City of West Jordan

State of Utah

Comprehensive Annual Financial Report

For fiscal year ended June 30, 2012

Prepared by:
Finance Department

CITY OF WEST JORDAN
Comprehensive Annual Financial Report
For the Fiscal Year Ended June 30, 2012

TABLE OF CONTENTS

INTRODUCTORY SECTION

Letter of Transmittal 5-8
GFOA Certificate of Achievement 9
Organizational Chart 10
List of Principal Officials 11

FINANCIAL SECTION

Report of Independent Certified Public Accountants 12-13
Management's Discussion and Analysis 14-27

Basic Financial Statements

Government-wide Financial Statements:
Statement of Net Assets 29
Statement of Activities 30
Fund Financial Statements:
Balance Sheet – Governmental Funds 31
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Assets 32
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds 33
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities 34
Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – General Fund 35
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget to Actual – Redevelopment Agency 36
Statement of Net Assets – Proprietary Funds 37
Statement of Revenues, Expenses, and Changes in Net Assets 38

Statement of Cash Flows – Proprietary Funds 39-40
Notes to the Basic Financial Statements 41-77

Combining and Individual Fund Financial Statements and Schedules
Combining Financial Statements – Nonmajor Governmental Funds:
Combining Balance Sheet – Nonmajor Funds 79-80
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Governmental Funds 81-82

Schedules Of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual
Western Stampede Fund 84
Fairway Estates Fund 85
KraftMaid SID Fund 86
Municipal Building Authority Fund 87
Capital Support Fund 88
Road Capital Improvement Fund 89
Parks Capital Improvement Fund 90
Buildings Capital Improvement Fund 91
Community Development Block Grant Fund 92

Combining Financial Statements – Internal Service Funds
Combining Statement of Net Assets – Internal Service Funds 94
Combining Statements of Revenues, Expenses, and Changes in Net Assets – Internal Service Fund 95
Combining Statements of Cash Flows – Internal Service Funds 96

STATISTICAL SECTION

Financial Trends
Schedule 1 – Net Assets by Component 98-99
Schedule 2 – Changes in Net Assets 100-103
Schedule 3 – Fund Balances, Governmental Funds 104-105
Schedule 4 – Changes in Fund Balances, Governmental Funds 106-109
Schedule 5 – Tax Revenues by Source, Governmental Funds 110

Revenue Capacity

Schedule 6 – Direct Taxable Sales by Category 111
Schedule 7 – Assessed Value and Estimated Actual Value of Taxable Property 112
Schedule 8 – Property Tax Levies and Collections 113
Schedule 9 – Direct and Overlapping Sales Tax Rates 114
Schedule 10 – Direct and Overlapping Property Tax Rates 115
Schedule 11 – Principal Sales Tax Payers 116
Schedule 12 – Principal Property Tax Payers 117

Debt Capacity

Schedule 13 – Ratios of Outstanding Debt by Type 118-119
Schedule 14 – Ratios of General Bonded Debt Outstanding 120
Schedule 15 – Direct and Overlapping Governmental Activities Debt 121
Schedule 16 – Legal Debt Margin Information 122-123
Schedule 17 – Pledged Revenue Coverage Water Revenue Bonds 124
Schedule 18 – Pledged Revenue Coverage Sales Tax Revenue Bonds 125
Schedule 19 – Pledged Revenue Coverage Excise Tax Road Bonds 125
Schedule 20 – Pledged Revenue Coverage Tax Increment Revenue Bonds 126
Schedule 21 – Pledged Revenue Coverage HUD Contract Payable 126

Demographic and Economic Information

Schedule 22 – Demographic and Economic Statistics 127
Schedule 23 – Principal Employers 128

Operating Information

Schedule 24 – Full-time Equivalent City Government Employees by Function/Program 129
Schedule 25 – Operating Indicators by Function/Program 130-131
Schedule 26 – Capital Asset Statistics by Function/Program 132-133

City of West Jordan
8000 South Redwood Road
West Jordan, UT 84088
(801) 569-5000

November 30, 2012

The Honorable Mayor, Members of the City Council, and Citizens of the City of West Jordan:

The Comprehensive Annual Financial Report (CAFR) of the City of West Jordan, Utah (the City) for the Fiscal Year ended June 30, 2012 is submitted herewith. This report has been prepared by the City's Finance Department in accordance with Generally Accepted Accounting Principles (GAAP) for local governments as prescribed by the Governmental Accounting Standards Board.

Overview

State law requires that general-purpose local governments publish a complete set of financial statements in accordance with GAAP within six months of the close of each fiscal year. State law also requires that the report be audited in accordance with generally accepted auditing standards by a firm of licensed certified public accounts.

As required by State law, an annual audit has been completed by an independent firm of certified public accountants. The City of West Jordan's financial statements have been audited by Keddington & Christensen, LLC, in order to provide reasonable assurance that the financial statements for the fiscal year ended June 30, 2012, are free of material misstatements. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation.

The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the City's financial statements for the fiscal year ended June 30, 2012 are fairly presented in conformity with GAAP. The independent auditors' report is included in the financial section of this report.

The City is required to undergo a single audit in accordance with the provisions of the Office of Management and Budget's (OMB) circular A-133 *"Audits of States, Local Governments, and Non-Profit Organizations."* Information related to the single audit, including the opinion on the schedule of expenditures of federal awards, the auditors' reports on compliance and internal controls over financial reporting in accordance with Generally Accepted Governmental Auditing Standards (GAGAS), and the auditors' report on compliance with requirements applicable to each major program and internal control over compliance in accordance with OMB Circular A-133, are available in a separate report.

GAAP 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 the MD&A and should be read in

conjunction with it. The City's MD&A immediately follows the independent auditors' report.

This CAFR has been prepared by the City's Finance Department. Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures and supplementary information, rests with the City's management. Management is also responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, or misuse; and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with GAAP. The City's internal control structure is designed to provide reasonable, rather than absolute, assurance that these objectives are met.

Government Profile

The City of West Jordan was incorporated on January 10, 1941. The City of West Jordan has a population of 107,201, making it the fourth largest city in the state, and a city of the first class, as defined by the State of Utah. At build-out, the City is projected to have a population of 140,000. The City of West Jordan is located within the Salt Lake metropolitan area, and is approximately 32.02 square miles in size.

The City provides a full range of services to its businesses and residents. These include police and fire protection, culinary water, sanitary sewer, solid waste and recycling collection and disposal, construction and maintenance of roadways, parks and recreation facilities, street lighting, celebrations, and other cultural events.

West Jordan operates under the council-manager form of municipal government. The City Council, composed of the mayor and six City Council members, is the legislative branch of city government. The Mayor and council members each serve four-year terms. The City Council is responsible for passing ordinances, adopting the budget, and appointing committees and the city manager. The city manager, subordinate officers, and employees are the executive branch of city government. The city manager is responsible for directing the day-to-day operations of the city, and for carrying out the ordinances and policies adopted by the City Council.

Component units are entities for which the government is considered to be financially accountable. Blended component units, although legally separate entities, are considered to be part of governmental operations, and so are included in the City's budget reporting and financial statements.

Utah state law requires the City to adopt a budget for all funds on an annual basis, and requires that all funds maintain a balanced budget, with some limited exceptions. State law also requires that departmental expenditures do not exceed appropriated funding levels, except in cases of emergency (such as a natural disaster). Budgetary control is maintained at the department level for the General Fund and at the fund level for all other funds. Authority to revise approved budgets rests with the City Council, which may be accomplished following the completion of noticing and hearing requirements.

Economic Condition

Utah as a whole has not been affected by the Great Recession to the degree that other western states have. While certain impacts have nonetheless been severe and pronounced, especially with regard to residential building, the City has begun to realize some increase in sales tax receipts and an uptick in residential building. While the City does project modest increases in sales tax for the coming year and continued moderate building activity, it will remain cautious, vigilant, and realistic with regard to economic recovery. Several significant threats continue to influence our fiscal policies. Among these threats are growing federal deficits and debt, unstable state budgets, and federal tax policies.

Long-term Financial Planning

The City continues to be responsive to trends and the effects of our underlying economy on our ability to sustain city-provided services. Our reporting systems provide adequate tracking and warning of potential problems, and our efforts to design and implement a comprehensive performance-based program and accountability budgeting and management system to improve accountability and transparency are firmly in place.

Growing fund balance and, consequently, the City's ability to appropriately address any contingency is a priority. In the past year, we were successful in significantly increasing our general operating fund balance. Our efforts are firmly focused now on the development of a long-term fiscal strategic plan, which will provide policies for financial management, set the philosophy and values of the City pertaining to financial management, provide five-year projections of revenue and expenditures, and prescribe specific methodologies to address the contingencies of the future.

Meanwhile, the City has been and will continue to be judicious in the use of debt financing. Currently, the City enjoys a strong bond rating and remarkably low debt for a typical community of West Jordan's size. Better monitoring and evaluation tools will help assure measured and safe progress while still addressing the challenging needs of a growth community.

Relevant Financial Policies

Cash during the year was invested in the Public Treasurer's Investment Fund, statement savings, and repurchase agreements. The City's investment policy is to minimize credit and market risks while maintaining a competitive yield on its portfolio. The City's bank deposits are un-collateralized and insured up to $250,000 per institution by the FDIC. Utah operates under state statute allowing investments to be un-collateralized if state guidelines are followed.

The City is self-insured for unemployment costs. The City is also self-insured to $15,000 for general liability, automotive liability, and errors and omissions. The City has purchased commercial insurance for workers compensation, property damage to its buildings, and damage to its heavy equipment, large fire apparatuses, street sweepers, and sewer trucks.

The City pays unused vacation, holiday, compensatory time, and executive leave balances at termination. Retired employees are eligible to apply their remaining unused sick leave toward their monthly health insurance premium at a rate of 40-70%, dependent upon their length of

service. In order to qualify, the employee is required to notify their department head at least one year prior to retirement.

Utah state law requires the City to adopt a budget for all funds on an annual basis, and requires that all funds maintain a balanced budget, with some limited exceptions. State law also requires that departmental expenditures do not exceed appropriated funding levels, except in cases of emergency (such as a natural disaster). Management cannot overspend at the department level without approval of City Council. This may be accomplished following the completion of noticing and hearing requirements.

Awards & Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of West Jordan for its Comprehensive Annual Financial Report for the fiscal year ended June 30, 2011. This marks the 31st consecutive year the City has received this award. The Certificate of Achievement is a prestigious national award and recognizes the conformance with the highest standards for preparation of state and local government financial reports.

In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized Comprehensive Annual Financial Report, with contents conforming to program standards.

A Certificate of Achievement is valid for a period of one year. This report has been prepared to strictly follow the guidelines recommended by the GFOA, and has been submitted to determine its eligibility for a Certificate of Achievement.

Additionally, the City received the GFOA's Distinguished Budget Presentation Award for its annual budget document for fiscal year 2011. In order to qualify for the Distinguished Budget Presentation Award, the government's budget document was judged to be proficient in several categories, including as a policy document, a financial plan, an operations guide, and a communications device.

The preparation of this report on a timely basis could not have been accomplished without the efficient and dedicated service of the entire staff of the Finance Department. Each member of the department has our sincere appreciation for the contributions made in the preparation of this report. In closing, without the leadership and support of the governing body of the City, preparation of this report would not have been possible.

Respectfully Submitted,

Richard Davis
City Manager

Janice Larsen
Finance Manager/CFO

Certificate of Achievement for Excellence in Financial Reporting

Presented to

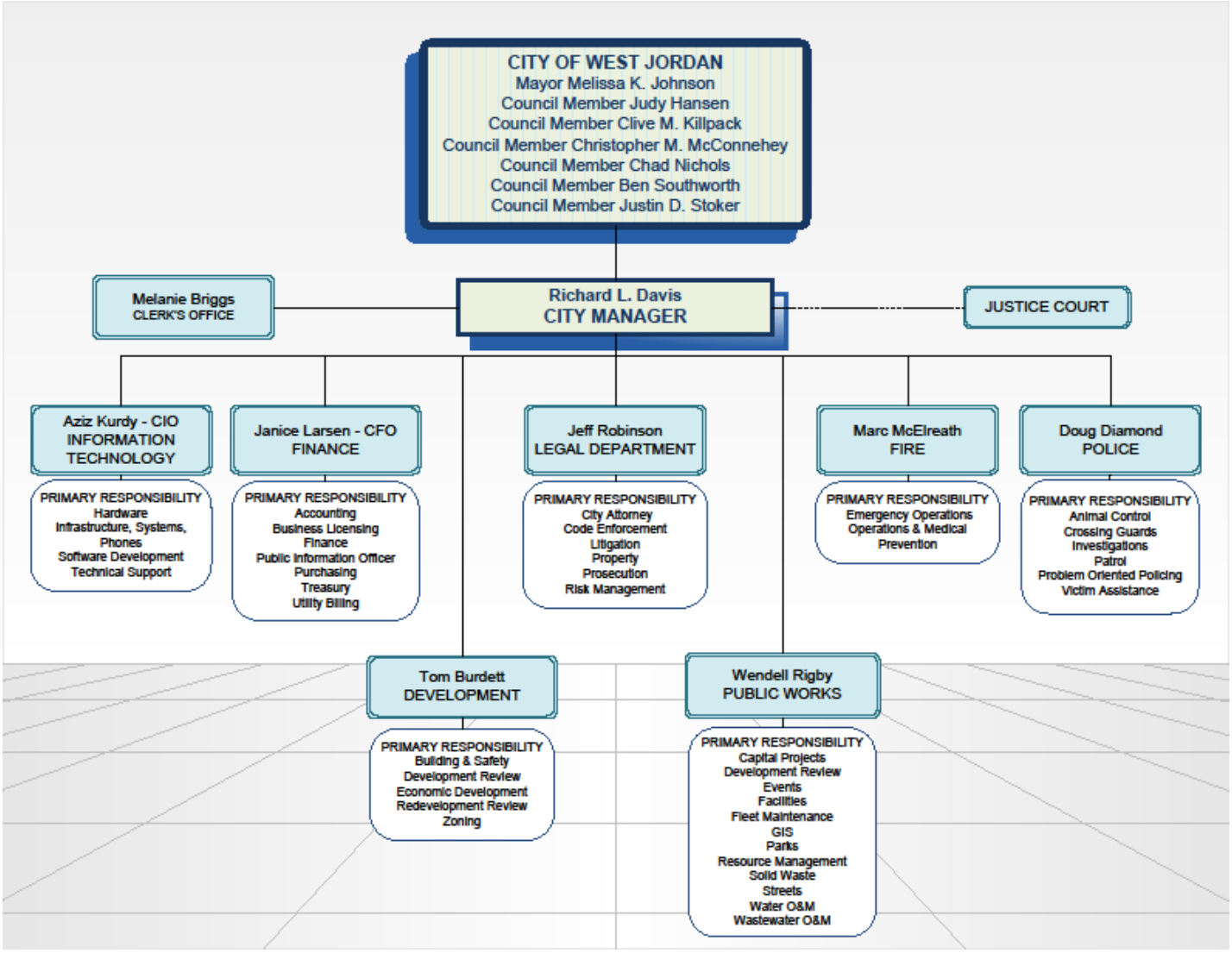
City of West Jordan
Utah

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
June 30, 2011

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.

President

Executive Director


CITY OF WEST JORDAN
Mayor Melissa K. Johnson
Council Member Judy Hansen
Council Member Clive M. Killpack
Council Member Christopher M. McConnehey
Council Member Chad Nichols
Council Member Ben Southworth
Council Member Justin D. Stoker
Melanie Briggs
CLERK'S OFFICE
Richard L. Davis
CITY MANAGER
JUSTICE COURT
Aziz Kurdy - CIO
INFORMATION TECHNOLOGY
PRIMARY RESPONSIBILITY
Hardware
Infrastructure, Systems, Phones
Software Development
Technical Support
Janice Larsen - CFO
FINANCE
PRIMARY RESPONSIBILITY
Accounting
Business Licensing
Finance
Public Information Officer
Purchasing
Treasury
Utility Billing
Jeff Robinson
LEGAL DEPARTMENT
PRIMARY RESPONSIBILITY
City Attorney
Code Enforcement
Litigation
Property
Prosecution
Risk Management
Marc McElreath
FIRE
PRIMARY RESPONSIBILITY
Emergency Operations
Operations & Medical
Prevention
Doug Diamond
POLICE
PRIMARY RESPONSIBILITY
Animal Control
Crossing Guards
Investigations
Patrol
Problem Oriented Policing
Victim Assistance
Tom Burdett
DEVELOPMENT
PRIMARY RESPONSIBILITY
Building & Safety
Development Review
Economic Development
Redevelopment Review
Zoning
Wendell Rigby
PUBLIC WORKS
PRIMARY RESPONSIBILITY
Capital Projects
Development Review
Events
Facilities
Fleet Maintenance
GIS
Parks
Resource Management
Solid Waste
Streets
Water O&M
Wastewater O&M

Title	Name
Mayor	Melissa K. Johnson
Mayor Pro-Tem/Councilmember	Chad Nichols
Councilmember	Judy Hansen
Councilmember	Clive M. Killpack
Councilmember	Christopher McConnehey
Councilmember	Ben Southworth
Councilmember	Justin Stoker
City Manager	Richard L. Davis
City Attorney	Jeff Robinson
City Clerk	Melanie S. Briggs
City Treasurer	David Zobell
Chief Information Officer	Aziz Kurdi
Community Development Director	Tom Burdett
Finance Manager / CFO	Janice Larsen
Fire Chief	Marc McElreath
Justice Court Judge	Ronald Kunz
Police Chief	Doug Diamond
Public Works Director	Wendell Rigby

K&C

Keddington & Christensen
Certified Public Accountants, LLC

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

INDEPENDENT AUDITOR'S REPORT

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

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 City of West Jordan as of and for the year ended June 30, 2012, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of City of West Jordan's management. Our responsibility is to express an opinion 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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our 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 City of West Jordan as of June 30, 2012, and the respective changes in financial position, and the respective budgetary comparison for the General Fund and the Major Special Revenue Funds, and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued a report dated November 29, 2012, on our consideration of City of West Jordan'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.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, 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.

Telephone (801) 590-2600
Fax (801) 265-9405

5292 So. College Dr., Suite 102
Salt Lake City, Utah 84123

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise City of West Jordan'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 financial statements 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.

Keddington & Christensen, LLC

November 29, 2012

Introduction

As management of the City of West Jordan, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities for the fiscal year ended June 30, 2012. The Management's Discussion and Analysis (MD&A) is designed to provide an overview of the City's financial activity. It is also intended to assist the reader in focusing on significant financial issues including identifying changes in the City's financial position, identifying any material deviations from the approved budget, and identifying individual fund issues or concerns. Please read the MD&A in conjunction with the Transmittal Letter and the City's financial statements.

Financial Highlights

- The City's net assets increased by $8,712,057. The governmental net assets decreased by $19,354,740 and the business-type net assets increased by $28,066,797. As of July 1, 2011, the city created a new storm water enterprise fund. The storm water capital assets, in the amount of $22,005,047 (net of depreciation), were transferred from the governmental funds to the new storm water fund.
- At the close of the current fiscal year, the assets of the City exceeded its liabilities by $462,854,726. Of this amount, $42,959,129 (*unrestricted net assets*) may be used to meet the government's ongoing obligations to citizens and creditors.
- As of the close of the current fiscal year, the City's governmental funds (reflected on a current financial resource basis) reported combined ending fund balances of $33,206,904, an increase of $2,908,829 in comparison with the prior year.
- The unassigned fund balance for the General fund at year end was $8,262,619 or approximately 21.2% of total General fund expenditures. The fund balance for the General fund increased by $5,152,918, from the previous year.

Overview of the Financial Statements

This discussion and analysis are 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 contains other supplementary information in addition to the basic financial statements themselves.

