Continued)

Assigned fund balance classification includes amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed. The governing council has authorized the City Manager to recommend amounts to be included in assigned fund balance. It is the intent of the City Council that fund balances in governmental funds other than the general fund which are not classed as nonspendable, restricted nor committed are to be assigned and budgeted for the specific purposes for which each of those funds has been created. Within the general fund, the City Manager has assigned fund balance to be budgeted, subject to Council approval, for long-term workers compensation claims.

Unassigned fund balance classification is the residual classification for the General Fund or funds with deficit fund balances. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the General Fund.

(R) Interfund Transactions

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

(S) 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.

NOTE 2 CASH AND INVESTMENTS

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

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

Investments – The City's investment policies are governed by State statutes. In addition, the City has its own written investment policies. City funds are invested only in the following: (1) Negotiable or nonnegotiable deposits of qualified depositories (see definition of a qualified depository under "Deposits" above.) (2) Repurchase agreements with qualified depositories or certified dealers, acting as principal for securities of the United States Treasury or other authorized investments only if these securities are conducted with a qualified depository. (3) Commercial paper which is rated P-1 by Moody's Investor Services or A-1 by Standard and Poors, Inc., having a remaining term to maturity of 270 days or less. Commercial paper can be purchased directly from the depository or the City Treasurer's

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 2 CASH AND INVESTMENTS (Continued)

safekeeping bank or trust company. (4) Banker's acceptance that is eligible for discount at a federal reserve bank and which have a remaining term to maturity of 270 days or less. (5) Negotiable certificates of deposit of \$100,000 or more which have a remaining term to maturity of 365 days or less. (6) Obligations of the United States Treasury including United States Treasury Bills, United States Treasury Notes, and United States Treasury Bonds. (7) The Utah State Treasurer's Investment Pool.

The City invests in the Public Treasurer's Investment Fund (PTIF) which is a voluntary external Local Governmental Investment Pool managed by the Utah State Treasurer's Office and is audited by the Utah State Auditor. No separate report as an external investment pool has been issued for the PTIF. The PTIF is not registered with the SEC as an investment company and is not rated. The PTIF is authorized and regulated by the Utah Money Management Act, (Utah Code Title 51, Chapter 7). PTIF invests in high-grade securities which are delivered to the custody of the Utah State Treasurer, assuring a perfected interest in the securities, and, therefore, there is very little credit risk except in the most unusual and unforeseen circumstances. The maximum weighted average life of the portfolio does not exceed 90 days. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments. The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses, net of administration fees, of the PTIF are allocated to participants on the ratio of the participant's share to the total funds in the PTIF based on the participant's average daily balance. The PTIF allocates income and issues statements on a monthly basis. Twice a year, at June 30 and December 31, which are the accounting periods for public entities, the investments are valued at fair value and participants are informed of the fair value valuation factor. Additional information is available at the Utah State Treasures' Office.

Repurchase agreements are secured by uninsured, unregistered securities held by the counter party but not in the City's name. 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.

Components of cash and investments (including interest earning deposits) at June 30, 2015, are as follows:

	Fair Value	Carrying Amount	Credit Rating (1)	Weighted Average Years to Maturity (2)
Cash on Hand	\$ 14,656	\$ 14,656	N/A	N/A
Cash on Deposit	8,448,376	8,448,376	N/A	N/A
Total cash on hand and deposit	<u>\$ 8,463,032</u>	<u>\$ 8,463,032</u>		
Investments (3):				
Utah State Treasurer's Investment Pool	\$ 33,231,353	\$ 33,049,255	unrated	3 months or less
Bond Reserves:				
Utah State Treasurer's Investment Pool	11,423,198	11,360,602	unrated	3 months or less
Bank Deposits	443,146	443,146	N/A	N/A
Total investments	<u>\$ 45,097,697</u>	<u>\$ 44,853,003</u>		
Total cash and cash equivalents	<u>\$ 53,560,729</u>	<u>\$ 53,316,035</u>		
Portfolio weighted average maturity				N/A

- (1) Ratings are provided where applicable to indicate associated **Credit Risk**. N/A indicates not applicable. Credit quality ratings are listed as Moody's/S&P/Fitch.
(2) **Interest Rate Risk** is estimated using the weighted average days to maturity.
(3) All investments are considered cash equivalents on the financial statements.

**WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)**

NOTE 2 CASH AND INVESTMENTS (Continued)

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

Interest rate risk is the risk that changes in the interest rates will adversely affect the fair value of an investment. The City manages its exposure by investing in short term investments, or investments are matched with anticipated cash flows. The City's weighted average maturity for investments as of June 30, 2015, was less than one year. The City does not make investments with maturity dates longer than planned expenditures.

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City follows the State statutes for investments and only invests in investments that are rated A, AA, or AAA by Standard & Poor's or comparable rating from other investor services, such as Moody's. The City also invests in the Utah Public Treasurer's Investment Fund. As of June 30, 2015, the Utah Public Treasurer's Investment Fund was unrated.

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The City's investments are held in the Utah State Treasurer's Investment Fund and United States Treasuries, which are not exposed to this risk.

Custodial credit risk – deposits is the risk that in the event of a bank failure, the City's deposits may not be returned to it. As of June 30, 2015, \$8,352,708 of the City's \$8,933,221 balance of deposits was exposed to custodial credit risk because it was uninsured and uncollateralized.

Custodial credit risk – investments is the risk that in the event of the failure of a counterparty, the City will not be able to recover the value of its investments that are in the possession of an outside party. As of June 30, 2015, \$0 of the City's \$44,853,003 in investments was exposed to custodial credit risk.

NOTE 3 LOANS RECEIVABLE

Loans receivable consists of Grants Fund home rehabilitation loans made with Federal grant monies. These loans bear interest at rates ranging from 0% to 3%, depending on the borrower's income level and family size. Certain loans are received in monthly or annual installments; others are due upon the sale or transfer of ownership of the related property. At June 30, 2015, the outstanding balance of the loans is \$629,025. The loans are accounted for in the Grants Fund (Non-major Special Revenue Fund). In the fund financial statements, the loans are expensed at inception and revenues are recognized as payments are received by the City. Deferred revenue is recorded to offset the receivables until the payment is received.

NOTE 4 INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivable (due from) and payable (due to) balances as of June 30, 2015, are as follows:

	Receivable	Payable
Governmental Activities		
General Fund	\$ 5,808,921	\$ -
Redevelopment Agency	-	3,918,329
Community Services	-	1,549,104
Nonmajor governmental funds	-	341,488
	\$ 5,808,921	\$ 5,808,921

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 4 INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (Continued)

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

The City has entered into loan agreements with the Redevelopment Agency whereby the City sold several parcels of land to the Redevelopment Agency in exchange for variable interest rate notes. The interest rate is the current rate paid by Utah's Public Treasurer's Investment Fund, plus 1%. The RDA owes the General fund \$3,918,329 as of June 30, 2015. The rate was approximately 1.56% as of June 30, 2015. During 2015, the Redevelopment Agency paid interest of \$248,640 and repaid principal of \$0. The terms of the notes call for repayment of the note by the Redevelopment Agency with tax increment monies generated from land improvements. The repayment of the notes will come solely from the tax increment on the land improvements. In the event that the tax increment received by the Redevelopment Agency is not sufficient to repay the notes, the debt will be forgiven by the City. This interfund receivable/payable has been eliminated on the Statement of Net Position.

The City has made an agreement with the Building Authority (the BA) to facilitate the costs of constructing the Maverik Center. The BA owes the General Fund \$4,600,000 as of June 30, 2015, under the terms of a note. The BA has committed to pay back all funds to the General Fund over 20 years at 0%, from the proceeds from bond issues and results of operations. For the years ended June 30, 2001 through 2015 the repayment terms were suspended and there were no payments. This interfund receivable/payable has been eliminated on the Statement of Net Position.

The transfers among the funds for the year ended June 30, 2015, were as follows:

	Transfers In	Transfers Out
Governmental Activities		
General Fund	\$ 1,925,870	\$ 6,579,636
Capital Projects	1,094,814	-
Redevelopment Agency	4,218	2,461,050
Community Services Fund	6,934,440	5,031,664
Non major governmental funds	4,057,753	70,000
Business-type Activities		
Golf Courses	366,848	-
Non major business-type funds	3,252	244,845
	\$ 14,387,195	\$ 14,387,195

The purpose of the transfers was to provide cash flows and to fund capital projects.

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 5 CAPITAL ASSETS

A summary of changes in capital assets for the year ended June 30, 2015, is as follows:

	Balance June 30, 2014	Additions	Deletions	Balance June 30, 2015
Governmental Activities:				
Capital assets, not being depreciated:				
Land and collectibles	\$ 25,235,426	\$ 568,942	\$ -	\$ 25,804,368
Infrastructure	217,609,040	5,774,345	-	223,383,385
Construction in progress	1,123,517	1,831,822	(801,505)	2,153,834
Intangible assets	599,672	-	-	599,672
Total capital assets, not being depreciated	<u>244,567,655</u>	<u>8,175,109</u>	<u>(801,505)</u>	<u>251,941,259</u>
Capital assets, being depreciated:				
Buildings	149,762,133	-	-	149,762,133
Improvements other than buildings	8,703,186	58,462	-	8,761,648
Machinery and equipment	28,206,216	3,095,423	(1,418,253)	29,883,386
Furniture and fixtures	1,373,035	10,207	-	1,383,242
Infrastructure	9,199,053	523,863	-	9,722,916
Total capital assets, being depreciated	<u>197,243,623</u>	<u>3,687,955</u>	<u>(1,418,253)</u>	<u>199,513,325</u>
Less accumulated depreciation for:				
Buildings	(47,380,830)	(3,719,095)	-	(51,099,925)
Improvements other than buildings	(2,370,105)	(871,293)	-	(3,241,398)
Machinery and equipment	(24,619,509)	(2,295,874)	1,462,268	(25,453,115)
Furniture and fixtures	(871,787)	(161,552)	-	(1,033,339)
Infrastructure	(3,821,160)	(294,235)	-	(4,115,395)
Total accumulated depreciation	<u>(79,063,391)</u>	<u>(7,342,049)</u>	<u>1,462,268</u>	<u>(84,943,172)</u>
Total capital assets being depreciated, net	<u>118,180,232</u>	<u>(3,654,094)</u>	<u>44,015</u>	<u>114,570,153</u>
Governmental Activities capital assets, net	<u>\$ 362,747,887</u>	<u>\$ 4,521,015</u>	<u>\$ (757,490)</u>	<u>\$ 366,511,412</u>

Depreciation expense was charged to functions/programs as follows:

Governmental Activities:	
General government	\$ 410,134
Public safety	1,152,832
Highways and public improvements	911,270
Parks and recreation	3,197,433
Community development	<u>1,084,954</u>
Total depreciation expense - governmental activities	<u>\$ 6,756,623</u>

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 5 CAPITAL ASSETS (Continued)

The Business-type Activities property, plant and equipment consist of the following at June 30, 2015:

	Balance June 30, 2014	Additions	Deletions	Balance June 30, 2015
Business-type Activities:				
Capital assets, not being depreciated:				
Land	\$ 17,164,845	\$ 648,501	\$ -	\$ 17,813,346
Construction in progress	1,391,169	147,751	(1,391,169)	147,751
Total capital assets, not being depreciated	18,556,014	796,252	(1,391,169)	17,961,097
Capital assets, being depreciated:				
Buildings	4,311,175	-	-	4,311,175
Improvements other than buildings	14,181,223	-	-	14,181,223
Machinery and equipment	6,181,923	371,909	(129,150)	6,424,682
Furniture and fixtures	10,830	-	-	10,830
Infrastructure	54,287,827	2,464,242	-	56,752,069
Total capital assets, being depreciated	78,972,978	2,836,151	(129,150)	81,679,979
Less accumulated depreciation for:				
Buildings	(1,428,260)	(118,661)	-	(1,546,921)
Improvements other than buildings	(1,081,861)	(166,359)	-	(1,248,220)
Machinery and equipment	(3,440,022)	(757,778)	129,150	(4,068,650)
Furniture and fixtures	(10,830)	-	-	(10,830)
Infrastructure	(19,674,091)	(1,120,271)	-	(20,794,362)
Total accumulated depreciation	(25,635,064)	(2,163,069)	129,150	(27,668,983)
Total capital assets being depreciated, net	53,337,914	673,082	-	54,010,996
Business-type Activities capital assets, net	<u>\$ 71,893,928</u>	<u>\$ 1,469,334</u>	<u>\$ (1,391,169)</u>	<u>\$ 71,972,093</u>

Depreciation expense was charged to functions/programs as follows:

Business-type Activities	
Golf courses	\$ 644,777
Storm Utility	1,317,794
Housing authority	-
Ambulance	200,498
Total depreciation expense - business-type activities	<u>\$ 2,163,069</u>

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 6 PROPERTY HELD FOR RESALE

Land and property acquired by the Redevelopment Agency of West Valley City (a Special Revenue fund) that is held for resale is accounted for as property held for resale. The cost of property held for resale is capitalized until the property is sold. If the Redevelopment Agency sells property at an amount greater than or less than the carrying amount, a gain/loss is recorded. In the governmental fund financial statements, the resulting gain/loss is accounted for as an other financing source/use, and recognized when measurable and available.

NOTE 7 DEVELOPER AND CUSTOMER DEPOSITS

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

NOTE 8 DEFERRED INFLOW OF RESOURCES – UNAVAILABLE PROPERTY TAXES

In conjunction with GASB pronouncement 33, “*Accounting and Financial Reporting for Nonexchange Transactions*” the City has accrued property tax receivable and an unearned property tax receivable in the General Fund and Redevelopment Agency in the amounts of \$25,161,061 and \$2,815,871, respectively.

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. Property taxes attach as an enforceable lien on the property as of January 1 for the calendar year, and then are due and payable at November 30. Since the property tax was not expected to be received within 60 days after the year ended June 30, 2015, the City was required to record a receivable a deferred inflow of resources of the estimated amount of the total property tax for the 2015 calendar year.

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 LONG-TERM DEBT

The following is a summary of long-term debt transactions of the City for the year ended June 30, 2015:

	<u>June 30, 2014</u>	<u>Additions</u>	<u>Retirements</u>	<u>June 30, 2015</u>	<u>Due Within One Year</u>
Governmental Activities:					
Bonds payable:					
Revenue bonds	\$ 102,275,510	\$ -	\$ (6,467,500)	\$ 95,808,010	\$ 7,814,500
Special improvement district bonds	462,116	-	(225,940)	236,176	236,176
Plus: unamortized premiums	<u>1,196,416</u>	<u>-</u>	<u>(140,439)</u>	<u>1,055,977</u>	<u>-</u>
Total bonds payable	<u>103,934,042</u>	<u>-</u>	<u>(6,833,879)</u>	<u>97,100,163</u>	<u>8,050,676</u>
Notes payable and capital leases:					
Notes payable	33,946,522	8,400	(868,560)	33,086,362	914,314
Capital leases	<u>3,469,384</u>	<u>457,286</u>	<u>(853,821)</u>	<u>3,072,849</u>	<u>828,262</u>
Total notes payable and capital leases	<u>37,415,906</u>	<u>465,686</u>	<u>(1,722,381)</u>	<u>36,159,211</u>	<u>1,742,576</u>
Other liabilities:					
Banked sick leave	757,029	422,860	(85,729)	1,094,160	75,000
Termination benefits	733,609		(123,210)	610,399	117,511
Paid time-off	3,159,393	3,455,139	(3,052,143)	3,562,389	1,730,000
Workers compensation	728,800	-	(201,181)	527,619	201,181
Claims and contingencies	<u>2,904,638</u>	<u>553,845</u>	<u>(1,025,312)</u>	<u>2,433,171</u>	<u>517,560</u>
Total other liabilities	<u>8,283,469</u>	<u>4,431,844</u>	<u>(4,487,575)</u>	<u>8,227,738</u>	<u>2,641,252</u>
Total Governmental activities long-term liabilities	<u>149,633,417</u>	<u>4,897,530</u>	<u>(13,043,835)</u>	<u>141,487,112</u>	<u>12,434,504</u>
Business-type Activities:					
Bonds payable:					
Revenue bonds	9,431,522	-	(1,105,406)	8,326,116	1,162,067
Plus: unamortized premiums	<u>55,046</u>	<u>-</u>	<u>(6,881)</u>	<u>48,165</u>	<u>-</u>
Total bonds payable	<u>9,486,568</u>	<u>-</u>	<u>(1,112,287)</u>	<u>8,374,281</u>	<u>1,162,067</u>
Capital Leases	549,592	-	(134,937)	414,655	129,308
Paid time-off	<u>170,006</u>	<u>178,571</u>	<u>(95,980)</u>	<u>252,597</u>	<u>86,415</u>
Total Business-type activities long-term liabilities	<u>10,206,166</u>	<u>178,571</u>	<u>(1,343,204)</u>	<u>9,041,533</u>	<u>1,377,790</u>
Total Liabilities	<u>\$ 159,839,583</u>	<u>\$ 5,076,101</u>	<u>\$ (14,387,039)</u>	<u>\$ 150,528,645</u>	<u>\$ 13,812,294</u>

Governmental Activities:

Revenue Bonds

Redevelopment Agency Tax Increment Revenue Refunding Bonds Series 2005, original issue of \$6,185,000, principal due in annual installments beginning March 2010, interest at 4.0% to 5.0% due in semi-annual installments beginning September 2005, with the final payment due March 2024. The bonds were issued to refund part of the Redevelopment Agency Tax Increment Bonds Series 1997A and were fully redeemed in 2007. The bonds were issued to pay for financing the cost of land and infrastructure improvements, including curb and gutter, paving and landscaping in respect to construction of the Maverik Center. Debt service payments will be funded by tax increment funds generated within the project area.

\$ 3,730,000

**WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)**

NOTE 9 LONG-TERM DEBT (Continued)

Sales Tax Revenue Refunding Bonds Series 2006, original issue of \$13,905,000, principal due in annual installments beginning July 2010, interest at 4.0% to 5.0% due in semi-annual installments beginning July 2007, with the final payment due July 2021. The bonds were issued to defease the callable portion of the Sales Tax Revenue Bonds Series 2001A which were issued for the purchase and renovation of a Public Safety Building and the purchase of Stonebridge Golf Course. The Series 2001A bonds were called and redeemed July 15, 2012. Approximately 35% and 65% of the debt service payments will be made from the General Fund sales tax and Golf Course revenues, respectively. The balance shown is 35% of the total outstanding balance as of June 30, 2015, which is the portion attributable to governmental activities. \$ 3,911,250

Building Authority Lease Revenue Refunding Bonds Series 2006A, original issue of \$29,275,000, principal due in annual installments beginning August 2007, interest at 4.0% to 5.0% due in semi-annual installments beginning February 2007, with the final payment due on August 2027. The bonds were issued to partially refund the Building Authority Lease Revenue Bonds Series 2002A, which were called and redeemed on August 1, 2012. Debt payments will be funded by proceeds from the Maverik Center's operations and transfers from the General Fund. 26,005,000

Building Authority Lease Revenue Refunding Bonds Series 2006B, original issue of \$6,510,000, principal due in annual installments beginning August 2007, interest at 4.0% due in semi-annual installments beginning February 2007, with the final payment due on August 2017. The bonds were issued to refund the Building Authority Tax Exempt Lease Revenue Bonds Series 1997 which were paid off at June 30, 2008. Debt payments will be funded by lease payments from the Hale Theatre and transfers from the General Fund. 2,190,000

Franchise Fee Revenue Refunding Bonds, Series 2009, original issue of \$13,735,000, principal due in annual installments beginning April 2010, interest at 2.0% to 5.0% due in semi-annual installments beginning October 2009, with the final payment due April 2020. The bonds were issued to refund the Building Authority Lease Revenue Bonds, Series 1998A, which were originally issued to refund the Series 1995 bonds and finance construction of the fitness center. The defeased portion of the 1998A bonds were called and redeemed in August 2009. Debt service payments will be made from municipal energy sales and use tax 6,945,000

Redevelopment Agency Tax Increment and Sales Tax Revenue Bonds, Series 2009, original issue of \$9,020,000, principal due in annual installments beginning November 2010, interest at 1.9% to 5.0% due in semi-annual installments beginning May 2010, with the final payment due May 2026. The bonds were issued to fund the acquisition and construction of certain City owned facilities and improvements to promote economic development within the Development Project Area. Debt service payments will be made from the tax increment revenues from the project area and sales and use taxes received by the City. 7,200,000

**WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)**

NOTE 9 LONG-TERM DEBT (Continued)

Building Authority Lease Revenue Refunding Bonds, Series 2010, original issue of \$2,870,000, principal due in annual installments beginning January 2012, interest at 3% to 4% due in semi-annual installments beginning January 2011, with the final payment due January 2020. The bonds were issued to defease the Building Authority Lease Revenue Bonds, Series 2001, which were issued to fund the building of a new fire station and public works building. The defeased portion of the 2001 bonds were called and redeemed on July 15, 2011.. Debt service payments will be made from the Building Authority Fund. \$ 1,585,000

Sales Tax Revenue Refunding Bonds (Capital Appreciation Bonds), Series 2010, original issue of \$14,466,760, principal due in annual installments beginning July 2023, interest at 6.75% due in annual installments beginning July 2023, with the final payment due July 2035. The bonds were issued to defease the Sales Tax Revenue Tax Exempt Bonds, Series 2002A, which were issued to finance the costs of acquisition, construction, equipping and improvements of an arts and cultural heritage complex; and to finance equipment purchases and related improvements at the Maverik Center. The defeased portion of the 2002A bonds were called and redeemed in July 2012. Debt service payments will be made from municipal energy sales and use tax and telecommunications franchise tax revenues. 14,466,760

Redevelopment Agency Franchise Tax and Tax Increment Revenue Refunding Bonds, Series 2010A, original issue of \$9,380,000, principal due in annual installments beginning November 2015, interest at 4.85% due in semi-annual installments beginning May 2011, with the final payment due November 2021. The bonds were issued in part to defease the Taxable Tax Increment & Revenue Bonds, Series 2008, which were issued to purchase land held for resale. The defeased portion of the 2008 bonds were called and redeemed on November 5, 2010. Remaining proceeds from the bonds will be used to finance acquisition of property for redevelopment areas. Debt service payments will be made from franchise tax and tax increment revenues. 9,380,000

Franchise Tax and Tax Increment Revenue Bonds (Build America Bonds), Series 2010B, original issue of \$4,620,000, principal due in annual installments beginning November 2022, interest at 5.0% to 5.5% due in semi-annual installments beginning May 2011, with the final payment due November 2025. The bonds were issued to finance acquisition of property for redevelopment areas. Debt service payments will be made from franchise tax and tax increment revenues. 4,620,000

Redevelopment Agency Subordinate Tax Increment and Subordinate Sales Tax Revenue Bonds, Series 2012, original issue of \$5,313,000, principal due in annual installments beginning May 2014, interest at 3.68% due in semi-annual installments beginning November 2012, with the final payment due May 2025. The bonds were issued to finance acquisition of facilities and improvements for the Valley Fair Mall redevelopment area. Debt service payments will be made from tax increment revenues and sales taxes. 5,199,000