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

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

The *statement of activities* presents information showing how the City's net assets changed

during the most recent fiscal year. All changes in net assets are reported as soon as the underlying events giving rise to the change occur, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City of West Jordan that are primarily supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to cover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City of West Jordan include general government, community development, police, fire, public works, and parks and recreation. The business-type activities of the City of West Jordan include water, sewer, and solid waste.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also two legally separate entities, the Redevelopment Agency and the Municipal Building Authority, for which the City is financially accountable. Financial information for these *component units* is blended with the financial information presented for the primary government itself. The government-wide financial statements can be found on pages 29-30 of this report.

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

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

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

The City maintains thirteen individual governmental funds, four major funds, and nine non-major 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, the redevelopment agency fund, the capital support fund, and the road capital improvement fund, which are considered major funds. Financial information for the other nine funds is combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report. The basic governmental fund financial statements can be found on pages 29-34 of this

report. The City adopts an annual appropriated budget for all governmental funds. The basic financial statements include budgetary comparison statements for the General fund and the redevelopment agency fund to demonstrate compliance with these budgets.

***Proprietary funds* –** The City of West Jordan maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City maintains three individual enterprise funds. Information is presented separately in the proprietary statement of net assets and the proprietary statement of revenues, expenses, and changes in fund net assets for the water fund, sewer fund and the solid waste fund which are all considered major funds. Internal service funds are used to accumulate and allocate costs internally among the City's various functions. The City of West Jordan uses internal service funds to account for its fleet maintenance, risk management activities and a fund for computer replacement (Information Technologies Fund). Because these services predominantly benefit governmental rather than business-type activities, they have been included principally within the governmental activities in the government-wide financial statements but are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in the report. The basic proprietary fund financial statements can be found on pages 37-40 of this report.

***Notes to the financial statements* –** The notes provide additional information that is essential to the full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 41-77 of this report.

***Other information* –** In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information. The combining statements referred to earlier in connection with non-major funds and internal service funds are presented as supplementary information.

Government-wide Financial Analysis

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position. At June 30, 2012, the City's assets exceeded liabilities by $462,854,726. By far the largest portion, approximately 87%, of the City's net assets are composed of capital assets, less any debt used to acquire those assets that is still outstanding. Capital assets are used to provide services to citizens and are not available for future spending. Although the investment in capital assets is reported net of any related outstanding 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.

City of West Jordan's Net Assets

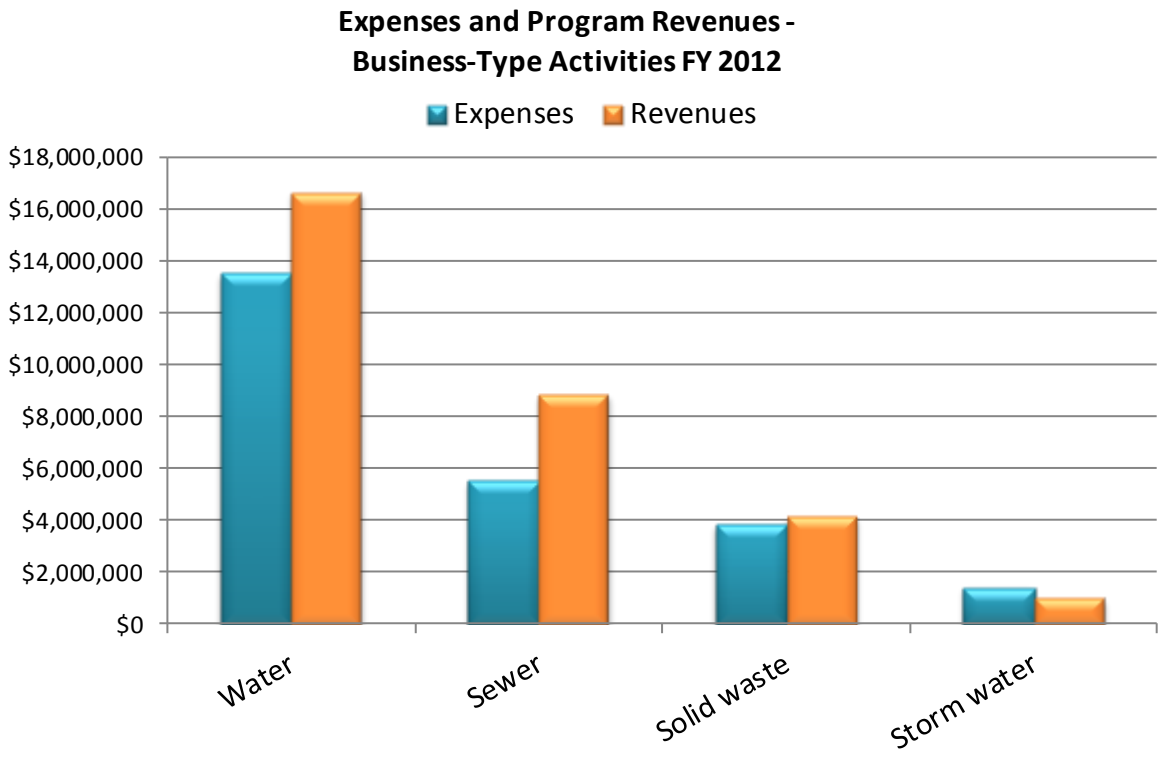
	Governmental Activities		Business-type Activities		Total	
	2012	2011	2012	2011	2012	2011
Current and other assets	$ 62,359,397	$ 59,324,652	$ 45,669,191	$ 38,751,111	$108,028,588	$ 98,075,763
Capital assets	278,140,670	302,930,621	132,370,305	108,031,644	410,510,975	410,962,265
Total assets	340,500,067	362,255,273	178,039,496	146,782,755	518,539,563	509,038,028
Other liabilities	22,493,733	18,041,387	2,718,188	2,257,840	25,211,921	20,299,227
Long-term liabilities outstanding	28,545,614	31,892,675	1,927,301	2,703,456	30,472,915	34,596,131
Total liabilities	51,039,347	49,934,062	4,645,489	4,961,296	55,684,836	54,895,358
Net assets:						
Invested in capital assets, net of related debt	255,043,663	276,142,423	146,127,052	105,552,765	401,170,715	381,695,188
Restricted	15,204,118	17,176,241	3,520,764	6,472,563	18,724,882	23,648,804
Unrestricted	19,212,938	19,002,547	23,746,191	29,796,131	42,959,129	48,798,678
Total net assets	$ 289,460,719	$312,321,211	$173,394,007	$141,821,459	$462,854,726	$454,142,670

A portion of the City's total net assets, $18,724,882 (or 4%), represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net assets in the amount of $42,959,129 is available to meet the government's ongoing obligations to citizens and creditors.

City of West Jordan's Net Assets

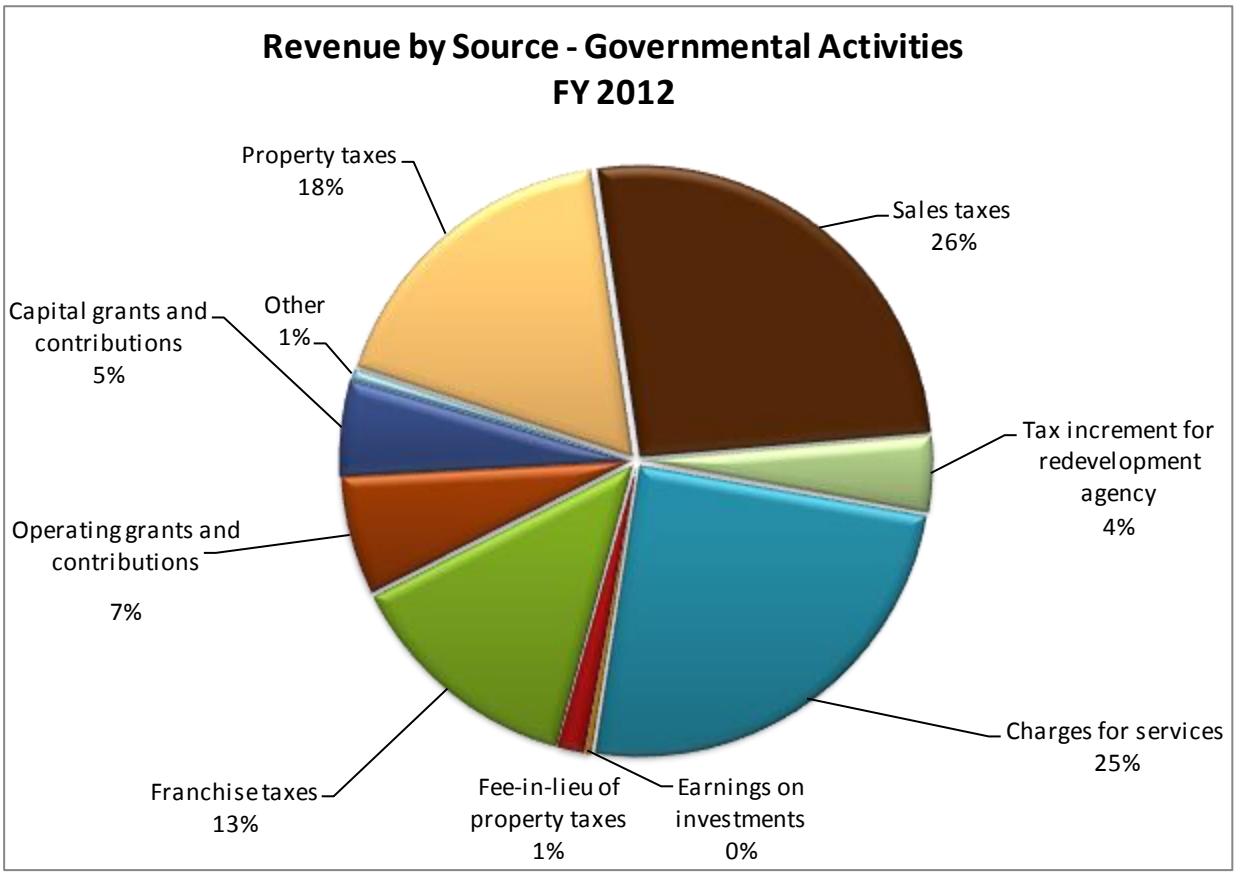
	Governmental Activities		Business-type Activities		Total	
	2012	2011	2012	2011	2012	2011
Revenues:						
Program revenues:						
Charges for services	$ 9,534,824	$ 13,549,365	$ 26,817,922	$ 24,523,167	$ 36,352,746	$ 38,072,532
Operating grants and contributions	3,675,138	3,478,389	-	-	3,675,138	3,478,389
Capital grants and contributions	2,908,877	2,393,179	3,867,206	2,141,867	6,776,083	4,535,046
General revenues:						
Property taxes	12,908,372	10,494,095	-	-	12,908,372	10,494,095
Sales taxes	14,467,761	13,559,906	-	-	14,467,761	13,559,906
Other taxes	7,409,499	10,772,945	-	-	7,409,499	10,772,945
Other	628,848	1,848,522	504,962	61,839	1,133,810	1,910,361
Total revenues	51,533,319	56,096,401	31,190,090	26,726,873	82,723,409	82,823,274
Expenses:						
General government	7,386,329	9,204,699	-	-	7,386,329	9,204,699
Community development	3,079,432	4,430,459	-	-	3,079,432	4,430,459
Police	13,795,007	14,368,579	-	-	13,795,007	14,368,579
Fire	9,396,340	8,949,115	-	-	9,396,340	8,949,115
Public works	11,661,882	14,836,808	-	-	11,661,882	14,836,808
Parks and recreation	3,365,411	4,065,496	-	-	3,365,411	4,065,496
Interest on long-term debt	1,085,582	1,330,674	-	-	1,085,582	1,330,674
Water	-	-	13,499,824	12,496,849	13,499,824	12,496,849
Sewer	-	-	5,528,029	6,935,784	5,528,029	6,935,784
Solid waste	-	-	3,817,376	3,771,748	3,817,376	3,771,748
Storm water	-	-	1,396,140	-	1,396,140	-
Total expenses	49,769,983	57,185,830	24,241,369	23,204,381	72,615,212	80,390,211
Increase in net assets before transfers	1,763,336	(1,089,429)	6,948,721	3,522,492	8,712,057	2,433,063
Transfers	(21,118,076)	63,458	21,118,076	(63,458)	-	-
Changes in net assets	(19,354,740)	(1,025,971)	28,066,797	3,459,034	8,712,057	2,433,063
Net assets, beginning	308,815,459	314,042,417	145,327,210	138,362,425	454,142,669	452,404,842
Prior period adjustment	-	(695,236)	-	-	-	(695,236)
Net assets, ending	$ 289,460,719	$ 312,321,210	$ 173,394,007	$ 141,821,459	$ 462,854,726	$ 454,142,669

Governmental activities – Functions that the City performs which are supported by the collection of taxes and intergovernmental revenues are "governmental activities." The governmental activities reflected in the table "City of West Jordan's Net Assets" (above) are displayed in the following chart, "Expenses and Program Revenues – Governmental Activities FY 2012."

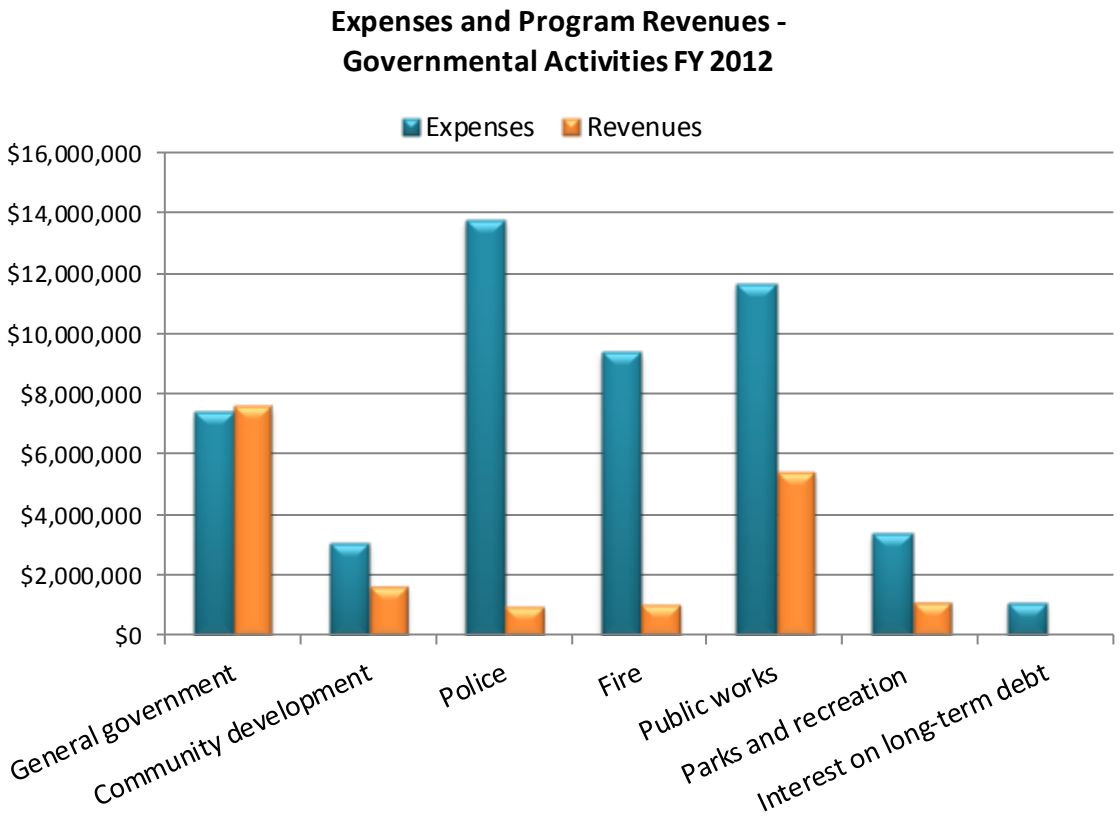


In the current year, governmental activities decreased the City's net assets by $19,354,740. Key elements of the City governmental activities are as follows:

- The decrease is primarily a result of a new storm water enterprise fund created July 1, 2011. Storm water capital assets, in the amount of $22,005,047, were transferred from the governmental funds to the new storm water fund.
- Sales tax revenue increased $907,854. The increase is likely a result of an increase in consumers' confidence in the national economy.
- Ambulance revenues increased in the amount of $312,863 due to increased rates. The Ambulance service rates have increased and the ambulance billing service provider, contracted during FY 2011, continues to collect a higher percentage of ambulance service receivables.
- Utility franchise tax revenue increased $331,387.
- Revenue from Court Fines and Forfeitures decreased $189,870. The decrease is due to a lower volume of citations issued during FY 2012.



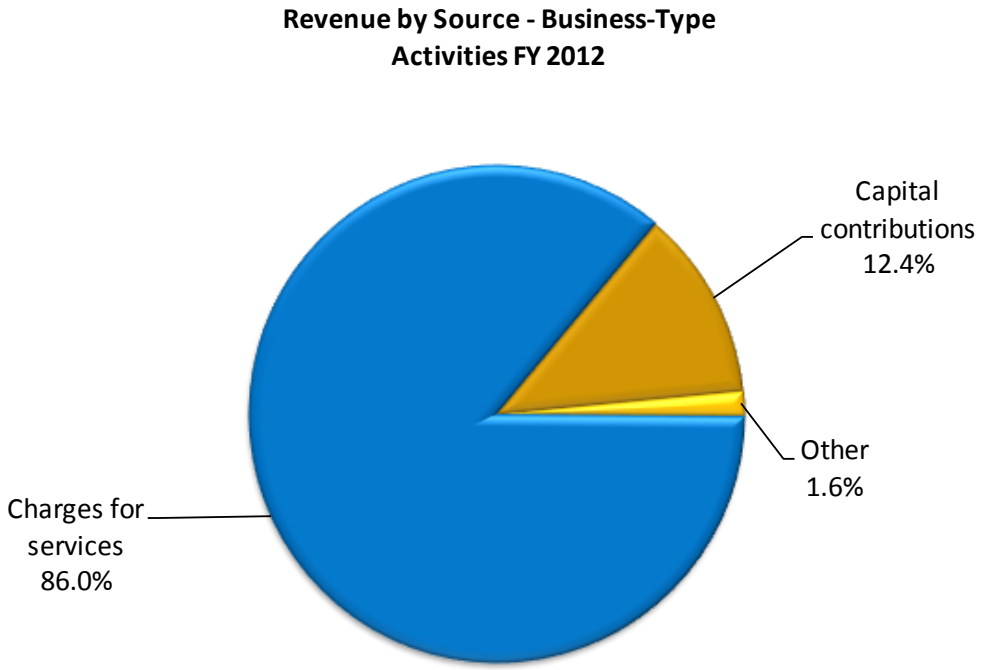
Business-type activities – The City performs some functions, referred to as "business-type activities," that are not supported by tax revenue. It is intended that these functions are funded through either user fees or charges for service. Following is a graph that displays the revenues and expenses for the City's enterprise funds, which are business-type activities:



Business-type activities increased the City's net assets by $28,066,797. Key elements of this increase are as follows:

- The City's business-type activities received $3,867,206 from capital grants and contributions. These contributions include capital assets donated to the City by developers ($1,295,008), impact fees ($1,734,731) used to fund capital projects required by new growth and development within the City, and intergovernmental revenue ($837,467).
- Effective in the second quarter of Fiscal Year 2011, charges for service for water, sewer, and solid waste were increased by 20%, 16%, and 2%, respectively , and new fee ($1.80 per residential equivalent unit) was implemented for storm water service. For Fiscal Year 2012, the increase was effective for a full 12-month period.
- In the water fund, an additional 4% increase became effective during the last quarter of Fiscal Year 2012.
- As of July 1, 2011, the city created a new Storm water fund used to report operating and capital activities. In the previous year, storm water operating revenue and expenditures were reported in the Sewer fund, while storm water capital activities were reported in the Storm water capital fund.
- Capital assets in the amount of $22,005,047 (net of depreciation), were transferred from governmental funds to the new Storm water fund. Capital assets from the Water fund and the Sewer fund were transferred to the new fund, in the following amounts $74,531 (net of depreciation) and $369,444, respectively.
- Charges for services increased in the business-type activities by a net amount of $2,294,755 over the previous year.