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 LONG-TERM DEBT (Continued)

Sales Tax Revenue Refunding Bonds, Series 2013A, original issue of \$5,880,000, principal due in annual installments beginning July 2015, interest at 2-3% due in semi-annual installments beginning July 2013, with the final payment due July 2023. The bonds were issued to refund in advance the callable portion of the Sales Tax Revenue Bonds Series 2008A, which were issued to fund the construction of the public safety storage facility and the animal shelter offices. The defeased portion of the 2008A bonds were called and redeemed in July 2014. Debt service payments will be made from the General Fund sales tax revenues. \$ 5,880,000

Sales Tax Revenue Refunding Bonds, Series 2013B, original issue of \$1,175,000, principal due in annual installments beginning July 2013, interest at 0.6 - 0.95% due in semi-annual installments beginning July 2013, with the final payment due July 2015. The bonds were issued to fully refund the Sales Tax Revenue Taxable Bonds Series 2002C, which were issued to finance the costs of acquisition, construction, equipping and improving an arts and cultural heritage complex and; and to finance equipment purchases and related improvements at the Maverik Center. Debt service payments will be made from the General Fund sales tax revenues. 790,000

Redevelopment Agency Taxable Subordinate Tax Increment Revenue Bonds, Series 2014, original issue of \$4,250,000, principal due in annual installments beginning May 2015, interest at 3.16% due in semi-annual installments beginning November 2014, with the final payment due May 2025. The bonds were issued to fully defease the Sales Tax Revenue Taxable Bonds Series 2002C, which were issued to finance the acquisition of land within a redevelopment project area. The defeased portion of the 2002C bonds were called and redeemed in January 2013. Debt service payments will be made from the RDA tax increment revenues. \$ 3,906,000

Total Revenue Bonds - Governmental Activities \$ 95,808,010

Special Improvement District Bonds

Special Assessment Bonds, Series 2005, Special Improvement District 2004-1, original issue of \$1,956,888, principal and interest due in annual installments beginning November 2006, interest at 4.27 - 4.53% with the final payment due November 2015. The bonds were issued to pay for improvements made to 5600 West. Debt service payments are financed by assessments to affected property owners within the Improvement District. The annual assessment to the property owners is equal to the annual debt service payments due to the bond holders. \$ 236,176

Total Special Improvement District Bonds - Governmental Activities \$ 236,176

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 LONG-TERM DEBT (Continued)

Notes Payable

Housing and Urban Development (HUD) Section 108 Note, original note of \$3,297,000, principal due in annual installments beginning August 2003, interest at 5.43% to 5.56% due in semi-annual installments beginning February 2003, with the final payment due August 2021. Trust certificates guaranteed by the Secretary of Housing and Urban Development were sold in a public offering, and these certificates were backed by this and other notes. The notes were used for the exclusive use of cleaning up the Harvey Street project. Debt service payments will be paid by revenues from future draws from the HUD CDBG grant funds. \$ 1,577,000

Utah Infrastructure Agency notes, original notes of \$111,900, principal due in monthly installments beginning January 2013, interest at 6-8% due in monthly installments beginning January 2013, with the final payment due May 2035. The notes were issued to finance fiber-optic network connections for residents. Debt service payments will be paid by the residents according to the agreement set up between the City and the residents, which mirrors the agreement between the City and Utah Infrastructure Agency. 115,180

Redevelopment Agency note, original note of \$33,063,000, principal due in monthly installments beginning December 2015, interest at 5.68% due in monthly installments beginning November 2011, with the final payment due November 2037. The note was used for the construction of the Embassy Suites hotel and is secured by the property, improvements, and future rents. Debt service payments will be paid by the sub-lease tenant. \$ 31,394,182

Total Notes Payable - Governmental Activities \$ 33,086,362

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 LONG-TERM DEBT (Continued)

Capital Leases

<p>2008 Various Equipment Leases, original amounts totaling \$578,379, lease payments due in quarterly installments totaling \$47,009 including interest at 3.96% to 4.48% with payments beginning from March 2009 to July 2009, with the final payment due from December 2013 to July 2015. The principal and interest payments are made from the General Fund revenues. The leases were used to finance the purchase of various electronic equipment.</p>	<p>\$ 31,785</p>
<p>2009 Various Equipment Leases, original amounts totaling \$427,163, lease payments due in quarterly installments totaling \$21,260 including interest at 3.68% to 3.86% with payments beginning from January 2010 to May 2010, with the final payment due from February 2013 to October 2016. The principal and interest payments are made from the General Fund revenues. The leases were used to finance the purchase of various electronic equipment.</p>	<p>79,410</p>
<p>2010 Various Equipment Leases, original amounts totaling \$286,005, lease payments due in quarterly installments totaling \$18,806 including interest at 3.66% to 4.09% with payments beginning from October 2010 to June 2011, with the final payment due from July 2014 to March 2018. The principal and interest payments are made from the General Fund revenues. The leases were used to finance the purchase of various electronic equipment.</p>	<p>43,043</p>
<p>2011 Suntrust Equipment Lease, original amount of \$366,000, lease payments due in semi-annual installments totaling \$32,726 including interest at 3.49% with payments beginning October 2011, with the final payment due April 2016. The principal and interest payments are made from the General Fund revenues. The lease was used to finance the purchase of police vehicles for the City.</p>	<p>64,187</p>
<p>2012 Suntrust Equipment Lease, original amount of \$606,971, lease payments due in semi-annual installments totaling \$34,609 including interest at 2.57% with payments beginning August 2012, with the final payment due February 2022. The principal and interest payments are made from the General Fund revenues. The lease was used to finance the purchase of a fire truck for the City.</p>	<p>440,859</p>
<p>2012 Suntrust Equipment Lease, original amount of \$149,070, lease payments due in semi-annual installments totaling \$9,889 including interest at 2.50% with payments beginning November 2012, with the final payment due May 2019. The principal and interest payments are made from the General Fund revenues. The lease was used to finance the refurbishment of one of the City's fire trucks.</p>	<p>74,840</p>
<p>2012 Suntrust Equipment Lease, original amount of \$450,000, lease payments due in semi-annual installments totaling \$47,969 including interest at 1.965% with payments beginning October 2012, with the final payment due April 2017. The principal and interest payments are made from the General Fund revenues. The lease was used to finance the purchase of police vehicles for the City.</p>	<p>148,216</p>

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 LONG-TERM DEBT (Continued)

<p>2012 Various Equipment Leases, original amounts totaling \$239,502, lease payments due in quarterly installments totaling \$18,825 including interest at 3.64% to 3.76% with payments beginning from January 2012 to June 2012, with the final payment due from August 2015 to March 2016. The principal and interest payments are made from the General Fund revenues. The leases were used to finance the purchase of various electronic equipment.</p>	<p>\$ 39,165</p>
<p>2013 Suntrust Equipment Lease, original amount of \$293,729, lease payments due in quarterly installments totaling \$15,283 including interest at 1.59% with payments beginning May 2013, with the final payment due February 2018. The principal and interest payments are made from the General Fund revenues. The lease was used to finance the a new phone system for the City.</p>	<p>164,179</p>
<p>2013 Various Equipment Leases, original amounts totaling \$105,215, lease payments due in quarterly installments totaling \$7,061 including interest at 3.4% with payments beginning from February to April 2013, with the final payment due from November 2016 to January 2017. The principal and interest payments are made from the General Fund revenues. The leases were used to finance the purchase of various electronic equipment.</p>	<p>42,317</p>
<p>2014 Suntrust Equipment Lease, original amount of \$329,034, lease payments due in semi annual installments totaling \$34,295 including interest at 1.52% with payments beginning January 2014, with the final payment due July 2018. The principal and interest payments are made from the General Fund revenues. The lease was used to finance police vehicles.</p>	<p>200,404</p>
<p>2014 Suntrust Equipment Lease, original amount of \$184,510, lease payments due in quarterly installments totaling \$7,119 including interest at 2.33% with payments beginning April 2014, with the final payment due January 2021. The principal and interest payments are made from the General Fund revenues. The lease was used to finance the purchase of police and fire department radios.</p>	<p>152,833</p>
<p>2014 OshKosh Equipment Lease, original amount of \$1,101,605, lease payments due in yearly installments totaling \$139,950 including interest at 3.35% with payments beginning May 2015, with the final payment due June 2021. The principal and interest payments are made from the General Fund revenues. The lease was used to finance the purchase of a Pierce fire engine.</p>	<p>998,554</p>
<p>2014 Various Equipment Leases, original amounts totaling \$291,022, lease payments due in quarterly installments totaling \$19,239 including interest at 2.52% to 3.04% with payments beginning from February to August 2014, with the final payment due from November 2017 to May 2018. The principal and interest payments are made from the General Fund revenues. The leases were used to finance the purchase of various electronic equipment.</p>	<p>195,577</p>

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 LONG-TERM DEBT (Continued)

2015 Various Equipment Leases, original amounts totaling \$171,058, lease payments due in quarterly installments totaling \$11,390 including interest between 2.99% to 3.11% with payments beginning January 2015, with the final payment due from October 2018. The principal and interest payments are made from the General Fund revenues. The leases were used to finance the purchase of police laptops and IT software. \$ 150,785

2015 Suntrust Equipment Lease, original amount of \$286,228, lease payments due in quarterly installments totaling \$11,044 including interest at 2.33% with payments beginning August 2014 for principal and November 2014 for interest, with the final payment due May 2021. The principal and interest payments are made from the General Fund revenues. The lease was used to finance the purchase of police department radios. 246,695

Total Capital Leases - Governmental Activities \$ 3,072,849

Banked sick leave

The total of accumulated unpaid compensated absences in governmental funds. The majority of compensated absences are paid out of the general fund. \$ 1,094,160

Termination Benefits

The long-term portion of termination benefits in governmental funds. The City has, from time to time, offered termination benefits as an incentive to early retirement to the employees of the City. As part of the benefit, the employees could elect to receive medical coverage through the City's health insurance provider, with the City paying approximately 65% of the premiums for a maximum of 8 years. As of June 30, 2015, there were 15 employees receiving benefits in the form of paid health insurance premiums. The availability of these benefits range from 2 to 8 years, depending upon individual retirement agreements. The present value of estimated future insurance premium costs of \$588,955 is determined using a 2% discount rate and a health cost trend rate of 8% compounding over the period of availability. The long-term liability associated with the termination benefits are paid out of the general fund. \$ 610,399

Paid time-off

The long-term portion of paid time off accruals. Employees can carry over up to 320 hours of paid time off. Employees who have not cashed out 80 hours during the current fiscal year, and are over the 320 hour maximum are automatically paid out for the hours over the maximum. Employees who are over the 320 hour maximum and who have already cashed out 80 hours will lose the hours over 320. Employees may cash out their accrued time up to 80 hours at any time during the fiscal year, but must leave a minimum of 40 hours in their accrued paid time off. The long-term liability associated with the paid time off benefit is paid out of the general fund. \$ 3,562,389

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 LONG-TERM DEBT (Continued)

Business-type Activities

Revenue Bonds

Sales Tax Revenue Refunding Bonds Series 2006, original issue of \$13,905,000, principal due in annual installments beginning July 2010, interest at 4.0% to 5.0% due in semi-annual installments beginning July 2007, with the final payment due July 2021. The bonds were issued to defease the callable portion of the Sales Tax Revenue Bonds Series 2001A which were issued for the purchase and renovation of a Public Safety Building and the purchase of Stonebridge Golf Course. The defeased portion of the 2001A bonds were called and redeemed on July 15, 2012. Approximately 35% and 65% of the debt service payments will be made from the General Fund sales tax and Golf Course revenues, respectively. The balance shown is 65% of the total outstanding balance as of June 30, 2014, which is attributable to the business-type activities.

\$ 7,263,750

Storm Sewer Revenue Bonds Series 2013, original issue of \$1,500,000, principal due in semi annual installments beginning March 2014, interest at 1.59% due in semi-annual installments beginning March 2014, with the final payment due on September 2018. The bonds were issued to finance the acquisition of land for storm water retention and open space. Debt payments will be funded by the user fees charged in the Storm Water Utility Fund.

1,062,366

Total Revenue Bonds - Business-type Activities

\$ 8,326,116

Capital Leases

2012 HP Equipment Lease, original amount of \$29,592, lease payments due in quarterly installments totaling \$2,607 including interest at 3.47% with payments beginning November 2012, with the final payment due from August 2015. The principal and interest payments are made from the Ambulance fund revenues. The leases were used to finance the purchase of electronic equipment for ambulance services.

\$ 2,585

2014 Suntrust Equipment Lease, original amount of \$643,882, lease payments due in annual installments totaling \$133,295 including interest at 1.58% with payments beginning April 2014, with the final payment due March 2019. The principal and interest payments are made from the Ambulance fund and Golf Course fund revenues. The lease was used to finance the refurbishment of two ambulances and purchase of golf maintenance equipment.

412,070

\$ 414,655

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 LONG-TERM DEBT (Continued)

The annual debt service requirements to maturity, including principal and interest for the long-term debt, as of June 30, 2015, are as follows:

Year Ending June 30,	Governmental Activities Revenue Bonds	
	Principal	Interest
2016	\$ 7,814,500	\$ 3,634,362
2017	8,195,250	3,271,613
2018	8,411,000	2,888,525
2019	7,873,500	2,522,388
2020	8,040,750	2,167,783
2021-2025	32,836,570	7,522,521
2026-2030	16,850,520	16,126,652
2031-2035	4,975,460	15,635,545
2036	810,460	3,324,540
	95,808,010	\$ 57,093,929
Plus: unamortized premium	1,055,977	
Total	\$ 96,863,987	

Year Ending June 30,	Governmental Activities Special Improvement District Bonds	
	Principal	Interest
2016	\$ 236,176	\$ 10,699
	\$ 236,176	\$ 10,699

Year Ending June 30,	Governmental Activities Notes Payable	
	Principal	Interest
2016	\$ 914,314	\$ 1,851,663
2017	966,410	1,798,832
2018	1,020,967	1,742,789
2019	1,079,131	1,683,379
2020	1,140,053	1,620,426
2021-2025	5,866,999	7,098,335
2026-2030	7,104,357	5,322,199
2031-2035	9,407,937	3,005,123
2036-2038	5,586,194	405,357
	\$ 33,086,362	\$ 24,528,103

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 LONG-TERM DEBT (Continued)

Year Ending June 30,	Business-type Activities Revenue Bonds	
	Principal	Interest
2016	\$ 1,162,067	\$ 298,164
2017	1,209,103	252,529
2018	1,256,112	209,518
2019	1,227,884	162,831
2020	1,108,300	116,700
2021-2022	2,362,650	95,500
	<u>8,326,116</u>	<u>\$ 1,135,242</u>
Plus: unamortized premium	48,165	
Total	<u>\$ 8,374,281</u>	

The future minimum lease payments to be paid by the City for capital leases are as follows:

Year Ending June 30,	Governmental Activities Total
2016	\$ 828,262
2017	692,377
2018	523,270
2019	358,675
2020	281,822
2021-2022	<u>648,359</u>
Total minimum lease payments	3,332,765
Less: amount representing interest	<u>(259,916)</u>
Present value of net minimum lease payments	<u>\$ 3,072,849</u>

Year Ending June 30,	Business-type Activities Total
2016	135,903
2017	133,295
2018	133,296
2019	<u>26,217</u>
Total minimum lease payments	428,711
Less: amount representing interest	<u>(14,056)</u>
Present value of net minimum lease payments	<u>\$ 414,655</u>

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 LONG-TERM DEBT (Continued)

The assets acquired through capital leases are as follows:

	Governmental Activities
Asset:	
Equipment	\$ 7,864,042
Less: accumulated depreciation	(6,884,738)
Total	\$ 979,304
	Business-Type Activities
Asset:	
Machinery and equipment	\$ 2,400,050
Less: accumulated depreciation	(1,552,926)
Total	\$ 847,124

Pledges of future revenues

The City has pledged sales taxes, RDA tax increment, franchise fee taxes, property taxes for a special improvement district, lease revenues from the Building Authority (a blended component unit), and storm sewer utility revenues as part of debts issued by the City. The total approximate revenues pledged by type, revenues for the year, payments from pledged revenues for the year, and the ratio of revenues in the current fiscal year to the total pledged revenues, are shown by type below:

	Sales Taxes	RDA Tax Increment	Franchise Taxes	Special Improvement District	Lease Revenues	Storm Sewer Revenues
Total revenues pledged over the life of the debts	\$ 72,303,374	\$ 42,867,501	\$ 7,856,750	\$ 246,875	\$ 38,239,364	\$ 1,096,308
Revenues for the year ended June 30, 2014	\$ 23,298,553	\$ 2,392,161	\$ 10,006,985	\$ 178,535	\$ 4,054,181	\$ 4,052,509
Payments on debt from pledged revenues for the year ended June 30, 2015	\$ 2,888,869	\$ 2,976,923	\$ 1,601,950	\$ 246,874	\$ 4,090,477	\$ 313,231
Percent of current year revenues to total pledged revenues	32%	6%	127%	72%	11%	370%

NOTE 10 RISK MANAGEMENT

The City is exposed to various risks of loss including third party claims, theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Settled claims have not exceeded the City's insurance coverage for any of the past five years.

Real property is either self-insured or insured through commercial policies. Some vehicles are self-insured (generally those valued at less than \$50,000) while those valued over \$50,000 are typically insured commercially. Where possible and appropriate, in contractual transactions with other persons or entities, responsibility for damages is transferred to the other party or person(s) that perform work for the City. Coverage for asbestos liability is limited to an annual aggregate of \$100,000.

**WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)**

NOTE 10 RISK MANAGEMENT (Continued)

The City operates a self-insured workers' compensation program for claims based on events which occurred prior to June 30 2013. Each injury is funded by the City to the extent of \$400,000. The City purchases reinsurance to cover any claims that exceed \$400,000. The reinsurance has a limit of \$1,000,000. The City is responsible for any amounts that exceed \$1,000,000 per occurrence. Pinnacle Risk Management Services is the designated third party administrator for the City's workers' compensation program. For workers' compensation claims subsequent to June 30, 2013 the City has purchased a workers' compensation policy to provide insurance coverage.

The City administration and City Council are ultimately responsible for setting reserves and adjusting the reserve throughout the life of the claims. The City uses prior loss history and actuary studies as the basis for computing the accrual. The City at this time has no annuities. In management's opinion, the accrued workers' compensation claim liability is adequate to cover the reported claims as well as the incurred but not reported claims for which the City is responsible.

General liability coverage is provided by the Utah Risk Management Mutual Association (URMMA), a risk mutual association to which the City belongs, along with 25 others cities in Utah. The State of Utah Insurance Department regulates URMMA to ensure sound actuarial standards are used. Payment of an annual insurance premium indemnifies the City for claims that exceed a per occurrence deductible. The policy provides \$6 million of liability coverage per occurrence after a deductible of \$15,000. In the event URMMA becomes insolvent, the City is fully responsible for all claims.

The obligation of URMMA to pay damages on behalf of the City or covered individuals applies only to damages in excess of the member "deductions" and group "self-insured retentions" outlined in the Coverage Profile. The members' "deductibles" and the group's "self-insured retentions" also include attorney's fees and all other costs incurred in defending a claim. Each member may adjust, settle, and pay or deny all "property damage" claims which are less than one hundred percent (100%) of that member's deductible and which do not include bodily injury, personal injuries, or alleged violation of civil rights.

The following table shows the changes in claim liability for the years ended June 30, 2015 and 2014.

	<u>Workers'</u> <u>Compensation</u>	<u>General</u> <u>Liability</u>
Liability at June 30, 2013	\$ 1,005,907	\$ 1,955,533
Claims incurred	-	1,216,088
Payments on claims	<u>(277,107)</u>	<u>(266,983)</u>
Liability at June 30, 2014	728,800	2,904,638
Claims incurred	-	553,845
Payments on claims	(201,181)	(201,673)
Changes to prior estimates	-	<u>(823,639)</u>
Liability at June 30, 2015	<u>\$ 527,619</u>	<u>\$ 2,433,171</u>

NOTE 11 PENSIONS

Plan Description

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

**WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)**

NOTE 11 PENSIONS (Continued)

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

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

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

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%
Contributory System	Highest 5 years	30 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.25% per year up to June 1975; 2.0% per year July 1975 to present	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 the employer
Firefighters 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 4%

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 11 PENSIONS (Continued)

System	Final Average Salary	Years of Service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%
Tier 2 Public Safety and Firefighter System	Highest 5 years	25 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%

* With actuarial reductions

** All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except 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.

Contributions

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 URS 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 are as follows:

Utah Retirement System

	Employee Paid	Paid by Employer for Employee	Employer Contribution Rates
Contributory System			
11 - Local Governmental Division Tier 1	N/A	6.000%	14.460%
111 - Local Governmental Division Tier 2	N/A	N/A	14.830%
Noncontributory System			
15 - Local Governmental Division Tier 1	N/A	N/A	18.470%
Public Safety Retirement System			
29 - Other Division B Contributory Tier 1	N/A	10.500%	22.290%
49 - Other Division B Noncontributory Tier 1	N/A	N/A	32.200%
122 - Other Division A Contributory Tier 2	N/A	N/A	20.440%
Firefighters System			
32 - Division B Tier 1	N/A	16.710%	6.590%
132 - Division B Tier 2	N/A	N/A	10.800%

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

At December 31, 2014, we reported a net pension asset of \$800,458 and a net pension liability of \$14,034,109.

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 11 PENSIONS (Continued)

	Proportionate Share	Net Pension Asset	Net Pension Liability
Noncontributory System	1.7080176%	\$ -	\$ 7,416,614
Contributory System	1.4978171%	-	432,036
Public Safety System	15.6422550%	-	6,185,459
Firefighters System	6.8152989%	750,008	-
Tier 2 Public Employees System	0.4097114%	12,416	-
Tier 2 Public Safety and Firefighter System	2.5710638%	38,034	-
Total Net Pension Asset / Liability		<u>\$ 800,458</u>	<u>\$ 14,034,109</u>

The net pension asset and liability was measured as of December 31, 2014, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2014 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability was based upon actual historical employer contributions to the plan from the census data submitted to the plan for pay periods ending in 2014.

For the year ended December 31, 2014, we recognized pension expense of \$3,465,615. At December 31, 2014, we reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 521,467	\$ 1,113,869
Changes in assumptions	-	2,506,960
Net difference between projected and actual earnings on pension plan investments	457,621	-
Changes in proportion and differences between contributions and proportionate share of contributions	-	-
Contributions subsequent to the measurement date	3,475,442	-
Total	<u>\$ 4,454,530</u>	<u>\$ 3,620,829</u>

\$3,475,442 was reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2014. 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:

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 11 PENSIONS (Continued)

Year Ended December 31,	Deferred Outflows (inflows) of Resources
2015	\$ (558,753)
2016	(505,925)
2017	(484,348)
2018	(474,844)
2019	(361,155)
Thereafter	(256,717)

Actuarial Assumptions

The total pension liability in the December 31, 2014, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.75 Percent
Salary increases	3.50 – 10.50 percent, average, including inflation
Investment rate of return	7.50 percent, net of pension plan investment expense, including inflation

Active member mortality rates are a function of the member’s gender, occupation, and age and are developed based upon plan experience. Retiree mortality assumptions are highlighted in the table.

Retired Member Mortality

Class of Member

Educators

Men EDUM (90%)

Women EDUF (100%)

Public Safety and Firefighters

Men RP 2000mWC (100%)

Women EDUF (120%)

Local Government, Public Employees

Men RP 2000mWC (100%)

Women EDUF (120%)

EDUM = Constructed mortality table based on actual experience of male educators multiplied by given percentage

EDUF = Constructed mortality table based on actual experience of female educators multiplied by given percentage

RP 2000mWC = RP 2000 Combined mortality table for males with white collar adjustments multiplied by given percentage

The actuarial assumptions used in the January 1, 2014, valuation were based on the results of an actuarial experience study for the five year period of January 1, 2008 – December 31, 2013.

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 11 PENSIONS (Continued)

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

	Expected Return Arithmetic Basis		
Asset Class	Target Allocation	Real Return Arithmetic Basis	Long-Term expected portfolio real rate of return
Equity securities	40%	7.06%	2.82%
Debt securities	20%	0.80%	0.16%
Real Assets	13%	5.10%	0.66%
Private equity	9%	11.30%	1.02%
Absolute return	18%	3.15%	0.57%
Cash and cash equivalents	0%	0.00%	0.00%
Totals	100%		5.23%
		Inflation	2.75%
		Expected arithmetic nominal return	7.98%

The 7.50% assumed investment rate of return is comprised of an inflation rate of 2.75%, a real return of 4.75% that is net of investment expense.

Discount Rate

The discount rate used to measure the total pension liability was 7.50 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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

The following presents the proportionate share of the net pension liability calculated using the discount rate of 7.50 percent as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.50 percent) or 1-percentage-point higher (8.50 percent) than the current rate:

	1% Decrease (6.50%)	Discount Rate (7.50%)	1% Increase (8.50%)
Proportionate share of			
Net pension (asset) / liability	\$ 40,639,759	\$ 13,233,651	\$ (9,418,407)

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 11 PENSIONS (Continued)

Pension Plan Fiduciary Net Position

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

NOTE 12 DEFINED CONTRIBUTION AND DEFERRED COMPENSATION PLANS

Utah Retirement System (URS) Plans

The City sponsors a defined contribution deferred compensation plan administered by Utah Retirement Systems under the Internal Revenue Code Section 401(k). All benefitted employees enrolled in URS are eligible to participate in this plan. Although not required by the Systems to contribute to the 401(k), the City contributed between 2-12% of salaries for Tier 2 employees for the year ended June 30, 2015. The City does not contribute to the plan for Tier 2 employees. The rate of City participation is determined by the City Council. Contributions also come from voluntary employee deductions.

The City also sponsors a defined contribution deferred compensation plan under the Internal Revenue Code Section 457. All benefitted employees enrolled in URS are eligible to participate in this plan. The City does not contribute to this plan. Contributions come from voluntary employee deductions.

The City also sponsors a Roth Individual Retirement Accounts (Roth IRA) administered by Utah Retirement Systems. All benefitted employees enrolled in URS are eligible to participate in this plan. The City does not contribute to this plan. Contributions come from voluntary employee deductions.

The following illustrates the three year-trend analysis of employer and employee contributions to Utah Retirement System for deferred compensation plans.

<u>System</u>	<u>Year Ended June 30,</u>	<u>Employee paid Contributions</u>	<u>Employer paid for Employee Contributions</u>
Defined Contribution System:			
401(k) Plan	2015	\$ 17,511	\$ 118,736
	2014	16,039	86,622
	2013	4,827	36,416
457 Plan	2015	2,732	1,354
	2014	2,694	2,619
	2013	2,285	2,390
Roth IRA Plan	2015	2,752	-
	2014	110	-

International City Managers Association Plans (ICMA) Plans

The City sponsors a defined contribution plan under Internal Revenue Code 401(a) for City employees covered by the State’s contributory and noncontributory retirement plans. ICMA administers this plan. All benefitted employees who had existing accounts as of March 1, 2012, are eligible to participate in the plan. The City does not contribute to this plan, except for employees who have opted out of URS. For these employees, the City participates at rates between 7.3% and 20% (set by the City Council).

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code 457. International City Managers Association (ICMA) administers this plan. The plan, available to all benefitted employees, permits them to defer a portion of their salary until future years. Contributions come from voluntary employee deductions.

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 12 DEFINED CONTRIBUTION AND DEFERRED COMPENSATION PLANS (Continued)

The following illustrates the three year-trend analysis of employer and employee contributions to ICMA for deferred compensation plans.

<u>System</u>	<u>Year Ended June 30,</u>	<u>Employee paid Contributions</u>	<u>Employer paid for Employee Contributions</u>
Defined Contribution System:			
401(a) Plan	2015	\$ -	\$ 134,820
	2014	-	132,695
	2013	-	138,546
457 Plan	2015	1,091,411	-
	2014	926,412	-
	2013	1,038,973	-

NOTE 13 COMMITMENTS AND CONTINGENCIES

The City had approximately \$4,662,885 of outstanding construction commitments at June 30, 2015.

The City is a defendant in various claims and suits arising from the ordinary course of business. A provision for loss related to litigation of \$2,433,171 was recorded in the accompanying financial statements. Management believes that any liability resulting from these matters is adequately covered by this provision.

In June 2002 the City restructured the management agreement between the City and WVE, Inc., to operate the Maverik Center. WVE, Inc. is a subsidiary of Centennial Management Group and is responsible for the daily operations, maintenance, bookings, and events that take place at the Maverik Center. The City is responsible for management and operation of the Maverik Center parking facilities.

The City pays to WVE, Inc., or its parent company, Centennial Management Group, an annual management fee of \$150,000. This annual fixed fee will increase by \$5,000 on July 1 of each year for five years beginning July 1, 2003. The annual fixed fee will increase by \$7,500 each year for the next five year period beginning on July 1, 2008; then, beginning on July 1, 2013, the annual fixed fee will increase by \$10,000 each year for the remainder of the agreement. The fee was \$232,500 for current fiscal year. The term of the agreement ends in June 2017.

In addition to the annual fixed fee, if certain performance objectives are reached, the City may pay an additional annual incentive fee payment equal to not more than 5% of the annual fixed fee. The annual incentive fee for the current fiscal year was \$11,625. These management fees paid to WVE, Inc., and/or Centennial Management Group are their only compensation for managing the Maverik Center. All Maverik Center revenues are collected by the City (other than those retained by the concessionaire and the hockey club pursuant to their respective contracts). All Maverik Center expenses (including WVE, Inc. personnel expenses) are paid by the City.

**WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)**

NOTE 13 COMMITMENTS AND CONTINGENCIES (Continued)

The City entered into a contract with USANA Amphitheater (the Amphitheater) to provide management services. The Amphitheater pays the City \$50,000 plus an additional payment for each ticket over a predetermined amount. The City then contracted with WVE, Inc. to provide the management services for the Amphitheater. The City pays to WVE, Inc., or its parent company, Centennial Management Group, an annual management fee to provide management services to the Amphitheater and the Utah Cultural Celebration Center (the Center). Each year, beginning on July 1, 2004, the annual fixed fee is increased by the total percentage increase in the “West A” consumer Price Index, but not less than 2% or more than 5% of the annual payment due for the immediately preceding 12 month period. The fee was \$71,865 in the current fiscal year. The term of the agreement ends in June 2017.

In addition to the annual fixed fee, any net income from the markup on the use of part-time labor used at the Center or the Amphitheater will be shared equally by the City and WVE, Inc. and/or Centennial Management Group. All revenues from the operation of the Center are the City’s. All the Center’s expenses (including WVE, Inc. personnel expenses) are paid by the City.

The City entered into a “Venue Marketing Services Agreement”, wherein the City will pay the other party 50% of marketing revenue earned at the Maverik Center greater than \$1,661,641 for each year through the end of the third year of the agreement, and will increase every year thereafter by the Consumer Price Index. The agreement term is until August 31, 2022. The marketing fee for the fiscal year was \$0 because the marketing revenue was not greater than the benchmark for the year.

NOTE 14 INTERGOVERNMENTAL REVENUE

Intergovernmental revenue for the year ended June 30, 2015, consists of the following:

	General Fund	Other Governmental Funds	Business-type Funds
Federal Government:			
CDBG Grant	\$ -	\$ 1,073,977	\$ -
Cooperative Forrestry Assistance	-	5,414	-
COPS Hiring Grant	-	270,233	-
EMPG Fire Grant	-	17,498	-
Homeland Security Region 2 SHSP	-	14,535	-
HOPWA	-	-	41,023
Housing Choice Vouchers	-	-	2,750,319
Internet Crimes Against Children	-	21,540	-
JAG Grants	-	29,536	-
Project Safe Neighborhood	-	117,743	-
Salt Lake Homes Investment Partnership	-	36,898	-
Shelter Plus Care	-	-	214,167
VAWA Grant	-	50,137	-
VOCA Recovery Act Grant	-	87,532	-
State of Utah:			
Capital Project Funds	-	4,005,952	-
CCJJ Halfway House Grant	-	97,773	-
CCJJ State Asset Forfeiture Grant	-	180,390	-
Class "C" road fund allotment	3,952,748	-	-
EMS Fire Department Grant	-	2,406	-
Liquor allotment	-	326,102	-
Sustainability grant	-	19,000	-
Other Governments:			
ZAP Grant	-	64,000	-
	<u>\$ 3,952,748</u>	<u>\$ 6,420,666</u>	<u>\$ 3,005,509</u>

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 14 INTERGOVERNMENTAL REVENUE (Continued)

The City receives financial assistance from federal and state governmental agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements, and are subject to audit by the City's independent auditors and other governmental auditors. Any disallowed claims resulting from such an audit could become a liability of the General Fund or other applicable fund. Based on prior experience, the City administration believes such disallowance, if any, would be immaterial.

NOTE 15 REDEVELOPMENT AGENCY OF THE WEST VALLEY CITY

In accordance with Utah Code Section 17C-1-605(1), the City's Redevelopment Agency is required to disclose the following information for the year ended June 30, 2015:

Tax increment collected from other taxing agencies for project areas a follows:

Willow Wood	\$ 368,023
Redwood	1,138,082
Hercules A	1,867,572
Market Street	147,267
Hercules B	816,598
Decker Lake	1,487,695
3500 South A	266,304
5600 West Gateway	127,681
Jordan River	345,782
City Center	1,391,473
Southwest	2,084,398
North Central	66,233
Granger Crossing	51,391
	<u>\$ 10,158,499</u>

Amounts expended for:

Site improvements and preparation costs	\$ 466,967
Cost of services provided	5,160,451
Administrative costs	874,877
Tax increment paid to other entities	3,385,865
Debt service	5,707,565
	<u>\$ 15,595,725</u>
Property acquisitions, held for resale	<u>\$ 1,034,972</u>
Outstanding bonds and loans to finance RDA projects	<u>\$ 56,903,182</u>

NOTE 16 CONDUIT DEBT OBLIGATIONS

From time to time, the City has issued Industrial Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issue. Neither the City, the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds.

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 16 CONDUIT DEBT OBLIGATIONS (Continued)

Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of June 30, 2015, there are four series of Industrial Revenue Bonds outstanding, with an aggregate original issue principal amount payable of \$19,871,930 composed of the following issues:

Company	Maturity	Balance at June 30, 2015
Monticello Academy - Series 2007	June 2037	\$ 9,940,000
East Hollywood High School - Series 2007	June 2037	5,420,000
Holbrook Properties - Series 2007	April 2018	802,096
Hunt 1920 - Series 2015	July 2035	100,500
		<u>\$ 16,262,596</u>

NOTE 17 INTERLOCAL AGREEMENTS

The City is one of 11 founding members of the Utah Telecommunications Open Infrastructure Agency (UTOPIA), an interlocal cooperative agreement organized under the laws of the State of Utah. UTOPIA was created to design, finance, build, operate, and maintain an open, wholesale, public and telecommunication infrastructure that delivers high-speed connections to every home and business in the member communities. UTOPIA issues annual audited financial statements which are available either from UTOPIA or the Utah State Auditor.

The City is a pledging member who has pledged sales and use tax revenues to partially guarantee payment of UTOPIA's bonds. In return for the pledge, the City will be among the first cities to receive UTOPIA's services. In December 2011, UTOPIA issued an \$185,000,000 revenue refunding bond, which will become due in June 2040. The debt service payments will be made by the 11 pledging members according to their respective percentages up to a specific dollar amount. The City's percentage of the Debt Service Reserve shortfall is 28.01% with a yearly liability limit set at a maximum of \$3,813,017 for the coming year ended June 30, 2016. Any bonds or debt issued or incurred by UTOPIA will not constitute debt of the City. Pledge payments made during the year ended June 30, 2015 totaled \$3,744,472. The aggregate amount paid to UTOPIA of \$19,219,043 as of June 30, 2015, is considered to be a note receivable but the entire amount has been reserved and is not expected to be repaid.

The City is also one of eight founding members of the Utah Infrastructure Agency (UIA), an interlocal cooperative agreement organized in July of 2010 under the laws of the State of Utah. Like UTOPIA, UIA was organized to provide for acquisition, construction, and installation of advanced communication lines, improvements, and facilities. The City has pledged franchise tax revenues to ensure that UIA fulfills its revenue requirement from the bond agreements, which is that UIA must have revenue equal to the operations and maintenances expenses and the capital costs in a fiscal year. In the event that there is a shortfall, the City has agreed to lend UIA its franchise tax revenues. The percentage of the City's share of the shortfall pledge is 30.44% with a yearly liability limit set at a maximum of \$1,568,781.

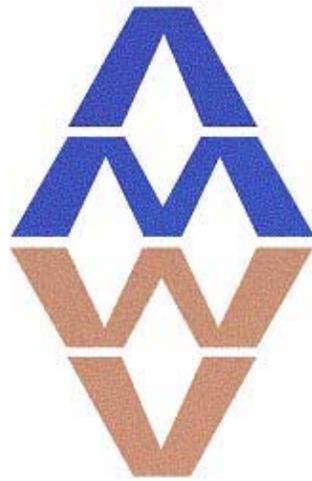
UIA may also establish, as needed, Working Capital Assessments to its member cities to help cover any operational expense (OpEx) shortfall. Under a shortfall scenario, UIA notifies the member cities of their respective obligations to utilize Energy Sales and Use Taxes to replenish the shortfall. The amounts assessed and paid during the year ended June 30, 2015, totaled \$386,769. The aggregate amount paid to UIA of \$1,017,276 as of June 30, 2015, is considered to be a note receivable but the entire amount has been reserved and is not expected to be repaid. UIA's annual audited financial statements are available either from UIA or the Utah State Auditor.

WEST VALLEY CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

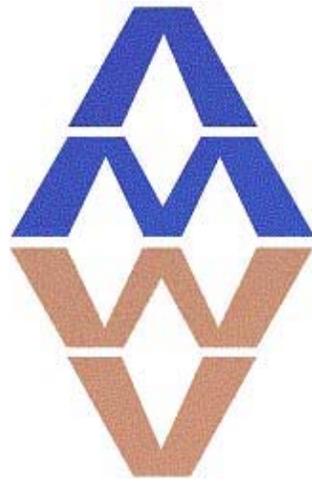
NOTE 18 PRIOR PERIOD ADJUSTMENTS

During the year, the City implemented GASB Statement No. 68 Accounting and Financial Reporting for Pensions. This statement provides improved accounting and financial reporting guidelines for state and local governments for pensions. As required by GASBS 68, the provisions of the standard have been applied retroactively. In addition, the management discovered that a portion of the accrual for claims and contingencies was recorded in the general fund as an accrued liability instead of in the government-wide statement of net position as a long-term contingency. The effect of the changes on the major components of the previously issued 2014 financial statements is presented below:

	Total Assets and Deferred Outflows	Total Liabilities and Deferred Inflows	Net Position	General Fund Liabilities and Deferred Inflows	General Fund Total Fund Balance
Governmental Activities					
June 30, 2014, as previously reported	\$ 471,282,717	\$ 205,013,907	\$ 266,268,810	\$ 33,675,909	\$ 26,066,126
Implementation of GASBS 68	3,006,245	18,769,369	(15,763,124)	-	-
Correction of claims contingency	-	-	-	(394,745)	394,745
June 30, 2014, as restated	<u>\$ 474,288,962</u>	<u>\$ 223,783,276</u>	<u>\$ 250,505,686</u>	<u>\$ 33,281,164</u>	<u>\$ 26,460,871</u>
Business-type Activities					
June 30, 2014, as previously reported	\$ 82,773,401	\$ 11,849,675	\$ 70,923,726		
Implementation of GASBS 68	151,171	944,432	(793,261)		
June 30, 2014, as restated	<u>\$ 82,924,572</u>	<u>\$ 12,794,107</u>	<u>\$ 70,130,465</u>		



REQUIRED SUPPLEMENTAL INFORMATION



WEST VALLEY CITY
INFORMATION ABOUT INFRASTRUCTURE ASSETS REPORTED
USING THE MODIFIED APPROACH
For The Year Ended June 30, 2015

As allowed by GASB Statement No. 34, *Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments*, the City has adopted an allowable alternative to reporting depreciation for three of eight infrastructure subsystems in the Transportation Network. Under this alternative method, referred to as the “modified approach”, the City must maintain an asset management system and demonstrate that its subsystems are being preserved at or above condition levels established by City policy. Infrastructure assets accounted for under the modified approach are not depreciated, and maintenance and preservation costs are expensed. The City capitalizes costs related to new construction, major replacements, and improvements that increase the capacity and /or efficiency of infrastructure assets reported under the modified approach.

In order to utilize the modified approach, the City is required to:

- Maintain an asset management system that includes an up-to-date inventory of eligible infrastructure assets.
- Perform and document replicable condition assessments of the eligible infrastructure assets and summarize the results using a measurement scale.
- Estimate each year the annual amount to maintain and preserve the eligible infrastructure assets at the condition level established and disclosed by the City.
- Document that the infrastructure assets are being preserved approximately at, or above the condition level established by the City.

The City applies the modified approach to the three major subsystems considered to be owned by the City: Major Streets, Minor Streets and Sidewalks. The goal of the City in conjunction with adopting the modified approach is to develop and provide a cost effective pavement maintenance and rehabilitation program that preserves the City’s investment in its subsystems and enhances public transportation and safety.

Major Streets

The condition of the major streets pavement is measured using the Local Transportation Assistance Program. This system uses a measurement scale that considers the condition of the roads using nine condition factors and then assigns the road a Remaining Service Life, (RSL), ranging from 0 to 21. The RSL is the remaining life of the road in years, if no additional upkeep, replacement, or maintenance is performed. The RSL is used to classify roads into categories as follows:

Category	RSL Rating Range	Description
Excellent	19 - 20 yrs	New or nearly new pavement which provides a very smooth ride and is mainly free of distress. (No maintenance work needed.)
Very Good	13 - 18 yrs	Pavement which provides an adequate ride, and exhibits few, if any, visible signs of distress. (Minor maintenance may be needed.)
Good	10 - 12 yrs	Pavement which provides an adequate ride, and exhibits few signs of distress. (Moderate maintenance may be needed.)
Fair	7 - 9 yrs	Surface defects in this category such as alligator cracking, potholes, rutting, and raveling are affecting the ride of the user. (Major maintenance is likely needed.)
Poor	1 - 6 yrs	These roads have deteriorated to such an extent that they are in need of resurfacing, and the ride is noticeably rough. (Structural improvements, in addition to major maintenance, is likely
Failed	0 yrs	Pavement in this category is severely deteriorated, and the ride quality is unacceptable. (Complete road reconstruction is likely needed.)

WEST VALLEY CITY
INFORMATION ABOUT INFRASTRUCTURE ASSETS REPORTED
USING THE MODIFIED APPROACH (Continued)
For The Year Ended June 30, 2015

Major Streets (Continued)

The City's policy is to maintain an average RSL of 8 years or greater. The City performs a complete condition assessment on each major street every two to three years. A condition assessment on the major streets was performed in August 2014.

Condition Rating of the City's Major Streets
(Percentage of Miles)

<u>Category</u>	<u>2014</u>	<u>2012</u>	<u>2010</u>	<u>2007</u>
Excellent	2%	5%	5%	0%
Very Good	16%	20%	29%	31%
Good	27%	26%	42%	45%
Fair	21%	12%	3%	9%
Poor	34%	35%	21%	15%
Fail	0%	2%	0%	0%
Average RSL	9.27 Years	9.92 Years	10.95 Years	11.00 Years

**Comparison of Needed-to-Actual
Maintenance/Preservation**

<u>Major Streets</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
Estimated	\$ 965,784	\$ 1,712,845	\$ 3,217,163	\$ 3,594,735	\$ 4,135,537
Actual	836,636	1,683,920	1,354,158	3,559,892	1,128,825

WEST VALLEY CITY
INFORMATION ABOUT INFRASTRUCTURE ASSETS REPORTED
USING THE MODIFIED APPROACH (Continued)
For The Year Ended June 30, 2015

Minor Streets

The condition of the minor streets pavement is measured using the Local Transportation Assistance Program in which pavement management data has been entered into a database linked to each minor street.

Category	Description	RSL (Years)
Excellent	Pavement appears new, and no discernible roughness in ride.	19-20
Very Good	Pavement which provides an adequate ride, and exhibits few, if any, visible signs of distress. (Minor maintenance may be needed.)	13-18
Good	Pavement appears to show some signs of distress, but ride remains smooth.	10-12
Fair	Pavement shows some distress, with notable roughness in ride but little discomfort for driver.	7-9
Poor	Pavement deteriorated to extent that requires resurfacing, substantial roughness in ride leading to reduction of speed below posted limit.	1-6
Failed	Minor street is severely deteriorated, and the ride quality is unacceptable. (Complete road reconstruction is likely needed.)	0

The City's policy is to maintain an average RSL of 8 years or greater. The City performs a complete condition assessment on each major street every two to three years. A condition assessment on the minor streets was performed in August 2014.

Condition Rating of the City's Minor Streets
(Percentage of Miles)

<u>Category</u>	<u>2014</u>	<u>2012</u>	<u>2010</u>	<u>2009</u>
Excellent	2%	5%	6%	7%
Very Good	16%	20%	14%	11%
Good	27%	26%	35%	42%
Fair	21%	12%	4%	7%
Poor/Failed	34%	37%	42%	33%
Average RSL	9.27 Years	9.92 Years	9.9 Years	9.7 Years

**Comparison of Needed-to-actual
Maintenance/Preservation**

<u>Minor Streets</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
Estimated	\$ 1,356,584	\$ 1,107,980	\$ 1,655,098	\$ 1,773,014	\$ 842,419
Actual	1,206,191	1,127,590	1,680,891	923,490	681,718

WEST VALLEY CITY
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
December 31, 2014
Last 10 Fiscal Years *

Sidewalks

The condition of the sidewalks is measured using the Geodatabase System in which pavement management data has been entered into a database linked to each minor street. The following table details the measurement scale the City uses in assessing the condition rating for sidewalks.

Category	Description
Excellent/ Good	No defects in the sidewalk.
Fair	Light spalling, less than 1" displacement in the sidewalk.
Poor	Light spalling, 1 - 2" displacement in the sidewalk.
Failed	Heavy spalling, more than 2" displacement in the sidewalk.