- Revenues in the water fund increased $1,186,308 due to the rate increase. Water usage is fairly stable during the winter months, but can vary during summer months when outdoor usage increases significantly.
- In Fiscal Year 2012, storm water activities were separated from sewer activities into a new enterprise fund. Charges for services increased from the previous year in both sewer and storm water funds in the amounts of $709,617 and 335,518, respectively.
- Solid waste revenues decreased by $4,106. The decrease is attributed to lower occupancy in single family dwellings as a result of bankruptcy and foreclosures.



Financial Analysis of the Government's Funds

As noted earlier, the City of West Jordan 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 financial requirements. In particular, unassigned fund balance in the General fund and assigned funds in other governmental funds may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

- At the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $33,206,904, a net increase from the previous year of $2,908,829. The decrease is primarily related to the creation of a new Storm water enterprise fund. The assets, liabilities, and fund balance (in the amount of $3,505,751), were transferred from the Storm water capital fund, a governmental fund, to an enterprise fund.

Of the ending fund balance, less than 1% ($86,493) is in a non-spendable form, including prepaid expenditures and inventory.

Another 46% ($15,204,119) constitutes restricted fund balance. The funds are restricted by enabling legislation, third-party creditors or grantors, debt service payments, or capital projects funded through bond proceeds, C-road revenues, and impact fee revenues.

Committed fund balance is 5.6% (1,849,200) of the total fund balance. Committed funds are not available for new spending because they can only be used for specific purposes, pursuant to constraints imposed by formal action of the City Council, through contracts or legislation.

The remainder of the fund balance is comprised of both assigned and unassigned amounts, totaling $16,067,092, and represents the amounts available for spending at the government's discretion. Of this total, 23.5% ($7,804,474) is assigned and in the General fund 25% ($8,262,619) is unassigned.

The General fund is the chief operating fund of the City of West Jordan. At the end of the current fiscal year, unassigned and assigned fund balance of the General fund was $620,108 and $8,262,619, respectively. Total fund balance reached $14,891,515. 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% of total General fund expenditures, while total fund balance represents 38% of that same amount.

The City's total General fund balance experienced a $5,128,918 increase during the current fiscal year. Total revenues in the General fund were $2,352,689 higher than the budgeted amount, due mostly to sales tax revenues exceeding budgeted revenues in the amount of $1,811,931. This increase in the general fund is partially due to an increase in consumer confidence. However, there was also a transfer of $750,000 from the Storm water fund to the Capital support fund. The cash transfer was used to partially fund the final sales tax bond payment, resulting in less sales tax revenue used for debt service in the Capital Support fund, and increasing the sales tax revenue in the General fund. Of the total fund balance, restricted fund balance increased $1,590,522. Restricted cash in the General fund represents C-Road revenue restricted for qualifying road maintenance and road capital projects. Utah Code Section 17-36-16(3) provides a floor set at 5% of the total budgeted General fund revenues, below which cities may not spend their resources, except in emergencies. As of June 30, 2012, the City's Unassigned fund balance is 18% of fiscal year 2013 budgeted General fund revenues.

Unassigned fund balance was $8,262,619, a significant increase in comparison to the prior year unassigned fund balance in the amount of $5,015,139. During fiscal year 2012, the City took the following measures to increase and stabilize fund balance in the General fund:

- A transfer of unrestricted cash from the Roads Capital Project fund to the General fund in the amount of $197,748. The cash was transferred from the Capital Support fund to the Roads Capital fund in prior fiscal years for specific projects. The projects were subsequently funded with restricted cash from C-Road revenues or impact fee revenues.
- A transfer of cash from the Parks Capital fund in the amount of $270,803, was approved by Council, as a repayment of General fund unrestricted cash transferred in prior years for capital projects. The actual cost of the projects was lower than estimated.

- City management has responded to continued reduced revenues by initiating a soft hiring freeze implemented during fiscal year 2009, which has continued through fiscal year 2012. Since fiscal year 2008, there has been no cost of living adjustment or annual wage step increase for employees. As a result of these measures, expenditures have remained level.

The Redevelopment Agency fund had a total fund balance of $3,061,245, an increase from the previous year in the amount of $866,981. The increase results from a slight increase in tax increment revenues and a decrease in debt service expenditures. The Redevelopment Agency fund has fund balance restricted for debt service in the amount of $204,808.

The Capital Support fund has a fund balance of $1,818,003, a decrease in the amount of $1,152,994 from the prior year. The Capital Support fund activity is primarily the receipt of property tax and sales tax revenues and payment of debt service in the amount of $516,130 and $2,890,939, respectively. Other activity included a transfer from the Storm water fund in the amount of $750,000, and expenditures in the amount $46,909 for various facility repairs and maintenance. Fund balance is committed in the amount of $750,000 to fulfill a contract with Salt Lake County which will be contributed to the construction of the new County library located in West Jordan City. The remainder of fund balance in the amount of $1,068,003 is assigned for building replacement and repairs projects, as designated by council.

The Road Capital Improvement fund has a total fund balance of $5,128,634, a decrease from the prior year of $1,473,861. The projects in the Road Capital fund are funded by impact fee revenues, telecommunication tax revenues transferred from the General fund, and B&C Road fund revenues transferred in from the General fund. Fund balance in the Road fund is restricted for road projects funded by grants in the amount of $3,167,335. A portion of fund balance is also committed through contractual obligation in the amount of $1,099,200, and $862,099 is assigned for the pavement maintenance.

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

At the end of the year, unrestricted net assets in the water fund were $7,046,655. In the current year, the water fund had a net operating gain of $668,714, compared to an operating gain of $488,796 in FY 2011. To address the operating losses in the water fund, the City implemented a service rate increase of 20% for FY 2011, effective October 1, 2010, and an additional service rate increase of 4% in May of 2012.

Unrestricted net assets of the sewer and solid waste funds were $6,387,561 and $8,984,597, respectively, remaining relatively unchanged from the previous year. Unrestricted net assets in the amount of $1,380,532 are being reported for the new storm water fund.

General Fund Budgetary Highlights

During the year, there was an increase in appropriation between the original and final amended budget in the amount of $1,680,516 and can be briefly summarized as follows:

- Budgeted transfers out to the Road Capital Improvement fund, increased by $959,348, for which $500,000 was for projects qualifying for use of Class B&C Road revenues. The remaining $459,438 was a transfer for road maintenance projects.

- Budgeted expenditures (not including transfers out) increased in the amount of $721,168. The fire department purchased two new fire engines during the FY 2012. The purchase was financed with a capital lease, which will be charged back to the fire department each year. The FY 2012 lease payment totaled $459,348, requiring an increase in the fire department budget. The remaining budget adjustment of $261,820 increased budget in the following departments: police operational costs, grant funded police programs, fire operational costs, public works operational costs and administration costs.

- Because of the decline in the economy and city revenues in recent years, the City Manager requested Department Heads to review departmental budgets and identify line items where actual expenditures were expected to be significantly lower than budgeted expenditures. As a result of this analysis, appropriations were reduced in the amount of $710,929 in police, public works, and fire department budgets. An equal increase was made in the Mayor and council contingency reserve budget. The budget was shifted to council contingency to be used for a contingency.

Based on budgeted revenues and expenditures, fund balance was projected to decrease in the amount of $2,683,258. During the year, expenditures were $3,498,445 less than budgeted, while transfers out were $2,249,722 less than budgeted. The transfers were primarily due to C-Road capital projects that were budgeted, but not completed in FY 2012. The lower expenditures were also a result of City management responding to the continued economic downturn and lower than expected revenues. Revenues were higher than budgeted estimates in the following areas: sales tax revenues, property tax revenues, ambulance fee revenues, and court fines. The favorable variance in revenues combined with the favorable variance in expenditures resulted in a net fund balance increase in the amount of $5,152,918.

Capital Assets and Debt Administration

Capital assets – The City of West Jordan's investment in capital assets for its governmental and business-type activities as of June 30, 2012 amounts to $410,420,922, (net of accumulated depreciation). This investment in capital assets includes land, water rights, construction in process, machinery and equipment, computer equipment, building, building improvements, improvements other than buildings, and infrastructure.

Major capital asset events during the current fiscal year included the following:

- Infrastructure and land was donated to the City by developers and became the City's responsibility to maintain. The estimated fair value of the infrastructure and land donated in the proprietary funds totaled $1,285,907.
- The City spent the following amounts for improvements over the course of the fiscal year: $1,969,047 on roads, $1,781,411 on storm water, $3,456,045 on water, and $901,428 on sewer. The City also spent $461,165 on open space projects and new parks.

Additional information on the City's capital assets can be found in Note 4 to the basic financial statements.

Long-term debt **–** At the end of the current fiscal year, the City had $32,472,915 in outstanding long-term debt.

City of West Jordan's Outstanding Debt

	Governmental Activities		Business-type Activities		Total	
	2012	2011	2012	2011	2012	2011
Revenue bonds	$ 7,250,000	$ 10,130,000	$ 1,684,438	$ 2,478,879	$ 8,934,438	$ 12,608,879
General obligation bonds	7,882,132	8,329,538	-	-	7,882,132	8,329,538
Tax increment notes payable to developers	-	837,708	-	-	-	837,708
Special Assessment	4,497,000	4,497,000	-	-	4,497,000	4,497,000
Other liabilities	7,298,607	7,319,477	242,864	224,577	7,541,471	7,544,054
Capital leases	1,617,873	778,951	-	-	1,617,873	778,951
Total	$ 28,545,612	$ 31,892,674	$ 1,927,302	$ 2,703,456	$ 30,472,914	$ 34,596,130

The City's total debt (including compensated absences and other long-term liabilities) decreased in the amount of $4,123,216 during the current fiscal year. The net change is a result of normally scheduled debt service payments in the amount of $5,797,776 and amortization of discounts, premiums and refunding cost in the amount of $53,153. During fiscal year 2012, the City entered into a new capital lease in the amount of $1,279,552. Accrued compensated absences increased by $740,454, and lease revenue bonds were refunded, resulting in a net decrease in the amount of $385,000.

The City's bond rating is AAA for its lease revenue bonds, sales tax bonds, and general obligation bonds. The City has $7,882,132 in outstanding general obligation debt as of June 30, 2012. The Utah Constitution limits general obligation debt to 4% of the market value of real property. Considering present market value, the City's debt limit is $296,800,928.

Additional information on the City's long-term debt can be found in Note 6 to the basic financial statements.

Economic Factors and the Next Year's Budgets and Rates

In FY 2012, sales tax revenue increased 6% over the previous year. Sales tax revenue for FY 2013 is budgeted to increase an additional 4%, or $573,000. The most recent sales tax revenue estimates project actual sales tax revenues to be slightly above the original budget. However, the current strength in consumer spending may not be sustainable due to modest gains in employment and wage increases. Also, there is a set of tax increases scheduled to take effect in the New Year that may hinder consumer and business spending. The City's sales tax revenue continues to be negatively impacted by increased competition from large new retail projects in surrounding communities.

During the Fiscal Year 2013 budget process, the City held a Truth in Taxation Hearing. The outcome of the hearing was an additional $1,560,000 in property tax revenue, resulting in

approximately a 16% increase in City property tax rates.

Development activity is expected to experience slow growth in the near future. This trend will result in small revenue increases from impact and building permit fees, as well as other general revenues. Interest in future development on the City's west side continues to be relatively strong for both residential and commercial.

City Council and management will continue to monitor the economic outlook and proactively deal with the challenges the City is experiencing.

Requests for Information

This financial report is designed to provide a general overview of the City of West Jordan'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 the Finance Department, 8000 South Redwood Road, West Jordan, Utah, 84088.

BASIC FINANCIAL STATEMENTS

CITY OF WEST JORDAN
STATEMENT OF NET ASSETS
JUNE 30, 2012

	Governmental Activities	Business-type Activities	Total
Assets			
Cash and cash equivalents	$ 22,996,881	$ 17,663,078	$ 40,659,959
Accounts receivable, net	594,495	3,659,156	4,253,651
Taxes receivable	20,945,122	-	20,945,122
Loans receivable	778,236	-	778,236
Intergovernmental receivable	19,201	-	19,201
Prepaid items	86,493	-	86,493
Inventory	27,306	189,466	216,772
Intangible	-	15,441,185	15,441,185
Investement in joint venture	-	4,768,152	4,768,152
Unamortized bond issuance costs	387,794	29,219	417,013
Restricted assets:			
Cash and cash equivalents	16,523,869	3,918,935	20,442,804
Capital assets not being depreciated	150,586,249	3,751,127	154,337,376
Capital assets being depreciated, net	127,554,421	128,619,178	256,173,599
Total Assets	$ 340,500,067	$ 178,039,496	$ 518,539,563
Liabilities			
Accounts payable	$ 1,357,368	$ 2,054,396	$ 3,411,764
Accrued liabilities	2,239,323	95,832	2,335,155
Liabilities payable from restricted assets:			
Accounts payable	164,988	378,851	543,839
Accrued liabilities	139,927	-	139,927
Deposits	1,014,833	19,320	1,034,153
Unearned revenue	17,577,294	169,789	17,747,083
Noncurrent liabilities:			
Due within one year:			
Compensated absences	2,014,237	84,720	2,098,957
Bonds payable	2,050,000	680,000	2,730,000
Capital leases	430,543	-	430,543
Contracts payable	370,000	-	370,000
Due in more than one year:			
Compensated absences	3,434,370	158,143	3,592,513
Bonds payable	17,579,134	1,004,438	18,583,572
Capital leases	1,187,330	-	1,187,330
Contracts payable	1,480,000	-	1,480,000
Total Liabilities	51,039,347	4,645,489	55,684,836
Net Assets			
Invested in capital assets, net of related debt	255,043,663	146,127,052	401,170,715
Restricted for:			
Projects	14,172,664	3,520,764	17,693,428
Debt service	1,031,454	-	1,031,454
Unrestricted	19,212,938	23,746,191	42,959,129
Total Net Assets	289,460,719	173,394,007	462,854,726
Total Liabilities and Net Assets	$ 340,500,067	$ 178,039,496	$ 518,539,563

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

CITY OF WEST JORDAN
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

		Program Revenues			Net (Expense) Revenue and Changes in Net Assets		
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Government Activities							
General governmental	$ 7,386,329	$ 3,014,444	$ 12,981	$ -	$ (4,358,904)	$ -	$ (4,358,904)
Community development	3,079,432	1,893,432	-	669,812	(516,188)	-	(516,188)
Police	13,795,007	828,015	266,787	40,664	(12,659,541)	-	(12,659,541)
Fire	9,396,340	1,538,673	191,640	87,644	(7,578,383)	-	(7,578,383)
Public Works	11,661,882	1,832,517	3,203,730	1,659,310	(4,966,325)	-	(4,966,325)
Parks and recreation	3,365,411	427,743	-	451,447	(2,486,221)	-	(2,486,221)
Interest on long-term debt	1,085,582	-	-	-	(1,085,582)	-	(1,085,582)
Total Governmental Activities	49,769,983	9,534,824	3,675,138	2,908,877	(33,651,144)	-	(33,651,144)
Business-type Activities							
Water	13,499,824	14,071,562	-	2,576,011	-	3,147,749	3,147,749
Sewer	5,528,029	7,790,530	-	1,087,640	-	3,350,141	3,350,141
Solid Waste	3,817,376	4,149,462	-	-	-	332,086	332,086
Storm Water	1,396,140	806,368	-	203,555	-	(386,217)	(386,217)
Total Business-type Activities	24,241,369	26,817,922	-	3,867,206	-	6,443,759	6,443,759
Total Government	$ 74,011,352	$ 36,352,746	$ 3,675,138	$ 6,776,083	(33,651,144)	6,443,759	(27,207,385)
General Revenues							
Property taxes					9,811,737	-	9,811,737
Tax increments for redevelopment agency					2,282,629	-	2,282,629
Sales taxes					14,467,761	-	14,467,761
Franchise taxes					7,409,499	-	7,409,499
Fee-in-lieu of property taxes					814,006	-	814,006
Gain on sale of capital assets					188,175	389,957	578,132
Interest on investments					179,230	115,005	294,235
Miscellaneous					261,443	-	261,443
Transfers					(21,118,076)	21,118,076	-
Total General Revenues and Transfers					14,296,404	21,623,038	35,919,442
Changes in Net Assets					(19,354,740)	28,066,797	8,712,057
Net Assets, Beginning					308,815,459	145,327,210	454,142,669
Net Assets, Ending					$ 289,460,719	$ 173,394,007	$ 462,854,726

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

CITY OF WEST JORDAN
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2012

	General	Redevelopment Agency	Support Fund	Improvement Fund	Governmental Funds	Governmental Funds
Assets						
Cash and cash equivalents	$ 6,512,630	$ 2,856,437	$ 1,707,416	$ 2,562,970	$ 2,466,348	$ 16,105,801
Accounts receivable - net	572,078	-	-	-	1,530	573,608
Taxes receivable	14,848,187	5,130,647	956,033	-	10,255	20,945,122
Loans receivable	-	-	-	-	778,236	778,236
Prepaid items	6,313	-	-	-	80,180	86,493
Intergovernmental receivable	-	-	-	-	19,201	19,201
Restricted assets:						
Cash and cash equivalents	7,114,277	204,808	-	3,169,080	6,035,704	16,523,869
Total Assets	$ 29,053,485	$ 8,191,892	$ 2,663,449	$ 5,732,050	$ 9,391,454	$ 55,032,330
Liabilities and Fund Balances						
Liabilities						
Accounts payable	$ 403,323	$ -	$ 6,665	$ 601,671	$ 20,619	$ 1,032,278
Accrued liabilities	1,598,499	-	-	-	31,505	1,630,004
Deferred revenue	266,102	-	-	-	-	266,102
Unearned revenue	10,782,247	5,130,647	838,781	-	825,619	17,577,294
Liabilities payable from restricted assets:						
Accounts payable	96,966	-	-	1,745	66,277	164,988
Accrued liabilities	-	-	-	-	139,927	139,927
Deposits	1,014,833	-	-	-	-	1,014,833
Total Liabilities	14,161,970	5,130,647	845,446	603,416	1,083,947	21,825,426
Fund Balances						
Nonspendable	6,313	-	-	-	80,180	86,493
Restricted	6,002,475	204,808	-	3,167,335	5,829,500	15,204,119
Committed	-	-	750,000	1,099,200	-	1,849,200
Assigned	620,108	2,856,437	1,068,003	862,099	2,397,827	7,804,474
Unassigned	8,262,619	-	-	-	-	8,262,619
Total Fund Balances	14,891,515	3,061,245	1,818,003	5,128,634	8,307,507	33,206,904
Total Liabilities and Fund Balances	$ 29,053,485	$ 8,191,892	$ 2,663,449	$ 5,732,050	$ 9,391,454	$ 55,032,330