It is the City’s policy to maintain a minimum of 95% of sidewalks (by length) at the “good or excellent” condition level. The City performs a complete condition assessment on each sidewalk every three years. A complete assessment was performed in the Summer of 2013.

Condition Rating of the City's Sidewalks

<u>Category</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
Excellent/Good	97%	97%	98%
Fair	1%	1%	1%
Poor	1%	1%	1%
Fail	1%	1%	0%

**Comparison of Needed-to-actual
Maintenance/Preservation**

<u>Sidewalks</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
Estimated	\$ 146,000	\$ 102,500	\$ 100,000	\$ 134,456	\$ 254,091
Actual	147,192	103,807	92,933	116,253	150,132

WEST VALLEY CITY
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
December 31, 2014
Last 10 Fiscal Years *

	Noncontributory System	Contributory Retirement System	Public Safety System	Firefighters System	Tier 2 Public Employees System	Tier 2 Public Safety and Firefighter System
Proportion of the net pension liability (asset)	1.7080176%	1.4978171%	15.6422550%	6.8152989%	0.4097114%	2.5710638%
Proportionate share of the net pension liability (asset)	\$ 7,416,614	\$ 432,036	\$ 6,185,459	\$ (750,008)	\$ (12,416)	\$ (38,034)
Covered employee payroll	\$ 14,618,779	\$ 801,898	\$ 9,846,928	\$ 5,701,588	\$ 2,010,318	\$ 1,063,696
Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	50.7%	53.9%	62.8%	-13.2%	-0.6%	-3.6%
Plan fiduciary net position as a percentage of the total pension liability	90.2%	94.0%	89.0%	101.3%	103.5%	120.5%

** In accordance with paragraph 81.a of GASB 68, employers will need to disclose a 10-year history of their proportionate share of the Net Pension Liability (Asset) in their RSI. The 10-year schedule will need to be built prospectively. The schedule above is only for the current year.*

WEST VALLEY CITY
SCHEDULE OF CONTRIBUTIONS
December 31, 2014
Last 10 Fiscal Years *

	Noncontributory System	Contributory Retirement System	Public Safety System	Firefighters System	Tier 2 Public Employees System	Tier 2 Public Safety and Firefighter System
Contractually required contribution	\$ 2,684,526	\$ 111,141	\$ 3,165,616	\$ 315,033	\$ 169,036	\$ 115,851
Contributions in relation to the contractually required contribution	(2,684,526)	(111,141)	(3,165,616)	(315,033)	(169,036)	(115,851)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered employee payroll	\$ 14,618,779	\$ 801,898	\$ 9,846,928	\$ 5,701,588	\$ 2,010,318	\$ 1,063,696
Contributions as a percentage of covered-employee payroll**	18.36%	13.86%	32.15%	5.53%	8.41%	10.89%

* Amounts presented were determined as of calendar year January 1 - December 31. Employers will be required to prospectively develop this table in future years to show a 10-year history. The schedule above is only for the current year.

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

SUPPLEMENTAL INFORMATION

WEST VALLEY CITY
COMBINING BALANCE SHEET – NONMAJOR
GOVERNMENTAL FUNDS
June 30, 2015

	Capital Projects Funds				
	Road Impact Fee	Park Impact Fee	Fire Impact Fee	Police Impact Fee	Flood Impact Fee
ASSETS					
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ -	\$ -
Receivables:					
Intergovernmental	-	-	-	-	-
Loan receivables	-	-	-	-	-
Due from other funds	-	-	-	-	-
Restricted assets:					
Cash and cash equivalents	1,475,906	1,516,073	113,264	86,229	133,071
Total Assets	<u>\$ 1,475,906</u>	<u>\$ 1,516,073</u>	<u>\$ 113,264</u>	<u>\$ 86,229</u>	<u>\$ 133,071</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -
Liabilities payable from restricted assets	16,766	17,019	-	-	-
Total Liabilities	<u>16,766</u>	<u>17,019</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances:					
Restricted for:					
Future development	1,459,140	1,499,054	113,264	86,229	133,071
Assigned, reported in:					
Special revenue funds	-	-	-	-	-
Total Fund Balances	<u>1,459,140</u>	<u>1,499,054</u>	<u>113,264</u>	<u>86,229</u>	<u>133,071</u>
Total Liabilities and Fund Balances	<u>\$ 1,475,906</u>	<u>\$ 1,516,073</u>	<u>\$ 113,264</u>	<u>\$ 86,229</u>	<u>\$ 133,071</u>

WEST VALLEY CITY
COMBINING BALANCE SHEET – NONMAJOR
GOVERNMENTAL FUNDS (Continued)
June 30, 2015

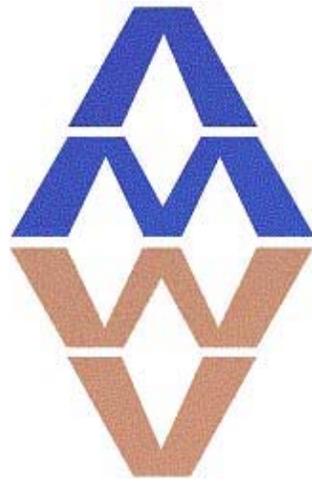
	<u>Special Revenue</u>		<u>Debt Service</u>	Total Nonmajor Governmental Funds
	<u>Fund</u>		<u>Fund</u>	
	<u>UCCCF</u>	<u>Grants</u>	<u>Building Authority</u>	
ASSETS				
Cash and cash equivalents	\$ 80,513	\$ -	\$ 5,685,956	\$ 5,766,469
Receivables:				
Intergovernmental	-	743,244	-	743,244
Loan receivables	-	629,025	-	629,025
Due from other funds	-	-	-	-
Restricted assets:				
Cash and cash equivalents	-	-	1,639,714	4,964,257
Total Assets	\$ 80,513	\$ 1,372,269	\$ 7,325,670	\$ 12,102,995
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 1,666	\$ 174,830	\$ 13,633	\$ 190,129
Accrued liabilities	-	4,694	-	4,694
Due to other funds	-	341,488	-	341,488
Unearned revenue	-	717,405	-	717,405
Notes payable	-	-	4,600,000	4,600,000
Liabilities payable from restricted assets	-	-	-	33,785
Total Liabilities	1,666	1,238,417	4,613,633	5,887,501
Fund Balances:				
Restricted for:				
Debt Service	-	-	1,639,714	1,639,714
Future development	-	-	-	3,290,758
Assigned, reported in:				
Special revenue funds	78,847	133,852	1,072,323	1,285,022
Total Fund Balances	78,847	133,852	2,712,037	6,215,494
Total Liabilities and Fund Balances	\$ 80,513	\$ 1,372,269	\$ 7,325,670	\$ 12,102,995

WEST VALLEY CITY
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – NONMAJOR GOVERNMENTAL FUNDS
For The Year Ended June 30, 2015

	Capital Projects Funds				
	Road Impact Fee	Park Impact Fee	Fire Impact Fee	Police Impact Fee	Flood Impact Fee
Revenues:					
Fees	\$ 501,947	\$ 556,527	\$ 54,405	\$ 47,196	\$ 101,112
Intergovernmental	-	-	-	-	-
Interest	-	-	-	-	-
Program income	-	-	-	-	-
Total Revenues	<u>501,947</u>	<u>556,527</u>	<u>54,405</u>	<u>47,196</u>	<u>101,112</u>
Expenditures:					
Current:					
Highways and public improvements	381,737	-	-	-	121,798
Parks and recreation	-	1,043,870	-	-	-
Total Expenditures	<u>381,737</u>	<u>1,043,870</u>	<u>-</u>	<u>-</u>	<u>121,798</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>120,210</u>	<u>(487,343)</u>	<u>54,405</u>	<u>47,196</u>	<u>(20,686)</u>
Other Financing Sources (Uses):					
Transfers in	-	-	-	-	-
Transfers out	-	-	(40,000)	(30,000)	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>(40,000)</u>	<u>(30,000)</u>	<u>-</u>
Net Change in Fund Balances	120,210	(487,343)	14,405	17,196	(20,686)
Fund Balances, Beginning	<u>1,338,930</u>	<u>1,986,397</u>	<u>98,859</u>	<u>69,033</u>	<u>153,757</u>
Fund Balances, Ending	<u>\$ 1,459,140</u>	<u>\$ 1,499,054</u>	<u>\$ 113,264</u>	<u>\$ 86,229</u>	<u>\$ 133,071</u>

WEST VALLEY CITY
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – NONMAJOR GOVERNMENTAL FUNDS (Continued)
For The Year Ended June 30, 2015

	<u>Special Revenue</u> <u>Fund</u>		<u>Debt Service</u> <u>Fund</u>	<u>Total</u> <u>Nonmajor</u> <u>Governmental</u> <u>Funds</u>
	<u>UCCCF</u>	<u>Grants</u>	<u>Building</u> <u>Authority</u>	
Revenues:				
Fees and contributions	\$ 14,925	\$ -	\$ -	\$ 1,276,112
Intergovernmental	-	6,420,666	-	6,420,666
Interest	-	-	5,957	5,957
Program income	-	128,068	-	128,068
Total Revenues	<u>14,925</u>	<u>6,548,734</u>	<u>5,957</u>	<u>7,830,803</u>
Expenditures:				
Current:				
General government	-	19,000	-	19,000
Public safety	-	1,220,839	-	1,220,839
Highways and public improvements	-	4,005,952	-	4,509,487
Parks and recreation	-	64,000	-	1,107,870
Community development	19,079	831,821	-	850,900
Debt service:				
Principal	-	185,000	2,430,000	2,615,000
Interest	-	97,300	1,388,278	1,485,578
Capital outlay	-	-	398,253	398,253
Total Expenditures	<u>19,079</u>	<u>6,423,912</u>	<u>4,216,531</u>	<u>12,206,927</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(4,154)</u>	<u>124,822</u>	<u>(4,210,574)</u>	<u>(4,376,124)</u>
Other Financing Sources (Uses):				
Transfers in	-	3,572	4,054,181	4,057,753
Transfers out	-	-	-	(70,000)
Total Other Financing Sources (Uses)	<u>-</u>	<u>3,572</u>	<u>4,054,181</u>	<u>3,987,753</u>
Net Change in Fund Balances	<u>(4,154)</u>	<u>128,394</u>	<u>(156,393)</u>	<u>(388,371)</u>
Fund Balances, Beginning	<u>83,001</u>	<u>5,458</u>	<u>2,868,430</u>	<u>6,603,865</u>
Fund Balances, Ending	<u>\$ 78,847</u>	<u>\$ 133,852</u>	<u>\$ 2,712,037</u>	<u>\$ 6,215,494</u>



WEST VALLEY CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCES – BUDGET AND ACTUAL - MAJOR GOVERNMENTAL FUNDS
For The Year Ended June 30, 2015

	<u>Capital Projects</u>			
	<u>Budgeted Amounts</u>		Actual Amounts	Variance with Final Budget
	<u>Original</u>	<u>Final</u>		
Revenues:				
Miscellaneous	\$ -	\$ -	\$ 79,402	\$ 79,402
Total Revenues	<u>-</u>	<u>-</u>	<u>79,402</u>	<u>79,402</u>
Expenditures:				
Debt service:				
Principal	472,976	439,215	428,497	10,718
Interest	19,430	53,191	53,191	-
Capital outlay	2,150,307	9,851,063	2,894,860	6,956,203
Total Expenditures	<u>2,642,713</u>	<u>10,343,469</u>	<u>3,376,548</u>	<u>6,966,921</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(2,642,713)</u>	<u>(10,343,469)</u>	<u>(3,297,146)</u>	<u>7,046,323</u>
Other Financing Sources (Uses):				
Sale of capital assets	-	-	322,102	322,102
Transfers in	492,406	1,094,814	1,094,814	-
Total Other Financing Sources (Uses)	<u>492,406</u>	<u>1,094,814</u>	<u>1,416,916</u>	<u>322,102</u>
Net Change in Fund Balances	<u>(2,150,307)</u>	<u>(9,248,655)</u>	<u>(1,880,230)</u>	<u>7,368,425</u>
Fund Balances, Beginning	<u>4,442,574</u>	<u>4,442,574</u>	<u>4,442,574</u>	<u>-</u>
Fund Balances, Ending	<u>\$ 2,292,267</u>	<u>\$ (4,806,081)</u>	<u>\$ 2,562,344</u>	<u>\$ 7,368,425</u>

WEST VALLEY CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE – BUDGET AND ACTUAL - NONMAJOR GOVERNMENTAL FUNDS
For The Year Ended June 30, 2015

	Road Impact Fee - Capital Projects Fund			
	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Fees	\$ 400,000	\$ 400,000	\$ 501,947	\$ 101,947
Total Revenues	<u>400,000</u>	<u>400,000</u>	<u>501,947</u>	<u>101,947</u>
Expenditures:				
Current:				
Highways and public improvements	400,000	579,600	381,737	197,863
Total Expenditures	<u>400,000</u>	<u>579,600</u>	<u>381,737</u>	<u>197,863</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>-</u>	<u>(179,600)</u>	<u>120,210</u>	<u>299,810</u>
Net Change in Fund Balances	-	(179,600)	120,210	299,810
Fund Balances, Beginning	<u>1,338,930</u>	<u>1,338,930</u>	<u>1,338,930</u>	<u>-</u>
Fund Balances, Ending	<u>\$ 1,338,930</u>	<u>\$ 1,159,330</u>	<u>\$ 1,459,140</u>	<u>\$ 299,810</u>

WEST VALLEY CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL - NONMAJOR
GOVERNMENTAL FUNDS (Continued)
For The Year Ended June 30, 2015

Park Impact Fee - Capital Projects Fund				
	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Fees	\$ 100,000	\$ 1,910,000	\$ 556,527	\$ (1,353,473)
Total Revenues	<u>100,000</u>	<u>1,910,000</u>	<u>556,527</u>	<u>(1,353,473)</u>
Expenditures:				
Current:				
Parks and recreation	100,000	1,910,000	1,043,870	866,130
Total Expenditures	<u>100,000</u>	<u>1,910,000</u>	<u>1,043,870</u>	<u>866,130</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>-</u>	<u>-</u>	<u>(487,343)</u>	<u>(487,343)</u>
Net Change in Fund Balances	-	-	(487,343)	(487,343)
Fund Balances, Beginning	<u>1,986,397</u>	<u>1,986,397</u>	<u>1,986,397</u>	<u>-</u>
Fund Balances, Ending	<u>\$ 1,986,397</u>	<u>\$ 1,986,397</u>	<u>\$ 1,499,054</u>	<u>\$ (487,343)</u>

WEST VALLEY CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL - NONMAJOR
GOVERNMENTAL FUNDS (Continued)
For The Year Ended June 30, 2015

Fire Impact Fee - Capital Projects Fund				
	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Fees	\$ 40,000	\$ 40,000	\$ 54,405	\$ 14,405
Total Revenues	<u>40,000</u>	<u>40,000</u>	<u>54,405</u>	<u>14,405</u>
Expenditures:				
Current:				
Public safety	-	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>40,000</u>	<u>40,000</u>	<u>54,405</u>	<u>14,405</u>
Other Financing Sources (Uses):				
Transfers out	(40,000)	(40,000)	(40,000)	-
Total Other Financing Sources (Uses)	<u>(40,000)</u>	<u>(40,000)</u>	<u>(40,000)</u>	<u>-</u>
Net Change in Fund Balances	-	-	14,405	14,405
Fund Balances, Beginning	<u>98,859</u>	<u>98,859</u>	<u>98,859</u>	<u>-</u>
Fund Balances, Ending	<u>\$ 98,859</u>	<u>\$ 98,859</u>	<u>\$ 113,264</u>	<u>\$ 14,405</u>

WEST VALLEY CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL - NONMAJOR
GOVERNMENTAL FUNDS (Continued)
For The Year Ended June 30, 2015

Police Impact Fee - Capital Projects Fund				
	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Fees	\$ 30,000	\$ 30,000	\$ 47,196	\$ 17,196
Total Revenues	30,000	30,000	47,196	17,196
Expenditures:				
Current:				
Public safety	-	-	-	-
Total Expenditures	-	-	-	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	30,000	30,000	47,196	17,196
Other Financing Sources (Uses):				
Transfers in	-	-	-	-
Transfers out	(30,000)	(30,000)	(30,000)	-
Total Other Financing Sources (Uses)	(30,000)	(30,000)	(30,000)	-
Net Change in Fund Balances	-	-	17,196	17,196
Fund Balances, Beginning	69,033	69,033	69,033	-
Fund Balances, Ending	\$ 69,033	\$ 69,033	\$ 86,229	\$ 17,196

WEST VALLEY CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL - NONMAJOR
GOVERNMENTAL FUNDS (Continued)
For The Year Ended June 30, 2015

Flood Impact Fee - Capital Projects Fund				
	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Fees	\$ 100,000	\$ 100,000	\$ 101,112	\$ 1,112
Interest	-	-	-	-
Total Revenues	100,000	100,000	101,112	1,112
Expenditures:				
Current:				
Highways and public improvements	100,000	209,446	121,798	87,648
Total Expenditures	100,000	209,446	121,798	87,648
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	(109,446)	(20,686)	88,760
Other Financing Sources (Uses):				
Transfers in	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balances	-	(109,446)	(20,686)	88,760
Fund Balances, Beginning	153,757	153,757	153,757	-
Fund Balances, Ending	\$ 153,757	\$ 44,311	\$ 133,071	\$ 88,760

WEST VALLEY CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL - NONMAJOR
GOVERNMENTAL FUNDS (Continued)
For The Year Ended June 30, 2015

	<u>UCCCF - Special Revenue Fund</u>			
	<u>Budgeted Amounts</u>		Actual Amounts	Variance with Final Budget
	<u>Original</u>	<u>Final</u>		
Revenues:				
Fees and contributions	\$ -	\$ (35,645)	14,925	(50,570)
Total Revenues	<u>-</u>	<u>(35,645)</u>	<u>14,925</u>	<u>(50,570)</u>
Expenditures:				
Current:				
Community development	-	35,645	19,079	16,566
Debt service:				
Total Expenditures	<u>-</u>	<u>35,645</u>	<u>19,079</u>	<u>16,566</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>-</u>	<u>(71,290)</u>	<u>(4,154)</u>	<u>(34,004)</u>
Net Change in Fund Balances	-	(71,290)	(4,154)	67,136
Fund Balances, Beginning	<u>83,001</u>	<u>83,001</u>	<u>83,001</u>	<u>-</u>
Fund Balances, Ending	<u>\$ 83,001</u>	<u>\$ 11,711</u>	<u>\$ 78,847</u>	<u>\$ 67,136</u>

WEST VALLEY CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL - NONMAJOR
GOVERNMENTAL FUNDS (Continued)
For The Year Ended June 30, 2015

	Grants - Special Revenue Fund			
	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues:				
Intergovernmental	\$ 986,000	\$ 4,568,178	\$ 6,420,666	\$ 1,852,488
Program income	-	-	128,068	128,068
Total Revenues	986,000	4,568,178	6,548,734	1,980,556
Expenditures:				
Current:				
General government	-	-	19,000	(19,000)
Public safety	-	2,643,985	1,220,839	1,423,146
Highways and public improvements	-	499,245	4,005,952	(3,506,707)
Parks and recreation	-	116,357	64,000	52,357
Community development	703,700	1,029,863	831,821	198,042
Debt service:				
Principal	185,000	185,000	185,000	-
Interest	97,300	97,300	97,300	-
Total Expenditures	986,000	4,571,750	6,423,912	(1,852,162)
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	(3,572)	124,822	128,394
Other Financing Sources (Uses):				
Transfers in	-	3,572	3,572	-
Total Other Financing Sources (Uses)	-	3,572	3,572	-
Net Change in Fund Balances	-	-	128,394	128,394
Fund Balances, Beginning	5,458	5,458	5,458	-
Fund Balances, Ending	\$ 5,458	\$ 5,458	\$ 133,852	\$ 128,394

WEST VALLEY CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL - NONMAJOR
GOVERNMENTAL FUNDS (Continued)
For The Year Ended June 30, 2015

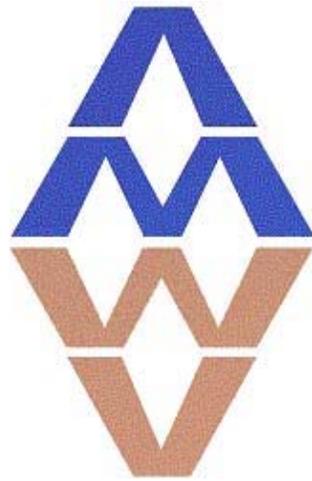
Building Authority - Debt Service Fund				
	<u>Budgeted Amounts</u>		Actual Amounts	Variance with Final Budget
	<u>Original</u>	<u>Final</u>		
Revenues:				
Interest	\$ -	\$ -	\$ 5,957	\$ 5,957
Total Revenues	<u>-</u>	<u>-</u>	<u>5,957</u>	<u>5,957</u>
Expenditures:				
Debt service:				
Principal	2,430,000	2,430,000	2,430,000	-
Interest	1,344,181	1,389,181	1,388,278	903
Capital outlay	<u>280,000</u>	<u>530,000</u>	<u>398,253</u>	<u>131,747</u>
Total Expenditures	<u>4,054,181</u>	<u>4,349,181</u>	<u>4,216,531</u>	<u>132,650</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(4,054,181)</u>	<u>(4,349,181)</u>	<u>(4,210,574)</u>	<u>138,607</u>
Other Financing Sources (Uses):				
Transfers in	<u>4,054,181</u>	<u>4,054,181</u>	<u>4,054,181</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>4,054,181</u>	<u>4,054,181</u>	<u>4,054,181</u>	<u>-</u>
Net Change in Fund Balances	-	(295,000)	(156,393)	138,607
Fund Balances, Beginning	<u>2,868,430</u>	<u>2,868,430</u>	<u>2,868,430</u>	<u>-</u>
Fund Balances, Ending	<u>\$ 2,868,430</u>	<u>\$ 2,573,430</u>	<u>\$ 2,712,037</u>	<u>\$ 138,607</u>

WEST VALLEY CITY
COMBINING STATEMENT OF NET POSITION
NONMAJOR ENTERPRISE FUNDS
June 30, 2015

	Business-type Activities - Enterprise Funds		
	Housing Authority	Ambulance Fund	Total Nonmajor Proprietary Funds
Assets:			
Current Assets:			
Cash and cash equivalents	\$ 2,244,874	\$ 9,075	\$ 2,253,949
Accounts receivable, net	-	478,069	478,069
Grants receivable	63,245	-	63,245
Restricted cash and cash equivalents	1,682,742	-	1,682,742
Total Current Assets	<u>3,990,861</u>	<u>487,144</u>	<u>4,478,005</u>
Noncurrent Assets:			
Net pension asset	113	98,363	98,476
Capital assets, net:			
Construction in progress	-	-	-
Machinery and equipment	-	626,643	626,643
Total Noncurrent Assets	<u>113</u>	<u>725,006</u>	<u>725,119</u>
Total Assets	3,990,974	1,212,150	5,203,124
Deferred Outflows of Resources:			
Deferred outflows of resources relating to pensions	18,104	103,992	122,096
Total Deferred Outflows of Resources	<u>18,104</u>	<u>103,992</u>	<u>122,096</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 4,009,078</u>	<u>\$ 1,316,142</u>	<u>\$ 5,325,220</u>

WEST VALLEY CITY
COMBINING STATEMENT OF NET POSITION (Continued)
NONMAJOR ENTERPRISE FUNDS
June 30, 2015

	Business-type Activities - Enterprise Funds		
	Housing Authority	Ambulance Fund	Total Nonmajor Proprietary Funds
Liabilities:			
Current Liabilities:			
Accounts payable	\$ 33,690	\$ -	\$ 33,690
Accrued liabilities	31,418	61,484	92,902
Paid time-off payable	4,234	28,519	32,753
Capital lease payable	-	32,365	32,365
Total Current Liabilities	<u>69,342</u>	<u>122,368</u>	<u>191,710</u>
Noncurrent Liabilities			
Paid time-off payable	-	76,848	76,848
Capital lease payable, net	-	72,247	72,247
Net pension liability	71,565	-	71,565
Total Noncurrent Liability	<u>71,565</u>	<u>149,095</u>	<u>220,660</u>
Total Liabilities	<u>140,907</u>	<u>271,463</u>	<u>412,370</u>
Deferred Inflows of Resources:			
Deferred inflows of resources relating to pensions	5,696	303,815	309,511
Total Deferred Inflows of Resources	<u>5,696</u>	<u>303,815</u>	<u>309,511</u>
Net Position:			
Net investment in capital assets	-	522,031	522,031
Restricted for:			
Acquisition of public housing	1,682,742	-	1,682,742
Unrestricted	2,179,733	218,833	2,398,566
Total Net Position	<u>3,862,475</u>	<u>740,864</u>	<u>4,603,339</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 4,009,078</u>	<u>\$ 1,316,142</u>	<u>\$ 5,325,220</u>



WEST VALLEY CITY
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND
NET POSITION – NONMAJOR ENTERPRISE FUNDS
For The Year Ended June 30, 2015

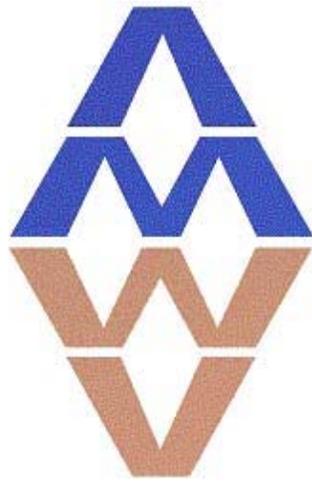
	Business-type Activities - Enterprise Funds		
	Housing Authority	Ambulance Fund	Total Nonmajor Proprietary Funds
Operating Revenues:			
Ambulance fees	\$ -	\$ 1,975,523	\$ 1,975,523
Miscellaneous	14,845	-	14,845
Total Operating Revenues	<u>14,845</u>	<u>1,975,523</u>	<u>1,990,368</u>
Operating Expenses:			
General and administrative	368,658	1,464,521	1,833,179
Housing Payments	2,850,617	-	2,850,617
Depreciation	-	200,498	200,498
Total Operating Expenses	<u>3,219,275</u>	<u>1,665,019</u>	<u>4,884,294</u>
Operating Income (loss)	<u>(3,204,430)</u>	<u>310,504</u>	<u>(2,893,926)</u>
Nonoperating Income (Expense):			
Intergovernmental revenue	3,005,509	-	3,005,509
Nonemployer contributions to pension plan	-	94,587	94,587
Gain on sale of capital assets	-	-	-
Interest income	951	-	951
Interest expense	-	(2,246)	(2,246)
Total Nonoperating Income (Expense)	<u>3,006,460</u>	<u>92,341</u>	<u>3,098,801</u>
Income (Loss) Before Transfers	<u>(197,970)</u>	<u>402,845</u>	<u>204,875</u>
Transfers in	3,252	-	3,252
Transfers out	<u>-</u>	<u>(244,845)</u>	<u>(244,845)</u>
Changes in Net Position	(194,718)	158,000	(36,718)
Net Position, Beginning, Restated	<u>4,057,193</u>	<u>582,864</u>	<u>4,640,057</u>
Net Position, Ending	<u>\$ 3,862,475</u>	<u>\$ 740,864</u>	<u>\$ 4,603,339</u>

WEST VALLEY CITY
COMBINING STATEMENT OF CASH FLOWS – NONMAJOR ENTERPRISE FUNDS
For The Year Ended June 30, 2015

	Business-type Activities - Enterprise Funds		
	Housing Authority	Ambulance Fund	Total Nonmajor Proprietary Funds
Cash Flows From Operating Activities:			
Receipts from customers and users	\$ 14,845	\$ 2,059,487	\$ 2,074,332
Payments to suppliers	(2,999,282)	(253,014)	(3,252,296)
Payments to employees and related benefits	(194,157)	(1,180,610)	(1,374,767)
Net cash from operating activities	<u>(3,178,594)</u>	<u>625,863</u>	<u>(2,552,731)</u>
Cash Flows From Capital and Related Financing Activities:			
Purchase of property and equipment	-	(132,461)	(132,461)
Proceeds from sale of equipment	-	-	-
Proceeds from issuance of new debt	-	-	-
Principal paid on bonds and capital lease	-	(34,817)	(34,817)
Interest paid on bonds and capital lease	-	(2,246)	(2,246)
Net cash from capital and related financing activities	<u>-</u>	<u>(169,524)</u>	<u>(169,524)</u>
Cash Flows From Non-Capital Financing Activities:			
Subsidy from federal grants	3,203,615	-	3,203,615
Nonemployer contributions received for pension	-	94,587	94,587
Advances to other funds	-	-	-
Payment on loans from other funds	-	(312,341)	(312,341)
Payment on long-term pension obligation	(15,223)	(111,306)	(126,529)
Transfers from other funds	3,252	-	3,252
Transfers to other funds	-	(244,845)	(244,845)
Net cash from non-capital financing activities	<u>3,191,644</u>	<u>(573,905)</u>	<u>2,617,739</u>
Cash Flows From Investing Activity:			
Interest on investments	951	-	951
Net cash from investing activity	<u>951</u>	<u>-</u>	<u>951</u>
Net Increase (Decrease) In Cash	14,001	(117,566)	(103,565)
Cash and Cash Equivalents At Beginning Of Year	3,913,615	126,641	4,040,256
Cash and Cash Equivalents At End Of Year	<u>\$ 3,927,616</u>	<u>\$ 9,075</u>	<u>\$ 3,936,691</u>

WEST VALLEY CITY
COMBINING STATEMENT OF CASH FLOWS – NONMAJOR ENTERPRISE FUNDS
(Continued)
For The Year Ended June 30, 2015

	Business-type Activities - Enterprise Funds		
	Housing Authority	Ambulance Fund	Total Nonmajor Proprietary Funds
Reconciliation of operating income (loss) to net cash flows from operating activities:			
Operating income (loss)	\$ (3,204,430)	\$ 310,504	\$ (2,893,926)
Adjustments to reconcile operating income (loss) to net cash flows from operating activities:			
Depreciation expense	-	200,498	200,498
(Increase) Decrease in accounts receivables	-	83,964	83,964
Increase (Decrease) in accounts payable	28,751	-	28,751
Increase (Decrease) in accrued liabilities	(7,149)	(74,470)	(81,619)
Increase (Decrease) in paid-time off payable	4,234	105,367	109,601
Net cash from operating activities	<u><u>\$ (3,178,594)</u></u>	<u><u>\$ 625,863</u></u>	<u><u>\$ (2,552,731)</u></u>



WEST VALLEY CITY

STATISTICAL SECTION

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

Contents

- Financial trends - These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.
- Revenue Capacity - These schedules contain information to help the reader assess the government's most significant local revenue sources, the property tax
- Debt Capacity - These schedules present information to help the reader assess the affordability of the government's current level of outstanding debt and government's ability to issue additional debt in the future.
- Demographic and Economic Information - These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.
- Operating information - These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.

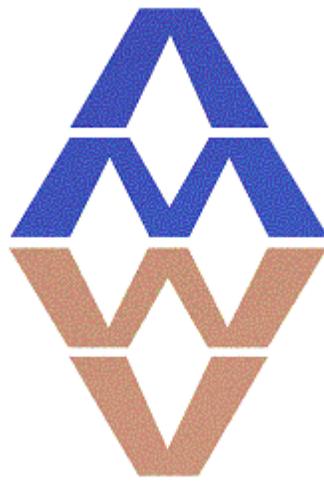


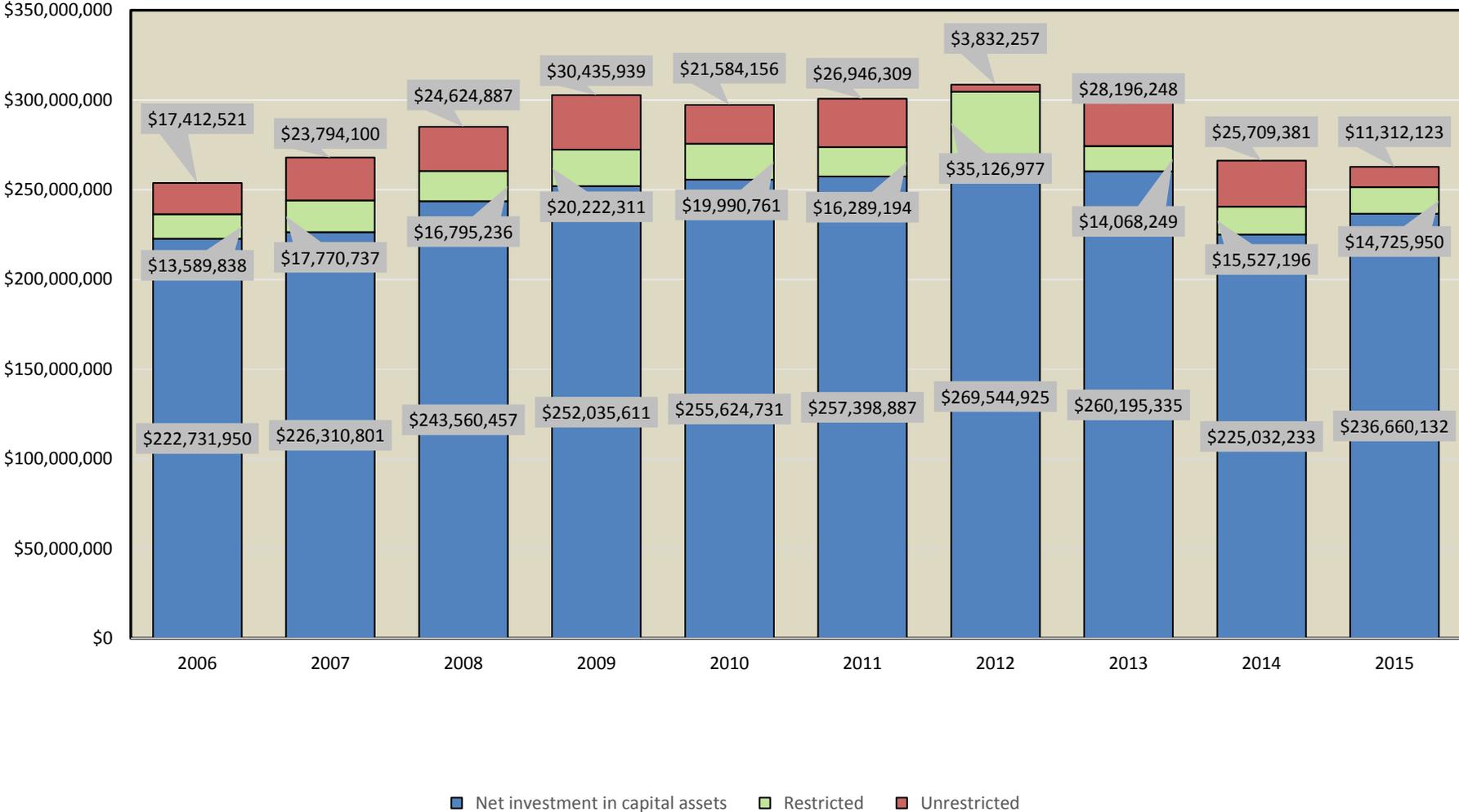
Table 1
West Valley City
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Governmental activities										
Net investment in capital assets	\$222,731,950	\$226,310,801	\$243,560,457	\$252,035,611	\$255,624,731	\$257,398,887	\$269,544,925	\$260,195,335	\$225,032,233	\$236,660,132
Restricted	13,589,838	17,770,737	16,795,236	20,222,311	19,990,761	16,289,194	35,126,977	14,068,249	15,527,196	14,725,950
Unrestricted	17,412,521	23,794,100	24,624,887	30,435,939	21,584,156	26,946,309	3,832,257	28,196,248	25,709,381	11,312,123
Total governmental activities net position	\$253,734,309	\$267,875,638	\$284,980,580	\$302,693,861	\$297,199,648	\$300,634,390	\$308,504,159	\$302,459,832	\$266,268,810	\$262,698,205
Business-type activities										
Net investment in capital assets	\$5,318,631	\$6,434,458	\$6,040,767	\$6,745,381	\$7,035,282	\$7,288,824	\$19,311,891	\$24,150,612	\$62,245,077	\$63,735,153
Restricted	573,757	714,200	2,486	-	639,947	629,234	-	-	-	1,682,742
Unrestricted	778,229	1,088,237	2,378,068	2,012,992	1,061,764	1,828,508	11,260,741	5,776,445	8,678,649	4,913,798
Total business-type activities net position	\$6,670,617	\$8,236,895	\$8,421,321	\$8,758,373	\$8,736,993	\$9,746,566	\$30,572,632	\$29,927,057	\$70,923,726	\$70,331,693
Primary government										
Net investment in capital assets	\$228,050,581	\$232,745,259	\$249,601,224	\$258,780,992	\$262,660,013	\$264,687,711	\$288,856,816	\$284,345,947	\$287,277,310	\$300,395,285
Restricted	14,163,595	18,484,937	\$16,797,722	20,222,311	20,630,708	16,918,428	35,126,977	14,068,249	15,527,196	16,408,692
Unrestricted	18,190,750	24,882,337	27,002,955	32,448,931	22,645,920	28,774,817	15,092,998	33,972,693	34,388,030	16,225,921
Total primary government net position	\$260,404,926	\$276,112,533	\$293,401,901	\$311,452,234	\$305,936,641	\$310,380,956	\$339,076,791	\$332,386,889	\$337,192,536	\$333,029,898

Source: West Valley City CAFR's 2006-2015, Statement of Net Assets (2006-2014), Statement of Net Position (2015)

WEST VALLEY CITY, UTAH NET POSITION OF COMBINED GOVERNMENTAL ACTIVITIES

TOTAL NET POSITION



WEST VALLEY CITY, UTAH NET POSITION OF COMBINED BUSINESS-TYPE ACTIVITIES

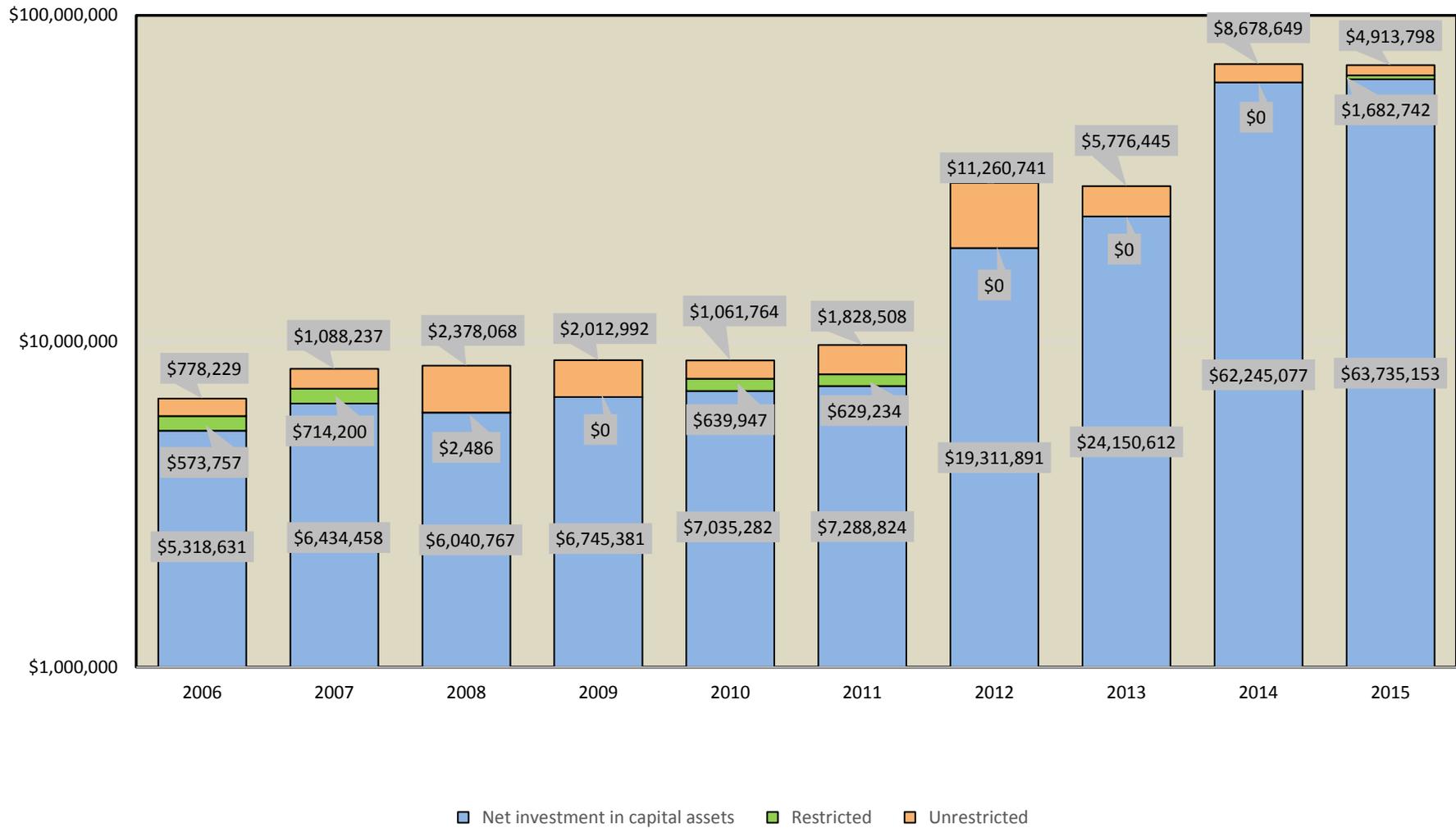


Table 2
West Valley City
Changes in Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

Expenses	Fiscal Year									
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Governmental activities										
General government	\$12,401,614	\$16,511,736	\$19,035,615	\$14,647,184	\$14,042,833	\$12,990,589	\$20,295,325	\$20,477,987	\$22,613,246	\$17,240,907
Public safety	26,478,626	26,816,569	27,188,696	30,799,097	31,051,624	31,022,873	31,524,169	32,347,813	32,015,308	34,389,881
Highways and streets	14,179,285	13,590,194	18,236,834	15,475,919	16,161,621	16,998,710	16,190,237	16,101,411	12,130,648	14,070,141
Parks and recreation	11,392,074	11,473,425	10,324,958	12,441,389	12,350,360	11,819,354	12,013,798	12,804,161	13,128,780	13,414,750
Community development	5,324,016	5,483,692	5,777,061	7,841,988	14,128,000	12,435,935	9,786,877	12,763,171	11,678,714	15,046,116
Interest on debt service	8,820,535	5,540,690	4,448,885	4,996,711	5,366,667	8,393,886	8,626,787	7,812,679	8,934,382	7,512,007
Total governmental activities expenses	78,596,150	79,416,304	85,012,049	86,202,288	93,101,105	93,661,347	98,437,193	102,307,222	100,501,078	101,673,802
Business-type activities										
Golf courses	3,754,912	3,505,116	4,021,640	3,888,337	3,745,920	3,672,127	3,454,119	3,566,166	4,161,732	4,374,681
Storm Water Utility	0	0	0	0	0	0	0	0	3,561,672	3,821,997
Housing authority	3,269,565	3,374,657	3,107,271	3,591,190	3,583,050	3,751,302	3,725,270	3,704,991	3,561,026	3,219,275
Ambulance	1,752,093	1,345,716	1,470,021	1,796,312	1,456,942	1,493,395	1,652,818	1,843,976	1,696,175	1,667,265
Total business-type activities	8,776,570	8,225,489	8,598,932	9,275,839	8,785,912	8,916,824	8,832,207	9,115,133	12,980,605	13,083,218
Total primary government expenses	\$87,372,720	\$87,641,793	\$93,610,981	\$95,478,127	\$101,887,017	\$102,578,171	\$107,269,400	\$111,422,355	\$113,481,683	\$114,757,020
Program Revenues										
Governmental activities										
Charges for services - by activity										
General government	\$3,624,598	\$3,424,604	\$3,074,788	\$2,790,821	\$2,872,664	\$2,661,552	\$2,790,566	\$2,482,666	\$2,477,997	\$2,446,507
Public safety	4,184,497	4,620,051	4,171,541	4,467,168	4,984,468	5,271,177	5,012,448	4,354,594	4,043,634	4,282,065
Highways and public improvements	8,090,910	9,261,413	8,656,910	9,311,098	8,490,677	8,488,962	9,195,323	8,657,232	5,731,636	5,767,111
Parks and recreation	5,897,509	5,326,151	5,986,842	7,814,261	7,037,247	6,553,558	7,063,287	6,462,468	6,940,328	7,361,816
Community development	2,042,993	2,323,357	2,554,728	2,429,417	1,848,489	2,175,411	2,105,195	4,147,718	6,362,210	9,116,778
Operating grants and contributions	8,217,033	6,357,895	6,011,253	6,129,745	5,869,996	6,841,726	7,049,075	6,342,362	5,698,543	14,798,016
Capital grants and contributions	5,618,164	3,271,897	13,367,105	12,929,031	1,832,921	3,721,604	5,054,267	1,360,913	1,150,119	6,879,174
Total governmental activities program revenue	37,675,704	34,585,368	43,823,167	45,871,541	32,936,462	35,713,990	38,270,161	33,807,953	32,404,467	50,651,467
Business-type activities										
Golf Courses	2,659,256	2,797,750	2,876,814	2,809,684	2,572,855	2,555,014	2,248,985	1,964,627	3,272,987	3,353,834
Storm Water Utility	0	0	0	0	0	0	0	0	4,004,705	4,052,589
Housing Authority	83,143	87,627	111,385	197,517	181,069	191,498	2,071	1,102	1,554	14,845
Ambulance	1,661,391	1,901,256	1,116,127	1,676,047	1,366,649	1,754,164	1,884,180	1,962,301	1,677,648	1,975,523
Operating grants and contributions	3,246,184	3,198,218	2,807,203	3,265,560	3,541,481	3,945,910	3,503,599	3,505,667	3,551,717	3,100,096
Capital grants and contributions	-	-	-	-	-	-	-	-	-	-
Total business-type activities program revenues	7,649,974	7,984,851	6,911,529	7,948,808	7,662,054	8,446,586	7,638,835	7,433,697	12,508,611	12,496,887
Total primary government program revenues	\$45,325,678	\$42,570,219	\$50,734,696	\$53,820,349	\$40,598,516	\$44,160,576	\$45,908,996	\$41,241,650	\$44,913,078	\$63,148,354