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

CITY OF WEST JORDAN
RECONCILIATION OF BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET ASSETS
JUNE 30, 2012

Amounts reported for governmental activities in the statement of net assets are different because:	
Total fund balance - governmental funds	$ 33,206,904
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	278,140,670
Internal service funds are used by management to charge the costs of fleet maintenance and risk management to individual funds. The current assets and liabilities of the internal service funds are included in the governmental activities in the statement of net assets.	6,144,962
Accrued interest expense is not due and payable in the current period and therefore is not recorded in the funds.	(140,098)
Long-term liabilities are not due and payable in the current period and therefore are not recorded in the funds.	(28,545,614)
Costs of issuance are not amortized in the current period and therefore are not recorded in the funds.	387,794
Certain revenue is deferred in the govenrmental funds but is not in the statement of net assets because it qualifies for recognition under the economic resources measurement focus.	266,102
Total net assets - governmental activities	$ 289,460,719

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

CITY OF WEST JORDAN
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	General	Redevelopment Agency	Capital Support Fund	Road Capital Improvement Fund	Other Governmental Funds	Total Governmental Funds
Revenues						
Taxes	$ 31,990,925	$ 2,282,629	$ 500,350	$ -	$ 11,728	$ 34,785,632
Licenses and permits	1,805,455	-	-	-	-	1,805,455
Intergovernmental	4,102,408	-	-	1,042,665	1,142,561	6,287,634
Charges for services	2,907,349	-	-	-	846,627	3,753,976
Fines and forfeitures	1,738,670	-	-	-	-	1,738,670
Interfund charges	4,188,392	-	-	-	-	4,188,392
Impact fees	-	-	-	705,753	555,956	1,261,709
Interest	77,382	19,138	15,780	36,050	58,747	207,097
Miscellaneous	134,474	150,027	-	13,259	200,776	498,536
Total Revenues	46,945,055	2,451,794	516,130	1,797,727	2,816,395	54,527,101
Expenditures						
Current:						
General government	8,784,265	-	-	-	-	8,784,265
Community development	1,699,041	401,505	46,909	-	1,003,312	3,150,767
Police	13,175,846	-	-	-	-	13,175,846
Fire	8,603,467	-	-	-	-	8,603,467
Public works	4,892,084	-	-	-	-	4,892,084
Parks and recreation	1,845,239	-	-	-	185,363	2,030,602
Debt service:						
Principal	29,380	770,000	2,450,000	750,736	3,790,000	7,790,116
Interest	7,162	249,341	440,939	-	361,243	1,058,685
Capital outlay:						
Roads	-	-	-	5,613,161	-	5,613,161
Parks	-	-	-	-	461,165	461,165
Buildings	-	-	-	-	-	-
Total Expenditures	39,036,484	1,420,846	2,937,848	6,363,897	5,801,083	55,560,158
Excess (Deficiency) of Revenues Over (Under) Expenditures	7,908,571	1,030,948	(2,421,718)	(4,566,170)	(2,984,688)	(1,033,057)
Other Financing Sources (Uses)						
Transfers in	632,518	-	1,268,724	3,290,057	-	5,191,299
Transfers out	(3,388,171)	(163,967)	-	(197,748)	(789,527)	(4,539,413)
Bond proceeds	-	-	-	-	3,290,000	3,290,000
Total Other Financing Sources (Uses)	(2,755,653)	(163,967)	1,268,724	3,092,309	2,500,473	3,941,886
Net Change in Fund Balances	5,152,918	866,981	(1,152,994)	(1,473,861)	(484,215)	2,908,829
Fund Balance, Beginning	9,738,597	2,194,264	2,970,997	6,602,495	8,791,722	30,298,075
Fund Balance, Ending	$ 14,891,515	$ 3,061,245	$ 1,818,003	$ 5,128,634	$ 8,307,507	$ 33,206,904

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

CITY OF WEST JORDAN
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

Net change in fund balances - total governmental funds	$ 2,908,829
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.	(7,321,126)
Governmental funds report current capital outlays as expenditures. However, these expenditures are reported as capital assets in the statement of net assets.	4,051,262
Long term assets are not reported in the governmental fund statements. Assets transferred between a governmental fund and an enterprise fund are reported in the government-wide statemetns.	(22,005,047)
Long term liabilities are not reported in the governmental fund statements. Liabilities transferred between a governmental fund and an enterprise fund are reported in the government-wide statements.	86,971
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net assets.	7,790,116
In the statement of activities, amortization of premiums and costs of issuing of debt is recorded.	(47,058)
In the statement of activities, interest is accrued on outstanding bonds, whereas in governmental funds, an interest expense is reported when due.	41,137
The long term portion of accrued leave does not require the use of current financial resources and therefore is not recorded as an expenditure in the Governmental Funds.	(326,902)
The net revenue of certain activities of internal service funds is reported within the governmental activities.	(1,269,235)
Proceeds from a bond issuance are reported as revenue in the governmental fund statements, whereas in the statement activities the proceeds are reported as a long term liability	(3,290,000)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the funds.	26,313
Change in net assets of governmental activities	$ (19,354,740)

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

CITY OF WEST JORDAN
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Revenues				
Taxes	$ 30,178,994	$ 30,178,994	$ 31,990,925	$ 1,811,931
Licenses and permits	1,671,198	1,671,198	1,805,455	134,257
Intergovernmental revenues	3,678,110	3,941,584	4,102,408	160,824
Charges for services	2,463,798	2,463,798	2,907,349	443,551
Fines and forfeitures	2,000,500	2,000,500	1,738,670	(261,830)
Interfund charges	4,120,608	4,188,392	4,188,392	-
Interest income	43,000	43,000	77,382	34,382
Miscellaneous	104,400	104,900	134,474	29,574
Total Revenues	44,260,608	44,592,366	46,945,055	2,352,689
Expenditures				
General government:				
Mayor & city council	549,094	1,259,923	373,856	886,067
Court	816,831	831,831	758,502	73,329
City manager	327,521	327,521	331,952	(4,431)
Elections	160,000	160,000	156,629	3,371
Events	210,981	210,981	159,782	51,199
Management information systems	1,329,792	1,229,792	1,218,598	11,194
Facilities	1,073,932	1,113,932	1,008,358	105,574
Human resources	277,843	278,343	283,094	(4,751)
Finance	1,142,894	1,142,894	1,075,504	67,390
Utility billing	629,604	629,604	628,736	868
Recorder	218,049	218,049	263,292	(45,243)
Attorney	1,255,564	1,262,277	1,179,911	82,366
Nondepartmental	1,292,355	1,292,355	1,346,051	(53,696)
Total general government	9,284,460	9,957,502	8,784,265	1,173,237
Community Develoment:				
Planning & zoning	801,036	801,036	802,741	(1,705)
Economic development	219,363	219,363	172,664	46,699
Building safety	747,787	747,787	723,636	24,151
Total community development	1,768,186	1,768,186	1,699,041	69,145
Police:				
Support services	6,042,919	6,024,736	5,660,584	364,152
Line services	7,560,560	7,528,833	6,982,924	545,909
Animal control	578,907	578,907	532,338	46,569
Total Police	14,182,386	14,132,476	13,175,846	956,630
Fire	8,579,707	9,001,367	8,603,467	397,900
Public works:				
Public works administration	605,545	744,167	708,286	35,881
Engineering	1,715,452	1,688,852	1,403,328	285,524
Streets	2,426,882	2,022,355	1,981,869	40,486
C road projects	1,076,369	1,076,369	798,601	277,768
Total public works	5,824,248	5,531,743	4,892,084	639,659
Parks and recreation:				
Parks	2,010,604	1,987,097	1,735,233	251,864
Cemeteries	127,517	119,905	110,006	9,899
Total Parks and recreation	2,138,121	2,107,002	1,845,239	261,763
Debt service:				
Principal	36,653	36,653	29,380	7,273
Interest	-	-	7,162	(7,162)
Total debt service	36,653	36,653	36,542	111
Total Expeditures	41,813,761	42,534,929	39,036,484	3,498,445
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,446,847	2,057,437	7,908,571	2,421,834
Other Financing Sources (Uses)				
Transfers in	163,966	897,198	632,518	(264,680)
Transfers out	(4,678,545)	(5,637,893)	(3,388,171)	2,249,722
Total Other Financing Sources (Uses)	(4,514,579)	(4,740,695)	(2,755,653)	1,985,042
Net Change in Fund Balance	$ (2,067,732)	$ (2,683,258)	5,152,918	$ 4,406,876
Fund Balance, Beginning			9,738,597	
Fund Balance, Ending			$ 14,891,515	

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

CITY OF WEST JORDAN
REDEVELOPMENT AGENCY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Revenues				
Taxes	$ 2,361,782	$ 2,651,216	$ 2,282,629	$ (368,587)
Interest	-	-	19,138	19,138
Miscellaneous	-	-	150,027	150,027
Total Revenues	2,361,782	2,651,216	2,451,794	(199,422)
Expenditures				
Community development	1,218,907	1,218,907	401,505	817,402
Debt Service:				
Principal payments	770,000	770,000	770,000	-
Interest	249,341	249,341	249,341	-
Total Expenditures	2,238,248	2,238,248	1,420,846	817,402
Excess (Deficiency) of Revenues Over (Under) Expenditures	123,534	412,968	1,030,948	617,980
Other Financing Sources (Uses)				
Transfers out	(365,584)	(365,584)	(163,967)	201,617
Total Other Financing Sources (Uses)	(365,584)	(365,584)	(163,967)	201,617
Net Change in Fund Balance	$ 123,534	$ 412,968	866,981	$ 617,980
Fund Balance, Beginning			2,194,264	
Fund Balance, Ending			$ 3,061,245	

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

CITY OF WEST JORDAN
STATEMENT OF NET ASSETS
PROPRIETARY FUNDS
JUNE 30, 2012

	Business-type Activities - Enterprise Funds					
	Water	Sewer	Solid Waste	Storm Water	Total Enterprise	Governmental Activities - Internal Service Funds
Assets						
Current Assets						
Cash and cash equivalents	$ 6,473,764	$ 5,751,365	$ 3,945,789	$ 1,492,160	$ 17,663,078	$ 6,891,080
Accounts receivable, net	2,138,519	823,915	545,947	150,775	3,659,156	20,887
Inventory	189,466	-	-	-	189,466	27,306
Total Current Assets	8,801,749	6,575,280	4,491,736	1,642,935	21,511,700	6,939,273
Noncurrent Assets						
Restricted cash and cash equivalents	1,187,401	2,531,880	-	199,654	3,918,935	-
Intangible asset	-	15,441,185	-	-	15,441,185	-
Investment in joint venture	-	-	4,768,152	-	4,768,152	-
Bond issuance costs, net	29,219	-	-	-	29,219	-
Capital assets not being depreciated	3,381,683	-	-	369,444	3,751,127	-
Capital assets being depreciated, net	73,740,395	31,372,426	322,082	23,184,275	128,619,178	4,932,293
Total Noncurrent Assets	78,338,698	49,345,491	5,090,234	23,753,373	156,527,796	4,932,293
Total Assets	87,140,447	55,920,771	9,581,970	25,396,308	178,039,496	11,871,566
Liabilities						
Current Liabilities						
Accounts payable	1,444,231	109,246	271,341	229,578	2,054,396	325,090
Other accrued payables	55,665	22,457	3,871	13,839	95,832	28,214
Payable from restricted assets:						
Accounts payable	28,248	150,949	-	199,654	378,851	-
Deposits	19,320	-	-	-	19,320	-
Unearned revenue	169,789	-	-	-	169,789	-
Current Portion, compensated absences	46,724	28,139	3,046	6,811	84,720	19,298
Current Portion, bonds payable	680,000	-	-	-	680,000	-
Current Portion, capital lease payable	-	-	-	-	-	399,916
Accrued insurance losses	-	-	-	-	-	441,007
Total Current Liabilities	2,443,977	310,791	278,258	449,882	3,482,908	1,213,525
Noncurrent Liabilities						
Compensated absences	67,904	77,731	333	12,175	158,143	21,973
Bonds payable	1,004,438	-	-	-	1,004,438	-
Capital lease payable	-	-	-	-	-	1,069,531
Total Noncurrent Liabilities	1,072,342	77,731	333	12,175	1,162,581	1,091,504
Total Liabilities	3,516,319	388,522	278,591	462,057	4,645,489	2,305,029
Net Assets						
Invested in capital assets, net of related debt	75,437,640	46,813,611	322,082	23,553,719	146,127,052	3,462,846
Restricted for:						
Projects	1,139,833	2,380,931	-	-	3,520,764	-
Unrestricted	7,046,655	6,337,707	8,981,297	1,380,532	23,746,191	6,103,691
Total Net Assets	83,624,128	55,532,249	9,303,379	24,934,251	173,394,007	9,566,537
Total Liabilities and Net Assets	$ 87,140,447	$ 55,920,771	$ 9,581,970	$ 25,396,308	$ 178,039,496	$ 11,871,566

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

CITY OF WEST JORDAN
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	Business-type Activities - Enterprise Funds					
	Water	Sewer	Solid Waste	Storm Water	Total Enterprise	Governmental Activities - Internal Service Funds
Operating Revenues						
Charges for services	$ 14,071,562	$ 7,790,530	$ 4,085,054	$ 806,368	$ 26,753,514	$ 2,994,195
Total Operating Revenues	14,071,562	7,790,530	4,085,054	806,368	26,753,514	2,994,195
Operating Expenses						
Sources of supply	7,222,642	-	-	-	7,222,642	-
Depreciation	2,040,425	917,814	161,041	635,330	3,754,610	1,626,435
Salaries and benefits	1,238,282	625,701	92,713	347,412	2,304,108	504,581
Contracted services	-	-	2,712,779	-	2,712,779	-
Sewage treatment	-	2,663,007	-	-	2,663,007	-
Fleet lease	72,711	104,792	39,195	39,800	256,498	-
Utilities and telephone	468,364	6,689	1,114	-	476,167	-
Professional and technical	21,905	11,188	221	7,914	41,228	896,892
Interfund charges	1,691,217	1,105,498	350,204	247,451	3,394,370	-
Garbage cans	-	-	144,969	-	144,969	-
Landfill	-	-	308,723	-	308,723	-
Supplies and maintenance	647,302	78,340	6,417	88,233	820,292	1,573,182
Total Operating Expenses	13,402,848	5,513,029	3,817,376	1,366,140	24,099,393	4,601,090
Operating Income (Loss)	668,714	2,277,501	267,678	(559,772)	2,654,121	(1,606,895)
Nonoperating Income (Expense)						
Equity income (loss) of joint venture	-	-	64,408	-	64,408	-
Impact fees	929,356	601,820	-	203,555	1,734,731	-
Interest earnings	29,608	44,496	22,376	18,524	115,004	21,687
Interest expense	(96,976)	-	-	-	(96,976)	(20,978)
Intergovernmental revenue	791,563	45,904	-	-	837,467	662
Gain (loss) from sale of capital assets	389,957	(15,000)	-	(30,000)	344,957	188,175
Total Nonoperating Income (Expense)	2,043,508	677,220	86,784	192,079	2,999,591	189,546
Income (loss) before transfers and contributions	2,712,222	2,954,721	354,462	(367,693)	5,653,712	(1,417,349)
Capital contributions	855,092	439,916	-	21,918,076	23,213,084	-
Transfers in	-	-	-	432,590	432,590	148,114
Transfers out	(88,146)	(394,444)	-	(750,000)	(1,232,590)	-
Change in Net Assets	3,479,168	3,000,193	354,462	21,232,973	28,066,796	(1,269,235)
Net Assets, Beginning	80,144,960	52,532,056	8,948,917	3,701,278	145,327,211	10,835,772
Net Assets, Ending	$83,624,128	$55,532,249	$ 9,303,379	$ 24,934,251	$173,394,007	$ 9,566,537

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

CITY OF WEST JORDAN
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	Business-type Activities - Enterprise Funds					
	Water	Sewer	Solid Waste	Storm Water	Total Enterprise	Governmental Activities - Internal Service Funds
Cash Flows From Operating Activities						
Receipts from customers and users	$13,270,134	$ 7,882,389	$ 4,099,803	$ 655,593	$ 25,907,919	$ -
Receipts from interfund services provided	-	-	-	-	-	2,989,401
Payments for goods/services	(8,065,981)	(2,965,685)	(2,876,796)	288,793	(13,619,669)	(2,340,926)
Payments for interfund services used	(1,763,928)	(1,210,290)	(389,399)	(287,251)	(3,650,868)	-
Payments to employees	(1,240,578)	(626,596)	(93,062)	(314,587)	(2,274,823)	(485,465)
Net cash flows from operating activities	2,199,647	3,079,818	740,546	342,548	6,362,559	163,010
Cash Flows From Non-Capital Financing Activities						
Receipts from other governments	791,563	45,904	-	-	837,467	662
Transfers in	-	-	-	-	-	148,114
Transfers out	(25,000)	(25,000)	-	(750,000)	(800,000)	-
Net cash flows from non-capital financing activities	766,563	20,904	-	(750,000)	37,467	148,776
Cash Flows From Capital and Related Financing Activities						
Acquisition of capital assets	(2,619,153)	(461,514)	-	(1,781,411)	(4,862,078)	(2,008,477)
Purchase of intangible assets	-	(1,150,753)	-	-	(1,150,753)	-
Proceeds from sales of capital assets	413,820	-	-	-	413,820	85,257
Proceeds from capital lease	-	-	-	-	-	1,279,552
Proceeds from issuance of bonds	-	-	-	-	-	-
Principal payments on bonds	(820,000)	-	-	-	(820,000)	-
Interest paid on revenue bonds	(68,057)	-	-	-	(68,057)	-
Payments on capital leases	-	-	-	-	-	(411,250)
Interest paid on capital leases	-	-	-	-	-	(21,144)
Impact fees paid to developer	-	-	-	(86,972)	(86,972)	-
Impact fees collected	929,356	601,820	-	203,555	1,734,731	-
Net cash flows from capital and related financing activities	(2,164,034)	(1,010,447)	-	(1,664,828)	(4,839,309)	(1,076,062)
Cash Flows From Investing Activities						
Contributions to equity investment	-	-	(410,105)	-	(410,105)	-
Interest on investments	29,608	44,496	22,376	18,524	115,004	21,687
Net cash flows from investing activities	29,608	44,496	(387,729)	18,524	(295,101)	21,687
Net Increase (Decrease) In Cash and Cash Equivalents	831,784	2,134,771	352,817	(2,053,756)	1,265,616	(742,589)
Cash and Cash Equivalents, Beginning	6,829,381	6,148,474	3,592,972	3,745,570	20,316,397	7,633,669
Cash and Cash Equivalents, Ending	$ 7,661,165	$ 8,283,245	$ 3,945,789	$ 1,691,814	$ 21,582,013	$ 6,891,080

Statement continued on next page.

CITY OF WEST JORDAN
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	Business-type Activities - Enterprise Funds					
	Water	Sewer	Solid Waste	Storm Water	Total Enterprise	Governmental Activities - Internal Service Funds
Reconciliation of operating income to net cash flows from operating activities						
Earnings (loss) from operations	$ 668,714	$ 2,277,501	$ 267,678	$ (559,772)	$ 2,654,121	$ (1,606,895)
Adjustments to reconcile earnings (loss) to net cash flows from operating activities:						
Depreciation	2,040,425	917,814	161,041	635,330	3,754,610	1,626,435
Non cash change in investment in joint venture	-	-	308,723	-	308,723	-
Changes in assets and liabilities						
Accounts receivable, net	(701,808)	91,859	14,749	(150,775)	(745,975)	(4,794)
Inventory	(44,845)	-	-	-	(44,845)	1,613
Prepaid items	-	-	-	-	-	-
Accounts payable	314,534	(356,969)	(11,296)	185,286	131,555	(9,865)
Accounts payable from restricted assets	24,543	150,508	-	199,654	374,705	-
Other accrued payables	4,527	(8,122)	755	13,839	10,999	1,888
Compensated absences	(6,823)	7,227	(1,104)	18,986	18,286	17,228
Customer deposits	(2,827)	-	-	-	(2,827)	-
Unearned revenue	(96,793)	-	-	-	(96,793)	-
Accrued insurance losses	-	-	-	-	-	137,400
Net cash flows from operating activities	$ 2,199,647	$ 3,079,818	$ 740,546	$ 342,548	$ 6,362,559	$ 163,010
Noncash investing, capital, and financing activities:						
Contributions of capital assets	$ 855,092	$ 439,916	$ -	$ 21,918,076	$ 23,213,084	$ -
Net transfer of capital assets	(63,146)	(369,444)	-	432,590	-	-

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

NOTE 1

Summary of Significant Accounting Policies

The basic financial statements of the City of West Jordan, Utah (the City) have been prepared in generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below:

A. The Reporting Entity

The City, incorporated in 1941, is a municipal corporation governed by an elected mayor and six-member council. The reporting entity consists of the primary government and component units. Component units are 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. Data from these units is combined with data from the primary government. The West Jordan Redevelopment Agency and the West Jordan Municipal Building Authority are included as blended component units. The Redevelopment Agency was legally created as authorized by the Utah Neighborhood Development Act. The City Council is designated by ordinance as the governing body of the Agency. Therefore, the Agency is part of the reporting entity and is reported as a Special Revenue Fund. The Municipal Building Authority (MBA) is a separate legal entity and is reported as a Special Revenue Fund. The MBA was established to finance and construct municipal buildings that are then leased to the City. The City Council serves as the board of trustees for the MBA and therefore the MBA is reported as if it were part of the primary government. Separate financial statements are not issued for either of these component units. The City has no discretely presented component units.

B. Basic Financial Statements – Government-wide Financial Statements

The 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 financial statements and fund financial statements distinguish between those activities of the City that are governmental and those that are considered business-type activities.

The statement of net assets and the statement of activities are government-wide and include the financial activities of the primary government. Assets and liabilities are reported on a full accrual, economic resource basis, which recognizes all long term assets and receivables as well as long term debt and obligations. The City's net assets are reported in three parts; invested in capital assets, net of related debt, restricted net assets, and unrestricted net assets. The City first utilizes restricted resources to finance qualifying activities. The statement of net assets presents the financial condition of the governmental and business-type activities of the City as of the end of the fiscal year.

The statement of activities demonstrates the degree to which the direct expenses of a function are

offset by related program revenues. Amounts reported as program revenues include charges to customers for goods or services, operating grants, and capital grants. Program revenues must be directly associated with the function or business-type activity. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants. The use of impact fee revenues is restricted by the State of Utah to specific projects. Because of these restrictions impact fee revenues are included in the capital grants column. All tax revenue and internally dedicated resources are classified as general revenues. The net costs (by function or business-type activity) are normally covered by general revenues. The City does not allocate indirect costs.

The government-wide financial statements focus on the sustainability of the City as an entity and the change in the City's net assets resulting from current year activities.

C. Basic Financial Statements – Fund Financial Statements

The fund financial statements present financial information in more detail. These statements focus on the major funds. Major individual governmental funds and major individual enterprise funds are presented in separate columns while non-major funds are aggregated and then presented in a single column.

The financial structure of the City has been organized on the basis of individual funds. Each fund is a self-balancing set of accounts consisting of its assets, liabilities, fund balance or retained earnings, revenue, and expenditures or expenses. Detailed accounting records are maintained for each individual fund; however, to provide maximum interest earnings on all idle funds of the City, all cash of the City is pooled for investment purposes. Interest earnings are allocated based upon a percentage method using the month-end cash balances of the individual funds. The various funds are summarized by type in the basic financial statements.

GOVERNMENTAL FUND TYPES

The focus of the governmental funds' measurement (in the fund financial statements) is upon determination of financial position (sources, uses and balances of financial resources) rather than upon net income. The following is a description of the governmental funds of the City:

General Fund – The General Fund is the primary operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund. Administrative services rendered to other funds are charged to such funds and are shown as charges for services.

Special Revenue Funds – Special Revenue Funds are used to account for resources legally restricted to expenditures for specified current operating purposes and for the enforcement of special services and activities.

Capital Projects Funds – The Capital Projects Funds are used to account for financial resources to be used for the acquisition or construction of the major capital facilities of the City other than those financed by the proprietary funds.

The following four funds are presented as major funds in the financial statements; (1) the General Fund, (2) the Redevelopment Agency, a fund created to account for economic development and redevelopment districts within the City, (3) Capital Support Fund, a capital project fund used to account for the construction of buildings and other improvements, and (4) Road Capital Improvement Fund, a capital project fund used to account for major road projects.

PROPRIETARY FUND TYPES

The focus of proprietary fund measurement is upon the determination of net income, changes in net assets, financial position, and cash flows. The generally accepted accounting principles applicable are those similar to businesses in the private sector. The City's proprietary funds consist of:

Enterprise Funds – Enterprise Funds are used to account for operations that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the cost (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

The existing enterprise funds account for construction, operation, maintenance, related debt, and property, plant and equipment within each fund. The City-owned water utility, wastewater utility, solid waste service, and storm water are presented as major funds.

Internal Service Funds – Internal Service Funds are used to account for the financing of goods or services provided to other departments or agencies of the City on a cost-reimbursement basis. The City maintains internal service funds for fleet management, information technologies (computer replacement & management), and insurance/claims.

D. Measurement Focus and Basis of Accounting

The government-wide financial statements and the proprietary fund statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned, and expenses are recorded when a liability is incurred. The proprietary fund statements distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating revenues are charges for services. Operating expenses include costs of services as well as materials, contracts, personnel, and depreciation. All revenues and expenses not meeting these definitions are reported as non-operating revenues and expenses. The City records utility revenues billed to its customers on a monthly basis.

Unbilled services in the proprietary funds have been recorded as revenue and accounts receivable at June 30, 2012. The accounts receivable for these revenues are reported net of the allowance for doubtful accounts.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they become measurable and available. "Available" means collectible within the current period

or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Property tax, sales tax, franchise tax, inter-governmental revenue, ambulance service revenue, and interest earned in the current period are accrued and reported as revenue. All other revenues are not subject to accrual because they are either not available soon enough to pay liabilities of the current period or are not measurable. Expenditures are recorded when fund liabilities are incurred. Exceptions to this rule are (a) principal and interest on long term debt, which are recorded as fund liabilities only when due, and (b) compensated absences, which are recorded as a liability only when payment is due. Fund liabilities and expenditures are recorded for compensated absence amounts when employment is terminated.

The City applies to both government-wide and proprietary funds statements all GASB pronouncements and FASB Statements and Interpretations, APB Opinions, and Accounting Research Bulletins issued on or before November 30, 1989, except those that conflict with GASB pronouncement. Although the City has the option to apply FASB pronouncements issued after that date to its business-type activities and enterprise funds, the City has chosen not to do so.

The effect of interfund activity has generally been eliminated from the government-wide financial statements in accordance GAAP.

E. Capital Assets

Capital assets are defined by the City as assets with a cost of $20,000 or greater and an estimated useful life of at least three years. Capital assets are recorded at historical costs or estimated historical cost. Donated capital assets are recorded at estimated fair market value as of the date of donation. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Capital outlays are recorded as expenditures of the governmental funds and capital assets of the proprietary funds. In accordance with GAAP, all City infrastructure has been capitalized. Infrastructure includes all transportation corridors as well as storm sewer systems. All capital assets are depreciated using the straight-line basis over the following estimated useful lives:

Assets	Years
Buildings	45
Building Improvements	15
Computer Equipment	3
Machinery and Equipment	5-15
Vehicles	5-15
Improvements other than Buildings	20
Roads	30
Sidewalk	45
Storm Sewer	45
Water and Sewer Systems	50

F. Intangible Asset

The City has an intangible asset related to South Valley Water Reclamation Facility (SVWRF). The City has capitalized their contributions that helped build the SVWRF sewage treatment plant for which the City has certain capacity rights for sewage treatment.

G. Cash, Cash Equivalents, and Investments

Cash and cash equivalents include amounts in demand deposits as well as short term investments with an original maturity date of less than 90 days. Investments are stated at their fair value or amortized cost at June 30, 2012.

H. Restricted Assets

Restricted assets include cash and investments that are legally restricted to their use. Impact fees are restricted within the capital projects, water, and sewer funds. Also, cash and investments are held by trustees for the debt service payments on bonded debt and for acquisition and construction of capital projects.

I. Inventory

Inventory is valued at cost that approximates market using the first-in first-out method (FIFO). The cost is recorded as an expenditure at the time individual items are used (Consumption Method). Reported inventories are equally offset by fund balance reserve which indicates that they do not constitute available spendable resources even though they are component of net current assets.

J. Prepaid Expenditures

Prepaid amounts appear in the General Fund for health insurance premiums and the Western Stampede fund for expenditures related to the July 4th celebrations. Reported prepaid expenditures are equally offset by fund balance reserve which indicates that they do not constitute available spendable resources.

K. Investment in Joint Venture

The City has an investment in Trans-Jordan Cities Landfill, a joint venture. The City's 24.41% interest in this joint venture is accounted for using the equity method. The City's equity interest represents its explicit, measurable right to the net present or future resources of the joint ventures. Under this method, the Solid Waste Fund (Enterprise Fund) records its share of the joint venture's net income or loss for each period. This joint venture does not meet the criteria for inclusion in the City's financial reports as a component unit because the City does not exercise administrative control. The complete financial statements for the Trans-Jordan Landfill, for the year ended June 30, 2012, can be obtained from the Trans-Jordan Landfill at 10873 South 7200 West, South Jordan, Utah 84095.

L. Compensated Absences

Vacation is earned on a biweekly basis at a rate determined by an employee's years of service. Proprietary funds recognize an expense for all accrued vacation amounts when the vacation is earned. Governmental funds recognize an expenditure when vacation leave is used by employees or at termination. Comp-time is earned by non-exempt employees at a rate of time and one-half, while exempt employees earn comp time on an hour for hour basis. Exempt employees can earn a maximum of 80 hours of comp-time annually. The recognition of a liability is treated similarly to vacation.

Employees also accumulate sick leave on a biweekly basis. Each year employees are eligible to be paid out 25% of their current year accrued, unused sick leave. Governmental funds recognize an expenditure when the sick leave is used. Proprietary funds recognize 25% of the current year accrued, unused sick leave at the end of the fiscal year.

In the governmental funds, the liability for compensated absences is reported only if they have matured (i.e., unused reimbursable leave still outstanding following an employee's resignation or retirement). These compensated absences are typically liquidated through the General Fund. The noncurrent portion of these amounts for government funds is recognized within the government-wide statements and will appear as a reconciling item between the fund and government-wide statements and the fund statements.

M. Deferred and Unearned Revenue

Deferred revenue is reported when; 1) asset recognition occurs, 2) the revenue has been earned, and 3) the revenue has not been received within 60 days of the fiscal year end. Accounts receivable, including ambulance revenues, that were not collected within 60 days of the fiscal year end are reported as deferred revenue in the governmental fund statements, but are recognized as revenue in the entity-wide statements.

Unearned revenue is reported when; 1) asset recognition occurs because there is a legal right to an asset, and 2) the revenue is unearned or is not intended to fund the current year operations. Property taxes are levied in January of each year resulting in an enforceable claim, but are not due and payable until November 1st of the same year. Property taxes are intended to fund activities in the year of collection and not the fiscal year in which they were levied. As a result, property taxes levied in January, are reported as an accounts receivable asset and as unearned revenue in both the governmental fund statements and the entity-wide statements.

N. Interfund Transactions

During the course of normal operations, the City has transactions between funds to distribute administrative costs and construct assets. These transactions are generally reflected as "transfers" In addition, loans have been made between funds and are reflected as "due to, due from" on the respective funds' balance sheets.

O. Revenues – Exchange and Non-exchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is reported on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is reported in the year in which the resources are measurable and become available.

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, grants, and donations. On a modified accrual basis, revenue from property tax is recorded as unearned revenue in the year for which the taxes are levied. Revenue from grants, entitlements, and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, matching requirements, and expenditure requirements. On a modified accrual basis, revenue from a non-exchange transaction must also be available before it can be recognized.

Property taxes and special assessments are measurable and susceptible to accrual when they attach as an enforceable lien on the property. They become available when they are due. Amounts that are measurable but not available are recorded as unearned revenue. Property taxes become an enforceable lien on January 1, but are not due until November 30. Special assessments become an enforceable lien when assessed.

P. Fund Equity Classification

Presentation of fund equity is classified in the government-wide financial statements as net assets and is displayed in three components:

1. Invested in capital assets, net of related debt - consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

2. Restricted net assets – consists of net assets 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 legislation.

3. Unrestricted net assets – all other net assets that do not meet the definition of “restricted” or “invested in capital assets, net of related debt.”

In the fund financial statements, the requirements for the presentation of governmental fund equity have changed substantially from prior years. The governmental fund equity is presented as Fund Balance; and is further classified as Non-spendable, Restricted, Committed, Assigned or Unassigned.

1. Non-spendable 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 be maintained intact.

2. Restricted fund balance is fund balance with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislations.

3. Committed fund balance classification include those funds that can only be used for specific purposed pursuant to constraints imposed by formal action of the City Council, which is this government's highest level of decision making authority.

4. Assigned fund balance classification includes amounts that are constrained by the government's intent to use the funds for specific purposes, but are neither restricted nor committed, as established by the City Council. This also includes all remaining amounts that are reported in governmental funds, other than the General Fund that are not classified as non-spendable, restricted nor committed or in the General Fund, that are intended to be used for specific purposes.

5. Unassigned fund balance classification is the residual classification for the General Fund. 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.

Proprietary Fund equity is classified the same as in the government-wide statements.

When committed, assigned, or unassigned resources are available for use, it is the City's policy to use committed resources first, followed by assigned resources, and then unassigned resources as they are needed.

Q. Contributions of Capital

Contributions of capital in the proprietary fund financial statements arise from outside contributions of capital assets, or from grants or outside contributions of resources restricted to capital acquisition and construction.

R. Estimates and Assumptions

The preparation of financial statements in conformity with generally accepted accounting principles 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.

S. Budgets

Utah State statute establishes budgetary procedures for the City. The basis of accounting applied to each fund budget is the same basis as the related fund's financial statements. Accordingly, the Budgetary Comparison Schedule for the General Fund presents actual expenditures in

accordance with the accounting principles generally accepted in the United States on a basis consistent with the legally adopted budget as amended.

In accordance with state law, all appropriations lapse at the end of the budget year. However, unexpended capital projects may be re-appropriated. The following are the legal procedures followed by the City:

(1) On or before the first regularly scheduled meeting of the City Council in May, the City Manager, authorized under state statute to be appointed Budget Officer, submits a proposed operating budget for all governmental fund types and an operating and capital budget for all proprietary fund types for the subsequent fiscal year. The budget documents include financing sources and the proposed budget amounts requested by the department heads along with the proposed budget amounts requested by the City Manager.

(2) A public hearing is held to receive input on all aspects of the proposed budget. The hearing is preceded by a notice in the local newspaper. The notice is given at least seven days before the hearing and includes the time, date, and place of the hearing. All budget documents are required to be available for public inspection ten days prior to the public hearing.

(3) On or before June 30, a final balanced budget must be adopted for the subsequent fiscal year beginning July 1. If a tax increase is proposed, a hearing must be held on or before August 10, which does not conflict with other taxing entities that have proposed a tax increase. At this time the final balanced budget is adopted.

(4) Budgetary control is maintained at the department level for the General Fund and at the fund level for all other funds.

(5) The City Manager, acting as Budget Officer, has the authority to transfer budget appropriations between individual line items within any department of any budgetary fund.

(6) The City Council, by resolution, has the authority to transfer budget appropriations between the individual departments of any budgetary fund.

(7) A public hearing, as required in (2) above, must be held to increase the total appropriations of any one governmental fund type. However, after the original public hearing, operating and capital budgets of proprietary fund types may be increased by resolution without an additional hearing.

(8) The appropriate director or department head is the authorized officer charged with the responsibility of staying within the department budget and authorizing no expenditures in excess of said budget as required by the Utah Fiscal Procedures Act.

(9) Monthly financial reports are prepared by the Finance Manager and reviewed by the City Manager. They are also presented to the City Council. These reports contain a budgetary statement showing a comparison of budget to actual for all budgetary funds of the City.
(10) Utah State law prohibits the appropriation of unrestricted General Fund balance until it

exceeds the sum of 5% of the General Fund revenues. Until unreserved fund balance is greater than the above amount, it cannot be budgeted, but is used to provide working capital until tax revenue is received, meet emergency expenditures, and cover unanticipated deficits. When unreserved fund balance is greater than 18% of expected revenues, the excess must be appropriated within the following two years.

(11) Budgets for the governmental funds are prepared on the modified accrual basis of accounting. Accordingly, the Budgetary Comparison Schedule for the General Fund presents actual expenditures in accordance with the accounting principles generally accepted in the United States on a basis consistent with the legally adopted budgets as amended. Encumbrances lapse at year-end and are automatically re-appropriated and re-encumbered as part of the subsequent year's budget.

NOTE 2

Cash, Cash Equivalents, and Investments

The City's deposits and investments are governed by the Utah Money Management Act (Utah Code, Title 51, Chapter 7) and rules of the State of Utah Money Management Council. Also, the City has its own written investment policies. City funds are invested only in the following: (1) negotiable or non-negotiable deposits of qualified depositories (see definition of "qualified depository" in the Utah Money Management Act), (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 delivered to the custody of the City Treasurer or the City's safekeeping bank or 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 Poor's, Inc. and having a remaining term to maturity of 270 days or less (commercial paper can be purchased directly from the issuer provided proper delivery and safekeeping procedures are followed with a qualified depository or the City Treasurer's safekeeping bank or trust company), (4) bankers' acceptances that are 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, and (7) the Utah Public Treasurer's Investment Fund which is a pooled investment fund managed by the Utah State Treasurer. The City maintains pooled cash and investments that are available for use by all funds. The pooled interest earned is allocated to the funds based on average month-end cash and investment balances.

Cash	$ 8,158,824
Utah Public Treasurer's Investment Fund	52,943,939
Total	$61,102,763
Included in the accompanying statement of net assets as follows:	
Cash and cash equivalents	$40,659,959
Restricted assets - cash and cash equivalents	20,442,804
Total	$61,102,763

A. Cash Deposits

Custodial Credit Risk

Custodial credit risk for investments is the risk that, in the event of a failure of the counter party, the City will not be able to recover the value of the investment or collateral securities that are in the possession of an outside party. The City complies with the custody requirement of the Utah Money Management Act and Rules of the Money Management Council. All investment securities are required to be held by the public treasurer, in safekeeping by a bank or trust company, or in a book-entry-only record maintained by a securities depository, in the federal book entry system or in the book-entry records of the issuer of the security in the name of the public entity. All investment securities are held in a qualified depository certified by the Commissioner of Financial Institutions as adhering to the rules of the Utah Money Management Council or in the book-entry records of the issuer of the security.

The Act requires the depositing of public funds only in a “qualified depository” or a “permitted depository.” A “qualified depository” is a Utah depository institution which complies with capital ratios and public deposit limits established by rule of the Council and which has been certified by the State Commissioner of Financial Institutions for deposit of public funds. A “permitted depository” is an out-of-state financial institution that meets quality criteria established by rule of the Council. The custodial credit risk for deposits is the risk that in the event of a bank failure, the City’s deposits may not be recovered.

The City’s deposits are insured up to $250,000 per institution by the Federal Deposit Insurance Corporation. The deposits in the bank in excess of the insured amount are uninsured and uncollateralized. Uninsured deposits are not collateralized nor are they required to be by State statute. At June 30, 2012 the book value of cash on deposit was $8,158,824 and the bank balance was $10,287,426. Of this amount, $500,000 was covered by federal depository insurance, and the remaining bank balance of $9,787,426 was uninsured. Deposits are not collateralized nor are they required to be by the State statute. The City does not have a formal policy relating to custodial credit risk for deposits.