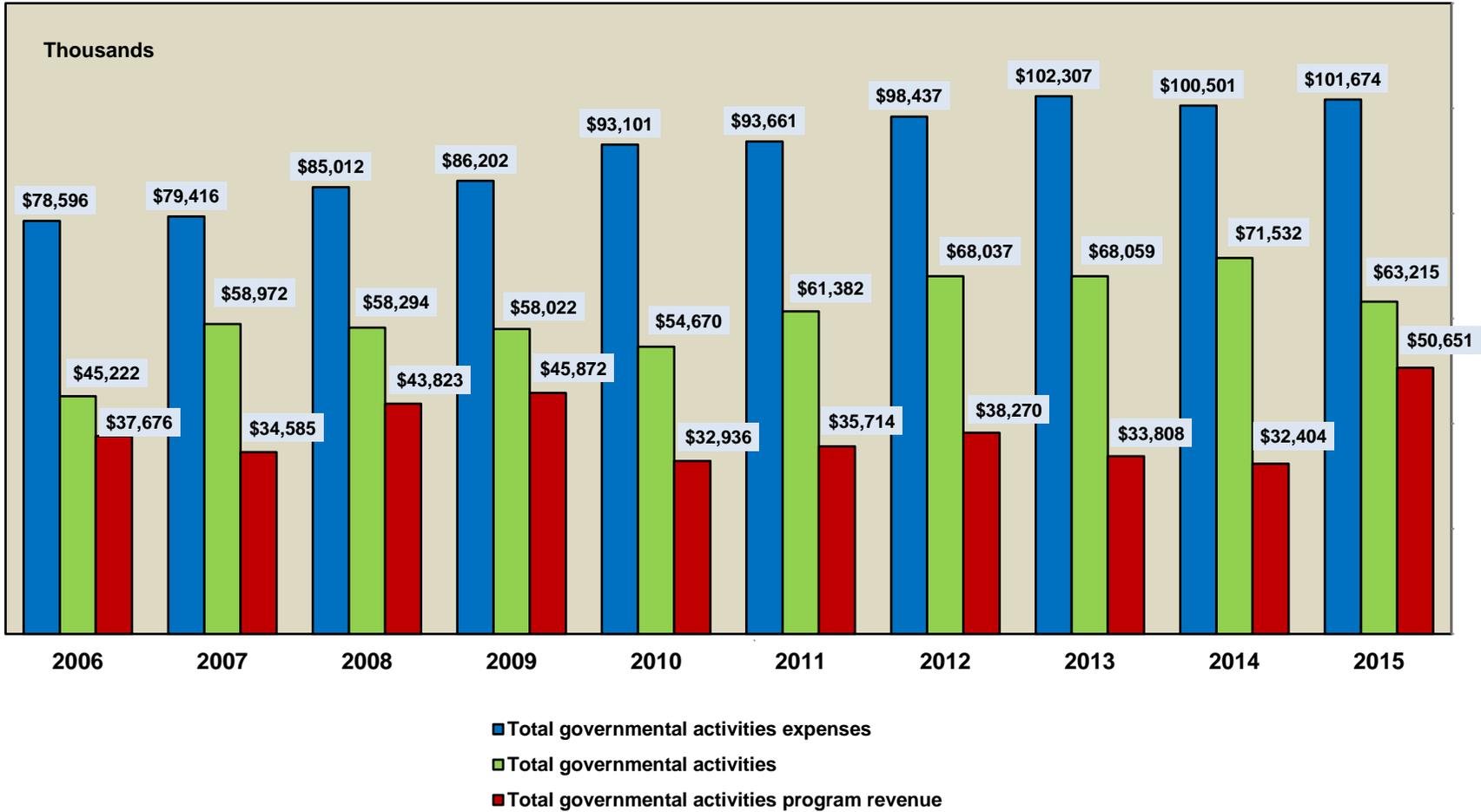
Table 2 (continued)

	Fiscal Year									
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Net (expense)/revenue										
Governmental activities	(\$40,920,446) #	(\$44,830,936) #	(\$41,188,882) #	(\$40,330,747) #	(\$60,164,643) #	(\$57,947,357) #	(\$60,167,032) #	(\$68,499,269) #	(\$68,096,611) #	(\$51,022,335) #
Business-type activities	(1,126,596) #	(240,638) #	(1,687,403) #	(1,327,031) #	(1,123,858) #	(470,238) #	(1,193,372) #	(1,681,436) #	(471,994) #	(586,331) #
Total primary government net expense	(\$42,047,042) #	(\$45,071,574) #	(\$42,876,285) #	(\$41,657,778) #	(\$61,288,501) #	(\$58,417,595) #	(\$61,360,404) #	(\$70,180,705) #	(\$68,568,605) #	(\$51,608,666) #
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes										
Property taxes	\$16,388,067	\$26,940,363	\$26,448,653	\$28,015,516	\$28,452,413	\$28,999,591	\$34,769,415	\$35,746,167	\$36,266,827	\$28,826,224
Sales taxes	19,335,997	21,711,761	22,425,263	19,120,182	17,586,807	18,239,558	19,958,098	20,741,962	21,843,979	23,298,553
Franchise taxes	8,562,963	8,147,599	9,034,802	9,299,207	9,101,454	9,201,296	9,239,524	9,853,924	9,978,924	10,006,985
Other taxes	94,403	98,741	118,727	155,167	224,620	85,714	0	-	-	-
Unrestricted investment earnings	1,423,280	1,536,951	1,642,412	774,332	126,648	254,036	1,045,055	969,595	898,615	842,229
Gain (loss) on disposition of assets	1,218,421	1,975,324	112,267	321,054	122,825	1,899,411	2,622,627	513,112	(560,203)	366,118
Other revenues	155,167	155,161	155,167	2,136,542	151,906	4,177,826	1,889,485	735,431	4,435,561	0
Transfers	(1,054,315)	(1,593,634)	(1,643,466)	(1,799,525)	(1,096,243)	(1,475,333)	(1,487,403)	(501,045)	(1,331,665)	(125,255)
Special Item	(902,408)	0	-	-	-	-	-	-	-	-
Total governmental activities	\$45,221,575 #	\$58,972,266 #	\$58,293,825 #	\$58,022,475 #	\$54,670,430 #	\$61,382,099 #	\$68,036,801 #	\$68,059,146 #	\$71,532,038 #	\$63,214,854 #
Business-type activities:										
Investment earnings	69,156	86,532	72,792	10,253	6,235	4,478	74,569	37,188	198,226	191,524
Gain on disposition of capital assets	343,866	135,750	17,142	(4,116)	-	-	20,457,466	622,340	312,324	470,780
Transfers	1,054,315	1,593,634	1,643,466	1,799,525	1,096,243	1,475,333	1,487,403	501,045	1,331,665	125,255
Total business-type activities	1,467,337 #	1,815,916 #	1,733,400 #	1,805,662 #	1,102,478 #	1,479,811 #	22,019,438 #	1,160,573 #	1,842,215 #	787,559 #
Total primary government	\$46,688,912 #	\$60,788,182 #	\$60,027,225 #	\$59,828,137 #	\$55,772,908 #	\$62,861,910 #	\$90,056,239 #	\$69,219,719 #	\$73,374,253 #	\$64,002,413 #
Changes in Net Position										
Governmental activities	4,301,129 #	14,141,330 #	17,104,943 #	17,691,728 #	(5,494,213) #	3,434,742 #	7,869,769 #	(440,123) #	3,435,427 #	12,192,519 #
Business-type activities	340,741 #	1,575,278 #	45,997 #	478,631 #	(21,380) #	1,009,573 #	20,826,066 #	(520,863) #	1,370,221 #	201,228 #
Total primary government	\$4,641,870 #	\$15,716,608 #	\$17,150,940 #	\$18,170,359 #	(\$5,515,593) #	\$4,444,315 #	\$28,695,835 #	(\$960,986) #	\$4,805,648 #	\$12,393,747 #

Source: West Valley City CAFR's 2006-2015, Statement of Activities

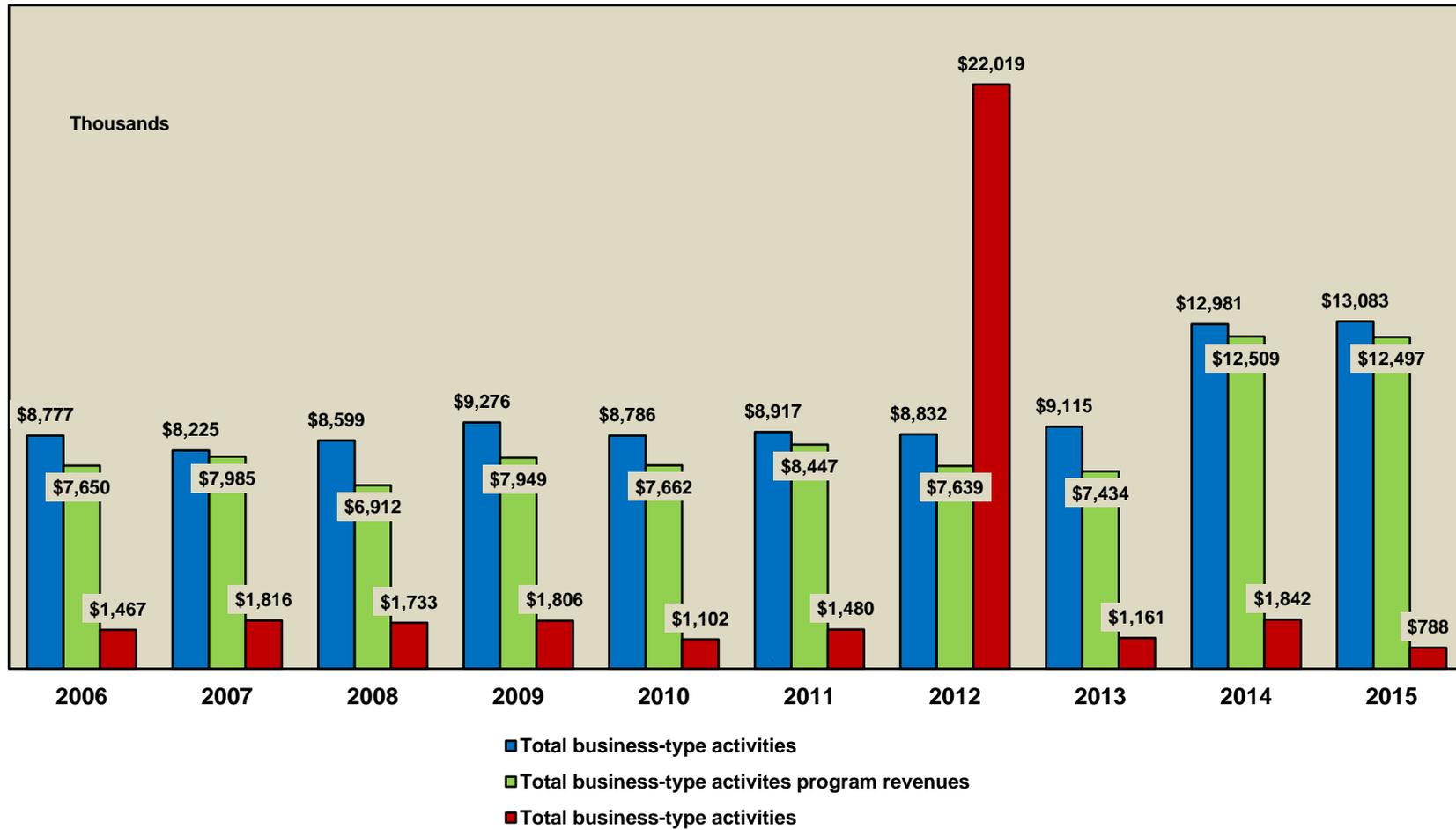
WEST VALLEY CITY, UTAH

Changes in Net Position by *Governmental Activities*



WEST VALLEY CITY, UTAH

Changes in Net Position by *Business-Type Activities*



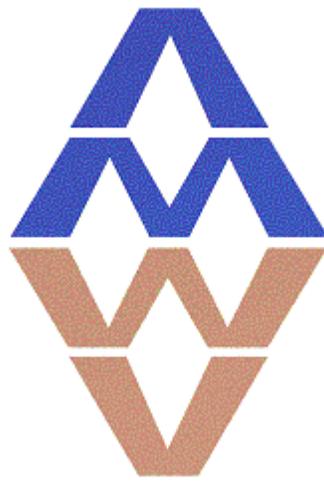


Table 3

**West Valley City
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)**

Fiscal year	2011	2012	2013	2014	2015
General fund					
Nonspendable	\$4,978,322	\$5,513,521	\$4,665,996	\$4,671,383	\$4,678,285
Restricted	7,979,989	7,539,654	7,465,177	7,630,440	7,182,762
Committed	464,637	-	-	-	-
Assigned	725,000	1,005,907	1,005,907	1,005,907	1,005,907
Unassigned	6,619,722	10,344,883	13,237,303	12,758,396	14,545,876
Total general fund	<u>\$20,767,670</u>	<u>\$24,403,965</u>	<u>\$26,374,383</u>	<u>\$26,066,126</u>	<u>\$27,412,830</u>
All other governmental funds					
Nonspendable	\$19,665,950	\$5,217,989	\$6,541,714	\$9,047,478	\$10,057,455
Restricted	8,309,205	27,587,323	6,603,072	7,896,756	7,543,188
Assigned, reported in:					
Special revenue funds	4,048,596	5,530,766	5,834,026	7,498,198	4,510,313
Capital projects funds	3,481,360	5,749,953	4,782,067	4,420,372	2,540,142
Debt service fund	-	-	-	-	1,072,323
Unassigned	-	-	-	(4,419,337)	(4,368,853)
Total all other governmental funds	<u>\$35,505,111</u>	<u>\$44,086,031</u>	<u>\$23,760,879</u>	<u>\$24,443,467</u>	<u>\$21,354,568</u>

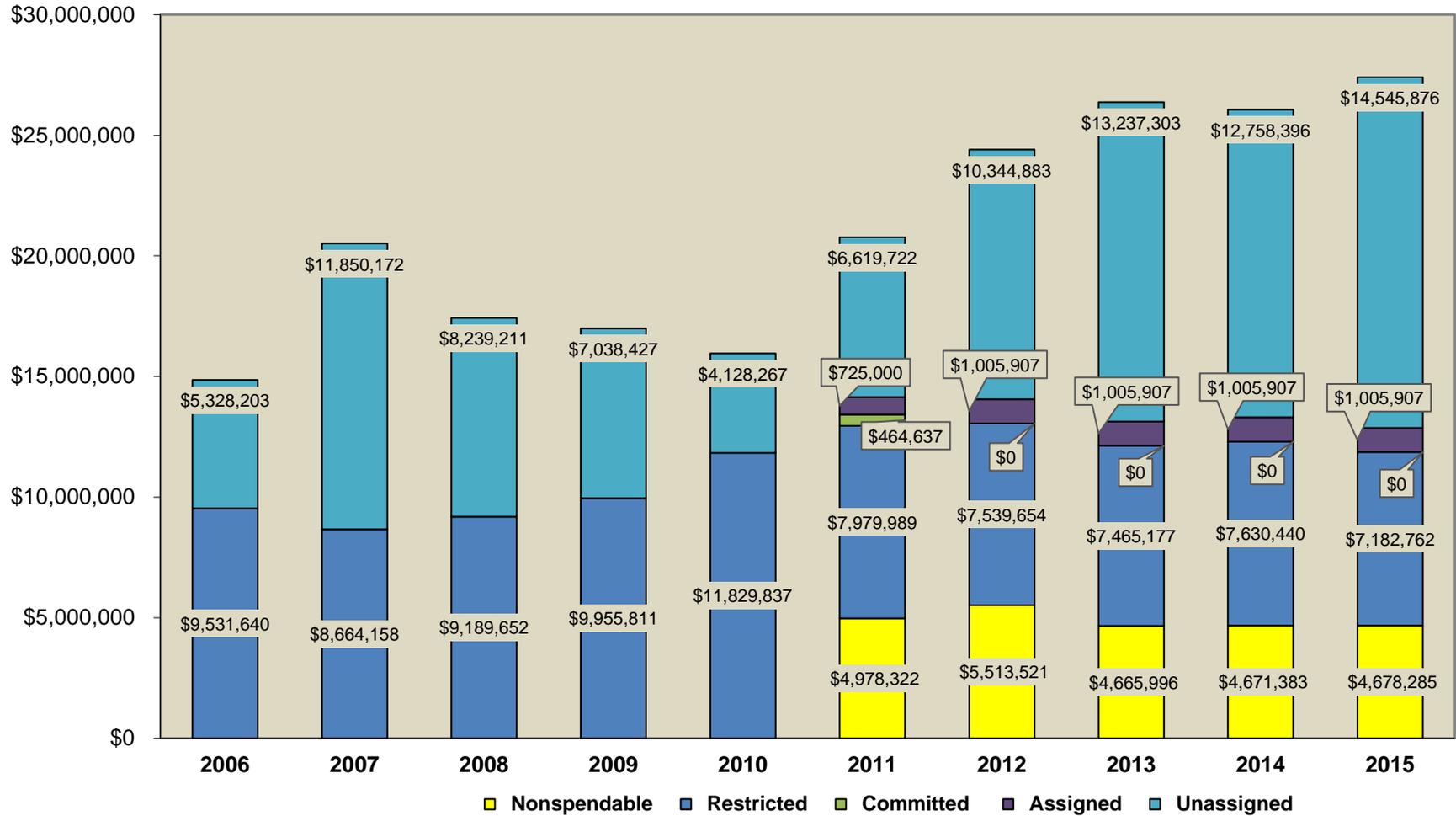
Source: West Valley City CAFR 2011-2015, Balance Sheet - Governmental Funds

Note: Implementation of GASB 54 changed fund balance category presentation. The years from 2006 to 2010 are displayed below under the former GAAP categories. Their source is West Valley City's CAFR's 2006-2010

Fiscal year	2006	2007	2008	2009	2010
General fund					
Reserved	\$9,531,640	\$8,664,158	\$9,189,652	\$9,955,811	\$11,829,837
Unreserved	5,328,203	11,850,172	8,239,211	7,038,427	4,128,267
Total general fund	<u>\$14,859,843</u>	<u>\$20,514,330</u>	<u>\$17,428,863</u>	<u>\$16,994,238</u>	<u>\$15,958,104</u>
All other governmental funds					
Reserved	\$8,658,198	\$11,014,491	\$14,081,476	\$22,937,302	\$24,590,475
Unreserved, reported in:					
Special revenue funds	552,812	2,964,139	886,036	2,425,246	1,826,430
Capital projects funds	3,841,597	4,758,510	6,519,377	7,907,160	5,129,900
Total all other governmental funds	<u>\$13,052,607</u>	<u>\$18,737,140</u>	<u>\$21,486,889</u>	<u>\$33,269,708</u>	<u>\$31,546,805</u>

WEST VALLEY CITY, UTAH

General Fund Fund Balances



WEST VALLEY CITY, UTAH

All Other Governmental Funds Fund Balances

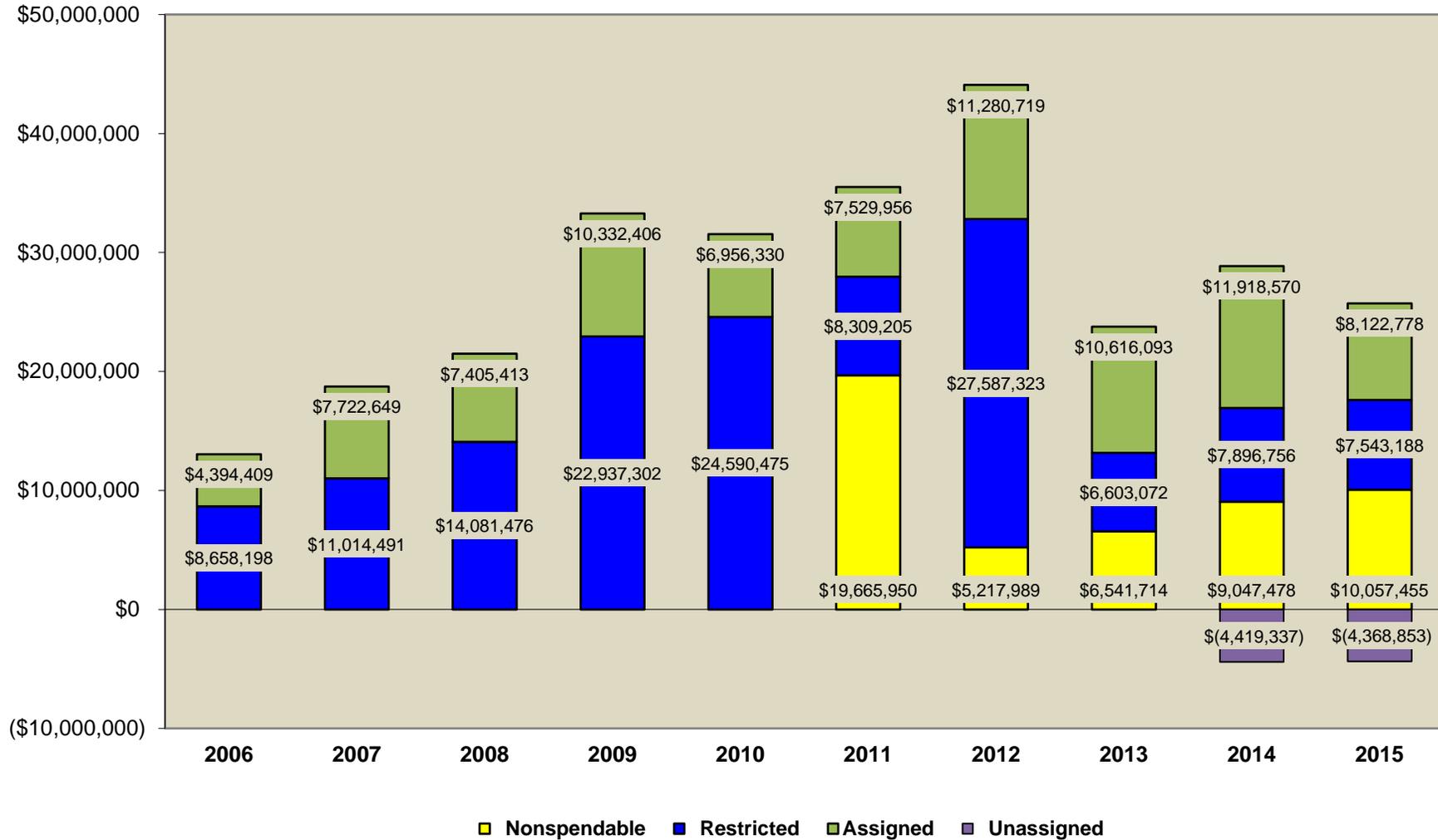


Table 4
West Valley City
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified accrual basis of accounting)

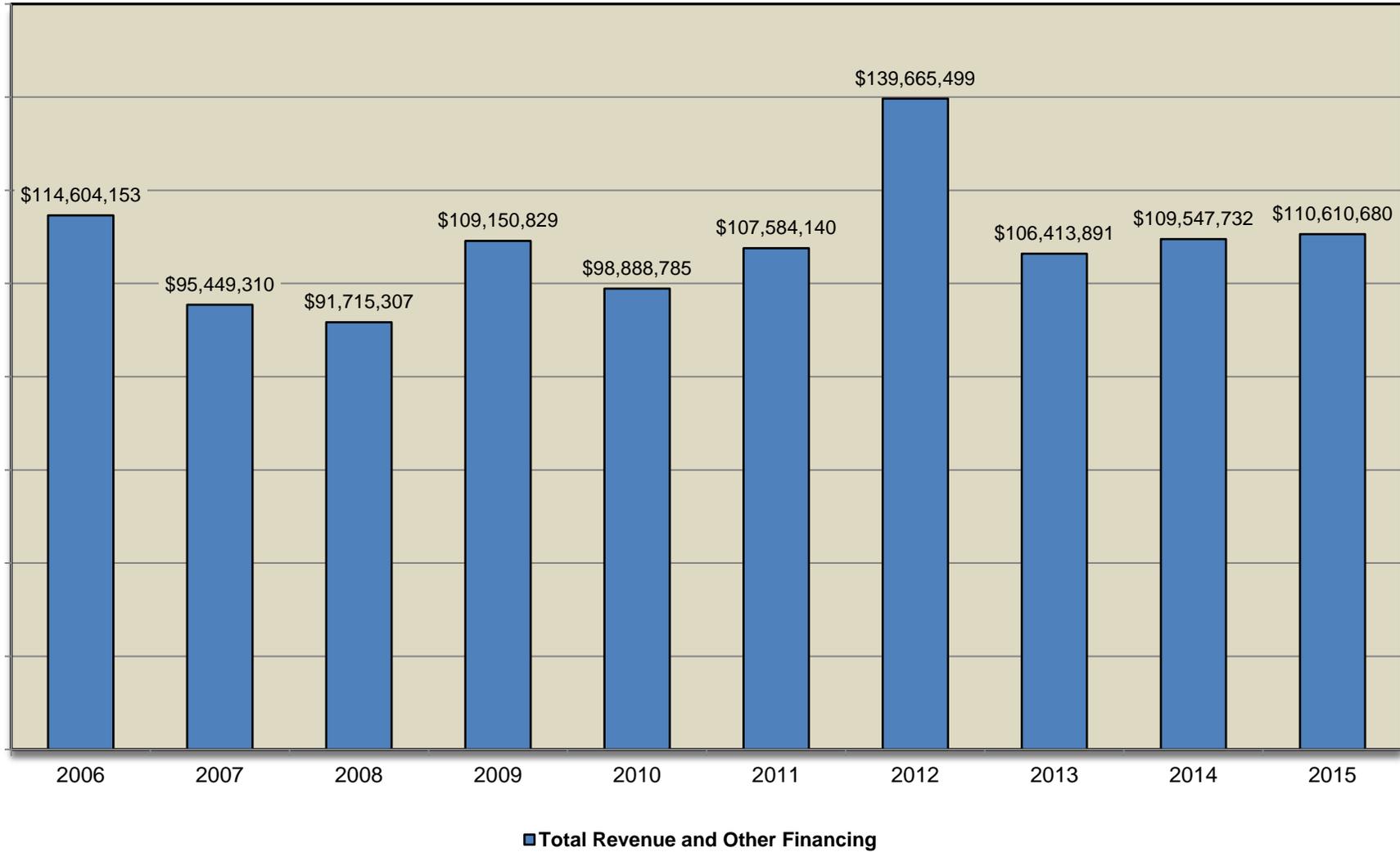
	Fiscal Year			
	2006	2007	2008	2009
Revenues				
Taxes	\$45,322,680	\$56,799,722	\$57,908,719	\$56,434,905
Fees and passes	9,561,713	10,707,374	10,460,052	11,867,394
Licenses and permits	3,183,143	3,737,625	3,376,754	3,691,344
Intergovernmental	6,364,334	6,429,764	6,592,399	8,369,446
Fines and forfeitures	3,518,722	4,051,397	3,598,220	3,829,389
Charges for services	1,307,066	1,204,091	653,709	870,358
Rental income	3,577,992	2,809,873	3,467,815	4,325,119
Investment earnings	5,999,039	2,302,117	2,199,690	1,227,410
Special assessments	477,290	807,698	757,653	256,512
Sale of Land	-	-	-	-
Miscellaneous	937,489	1,611,395	1,706,495	2,002,851
Total revenues	80,249,468	90,461,056	90,721,506	92,874,728
Expenditures				
General government	9,372,709	9,920,325	11,301,197	10,038,150
Public safety	26,655,723	26,443,757	27,706,064	29,385,896
Highways and public improvements	14,135,790	14,601,557	16,785,406	4,015,617
Parks and recreation	8,200,937	8,172,558	8,262,124	9,823,331
Community development	3,697,325	3,246,432	3,756,007	4,860,340
Other nondepartmental	1,552,472	5,468,952	2,931,443	941,979
Redevelopment agency	2,103,258	2,569,446	2,556,465	2,905,588
Capital outlay	1,291,169	2,061,316	5,715,353	24,285,979
Debt service:				
Principal	39,730,410	5,803,067	8,020,128	6,004,216
Interest	9,056,978	4,812,532	5,028,429	5,175,856
Bond insurance costs	-	957,935	40,822	387,242
Total expenditures	\$115,796,771	\$84,057,877	\$92,103,438	\$97,824,194
Excess of revenues over (under) expenditures	(35,547,303)	6,403,179	(1,381,932)	(4,949,466)
Other financing sources (uses)				
Proceeds from issuance of warrants and bonds	-	-	-	-
Bond proceeds used to retire debt	-	(4,543,250)	-	-
Refunding bonds issued	32,585,000	40,651,750	-	-
Revenue bonds issued	-	-	-	13,950,000
Special assessment bonds issued	1,956,888	3,613,000	2,125,000	-
Premium on bonds issued	-	550,309	-	48,900
Payments to refunded bond escrow agent	-	(36,870,606)	-	-
Notes payable issued	-	-	-	-
Bond retirement, due to sale of assets	-	-	-	-
Capital leases	-	-	-	2,026,339
Transfers in	15,467,940	15,917,539	21,022,687	27,318,238
Transfers out	(16,522,255)	(17,511,173)	(22,666,153)	(29,117,763)
Sale of capital assets	1,769,520	3,180,685	512,267	2,050,387
Special item - receivable satisfied by receipt of capital assets	(902,408)	-	-	-
Total other financing sources (uses)	34,354,685	4,988,254	993,801	16,276,101
Net changes in fund balances	(\$1,192,618)	\$11,391,433	(\$388,131)	\$11,326,635
Debt service as a percentage of noncapital expenditures	42.6%	12.9%	15.1%	15.2%

Source: West Valley City CAFR's 2006-2015, Statement of Revenues, Expenditures, and changes in Fund Balances - Governmental Funds

2010	2011	2012	2013	2014	2015
\$55,140,674	\$56,440,445	\$63,967,037	\$66,342,053	\$68,089,730	\$62,131,762
10,828,399	10,576,951	11,512,337	3,154,719	4,440,536	3,495,229
3,153,302	3,232,263	3,578,244	3,645,728	3,989,809	3,788,274
6,412,916	8,821,298	9,125,280	7,099,157	10,095,974	18,139,752
4,451,877	4,593,320	4,197,709	3,629,328	3,437,578	3,699,985
579,947	662,469	681,222	8,728,363	6,819,421	12,518,288
4,241,699	3,707,594	3,898,561	5,396,108	5,684,250	4,097,951
598,318	636,679	731,546	787,883	650,056	656,889
256,512	232,202	360,482	211,260	218,159	178,535
-	-	-	-	-	-
1,766,696	2,183,151	2,141,065	1,379,172	1,097,187	1,250,940
87,430,340	91,086,372	100,193,483	100,373,771	104,522,700	109,957,605
11,106,431	13,179,882	13,662,587	12,764,535	13,169,294	13,785,570
29,277,218	29,526,932	29,348,362	31,250,094	31,084,819	33,187,367
13,992,977	12,253,935	14,119,958	13,570,058	15,341,814	10,538,408
9,808,015	8,724,481	9,233,274	9,969,049	9,883,029	11,415,171
4,114,756	3,945,283	3,747,403	4,089,519	4,063,267	4,359,636
968,280	(450,795)	2,946,813	4,291,855	5,034,351	4,765,596
9,548,731	7,873,126	8,002,701	8,219,640	6,563,636	9,888,160
9,346,835	5,296,635	29,857,568	26,496,110	5,754,936	10,476,132
7,624,337	13,475,916	6,952,625	7,463,253	8,062,892	8,402,203
5,447,768	5,094,250	5,909,106	6,285,799	6,036,666	5,899,514
412,477	940,473	3,667,887	368,713	84,832	29,863
\$101,647,825	\$99,860,118	\$127,448,284	\$124,768,625	\$105,079,536	\$112,747,620
(14,217,485)	(8,773,746)	(27,254,801)	(24,394,854)	(556,836)	(2,790,015)
-	-	-	-	-	-
-	-	-	-	-	-
-	26,716,760	-	7,737,358	475,533	456,228
22,755,000	4,620,000	-	5,313,000	5,680,639	-
-	-	-	-	-	-
743,829	171,722	-	-	-	-
(12,550,848)	(16,505,705)	-	(7,022,305)	-	-
-	-	33,063,000	-	-	-
-	-	-	-	-	-
1,432,163	683,955	1,445,543	-	-	-
30,662,896	15,242,007	18,378,647	13,292,556	13,738,359	14,017,095
(31,759,139)	(16,717,340)	(19,866,050)	(13,793,601)	(15,070,024)	(14,142,350)
174,544	2,286,369	6,450,876	513,112	200,525	322,102
-	-	-	-	-	-
11,458,445	16,497,768	39,472,016	6,040,120	5,025,032	653,075
(\$2,759,040)	\$7,724,022	\$12,217,215	(\$18,354,734)	\$4,468,196	(\$2,136,940)
14.2%	19.6%	13.2%	14.0%	14.2%	14.0%

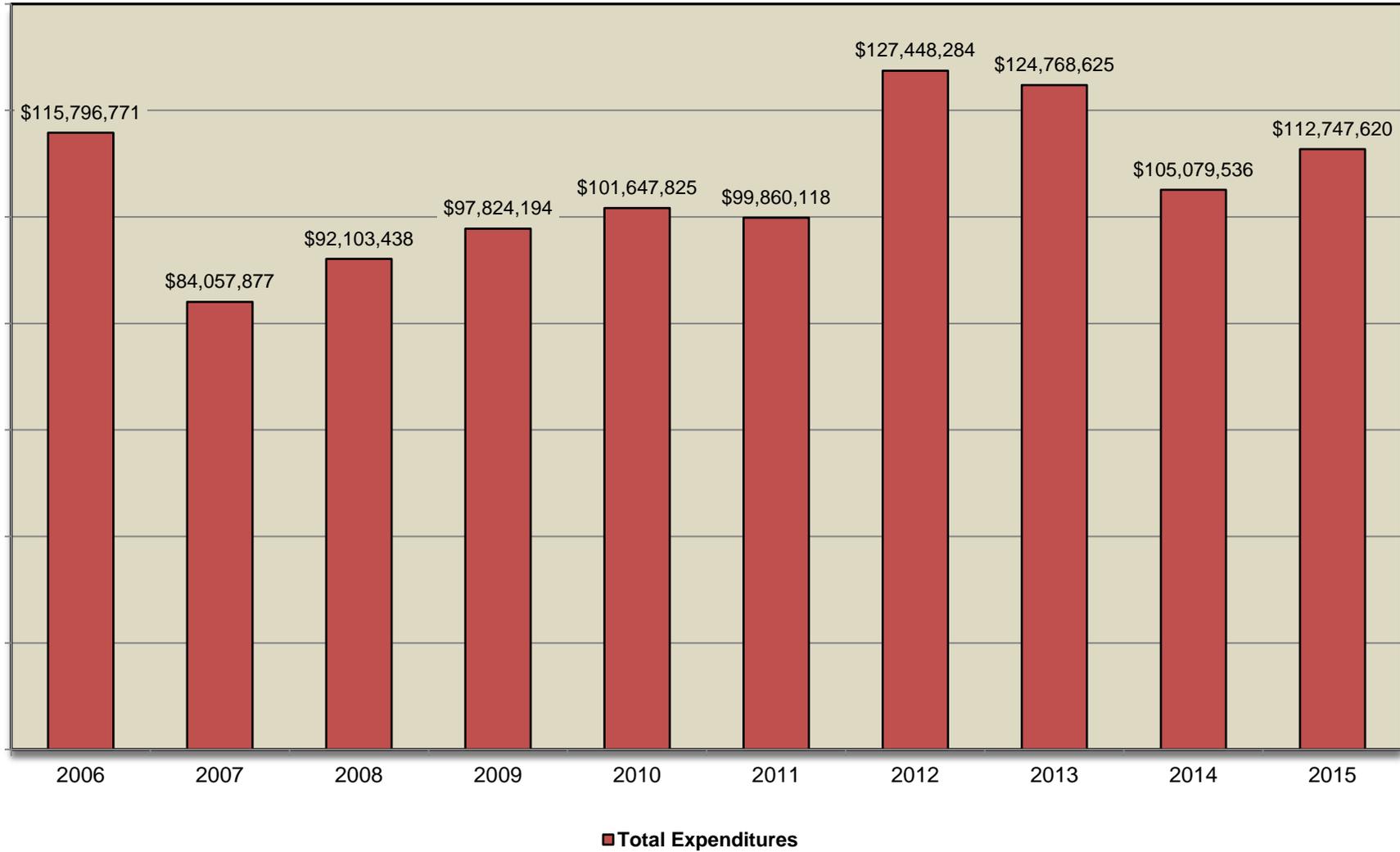
WEST VALLEY CITY, UTAH

Total Revenues, Transfers & Other Financing Sources (Uses)



WEST VALLEY CITY, UTAH

Total Expenditures



WEST VALLEY CITY, UTAH

Debt Service as a Percentage of Non-capital Expenditures

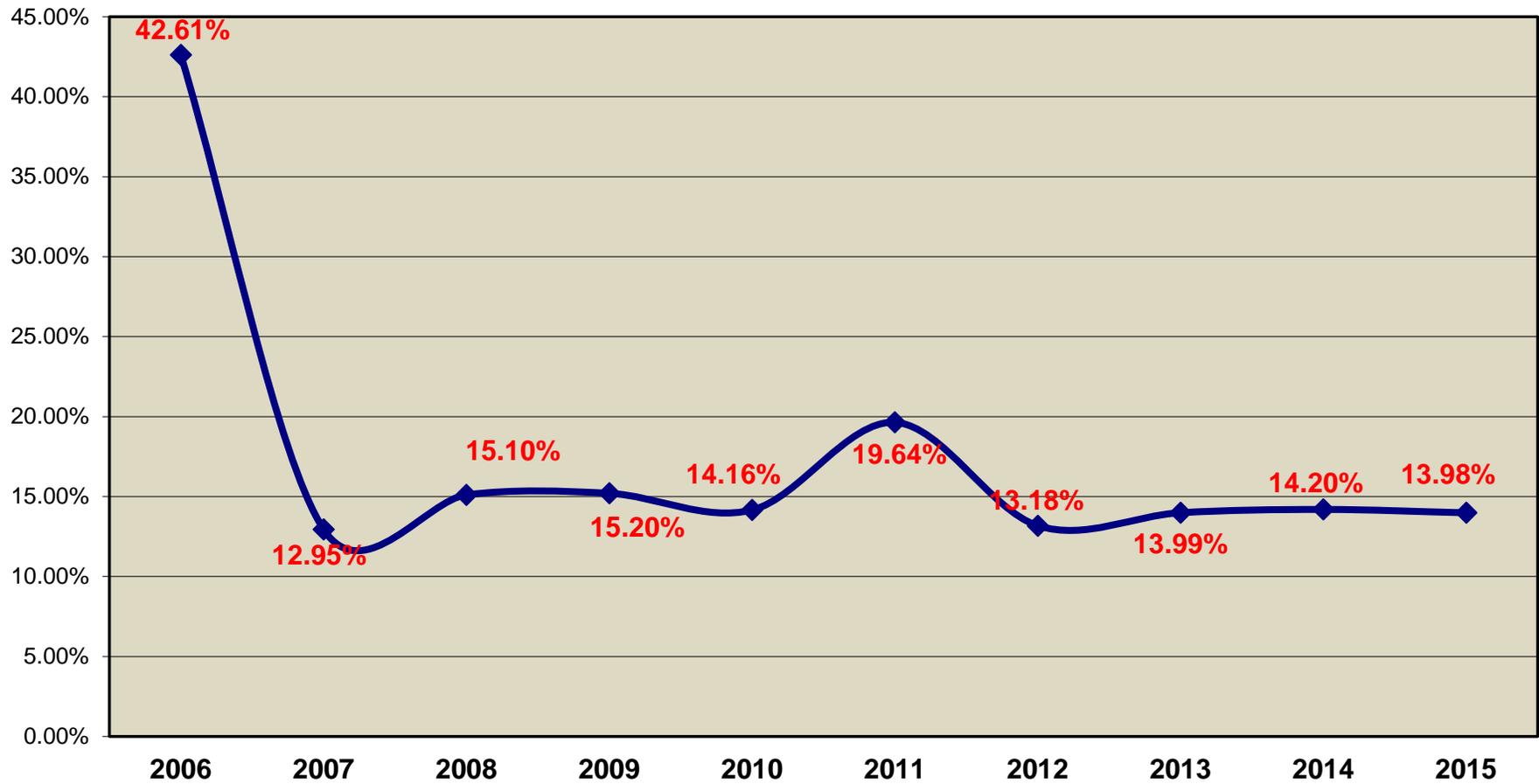


Table 5
West Valley City
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Calendar Years

Year Ended December 31	Real Property(3)(4)		Less: Tax Exempt Real Property(1)	Total Residential Taxable Assessed Value	Total Direct Tax Rate(2)	Estimated Actual Taxable Value(3)	Assessed Value as a Percentage of Actual Value
	Primary Residential Property	Secondary or Non-Residential Property					
2005	2,467,330,937	1,617,934,900	1,110,298,922	2,974,966,915	0.0026940	5,422,357,860	54.86%
2006	2,321,816,684	1,686,393,680	1,044,817,508	2,963,392,856	0.0037010	5,907,878,560	50.16%
2007	2,553,998,352	1,855,033,048	1,149,299,259	3,259,732,142	0.0031920	5,596,228,135	58.25%
2008	2,528,922,191	1,672,902,531	1,138,014,986	3,063,809,735	0.0030160	6,067,080,769	50.50%
2009	2,230,226,133	2,138,874,363	1,003,601,760	3,365,498,736	.00360100	5,390,308,376	62.44%
2010	3,016,103,604	1,313,247,950	1,357,246,622	2,972,104,932	.00364400	5,309,631,106	55.98%
2011	2,877,047,914	2,078,928,430	1,294,671,561	3,661,304,783	.00451070	5,230,996,208	69.99%
2012	2,626,482,517	2,069,122,550	1,181,917,133	3,513,687,934	.00485700	4,775,422,759	73.58%
2013	2,765,263,390	2,195,720,530	1,244,368,526	3,716,615,395	.00467000	5,027,751,618	73.92%
2014	3,004,961,333	2,274,917,260	1,352,232,600	3,927,645,993	.00438100	5,463,566,060	71.89%

Source: Tax Division--Salt Lake County Auditor's Office

- Notes:
- (1) Statue 59-2-103 states 45% of the value of primary residential property is specifically exempt under the Constitution of Utah
 - (2) Tax rates are supplied by West Valley City
 - (3) Estimated actual value of real property is a net market value--property value subject to tax after reductions made for greenbelt, full or part exemptions West valley's Finance department
 - (4) Appraised value of real property was not available at printing; number is an estimate.