B. Investments

The Money Management Act defines the types of securities authorized as appropriate investments and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of investment securities.

As of June 30, 2012, the City had the following investment and maturity:

Investment Type	Amount	Investment Maturity
Debt Securities		
Utah Public Treasurer's Investment Fund	$52,943,939	85.27

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to interest rate risk is to comply with the Money Management Act. Section 51-7-11 of the Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Money Management Act further limits the remaining term to maturity on all investments in commercial paper, bankers' acceptances, fixed rate negotiable deposits, and fixed rate corporate obligations to 270 days or less. In addition, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding two years.

Credit Risk of Debt Securities

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City's policy for reducing its exposure to credit risk is to comply with the Money Management Act. The Act details authorized investments which are high-grade securities and, therefore, subject to very little credit risk except in the most unusual and unforeseen circumstances. The City's only investment is with the Utah Public Treasurer's Investment Fund and the Fund is unrated as to credit risk.

Custodial Credit Risk

Custodial credit risk for investments is the risk that, in the event of a failure of the counterparty, the City will not be able to recover the value of the investment or collateral securities that are in the possession of an outside party. The City does not have a formal policy for managing custodial credit risk.

All of the City's investments at June 30, 2012 were with the Utah Public Treasurer's Investment Fund and therefore are not categorized as to custodial credit risk. Additional information regarding the Utah Public Treasurer's Investment Fund is available in Note 3.

Concentration of Credit Risk – Investments

Concentration of credit risk is the risk of a loss attributed to the magnitude of a government's investment in a single issuer. The City's policy for reducing the risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to between 5-10% depending upon the total dollar amount held in the portfolio. The Money Management Council limitations do not apply to securities issued by the U.S. government and its agencies.

All of the City's investments at June 30, 2012 were with the Utah Public Treasurer's Investment Fund and therefore are not categorized as to custodial credit risk. Additional information regarding the Utah Public Treasurer's Investment Fund is available in Note 3.

C. Restricted Assets, Restricted Fund Balance and Restricted Net Assets

Assets are reported as restricted when external constraints are placed on the use of the assets, these constraints change the normal understanding of the availability of the asset. Such constraints are either imposed by creditors or imposed by law.

Below is a schedule of restricted cash, related liabilities and the resulting restricted fund balance:

Government Activities	Restricted Cash	Liabilities - Restricted Cash	Restricted Fund Balance
Restricted for bond proceeds, debt service and repair and replace reserves	$ 2,181,178	$ 66,277	$ 2,114,901
Restricted for impact fees	3,919,410	-	3,919,410
Restricted for Class B & C Road projects	6,099,441	96,966	6,002,475
Restricted for grant purposes	3,169,080	1,745	3,167,335
Restricted community developmnet	139,927	139,927	-
Restricted for developer and customer deposits	1,014,833	1,014,833	-
Total Governmental Activities	$ 16,523,869	$ 1,319,748	$15,204,121
Business-type Activities			
Restricted for impact fees	$ 3,899,615	$ 378,851	$ 3,520,764
Restricted for developer and customer deposits	19,320	19,320	-
Total Business-type Activities	$ 3,918,935	$ 398,171	$ 3,520,764

Fund balances are presented on the governmental fund balance sheets, in compliance with Governmental Accounting Standards Board, Statement 54. The detail of the fund balances categories is presented below.

	Major Governmental Funds				
	General	Redevelopment Agency	Capital Support	Road Capital Improvement Fund	Total Major Government Funds
Nonspendable:					
Not Spendable - Prepaid	$ 6,313	$ -	$ -	$ -	$ 6,313
Total nonspendable	6,313	-	-	-	6,313
Restricted for:					
Externally imposed by creditors					
Debt reserve	-	204,808	-	-	204,808
Customer deposits	1,014,833	-	-	-	1,014,833
Less Liability	(1,014,833)	-	-	-	(1,014,833)
Imposed by law or legislation					
Capital projects - grant revenue	-	-	-	3,169,080	3,169,080
Capital projects - C Road	6,099,441	-	-		6,099,441
Less liability	(96,966)	-	-	(1,745)	(98,711)
Total restricted	6,002,475	204,808	-	3,167,335	9,374,618
Not related to restricted cash					
Commited for:					
Contractual obligations	-	-	750,000	1,099,200	1,849,200
Total committed	-	-	750,000	1,099,200	1,849,200
Assigned for:					
Capital projects -Utility tax	-	-	-	862,099	862,099
Encumbrance carry-overs					
Parks supplies	14,059	-	-	-	14,059
Consulting service	-	-	14,184	-	14,184
Capital support	-	-	1,053,819	-	1,053,819
Redevelopment agency	-	2,856,437	-	-	2,856,437
Appropriated fund balance	606,049	-	-	-	606,049
Total assigned	620,108	2,856,437	1,068,003	862,099	5,406,647
Unassigned:					
Unassigned	8,262,619	-	-	-	8,262,619
Total Fund Balances	$ 14,891,515	$ 3,061,245	$ 1,818,003	$ 5,128,634	$ 24,899,397

	Special Revenue Funds				Capital Projects Funds			
	Western Stampede	Fairway Estates	Kraftmaid SID	Municipal Building Authority	Park Capital Improvement Fund	Building Capital Improvement Fund	Community Development Block Grant	Total Nonmajor Governmental Funds
Nonspendable:								
Not Spendable - Prepaid	$ 80,180	$ -	$ -	$ -	$ -	$ -	$ -	$ 80,180
Total nonspendable	80,180	-	-	-	-	-	-	80,180
Restricted for:								
Externally imposed by creditors								
Bond Proceeds	-	-	-	-	1,149,721	-	-	1,149,721
Less liability	-	-	-	-	(66,277)	-	-	(66,277)
Debt reserve	-	-	826,646	-	-	-	-	826,646
Imposed by law or legislation								
Capital projects - impact fee	-	-	-	-	3,486,929	432,481	-	3,919,410
Community Dev/Deposits	-	-	-	-	-	-	139,927	139,927
Less liability	-	-	-	-	-	-	(139,927)	(139,927)
Total restricted	-	-	826,646	-	4,570,373	432,481	-	5,829,500
Assigned to respective funds:								
Total assigned	69,984	16,352	3,724	1,997,754	3,777	282,646	23,590	2,397,827
Total Fund Balances	$ 150,164	$ 16,352	$ 830,370	$ 1,997,754	$ 4,574,150	$ 715,127	$ 23,590	$ 8,307,507

NOTE 3

External Investment Pool

The Public Treasurer's Investment Fund (PTIF) is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act, Chapter 51-7, Utah Code Annotated, 1953, as amended. The Act establishes the Money Management Council, which oversees the activities of the State Treasurer and the PTIF. The Act details the investments that are authorized which are high-grade securities and, therefore, there is very little credit risk except in the most unusual and unforeseen circumstances. 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 has securities maturing on a regular basis to fund day-to-day operating expenses. However, due to the current lack of liquidity in financial markets, if the need arose to liquidate an investment prior to maturity, a substantial loss would be realized. Any loss will be allocated fairly to pool participants. Large, extraordinary withdrawals by participants will be reviewed on a case by case basis until liquidity returns to the markets. The PTIF allocates income and issues statements on a monthly basis. The PTIF operates and reports to participants on an amortized cost basis. The participants' balance is their investment deposited in the PTIF plus their share of income, gains and losses, net of administration fees, which are allocated to each participant on the ratio of each participant's share to the total funds in the PTIF.

Twice a year, at June 30 and December 31, the investments are valued at fair value to enable participants to adjust their investments in this pool at fair value. The Bank of New York and the State of Utah separately determine each security's fair value in accordance with GASB 31 (i.e.,

for almost all pool investments the quoted market price as of June 30, 2012) and then compare those values to come up with an agreed upon fair value of the securities.

As of June 30, 2012, the City had $52,943,939 invested in the PTIF, which had a fair value of $53,254,341 for a gain of $310,402. Due to the insignificance of this amount in relation to the funds affected by the unrealized gain, the fair value of the investments in this external investment pool is deemed to be the amortized cost of the investment.

The table below shows statistical information about the investment pool:

Investment pool

Investment Type	Investment Percentage
Corporate bonds and notes	81.15%
Money market accounts and certificates of deposit	18.64%
U.S. Government securities	0.21%
	100.00%

NOTE 4

Capital Assets

Capital asset activity for the year ended June 30, 2012 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	$ 147,673,968	$ 2,556,423	$ (56,000)	$ 150,174,391
Construction in progress	2,385,783	93,885	(2,067,810)	411,858
Total capital assets not being depreciated	150,059,751	2,650,308	(2,123,810)	150,586,249
Capital assets, being depreciated:				
Machinery and equipment	16,353,680	2,406,442	(976,086)	17,784,036
Computer equipment	700,278	63,919	(19,224)	744,973
Buildings and building improvements	26,240,020	-	-	26,240,020
Improvements other than buildings	21,796,929	1,246,335	-	23,043,264
Infrastructure	222,615,639	1,969,047	(27,729,146)	196,855,540
Total capital assets being depreciated	287,706,546	5,685,743	(28,724,456)	264,667,833
Less accumulated depreciation for:				
Machinery and equipment	(11,318,284)	(1,836,442)	926,503	(12,228,223)
Computer equipment	(656,683)	(43,104)	19,224	(680,563)
Buildings and building improvements	(7,479,996)	(634,118)	-	(8,114,114)
Improvements other than buildings	(10,324,590)	(1,092,365)	-	(11,416,955)
Infrastructure	(105,056,122)	(5,341,533)	5,724,097	(104,673,558)
Total accumulated depreciation	(134,835,675)	(8,947,562)	6,669,824	(137,113,413)
				-
Total capital assets, being depreciated, net	152,870,871	(3,261,819)	(22,054,632)	127,554,420
Governmental activities capital assets, net	$ 302,930,622	$ (611,511)	$ (24,178,442)	$ 278,140,669

Capital asset activity for the year ended June 30, 2012 (continued):

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities:				
Capital assets, not being depreciated:				
Land	$ 3,463,454	$ 18,200	$ (14,258)	$ 3,467,396
Water rights	283,731	-	-	283,731
Total capital assets not being depreciated	3,747,185	-	-	3,751,127
Capital assets, being depreciated:				
Buildings	321,357	-	-	321,357
Improvements other than buildings	145,722,840	33,868,029	(88,659)	179,502,210
Machinery and equipment	2,492,764	-	-	2,492,764
Total capital assets being depreciated	148,536,961	33,868,029	-	182,316,331
Less accumulated depreciation for:			-	
Buildings	(195,212)	(7,141)	-	(202,354)
Improvements other than buildings	(42,258,002)	(9,260,310)	34,054	(51,484,258)
Machinery and equipment	(1,799,286)	(211,255)	-	(2,010,541)
Total accumulated depreciation	(44,252,500)	(9,478,706)	-	(53,697,153)
Total capital assets, being depreciated, net	104,284,461	24,389,323	-	128,619,178
Business-type activities capital assets, net	$ 108,031,646	$ 24,389,323	$ -	$ 132,370,305

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

Governmental activities:	
General government	$ 337,737
Community development	60,286
Police	750,774
Fire	591,921
Public works (includes depreciation on general infrastructure assets)	5,999,200
Parks and recreation	1,207,644
Total depreciation expense-governmental activities	$ 8,947,562
Business-type activities	
Water	$ 2,040,425
Sewer	917,814
Solid waste	161,041
Storm	635,330
Total depreciation expense-business-type activities	$ 3,754,610

NOTE 5

Intangible Asset

South Valley Water Reclamation Facility (SVWR) was created by an Interlocal Cooperative Agreement dated June 23, 1978 for the purpose of developing, acquiring, constructing, financing, maintaining and repairing, owning and operating a regional sewage and water treatment plant and related facilities located in the south part of Salt Lake County, Utah. On May 20, 2004, the Interlocal Agreement was amended for the purpose of converting SVWRF to a separate legal entity (a special district under State law rather than a joint administrative entity) and to clarify ownership status, facilitate transfers of ownership, and clarify capacity rights. The City has determined that this should be accounted for using the cost method, rather than the equity method.

During Fiscal Year 2012, SVWRF completed an expansion project increasing the operation from 38 MGD (Million Gallons per Day) to 50 MGD. The right to the capacity has been adjusted in accordance with the proportion of the expansion paid by the participating entity. Participation in plant expansion is not required.

The following entities have rights to the Facility's capacity as of December 31, 2011 as follows:

	Percent	MGD
South Valley Sewer District	32.40%	16.20
West Jordan City Corporation	36.44%	18.22
Sandy Suburban Improvement District	17.32%	8.66
Midvalley Improvement District	7.68%	3.84
Midvale City Corporation	6.16%	3.08
Total	100.00%	50.00

SVWRF is administered by a board of trustees with representatives from the five participating entities. Each entity appoints one member to the board, and voting power is not related to ownership. Therefore, each entity is equal to another for voting privileges. Each entity is billed its share of operating costs based on the entity's metered usage. The City paid operating costs of $3,352,549 and capital contributions of $149,589 to SVWRF for the year ended December 31, 2011. The City annually assesses whether an impairment of this intangible has occurred. Impairment would occur if SVWRF could not provide the capacity the City has a right to receive.

NOTE 6

Long-term debt

Long-term obligations at June 30, 2012 consist of the following:

Governmental Activities:	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Lease revenue refunding bonds	$ 1,345,000	$ -	$ (1,345,000)	$ -	$ -
Lease revenue bonds	2,330,000	-	(2,330,000)	-	-
Lease revenue refunding bonds 2011	-	3,290,000		3,290,000	805,000
Sales tax revenue bonds	1,725,000	-	(1,725,000)	-	-
Tax increment revenue bonds 2005	4,730,000	-	(770,000)	3,960,000	735,000
Special assessment bonds 2008	4,497,000	-	-	4,497,000	-
General Obligation Bonds 2004	1,340,000	-	(425,000)	915,000	455,000
General Obligation Refunding Bonds 2006	7,345,000	-	(50,000)	7,295,000	55,000
Less deferred amounts					
For issuance premiums	198,806	-	(14,201)	184,605	-
For issuance discounts	(56,900)	-	6,269	(50,631)	-
On refunding	(497,368)	-	35,526	(461,842)	-
Total bonds payable	22,956,538	3,290,000	(6,617,406)	19,629,132	2,050,000
Other liabilities:					
Capital leases	778,951	1,279,552	(440,631)	1,617,873	430,543
Contracts payable	2,215,000	-	(365,000)	1,850,000	370,000
Compensated absences	5,104,477	706,977	(362,847)	5,448,607	2,014,237
Tax increment notes payable to developers	837,708	-	(837,708)	-	-
Total other liabilities	8,936,136	1,986,529	(2,006,186)	8,916,480	2,814,780
Governmental activities long-term liabilities	$ 31,892,674	$ 5,276,529	$ (8,623,592)	$ 28,545,612	$ 4,864,780
Business-type Activities:					
Water bond - 2008	$ 510,000	-	$ (330,000)	$ 180,000	$ 180,000
Water bond - 2011	2,020,000	-	(490,000)	1,530,000	500,000
Less deferred amounts					
For issuance premiums	9,854	-	(4,928)	4,926	-
On refunding	(60,975)	-	30,487	(30,488)	-
Total bonds payable	2,478,879	-	(794,441)	1,684,438	680,000
Other liabilities:					
Compensated absences	224,577	33,477	(15,190)	242,864	84,722
Total other liabilities	224,577	33,477	(15,190)	242,864	84,722
Business-type activities long-term liabilities	$ 2,703,456	$ 33,477	$ (809,631)	$ 1,927,302	$ 764,722

Governmental Activities

Lease Revenue Bonds

The City issued 2011 lease revenue refunding bonds in the amount of $3,290,000 to refund the 1998 lease revenue bonds and the 2001 lease revenue bonds. The bonds are due in annual principal installments of $805,000 to $840,000 through December 2015; interest at 1.11% to 2.00%, secured by City Hall and a fire station and to be repaid by the Municipal Building Authority.	$ 3,290,000

Tax Increment Revenue Bonds

The City issued 2005 tax increment revenue bonds in the amount of $8,020,000 to pay for infrastructure and improvements in the redevelopment area. The bonds are due in annual installments of $530,000 and $865,000 through June of 2018, 4.790% to 5.375%, to be repaid by taxes levied on property in one of the City's redevelopment areas.	3,927,921

Special Assessment Bonds

On January 28, 2008, the City issued special assessment bonds in the amount of $4,497,000 to finance infrastructure within the KraftMaid Special Assessment District. Interest only payments at 4.45% are due in annual installments of $200,117 beginning in June 2010 through June 2013. The bond annual principal installments are due in payments of $135,000 to $927,000, beginning in June 2014 through June 2023. The bonds are to be repaid by taxes levied on property in one of the City's redevelopment areas.	4,478,448

General Obligation Bonds

The City issued 2004 general obligation bonds in the amount of $10,920,000 to construct a justice building and for open space acquisition. The bonds are due in annual installments of $345,000 to $460,000 through April of 2014; with interest at 3.0% to 4.25%, repaid by the City's property tax revenue.	1,099,604
On September 28, 2006 the City issued $7,535,000 in General Obligation Refunding Bonds, Series 2006, which have a maturity date of April 1, 2025 with interest rates of 3.55% to 4.0%, to advance refund $6,860,000 of the outstanding 2004 Series bonds with interest rates of 5.0% to 5.25%.	6,833,162

Capital Leases

The City has entered into a lease agreement as lessee for financing the acquisition of a new sewer vactor truck, street sweeper, and fire engine. The

original amount of the lease was $1,107,807. The terms of the lease require annual payments of $157,961 through December 2012, at which time ownership will transfer to the City. The stated rate of interest in the lease agreement is 3.95%.	$ 151,959
On September 29, 2009, the City entered into a lease agreement as lessee for financing the acquisition of fire apparatus in the amount of $220,000. The terms of the lease require two annual payments of $18,271 through September 2016, at which time ownership will transfer to the City. The stated rate of interest in the lease agreement is 4.2%.	148,425
On June 30, 2011, the City entered into a lease agreement as lessee for financing the acquisition of two new 10-wheel dump trucks in the amount of $384,342. The terms of the lease require annual payments of $81,340 through June 2015, at which time ownership will transfer to the City. The stated rate of interest in the lease agreement is 2.91%.	230,479
On May 1, 2012, the City entered into a lease agreement as lessee for financing the acquisition of two new fire engines in the amount of $1,279,552. The terms of the lease require annual payments of $192,543 through May 2018, at which time ownership will transfer to the City. The stated rate of interest in the lease agreement is 1.77%.	1,087,010
Contracts Payable	
The City borrowed $2,090,000 from HUD to finance the construction of a senior center. The contract payable is due to HUD in annual principal installments of $65,000 to $155,000 through August of 2019; interest at 7.5% to 7.9%.	1,100,000
On October 15, 2008, the City entered into an interlocal agreement with Salt Lake County. The City committed to pay $1,250,000 towards the construction of a County Library to be located in West Jordan. The terms of the contract require five annual payments of $250,000. The first payment to be due within 30 days of the commencement of the construction of the County Library; construction began during fiscal year 2011. There is no interest related to the contract.	750,000
Compensated Absences	5,448,607
Total Governmental Activities	**$28,545,612**

Business-type activities

Water Revenue Bonds:	
On March 14, 2008, the City issued $5,076,000 in Water Revenue Refunding Bonds, which have a maturity date of June 1, 2010, at an interest rate of 4.10%. The series 2008 bonds are to advance refund $3,300,000 of the outstanding series 2003 revenue bonds, issued to finance water system expansion and improvements throughout the City, and also to advance refund the series 2004 revenue bonds in the amount of $2,075,000, issued to finance a radio read water meter replacement program throughout the City.	$154,438
On December 14, 2010, the City issued $2,525,000 in Water Revenue Bonds, which have a maturity date of June 1, 2015, at an interest rate of 2.235%. The series 2010 bonds were issued to finance water system improvements throughout the City.	1,530,000
Compensated Absences	242,864
Total Business-type Activities	**$1,927,302**

Over the past several years, the City defeased debt relating to the 1992 Municipal Building Authority lease revenue bonds. The defeased portion of the 1992 Municipal Building Authority lease revenue bonds was $3,290,000 at June 30, 2012.