WEST VALLEY CITY, UTAH Total Taxable Assessed Residential Property Values

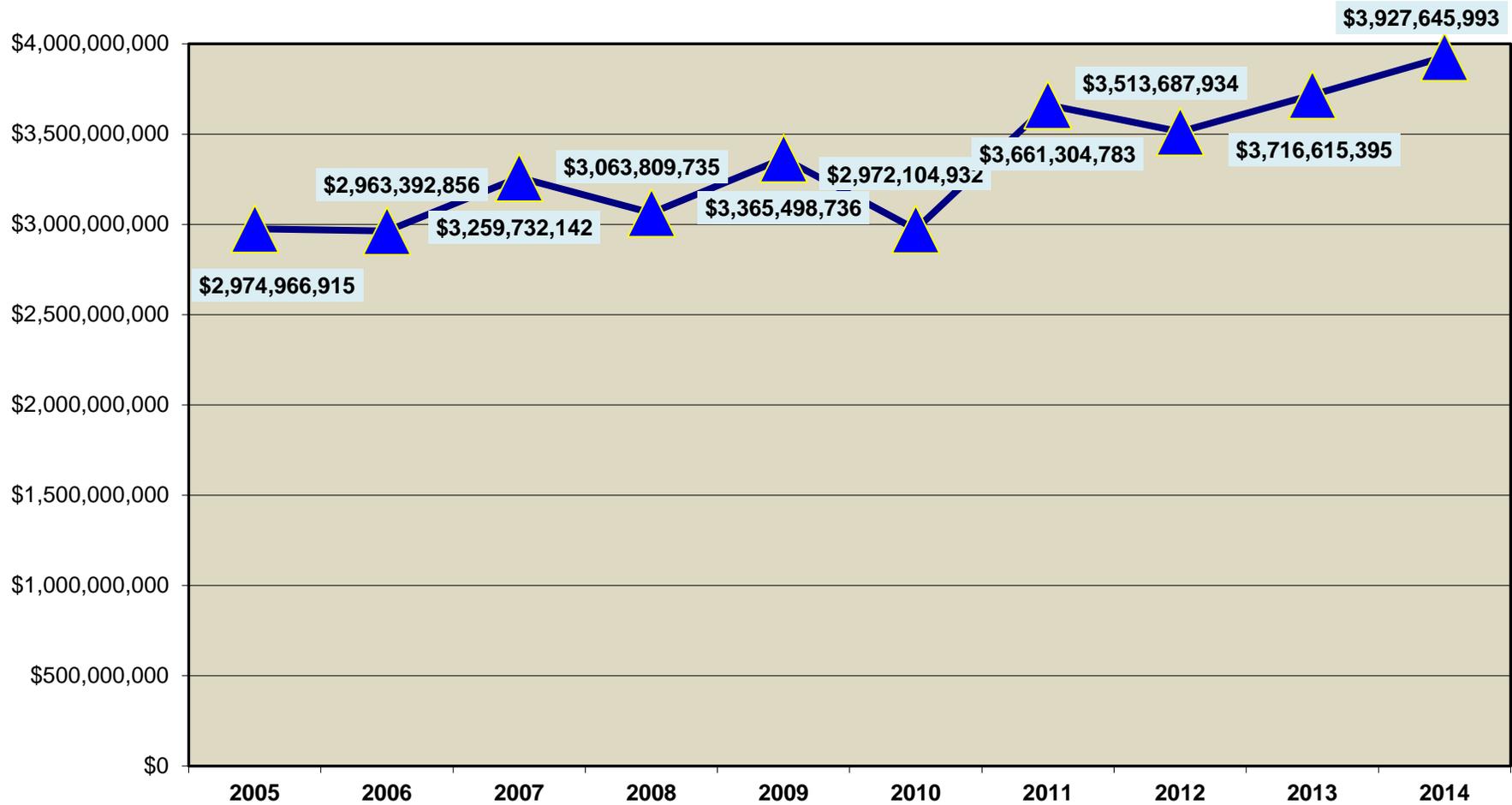


Table 6
West Valley City
Property Tax Rates
Direct and Overlapping Governments
Last Ten Calendar Years

Year	West Valley City			County			School District			Special Districts	Total Direct & Overlapping Rates
	Operating Millage	Debt Service Millage	Total City Millage	Operating Millage	Debt Service Millage	Total County Millage	Operating Millage	Debt Service Millage	Total School Millage		
2006	3.7010	-	3.7010	2.5600	0.2810	2.8410	6.1020	-	6.1020	6.8500	19.4940
2007	3.1940	-	3.1940	5.4290	0.2320	5.6610	5.4110	-	5.4110	5.5170	19.7830
2008	3.1710	-	3.1710	5.4120	0.2320	5.6440	5.3160	-	5.3160	4.3970	18.5280
2009	3.6040	-	3.6040	5.3050	0.3400	5.6450	6.0470	-	6.0470	6.3590	21.6550
2010	3.6440	-	3.6440	5.4400	0.5660	6.0100	6.4340	-	6.4340	6.3720	22.5410
2011	4.5100	-	4.5100	5.6153	0.6090	6.2243	6.7960	-	6.7960	6.6130	30.9393
2012	4.8570	-	4.8570	4.9330	0.6410	5.5740	7.1660	-	7.1660	7.1160	31.8790
2013	4.6700	-	4.6700	5.5800	0.6280	6.2080	6.9940	-	6.9940	6.7970	24.6690
2014	4.3810	-	4.3810	5.3170	0.6080	5.9250	6.8310	-	6.8310	6.5170	23.6540
2015	4.1990	-	4.1990	5.0720	0.5030	5.5750	7.0860	-	7.0860	6.2270	23.0870

Source: Utah State Tax Commission

(1) Overlapping rates are those of local and county governments that apply to property owners within the West Valley City Property owners

Table 7
West Valley City
Principal Property Taxpayers
12/31/2014

Taxpayer	2014			2005		
	Taxable Assessed Value(1)	Rank	Percentage of Total Taxable Assessed Value of \$5,453,403,141	Taxable Assessed Value(1)	Rank	Percentage of Total Taxable Assessed Value \$3,778,240,574
Hexcel Corporation	\$202,382,264	1	3.71%			
Alliant Techsystem	112,589,570	2	2.06%	\$92,284,300	1	2.44%
Valley Fair Mall	86,829,508	3	1.59%	35,195,200	6	0.93%
CER Generation II LLC	73,176,935	4	1.34%			
Discover Products Inc	65,680,536	5	1.20%	52,789,100	3	1.40%
Wal-Mart	41,745,049	6	0.77%	32,371,000	7	0.86%
Zions First National Bank	39,831,267	7	0.73%			
Boyd Enterprises	39,633,007	8	0.73%	36,314,917	5	0.96%
USANA Health Science Inc.	36,013,076	9	0.66%			
Franklin Development	32,207,813	10	0.59%	47,315,412	4	1.25%
Salt Lake Newspaper	31,190,011	11	0.57%			
Wheeler Machinery	29,994,343	12	0.55%			
Mpt of West Valley	29,891,741	13	0.55%			
Reef Parkway LLC	28,885,000	14	0.53%			
Truck Pro	28,130,599	15	0.52%	30,714,639	8	0.81%
JSP Overlook Owner, LLC	27,081,890	16	0.50%			
IHC Health Service	26,417,917	17	0.48%	18,788,690	11	0.50%
United States of America	25,011,000	18	0.46%			
Talcott III Legacy 1 & 2	24,555,254	19	0.45%	22,831,015	10	0.60%
Moog Aircraft Group	22,643,140	20	0.42%			
H & E Equipment Services	22,313,031	21	0.41%			
Miller Lake Park Station	21,327,642	22	0.39%			
Frito-Lay Inc.	20,721,576	23	0.38%			
Johnson Matthey Inc	19,310,800	24	0.35%			
Niagra Bottling	18,631,598	25	0.34%			
Pacificorp				53,551,053	2	1.42%
Parkway Center LC				27,140,500	9	0.72%
Questar Gas				18,532,238	12	0.49%
Carmike Cinemas				17,443,700	13	0.46%
Transwestern Metro Business				17,301,643	14	0.46%
Qwest				16,074,776	15	0.43%
HCPI/Utah llc				14,941,200	16	0.40%
Verizon Wireless				8,176,623	17	0.22%
	\$1,106,194,567		20.28%	\$541,766,006		14.34%

Taxable Market Values Represent Both Real and Personal Property

(1) Salt Lake County Assessor

Table 8
West Valley City
Property Tax Levies and Collections
Last Ten Years

Year Ended December 31	Total Tax Levy for Year	Collected within the Year of the Levy		Prior Years Delinquent Collections	Total Current Year Collections	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2005	12,160,390	11,737,382	96.5%	356,185	12,093,567	99.5%
2006	19,826,333	18,882,085	95.2%	550,364	19,432,449	98.0%
2007	20,381,486	19,560,944	96.0%	451,039	20,011,983	98.2%
2008	21,635,813	20,567,959	95.1%	609,752	21,177,711	97.9%
2009	22,048,982	21,018,614	95.3%	624,474	21,643,088	98.2%
2010	21,991,855	21,171,770	96.3%	730,457	21,902,227	99.6%
2011	26,202,774	25,206,753	96.2%	645,314	25,852,067	98.7%
2012	26,956,091	26,207,372	97.2%	739,080	26,946,452	99.9%
2013	27,339,497	26,423,776	96.7%	686,121	27,109,897	99.1%
2014	27,513,955	26,704,118	97.1%	574,238	27,278,356	99.1%

Source: Salt Lake County Treasurer's office - Calendar Year End

Table 9
West Valley City
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities					Business-Type Activities			Total Primary Government	Percentage of Personal Income(1)	Per Capita(1)
	General Obligation Bonds	Sales Tax Revenue Bonds	Lease Revenue Bonds	Capital Leases	Notes Payable	General Obligation Bonds	Lease Revenue Bonds	Capital Leases			
2006	-	\$29,257,364	\$72,394,888	\$538,694	\$2,957,000	-	\$14,521,875	-	\$119,669,821	6.11%	\$991
2007	-	\$26,943,114	\$70,342,938	\$4,718,485	\$2,832,000	-	\$13,388,812	-	\$118,225,349	5.71%	\$953
2008	-	\$24,393,942	\$67,821,588	\$3,298,460	\$2,701,000	-	\$12,742,662	\$443,713	\$111,401,365	5.24%	\$891
2009	-	\$35,633,000	\$65,603,736	\$4,392,688	\$2,563,000	-	\$11,939,112	\$150,536	\$120,282,072	5.54%	\$961
2010	-	\$55,606,000	\$49,621,586	\$4,739,417	\$2,418,000	-	\$11,087,000	-	\$123,472,003	5.35%	\$979
2011	-	\$69,444,127	\$39,980,000	\$3,962,011	\$2,266,000	-	\$10,358,500	-	\$126,010,638	5.22%	\$973
2012	-	\$66,608,057	\$37,640,000	\$3,733,323	\$35,169,000	-	\$9,625,750	-	\$152,776,130	6.14%	\$1,158
2013	-	\$70,774,532	\$35,068,000	\$2,813,899	\$34,753,274	-	\$8,859,500	\$22,479	\$152,291,684	6.23%	\$1,143
2014	-	\$71,455,042	\$32,479,000	\$3,469,384	\$33,946,522	-	\$9,431,522	\$549,592	\$151,331,062	6.19%	\$1,136
2015	-	\$67,320,163	\$29,780,000	\$3,072,849	\$33,086,362	-	\$8,374,281	\$414,655	\$142,048,310	5.90%	\$1,058

Source: West Valley City CAFR's 2005-2014, Notes to the financial statements.

Notes:

(1) See Schedule of Demographic and Economic Statistics for personal income and population data.

Table 10

**West Valley City
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years**

Fiscal Year	General Obligation Bonds	Estimated Actual Value of Property(2)	Taxable Percentage of Estimated Actual Value of Property	Population(1)	General Obligation Debt Per Capita
2006	-	\$5,422,357,860	54.86%	120,757	N/A
2007	-	\$5,907,878,560	50.16%	124,089	N/A
2008	-	\$5,596,228,135	58.25%	124,963	N/A
2009	-	\$6,067,080,769	50.50%	125,218	N/A
2010	-	\$5,390,308,376	62.44%	126,117	N/A
2011	-	\$5,309,631,106	55.98%	129,480	N/A
2012	-	\$5,230,996,208	69.99%	131,877	N/A
2013	-	\$4,775,422,759	73.58%	133,229	N/A
2014	-	\$5,027,751,618	73.92%	134,283	N/A
2015	-	\$5,463,566,060	71.89%	134,999	N/A

Notes:

- (1) West Valley City Community Development Department
- (2) Estimated by West Valley City Finance Department based on data from Utah State Tax Commission

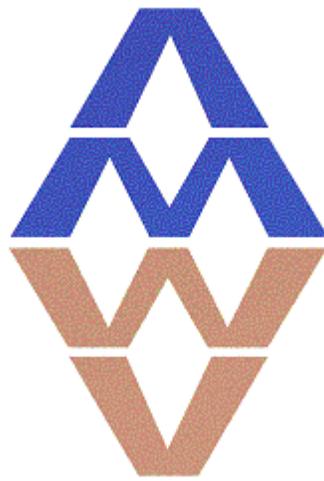


Table 11

**West Valley City
Direct and Overlapping governmental Activities Debt
As of December 31, 2014**

<u>Governmental Unit</u>	<u>General Obligation Bonds</u>	<u>Revenue Bonds</u>	<u>Capital Leases</u>	<u>Notes Payable</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable (1)</u>	<u>Estimated Share of Overlapping Debt</u>
State of Utah	\$ 3,136,755,000	\$ 183,590,000	\$ 21,794,000	\$ 5,983,000	\$3,348,122,000	4.63%	\$154,986,455
Salt Lake County	\$ 203,324,397	\$ 311,558,970	\$ 2,853,870	\$ 22,440,703	\$540,177,940	12.44%	67,180,979
Total overlapping debt					\$3,888,299,940		\$222,167,434.05
West Valley City direct debt	\$ -	\$ 97,100,163	\$ 3,072,849	\$ 33,086,362			133,259,374
Total Direct and overlapping debt							\$355,426,808

Source:
West Valley City Finance Department

Notes:
(1) Estimated percentage of overlapping debt applicable based on West Valley City's population as a percentage of each overlapping Governmental Unit's total population

Table 12

**West Valley City
Legal Debt Margin information
Last Ten Fiscal Years**

	Fiscal Year			
	2006	2007	2008	2009
Debt Limit	\$236,315,142	\$234,032,096	\$243,793,857	\$242,683,231
Total net debt applicable to limit	N/A	N/A	N/A	N/A
Legal debt margin	<u>\$236,315,142</u>	<u>\$234,032,096</u>	<u>\$243,793,857</u>	<u>\$242,683,231</u>
Total net debt applicable to the limit as a percentage of debt limit	N/A	N/A	N/A	N/A

Legal Debt Margin Calculation for Fiscal Year 2014

	Taxable Value (1)	Market Value
Residential Values	\$1,207,071,481	\$2,194,675,420
Non-Residential Values	1,797,889,852	\$3,268,890,640
Totals	<u>\$3,004,961,333</u>	\$5,463,566,060
Total adjusted fair market value		\$5,463,566,060
Debt limit (adjusted fair market value x .04)		218,542,642
General obligation bonds		-
Less: Amount set aside for repayment of general obligation debt		-
Total net debt applicable to limit		<u>218,542,642</u>
Legal debt margin		<u>\$218,542,642</u>

Notes:

(1) The general obligation bonded debt of the City is limited by the Utah Constitution (Section 14, Paragraph 4) to 12% of the "reasonable fair cash value" of property, Of this percent, a maximum of 4% may be used for general purposes. The remaining 8% and any unused portion of the 4% available for general purposes up to the maximum 12% may be utilized for water and/or sewer purposes.

Source: Salt Lake County Auditor's Office; estimated if actual numbers not available at printing

Table 12

(Continued from previous page)

Fiscal Year					
<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
\$215,612,335	\$207,317,663	\$193,024,984	\$201,035,948	\$213,425,259	\$218,542,642
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>\$215,612,335</u>	<u>\$207,317,663</u>	<u>\$193,024,984</u>	<u>\$201,035,948</u>	<u>\$213,425,259</u>	<u>\$218,542,642</u>
N/A	N/A	N/A	N/A	N/A	N/A

Table 13

**West Valley City
Pledged-Revenue Coverage
Last Ten Fiscal Years**

Fiscal Year	Sales Tax Revenue Bonds				HUD Contract Payable			
	Sales Tax Revenues	Debt Service		Coverage	CDBG Revenues	Debt Service		Coverage
		Principal	Interest			Principal	Interest	
2006	19,335,997	1,531,000	1,780,277	5.8	803,135	119,000	158,109	2.9
2007	21,711,761	1,023,000	1,639,908	8.2	945,297	125,000	154,174	3.4
2008	22,425,263	2,517,527	2,965,642	4.1	817,223	131,000	149,529	2.9
2009	19,120,182	6,004,216	5,175,856	1.7	1,429,381	138,000	144,169	5.1
2010	17,586,807	2,782,000	2,420,062	3.4	822,776	145,000	138,087	2.9
2011	18,239,558	3,764,091	1,596,277	3.4	1,264,717	152,000	131,326	4.5
2012	19,958,098	2,863,826	1,194,635	4.9	751,163	160,000	123,897	2.6
2013	20,741,962	1,595,000	1,104,873	7.7	852,754	168,000	115,825	3.0
2014	21,843,979	2,276,750	1,455,289	5.9	868,118	176,000	106,978	3.1
2015	23,298,553	2,357,500	1,646,846	5.8	1,073,977	185,000	97,300	3.8

Source: West Valley City CAFR's, Notes to the financial statements, 2006-2015

Table 14
West Valley City
Demographic and Economic Statistics
Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>Population (1)</u>	<u>Personal Income (in thousands)(2)</u>	<u>Per Capita Personal Income(3)</u>	<u>School Enrollment(4)</u>	<u>Unemployment Rate(5)</u>
2006	120,757	1,957,328	16,209	20,969	6.6%
2007	124,089	2,070,445	16,685	20,201	3.3%
2008	124,963	2,125,911	17,012	20,183	2.7%
2009	125,218	2,172,813	17,352	21,262	6.0%
2010	126,117	2,309,076	18,309	22,898	6.3%
2011	129,480	2,413,248	18,638	21,432	6.9%
2012	131,877	2,486,409	18,854	22,512	5.2%
2013	133,229	2,444,486	18,348	24,140	5.8%
2014	134,283	2,408,231	17,934	23,003	4.1%
2015	134,999	2,450,637	18,153	22,417	3.5%

Notes:

- (1) Data are projections by the West Valley City Community Development Department
- (2) Provided by Utah Department of Workforce Service statistical report
- (3) Utah Department of Workforce Service or estimates when actual numbers were not available
- (4) Student enrollment furnished by Granite School District
- (5) Utah Department of Workforce Service, As of June 30, 2015

Table 15
West Valley City
Principal Employers
Current Year and Nine Years Ago

<u>Employer</u>	<u>2015</u>			<u>2006</u>		
	<u>Employees</u>	<u>Rank</u>	<u>Percentage of total employment</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of total employment</u>
Discover Financial Services Inc.	3,865	1	6.9%	2,927	1	7.7%
Central Refrigerated Services	1,320	2	2.4%			
United Parcel Services Inc.	1,279	3	2.3%	1,572	2	4.1%
Verizon Wireless	1,078	4	1.9%	1,010	5	2.7%
Select Portfolio Servicing Inc.	987	5	1.8%			
West Valley City	878	6	1.6%			
Wal-Mart	877	7	1.6%	1,229	3	3.2%
Hexcel Corp	780	8	1.4%			
USANA Health Sciences INC.	751	9	1.3%	425	13	1.1%
C R England & Sons Inc.	690	10	1.2%	559	11	1.5%
Sutter Physician Services	628	11	1.1%			
Six Continents Hotel Inc.	505	12	0.9%	746	7	2.0%
Pride Transport Inc.	500	13	0.9%			
Jacobsen Construction	494	14	0.9%			
Jordan Valley Medical Center West Valle	454	15	0.8%	452	12	1.2%
Wheeler Machinery	435	16	0.8%	596	8	1.6%
Zions 1st Natl Bank/Accounting & Data S	412	17	0.7%	1,102	4	2.9%
Zions Bancorporation	410	18	0.7%			
Zions First National Bank	405	19	0.7%			
ADP, LLC	401	20	0.7%			
Newspaper Agency Corporation	400	21	0.7%			
Warner Truck Center	379	22	0.7%			
Freightliner of Utah LLC	378	23	0.7%	341	17	0.9%
Old Dominion Freight Line, Inc.	359	24	0.6%			
Parker Hannifin Corp	341	25	0.6%			
Alliant Techsystem				817	6	2.1%
Ingenix Inc.				566	9	1.5%
Franklin Quest Co.				560	10	1.5%
Frito Lay Inc.				419	14	1.1%
YRC,INC (Yellow Freight System Inc.)				374	15	1.0%
Moog Aircraft Group Salt Lake Oper				364	16	1.0%
	<u>19,006</u>		<u>34.0%</u>	<u>14,059</u>		<u>36.9%</u>

Source: West Valley City Business License Division

Table 16
West Valley City
Full-Time Equivalent City Government Employees by Function
Last Ten Fiscal Years

Function	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
General government	103	108	113	112	111	110	116	110	132	129
Public safety										
Police										
Officers	199	195	192	189	202	206	194	199	199	208
Civilians	83	83	89	88	57	72	73	68	68	69
Fire										
Firefighters and officers	96	95	98	103	100	102	84	106	89	89
Civilians	2	3	3	3	3	3	3	4.5	4.5	4.5
Highways and streets										
Engineering	20	22	23	18	21	22	20	20	17	19
Maintenance	50	51	52	51	56	60	60	57	64	65
Parks and recreation	83	86	78	80	96	84	89	92	94	93
Golf Courses										
Operations	37	31	32	31	25	24	25	14	14	14
Maintenance	15	16	15	15	17	17	16	14	15	15
Sanitation	2	3	3	3	4	4	4	4	3.5	3
Community development	46	46	46	46	68	79	84	73.4	62	62
Total	736	739	744	740	759	781	768	762	762	771

Source: West Valley City Budget Division

Table 17

**West Valley City
Operating Indicators by Function
Last Ten Fiscal Years**

Function	Fiscal Year		
	2006	2007	2008
Police			
Number of full-time sworn officers	199	187	192
Physical arrests	3,005	2,998	2,940
Fire			
Number of calls answered	9,773	10,005	9,932
Inspections	2,409	2,605	2,905
Highways and streets			
Street resurfacing			
Slurry Seal (sq yards)	732,749	519,139	541,266
Chipseal (sq yards)	331,207	321,994	301,250
Overlay Project (sq yards)	-	-	34,640
Hot Mix Patching (tons)	799	825	636
Polymer Seal (sq. yards)	-	-	-
Zipper Repair (tons)	-	-	-
Parks & Recreation			
Developed City-owned parks	21	23	23
Undeveloped City-owned park property (acres)	101	103	17
Developed county-owned parks within the City (acres)	57	71	132
Total property acreage maintained by WVC (acres)	258	258	258
Community Development			
Building Inspections:			
Permits issued			
Single Family	425	397	114
Duplex	-	-	-
Multi-family	76	24	15
Mobile Home	6	1	1

Source: West Valley City departmental reports

(Continued from previous page)

Fiscal Year						
2009	2010	2011	2012	2013	2014	2015
189	181	188	194	179	193	196
3,173	2,762	2,903	2,207	2,445	2,117	3,300
9,610	9,204	9,098	9,734	9,597	9,820	9,798
2,900	2,655	2,072	2,734	2,053	2,118	2,108
600,000	571,211	841,538	755,389	681,526	561,888	685,952
291,250	201,681	218,594	140,511	205,489	-	-
32,560	-	18,006	43,500	79,464	115,200	110,930
636	3,974	2,445	2,591	1,397	85	33
-	-	-	-	32,993	2,000	69,000
-	-	-	-	-	900	2,000
23	23	23	25	27	25	27
17	17	16	13	8	10	42
132	132	72	72	72	76	97
258	258	276	278	337	298	305
109	160	89	162	192	174	185
-	-	-	-	-	-	1
12	6	3	2	9	35	23
1	-	-	-	-	-	2

Table 18

**West Valley City
Capital Assets Statistics by Function
Last Ten Fiscal Years**

Function	Fiscal Year				
	2006	2007	2008	2009	2010
Public safety					
Police stations	2	2	2	2	2
Fire stations	5	5	5	5	5
Highways and streets					
Streets (miles)	307	321	321	307	307
City Owned Streetlights	600	600	600	6933	6933
Parks and recreation					
Parks acreage	152.10	164.30	164.30	156.50	156.50
Parks	21	23	23	23	23
Tennis courts	15	15	15	15	15
Softball fields	15	15	15	15	15
Basketball courts	10	14	14	14.5	14.5
Pavilions	14	15	15	14	14
Play structures	24	24	24	24	24
Baseball Fields ⁽¹⁾	-	-	-	-	-
Multi-Use Fields ⁽¹⁾	-	-	-	-	-
Other properties maintained (acres)	101.08	149.20	149.20	149.20	149.20
Total properties maintained (acres)	253.18	313.50	313.50	305.70	305.70

Sources: City departments

Note: No capital asset indicators are available for the general government function

(1) Information previously unavailable for years 2005-2012, included with Tennis Courts & Softball Fields.

(Continued from previous page)

Fiscal Year				
2011	2012	2013	2014	2015
2	2	2	2	2
5	5	5	5	5
307	307	328	320	339
6933	6933	6963	7500	7055
156.50	156.50	196.17	162.2	167.42
23	23	27	25	27
15	15	13	13	13
15	15	8	8	8
14.5	14.5	14.5	14.5	14.5
14	14	20	20	21
24	24	26	26	27
-	-	4	4	4
-	-	8	8	8
149.20	149.20	141.15	135.42	170.4
305.70	305.70	337.32	297.62	305.1

. Tracking Separately from 2013 on.