As of June 30, 2012, annual debt service requirements to maturity are as follows:

	Governmental Activities-Bonds			Governmental Activities-Contracts		
	Lease revenue refunding			Contract		
Year Ended June 30	Principal	Interest		Principal	Interest	
2013	805,000	45,965		$ 370,000	$ 25,239	
2014	815,000	35,996		375,000	23,886	
2015	830,000	23,678		380,000	21,879	
2016	840,000	8,400		135,000	19,223	
2017	-	-		140,000	15,877	
2018-2020	-	-		450,000	21,917	
Total	$ 3,290,000	$ 114,039	Total	$ 1,850,000	$ 128,021	

	Governmental Activities-Bonds					
	Tax increment		Special assessment		General obligation	
Year Ended June 30	Principal	Interest	Principal	Interest	Principal	Interest
2013	$ 735,000	$ 209,686	$ -	$ 200,117	$ 510,000	$ 324,564
2014	690,000	171,466	-	200,117	515,000	303,026
2015	655,000	135,103	-	200,117	535,000	281,276
2016	650,000	100,388	-	200,117	555,000	261,481
2017	700,000	65,938	-	200,117	575,000	240,669
2018-2022	530,000	28,488	3,570,000	762,957	3,250,000	851,238
2023-2026	-	-	927,000	41,252	2,270,000	183,800
Total	3,960,000	$ 711,069	4,497,000	$ 1,804,794	8,210,000	$ 2,446,054
Less unamortized						
issuance discounts	(32,079)		(18,552)			
issuance premiums					184,605	
loss on defeasance					(461,842)	
	$ 3,927,921		$ 4,478,448		$ 7,932,763	

	Business-type Activities Revenue Bond	
	Water revenue bonds	
Year Ended June 30	Principal	Interest
2013	$ 680,000	$ 41,576
2014	510,000	23,021
2015	520,000	11,622
Total	1,710,000	$ 76,219
Less unamortized		
issuance premiums	4,926	
loss on bond refunding	(30,488)	
	$ 1,684,438	

Amortization of compensated absences and the tax increment note payable to developer have not been included in the above schedules due to the uncertainty of the timing of the payments.

NOTE 7

Capital Leases

The City has entered into certain capital lease agreements under which the related equipment will become the property of the City when the terms of the lease agreement are met. The following is a schedule by year of future minimum lease payments as of June 30, 2012.

Fiscal Year Ending June 30	Governmental Activities
2013	468,387
2014	310,425
2015	310,425
2016	229,085
2017	210,814
2018	192,543
Total minimum lease payments	1,721,679
Less: Amount representing interest	(103,807)
Present value of net minimum lease payments	$ 1,617,872
Equipment and related accumulated depreciation under capital lease are as follows:	
Cost of equipment	$ 2,998,914
Accumulated depreciation	1,081,354

NOTE 8

Pledged Revenues

A tax increment bond and a special assessment bond have been issued to finance infrastructure within the KraftMaid Special Improvement District. The bonds are payable solely from the incremental property tax generated by the increased property tax in the district. Incremental property taxes were projected to produce 140% of the debt service requirements over the life of the bonds. The first bond was issued through the redevelopment agency in 2005 in the amount of $8,020,000. The principal and interest remaining on the bonds is $4,671,066, payable through fiscal year 2018. For the current year, principal and interest paid were $770,000 and $249,341, respectively. The second bond was issued in 2008 through the KraftMaid SID in the amount of $4,497,000. The principal and interest remaining on the bonds is $6,301,787, payable through fiscal year 2023. In the current year, interest in the amount of $200,117 was paid, no principal payment was due or paid on the bond and total incremental property tax revenues were $849,116.

On March 14, 2008, the City issued $5,076,000 in series 2008 Water Revenue Refunding Bonds. The series 2008 bonds are to advance refunds the $3,300,000 of the outstanding series 2003 revenue bonds and also to advance refund the series 2004 revenue bonds in the amount of $2,075,000. The series 2003 bonds were issued to finance water system expansion and improvements throughout the City, and the 2004 revenues bonds were issued to finance a radio read water meter replacement program throughout the City. The estimate of projected net revenues that will be produced for the debt service requirements over the life of the bonds is not estimable. The principal and interest remaining on the bonds is $187,380 payable through fiscal year 2013. For the current year, principal and interest was paid in the amount of $330,000 and $20,910, respectively. The water fund income, before transfers and contributions, was $2,712,222.

On December 14, 2010, the City issued $2,525,000 in Water Revenue Bonds, which have a maturity date of June 1, 2015, at an interest rate of 2.235%. The series 2010 bonds were issued to finance water system improvements throughout the City. The principal and interest remaining on the bonds is $1,598,838 payable through fiscal year 2015. For the current year, principal and interest was paid in the amount of $490,000 and $45,147, respectively. The water fund income, before transfers and contributions, was $2,712,222.

NOTE 9

Receivables

A. Notes Receivable

Receivables as of year-end for the government's individual major funds, nonmajor funds, proprietary funds, and internal service funds, including the applicable allowances for uncollectible accounts, are as follows:

	General	Redevelopment Agency	Capital Support Fund	Other Governmental Funds	Total Governmental Funds
Receivables					
Taxes	$ 14,851,801	$ 5,130,647	$ 956,033	$ 11,785	$ 20,950,267
Accounts	870,090	-	-	-	870,090
Gross Receivables	15,721,892	5,130,647	956,033	11,785	21,820,357
Less:allowance for uncollectibles	(301,626)	-	-	-	(301,626)
Net total receivables	$ 15,420,265	$ 5,130,647	$ 956,033	$ 11,785	$ 21,518,731

	Water	Sewer	Solid Waste	Storm Water	Total Business-type Funds	Internal Service Funds
Receivables						
Accounts	$ 2,183,837	$ 848,527	$ 562,965	$ 150,775	$ 3,746,104	$ 20,887
Less:allowance for uncollectibles	$ (45,318)	$ (24,612)	(17,018)	-	(86,948)	-
Net total receivables	$ 2,138,519	$ 823,915	$ 545,947	$ 150,775	$ 3,659,156	$ 20,887

B. Loans Receivable

Loans receivable consist of rehabilitation loans and down payment assistance loans made with Federal grant monies. These loans bear interest at rates ranging from 0% to 6.61%, 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 party. At June 30, 2012, the outstanding balance of the loans is $778,236. In the fund financial statements, the loans are expended at inception and revenue is recognized when the expenditure is reimbursed by CDBG. Unearned revenue is recorded to offset the receivables until the payment is received.

NOTE 10

Retirement Plans

Plan Description: The City contributes to the following cost-sharing multiple-employer defined benefit retirement plans administered by the Utah State Retirement Systems (USRS):

- Local Government Contributory Retirement System
- Local Government Noncontributory Retirement System
- Public Safety Noncontributory Retirement System
- Firefighters Retirement System

The USRS provide refunds, retirement benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries in accordance with retirement statutes.

The USRS are established and governed by the respective sections of Chapter 49 of the Utah Code Annotated 1953 as amended. The Utah State Retirement Office Act in Chapter 49 provides for the administration of the Utah Retirement Systems and Plans under the direction of the Utah State Retirement Board whose members are appointed by the Governor. The USRS issue a publicly available financial report that includes financial statements and required supplementary information for the Local Governmental Contributory Retirement System, Local Governmental Noncontributory Retirement System, Public Safety Retirement System for employers without Social Security coverage, and Firefighters Retirement System which are for employers without Social Security coverage. A copy of this report may be obtained by writing to the USRS, 540 East 200 South, Salt Lake City, Utah 84102 or by calling 1-800-365-8772. The Funding Policy for USRS is that the contribution rates are the actuarially determined rates. The contribution requirements of the USRS are authorized by the statute and specified by the Board.

	Ended June 30	Employee contribution	Employee contribution paid by employer	Employer contribution	Salary subject to retirement contributions
Contributory System:					
Local Governmental Division Tier 1 and Tier 2	2012	$ 10,418	$ -	$ 22,095	$ 241,263
	2011	10,030	-	15,647	167,170
	2010	10,777	-	13,741	179,623
	2009	11,909	-	15,106	198,494
	2008	12,040	-	15,270	200,661
Noncontributory System:					
Local Governmental Division Tier 1	2012	$ -	$ -	$ 1,430,661	$ 10,534,711
	2011	-	-	1,414,351	10,788,024
	2010	-	-	1,298,699	11,138,062
	2009	-	-	1,323,123	11,386,580
	2008	-	-	1,227,241	10,561,478
Public Safety System:*					
Other Division A Contributory	2012	$ -	$ -	$ 8,287	$ 79,297
Other Division B Noncontributory Tier 1	2012	$ -	$ -	$ 1,504,823	$ 5,440,089
	2011	-	-	1,509,275	5,658,929
	2010	-	-	1,429,098	5,452,485
	2009	-	-	1,391,044	5,457,223
	2008	-	-	1,348,415	5,289,898
Firefighters System:					
Division B Tier 1 and Tier 2	2012	$ 344,935	$ 384,611	$ 1,444	$ 5,014,752
	2011	327,827	365,535	-	4,824,410
	2010	328,410	87,147	-	4,292,924
	2009	319,462	84,773	-	4,175,965
	2008	298,419	64,364	-	3,900,915
Defined Contribution System:					
457 Plan	2012	$ 13,295	$ 55,498		
	2011	12,454	53,274		
	2010	17,459	53,241		
401(k) Plan	2012	$ 4,940	$ 3,078		
	2011	24,772	-		
	2010	14,875	-		

	Employee contribution	Employee contribution paid by employer	Employer contribution
Contributory System:			
Local Governmental Division Tier 1	6.00%	N/A	9.76%
Local Governmental Division Tier 2	N/A	N/A	10.33%
Noncontributory System:			
Local Governmental Division Tier 1	N/A	N/A	13.77%
Public Safety System:			
Other Division A Contributory Tier 2	N/A	N/A	17.72%
Other Division B Noncontributory Tier 1	N/A	N/A	28.64%
Other Division B Noncontributory Tier 1	N/A	N/A	28.64%
Firefighters System:			
Division B Tier 1	7.65%	8.53%	N/A
Division B Tier 2	N/A	N/A	10.64%

Contributions were equal to the required contributions.

NOTE 11

Deferred Compensation Plan

The City offers its employees a deferred compensation plan (the plan) through ICMA Retirement Corporation or through the Utah State Retirement System (USRS) created in accordance with Internal Revenue Code (IRC) Section 457. The ICMA plan, available to all City employees, permits them to defer a portion of their salary until future years. Participation in this plan is optional. The USRS plan is only available to part-time employees on a noncontributory basis. Both investment plans are managed by the plans' trustee under one of four investment options or a combination thereof. The choice of investment option(s) is made by the participants. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency. These investments are within the legal provisions of the State of Utah.

Defined Contribution Money Purchase Plan

The City also participates in insured, contributory defined contribution retirement plans administered by ICMA Retirement Corporation. Under the plan, the City contributes amounts from 0% to 24.5% depending upon the defined contribution system to which each employee class belongs. Employees are classified as follows: Management, General Employees, Police, and Fire.

An employee is vested immediately with the first contribution to ICMA Retirement Corporation. Contributions to the plan were authorized by Council resolution. The plan was established by, and can be amended by City Council. No other federal or state laws obligate the City to participate in this plan. The program is pursuant to section 401(A) and 401(C) the Internal Revenue Service Code. Withdrawals of monies, per federal law are subject to a mandatory withdrawal penalty in the amount of 10% unless the employee has attained the age of 59 1/2. All

of the City's full-time employees participate in the ICMA Retirement Corporation. The payroll for the employees covered by the plans was $22,486,104. The City's total payroll for the year ended June 30, 2012 was $23,223,656. The contribution requirement for the year ended June 30, 2012 was $1,172,806.

Sick Leave Conversions

At retirement employees may choose to participate in the City's health insurance programs at their own cost. Qualified employees may convert their sick leave balance, upon leaving City employment, to pay for continued medical and dental insurance premiums. To qualify for the City's sick leave conversion benefit, an employee must be a full-time employee with at least ten (10) years of service with the City or five (5) years of service with the City at age 60 to be considered a retired employee with the City of West Jordan.

The percentage of convertible sick leave hours varies based on the retiree's years of service, as follows: employees with 5 to 9 years of service are eligible to convert 40% of their sick leave hours; employees with 10 to 14 years of service are eligible to convert 50% of their sick leave hours; employees with 15 to 19 years of service are eligible to convert 60% of their sick leave hours; employees with 20 or more years of service are eligible to convert 70% of their sick leave hours. The City's regular health and dental care benefit providers underwrite the retiree's policies and 100% of the cost is the responsibility of the retiree. As of year-end, there were 15 employees participating in this program.

In the governmental funds, the liability for sick leave conversion is reported only if they have matured, (i.e., unused sick leave has been converted to pay a health insurance premium for a retired employee). These conversion costs are typically liquidated through the General Fund. The noncurrent portion of these amounts for government funds is recognized within the government-wide statements. A liability for the sick leave conversion has been accrued in the amount of $2,328,727 for the governmental funds, and $143,147 in the proprietary funds, for a total accrual amount of $2,473,172.

NOTE 12

Redevelopment Agency

Tax increment money was generated by the following project areas within the Redevelopment Agency:

1700 West 6600-7000 South	$ 520,354
7800 South 1300-1600 West	144,809
9000 South 1300-1700 West	456,976
Independence Square Area	311,374
Kraftmaid	849,116
Total	$ 2,282,629

During the year, the RDA expended monies in the categories below as follows:

Administration Costs	$ 401,505
Interest	249,341
Principal	770,000
Total	$ 1,420,846

Outstanding loans to finance RDA projects as of June 30, 2012:

Tax increment revenue bonds 2005 $3,960,000

NOTE 13

Interfund Transfers In/Transfers Out

Interfund transfers during the year ended June 30, 2012 were as follows:

	Transfers In					
Transfers Out	General Fund	Road Capital Improvement Fund	Capital Support Fund	Storm Water Fund	Internal Service Fund	Total
General fund	$ -	$3,290,057	$ -	$ -	$ 98,114	$ 3,388,171
Redevelopment agency	163,967	-	-	-	-	163,967
Non-major	270,803	-	518,724	-	-	789,527
Road capital	197,748	-	-	-	-	197,748
Water	-	-	-	63,146	25,000	88,146
Sewer	-	-	-	369,444	25,000	394,444
Storm Water	-	-	750,000	-	-	750,000
Total	$632,518	$3,290,057	$1,268,724	$432,590	$ 148,114	$5,772,003

The purpose of transfers is to redistribute unrestricted cash to various funds for construction of capital assets or debt service payments, and also to allocate administrative costs amongst the funds. In the entity-wide statements, transfers within governmental activities and business-type activities are eliminated.

The government-wide Statement of Activities reports transfers from governmental activities to business-type activities in the net amount of $21,118,076. This amount is a transfer from the Storm capital fund to the new Storm water enterprise fund comprised of net capital assets in the amount of $22,005,047 and a developer reimbursement liability in the amount of ($86,971). The remaining $800,000 is a transfer from the Storm water fund to Capital Support for a portion of the Sales Tax Bond debt service payment and a transfer of $25,000 from both the Water and Sewer funds, to reimburse expenditures to the Risk Management fund, a governmental activity.

NOTE 14

Risk Management

The City is exposed to various risks of loss related to torts such as theft; damage to, or destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City maintains a self-insurance fund to finance its risk of loss. The self-insurance fund provides coverage up to a maximum of $15,000 per event for general liability and property damages. During fiscal year 1986, the City became a member of the Utah Risk Management Mutual Association (URMMA). URMMA provides general liability, automobile liability and errors and omissions coverage to its members for claims in excess of coverage provided by the self-insurance fund. At the end of fiscal year 2010, the City withdrew future participation in URMMA. Claims from prior years will be paid in full by June 30, 2013. The City is also self-insured for unemployment.

The City has purchased commercial insurance for workers compensation, property damage to its buildings and damage to its heavy equipment, large fire apparatuses, street sweepers, and sewer trucks. The amounts of settlements have not exceeded insurance coverage for any of the past three fiscal years. All other City vehicles are not covered for property damage.

Claims information for the past two years is as follows:

	2012	2011
Claims liability, July 1	$ 303,607	$ 355,535
Claims incurred during the year and changes in estimates	239,289	-
Payments on claims during the year		
Payments made by insurance	(100,961)	(50,771)
Shared loss	(927)	(927)
Claims liability, June 30	$ 441,008	$ 303,837

NOTE 15

Jointly Governed Organization

The City, in conjunction with other governmental entities, jointly governed URMMA. URMMA's board is comprised of one member from each participating entity. Except for the customary fees, no participant has any obligation, entitlement or residual interest.

URMMA was formed by an interlocal agreement effective September 30, 1985, pursuant to the provisions of the Utah Interlocal Cooperation Act. The Interlocal Agreement has a 50 year term. Municipalities seek membership in the association in order to provide more comprehensive and economical risk coverage, to reduce the amount and frequency of losses, and to decrease the cost incurred in handling and litigating claims. As of July 1, 2011 the City gave written notice of intent to withdraw from participation in URMMA. As a result, the City is currently self-insured.

NOTE 16
Investment in Joint Venture

The City of West Jordan has a 24.41% ownership in the Trans-Jordan Cities Landfill (Trans-Jordan) that is accounted for by the equity method. The primary purpose of the Trans-Jordan is the operation, maintenance, and control of a refuse dumping site situated east of Bingham Canyon in Salt Lake County. Residents and businesses from all member cities and Salt Lake County can use the facility by paying a tipping fee for each refuse load. Trans-Jordan is also used for the disposal of weekly garbage pickups of the cities in Trans-Jordan for which an assessment is charged. In addition to West Jordan, the Trans-Jordan Landfill is owned by the cities of Midvale, Murray, Sandy, Draper, South Jordan, and Riverton that have ownership interests of 5.36%, 8.62%, 30.53%, 9.31%, 12.18%, and 9.59% respectively. The complete financial statements for the Trans-Jordan Landfill for the year ended June 30, 2012 can be obtained from the Trans-Jordan Landfill at 10873 South 7200 West, South Jordan, Utah 84095.

Summary financial information for the Trans-Jordan joint venture at June 30, 2012, and for the year then ended is as follows:

Trans-Jordan	WJC %
Total Assets	$ 24,370,345
Total Liabilities	4,836,744
Total Fund Equity	19,533,601
Total Revenues	$ 5,875,804
Total Expenses	5,611,945
Net Loss Before Contributions	263,859
Contributions From Members	415,331
Changes in Net Assets	$ 679,190

NOTE 17

Conduit Debt

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 issuance. The City is not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of June 30, 2012, there were nine series of Industrial Revenue Bonds outstanding. The aggregate principal amount payable for the series could not be determined. However, their original issue amounts totaled $37,472,500.

NOTE 18

Commitments & Contingencies

A. Litigation

The City is a defendant in a number of lawsuits that have arisen in the normal course of operations. It is not possible to state the ultimate liability, if any, in these matters. However, the City Attorney, after consultation with the City Council, intends to vigorously defend the City's position and is of the opinion that the ultimate resolution of these matters will not have a material adverse effect on the basic financial statements of the City.

B. Construction Contracts

At year end, the City had open construction contracts. Work that has been completed, but not yet paid for, is reflected as accounts payable and construction work in progress. The unpaid balance on open contracts for work that has been contracted, but not completed as of year-end, totals approximately $4,080,646, as of June 30, 2012.

C. Developer Reimbursements

The City routinely enters into agreements with developers to reimburse costs of installing public improvements constructed within the City. Terms of the agreement require the City to repay the developers' costs when sufficient impact fee revenues are collected. The impact fees collected must be in excess of funds needed for current projects, before repayment to the developers is required. If sufficient impact fee revenues are not received, the City has no obligation to repay the costs. As of year-end, the City has unpaid developer reimbursement agreements in the amount of $4,086,029.

D. Related Party Debt

The City is party to an interlocal agreement with South Valley Water Reclamation Facility (SVWRF). SVWRF is in the process of expanding plant operations from 38 MGD (Million Gallons per Day) to 50 MGD. The cost of plant expansion has been partially funded with debt.

Following is a schedule of the City's estimated share of expansion costs and related debt service payment:

Year Ended June 30	Principal	Interest
2013	$ 420,000	$ 764,975
2014	480,000	746,975
2015	535,000	724,000
2016	600,000	695,625
2017	655,000	668,344
2018 - 2022	3,780,000	2,879,406
2023 - 2027	4,810,000	1,824,500
2028 - 2032	4,795,000	493,625
	$ 16,075,000	$ 8,797,450

NOTE 19

Subsequent Event

On October 2, 2012, the City reached a settlement agreement and a development agreement with a contractor for compensation and completion of an open space and park land project. The City accrued a liability in the amount of $239,289 related to the settlement.

NOTE 20

Creation of a Storm Water Enterprise Fund, Closing of Storm Water Capital Fund and Stone Creek Special Revenue Fund

In prior years the city accounted for storm water capital projects in a separate governmental capital project fund, while accounting for storm water operating revenues and expenditures in the sewer enterprise fund. The city council approved the creation of a new storm water enterprise fund to account for capital and operating activities in one fund.

Below is a schedule of the assets and liabilities transferred from the Storm Capital and Sewer fund into the Storm water fund.

	Storm Water Capital	Water	Sewer Enterprise	Storm Water Enterprise
Cash - unrestricted	$ (2,701,155)	$ -	$ (195,527)	$ 2,896,682
Cash - restricted	(848,889)	-	-	848,889
Fund balance	(3,505,751)	-	(195,527)	(3,701,278)

Closing of the Stone Creek Special Revenue Fund resulted in an adjustment to the General Fund beginning fund balance in the amount of $10,159.

NOTE 21

Expenditures Exceeded Appropriations

Parks and recreations expenditures in the Western Stampede Special Revenue Fund exceeded appropriations by $22,103. The City has a policy of strictly monitoring expenditures to ensure compliance with budgetary appropriations. The expenditures in excess of appropriations were related to the city's annual Demolition Derby event, held on June 23, 2012. In prior years, the derby expenditures have been recorded in the first period of each fiscal year, along with the annual July 4th Celebration. In Fiscal Year 2012, it was determined it would be more accurate to record the expenditures in the fiscal year the event occurred. Since the derby is held in June, which is the last period of the Fiscal Year, the expenditures related to the June 23rd event have been reported in FY 2012. Expenditures for two separate derby events are reported in FY 2012. In future years the derby event expenditures will be reported correctly, one event each year, in the year the event occurs and expenditures are incurred.

Combining and Individual Fund
Financial Statements and Schedules

Combining Financial Statements – Nonmajor Governmental Funds

Special Revenue Funds

Special Revenue Funds are used to account for specific revenues that are legally restricted to expenditures for particular purposes.

Western Stampede Fund – This fund is used to account for the activities associated with the annual July 4th celebration.

Fairway Estates Special Service District – This fund is used to develop and maintain recreation areas within the Fairway Estates subdivision.

KraftMaid Special Improvement District – This fund is used to account for the collection of revenue to service debt related to the KraftMaid business development.

Municipal Building Authority – This fund is used to collect revenues to service debt related to Municipal Buildings constructed in the City.

Capital Projects Funds

Capital Projects Funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds.

Park Capital Improvement Fund – This fund is used for the acquisition or construction of major park capital facilities.

Building Capital Improvement Fund – This fund is used to account for impact fee revenue and to construct buildings or major building improvements.

Community Development Block Grant – This fund is used to account for programs funded by Community Development Block Grant funds.

CITY OF WEST JORDAN
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2012

	Special Revenue Funds				
	Western Stampede	Fairway Estates	Kraftmaid SID	Municipal Building Authority	Total
Assets					
Cash and cash equivalents	$ 119,072	$ 16,945	$ 3,724	$ 1,997,754	$ 2,137,495
Accounts receivable - net	1,530	-	-	-	1,530
Taxes receivable	-	10,255	-	-	10,255
Loans receivable	-	-	-	-	-
Prepaid items	80,180	-	-	-	80,180
Due from other governments	-	-	-	-	-
Restricted assets:					
Cash and cash equivalents	-	-	826,646	-	826,646
Total Assets	$ 200,782	$ 27,200	$ 830,370	$ 1,997,754	$ 3,056,106
Liabilities and Fund Balances					
Liabilities					
Accounts payable	$ 13,354	$ 729	$ -	$ -	$ 14,083
Accrued liabilities	-	-	-	-	-
Unearned revenue	37,264	10,119	-	-	47,383
Liabilities payable from restricted assets:					
Accounts payable	-	-	-	-	-
Accrued liabilities	-	-	-	-	-
Total Liabilities	50,618	10,848	-	-	61,466
Fund Balances					
Nonspendable	80,180	-	-	-	80,180
Restricted	-	-	826,646	-	826,646
Committed	-	-	-	-	-
Assigned	69,984	16,352	3,724	1,997,754	2,087,814
Total Fund Balances	150,164	16,352	830,370	1,997,754	2,994,640
Total Liabilities and Fund Balances	$ 200,782	$ 27,200	$ 830,370	$ 1,997,754	$ 3,056,106

CITY OF WEST JORDAN
COMBINING BALANCE SHEET NONMAJOR
GOVERNMENTAL FUNDS
JUNE 30, 2012

Capital Projects Funds				
Park Capital Improvement Fund	Building Capital Improvement Fund	Community Development Block Grant	Total	Total Nonmajor Governmental Funds
$ 3,777	$ 282,646	$ 42,430	$ 328,853	$ 2,466,348
-	-	-	-	1,530
-	-	-	-	10,255
-	-	778,236	778,236	778,236
-	-	-	-	80,180
-	-	19,201	19,201	19,201
4,636,650	432,481	139,927	5,209,058	6,035,704
$ 4,640,427	$ 715,127	$ 979,794	$ 6,335,348	$ 9,391,454
$ -	$ -	$ 6,536	$ 6,536	$ 20,619
-	-	31,505	31,505	31,505
-	-	778,236	778,236	825,619
66,277	-	-	66,277	66,277
-	-	139,927	139,927	139,927
66,277	-	956,204	1,022,481	1,083,947
-	-	-	-	80,180
4,570,373	432,481	-	5,002,854	5,829,500
-	-	-	-	-
3,777	282,646	23,590	310,013	2,397,827
4,574,150	715,127	23,590	5,312,867	8,307,507
$ 4,640,427	$ 715,127	$ 979,794	$ 6,335,348	$ 9,391,454

CITY OF WEST JORDAN
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
NONMAJOR GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	Special Revenue Funds				
	Western Stampede	Fairway Estates	Kraftmaid SID	Municipal Building Authority	Total
Revenues					
Taxes	$ -	$ 11,728	$ -	$ -	$ 11,728
Intergovernmental	-	-	-	-	-
Charges for services	201,272	-	-	645,355	846,627
Impact fees	-	-	-	-	-
Interest	821	104	5,988	9,954	16,867
Miscellaneous	-	-	200,116	-	200,116
Total Revenues	202,093	11,832	206,104	655,309	1,075,338
Expenditures					
Community development	$ -	$ -	$ -	$ -	$ -
Parks and recreation	175,386	9,977	-	-	185,363
Debt service:					
Principal	-	-	-	3,675,000	3,675,000
Interest	-	-	200,117	135,048	335,165
Capital Outlay:					
Parks	-	-	-	-	-
Storm Water	-	-	-	-	-
Total Expenditures	175,386	9,977	200,117	3,810,048	4,195,528
Excess (Deficiency) of Revenues Over (Under) Expenditures	26,707	1,855	5,987	(3,154,739)	(3,120,190)
Other Financing Sources (Uses)					
Transfer in	-	-	-	-	-
Transfer out	-	-	-	-	-
Bond proceeds	-	-	-	3,290,000	3,290,000
Total Other Financing Sources (Uses)	-	-	-	3,290,000	3,290,000
Net Change in Fund Balances	26,707	1,855	5,987	135,261	169,810
Fund Balance, Beginning	123,457	14,497	824,383	1,862,493	2,824,830
Fund Balance, Ending	$ 150,164	$ 16,352	$ 830,370	$ 1,997,754	$ 2,994,640

Capital Projects Funds				
Park Capital Improvement Fund	Building Capital Improvement Fund	Community Development Block Grant	**Total**	**Total Nonmajor Governmental Funds**
$ -	$ -	$ -	$ -	$ 11,728
-	-	1,142,561	1,142,561	1,142,561
-	-	-	-	846,627
431,533	124,423	-	555,956	555,956
36,287	5,593	-	41,880	58,747
660	-	-	660	200,776
468,480	130,016	1,142,561	1,741,057	2,816,395
$ 1,884	$ -	$ 1,001,428	$ 1,003,312	$ 1,003,312
-	-	-	-	185,363
-	-	115,000	115,000	3,790,000
-	-	26,078	26,078	361,243
461,165	-	-	461,165	461,165
-	-	-	-	-
463,049	-	1,142,506	1,605,555	5,801,083
5,431	130,016	55	135,502	(2,984,688)
-	-	-	-	-
(270,803)	(518,724)	-	(789,527)	(789,527)
-	-	-	-	3,290,000
(270,803)	(518,724)	-	(789,527)	2,500,473
(265,372)	(388,708)	55	(654,025)	(484,215)
4,839,522	1,103,835	23,535	5,966,892	8,791,722
$ 4,574,150	$ 715,127	$ 23,590	$ 5,312,867	$ 8,307,507

SCHEDULES OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL

Special Revenue and Capital Projects Funds

CITY OF WEST JORDAN
WESTERN STAMPEDE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Revenues				
Charges for services	$ 194,000	$ 194,000	$ 201,272	$ 7,272
Interest	-	-	821	821
Total Revenues	194,000	194,000	202,093	8,093
Expenditures				
Parks and recreation	153,283	153,283	$ 175,386	(22,103)
Total Expenditures	153,283	153,283	175,386	(22,103)
Excess (Deficiency) of Revenues Over (Under) Expenditures	40,717	40,717	26,707	(14,010)
Net Change in Fund Balance	$ 40,717	$ 40,717	26,707	$ (14,010)
Fund Balance, Beginning			123,457	
Fund Balance, Ending			$ 150,164	

CITY OF WEST JORDAN
FAIRWAY ESTATES FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Revenues				
Taxes	$ 10,867	$ 10,867	$ 11,728	$ 861
Interest	-	-	104	104
Total Revenues	10,867	10,867	11,832	965
Expenditures				
Parks and recreation	$ 4,842	$ 4,842	$ 9,977	$ 5,135
Total Expenditures	4,842	4,842	9,977	5,135
Excess (Deficiency) of Revenues Over (Under) Expenditures	6,025	6,025	1,855	6,100
Net Change in Fund Balance	$ 6,025	$ 6,025	1,855	$ 6,100
Fund Balance, Beginning			14,497	
Fund Balance, Ending			$ 16,352	

CITY OF WEST JORDAN
KRAFTMAID SID FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Revenues				
Interest	$ -	$ -	$ 5,988	$ 5,988
Miscellaneous	-	-	200,116	200,116
Total Revenues	-	-	206,104	206,104
Expenditures				
Debt Service:			-	
Interest	200,117	200,117	200,117	-
Total Expenditures	200,117	200,117	200,117	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	(200,117)	(200,117)	5,987	206,104
Other Financing Sources (Uses)				
Transfers in	201,617	201,617	-	(201,617)
Total Other Financing Sources (Uses)	201,617	201,617	-	(201,617)
Net Change in Fund Balance	$ 1,500	$ 1,500	5,987	$ 206,104
Fund Balance, Beginning			824,383	
Fund Balance, Ending			$ 830,370	

CITY OF WEST JORDAN
MUNICIPAL BUILDING AUTHORITY FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Revenues				
Charges for services	$ 710,035	$ 710,035	$ 645,355	$ (64,680)
Interest	7,000	7,000	9,954	2,954
Total Revenues	717,035	717,035	655,309	(61,726)
Expenditures				
Debt Service:				
Principal payments	550,000	3,675,000	3,675,000	-
Interest	160,035	181,023	135,048	45,975
Total Expenditures	710,035	3,856,023	3,810,048	45,975
Excess (Deficiency) of Revenues Over (Under) Expenditures	7,000	(3,138,988)	(3,154,739)	(15,751)
Other Financing Sources (Uses)				
Bond proceeds	(3,286,710)	3,290	3,290,000	(3,286,710)
Total Other Financing Sources (Uses)	(3,286,710)	3,290	3,290,000	(3,286,710)
Net Change in Fund Balance	$ 7,000	$ (3,138,988)	135,261	$ (15,751)
Fund Balance, Beginning			1,862,493	
Fund Balance, Ending			$ 1,997,754	

CITY OF WEST JORDAN
CAPITAL SUPPORT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Revenues				
Taxes	$ (249,650)	$ 500,350	$ 500,350	$ -
Interest	22,943	22,943	15,780	(7,163)
Total Revenues	(226,707)	523,293	516,130	(7,163)
Expenditures				
Community development	$ -	$ 319,168	46,909	272,259
Debt Service:				
Principal payments	2,200,000	2,200,000	2,450,000	(250,000)
Interest	442,439	442,439	440,939	1,500
Total Expenditures	2,642,439	2,961,607	2,937,848	23,759
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,869,146)	(2,438,314)	(2,421,718)	16,596
Other Financing Sources (Uses)				
Transfers out	(231,276)	(231,276)	1,268,724	1,500,000
Total Other Financing Sources (Uses)	(231,276)	(231,276)	1,268,724	1,500,000
Net Change in Fund Balance	$ (2,869,146)	$ (2,438,314)	(1,152,994)	$ 16,596
Fund Balance, Beginning			2,970,997	
Fund Balance, Ending			$ 1,818,003	

CITY OF WEST JORDAN
ROAD CAPITAL IMPROVEMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Revenues				
Intergovernmental	$ -	$ -	$ 1,042,667	$ 1,042,667
Impact fees	1,250,000	1,250,000	705,753	(544,247)
Interest	35,000	35,000	36,049	1,049
Miscellaneus	-	-	13,258	13,258
Total Revenues	1,285,000	1,285,000	1,797,727	512,727
Expenditures				
Debt Service:				
Principal payments	-	750,736	750,736	-
Capital Outlay:				
Roads	4,915,847	17,163,807	5,613,161	11,550,646
Total Expenditures	4,915,847	17,914,543	6,363,897	11,550,646
Excess (Deficiency) of Revenues Over (Under) Expenditures	(3,630,847)	(16,629,543)	(4,566,170)	12,063,373
Other Financing Sources (Uses)				
Transfers out	6,097,241	5,637,893	3,290,057	(2,347,836)
Transfers out	-	(197,748)	(197,748)	-
Total Other Financing Sources (Uses)	6,097,241	5,440,145	3,092,309	(2,347,836)
Net Change in Fund Balance	$ (3,630,847)	$ (16,629,543)	(1,473,861)	$ 12,063,373
Fund Balance, Beginning			6,602,495	
Fund Balance, Ending			$ 5,128,634	

CITY OF WEST JORDAN
PARKS CAPITAL IMPROVEMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Revenues				
Impact fees	$ 900,000	$ 900,000	$ 431,533	$ (468,467)
Interest	7,000	7,000	36,287	29,287
Miscellaneous	-	-	660	660
Total Revenues	907,000	907,000	468,480	(438,520)
Expenditures				
Community development	$ -	$ -	1,884	(1,884)
Capital Outlay:				
Parks	22,487	3,534,789	461,165	3,073,624
Total Expenditures	22,487	3,534,789	463,049	3,071,740
Excess (Deficiency) of Revenues Over (Under) Expenditures	884,513	(2,627,789)	5,431	2,633,220
Other Financing Sources (Uses)				
Transfers out	(3,776,554)	(3,776,554)	(270,803)	3,505,751
Total Other Financing Sources (Uses)	(3,776,554)	(3,776,554)	(270,803)	3,505,751
Net Change in Fund Balance	$ 884,513	$ (2,627,789)	(265,372)	$ 2,633,220
Fund Balance, Beginning			4,839,522	
Fund Balance, Ending			$ 4,574,150	

Fund

CITY OF WEST JORDAN
BUILDINGS CAPITAL IMPROVEMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Revenues				
Impact fees	$ 180,000	$ 180,000	$ 124,423	$ (55,577)
Interest	9,400	9,400	5,593	(3,807)
Total Revenues	189,400	189,400	130,016	(59,384)
Excess (Deficiency) of Revenues Over (Under) Expenditures	189,400	189,400	130,016	(59,384)
Other Financing Sources (Uses)				
Transfers out	(518,724)	(783,404)	(518,724)	264,680
Total Other Financing Sources (Uses)	(518,724)	(783,404)	(518,724)	264,680
Net Change in Fund Balance	$ 189,400	$ 189,400	(388,708)	$ (59,384)
Fund Balance, Beginning			1,103,835	
Fund Balance, Ending			$ 715,127	

CITY OF WEST JORDAN
COMMUNITY DEVELOPMENT BLOCK GRANT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with final budget
Revenues				
Intergovernmental	$ 1,169,935	$ 1,684,234	$ 1,142,561	$ (541,673)
Total Revenues	1,169,935	1,684,234	1,142,561	(541,673)
Expenditures				
Community development	$ 778,814	$ 1,528,848	1,001,428	527,420
Debt Service:				
Principal payments	141,078	141,078	115,000	26,078
Interest	-	-	26,078	(26,078)
Total Expenditures	919,892	1,669,926	1,142,506	527,420
Excess (Deficiency) of Revenues Over (Under) Expenditures	250,043	14,308	55	(14,253)
Net Change in Fund Balance	$ 250,043	$ 14,308	55	$ (14,253)
Fund Balance, Beginning			23,535	
Fund Balance, Ending			$ 23,590	

Combining Financial Statements – Internal Service Funds

Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the City and to other government units.

Fleet Operations Fund – This fund is used to account for the costs of operating a maintenance facility for automotive equipment used by other City departments. A service fee is charged to the other departments monthly.

Information Technologies Lease Fund – This fund is used to account for the costs of replacing, updating, or adding computer equipment within the City. A replacement schedule has been implemented ensuring that equipment is replaced in order of the highest need. A service fee is charged to the other departments monthly.

Risk Management – This fund is used to account for the costs of insurance premiums and claims made against the City. Monies are accumulated in this fund to pay premiums for liability and property damage insurance and other claims. The City participates in the Utah Risk Management Mutual Association for its liability and property damage insurance and is responsible for annual premiums as well as 100% of losses above the deductible in an amount equal to 20% of all net loss payments made during the previous five years on behalf of the City.

CITY OF WEST JORDAN
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF NET ASSETS
JUNE 30, 2012

	Fleet Operations	Information Technologies	Risk Management	Total Internal Service Funds
Assets				
Current Assets				
Cash and cash equivalents	$ 3,639,812	$ 189,886	$ 3,061,382	$ 6,891,080
Accounts receivable	-	-	20,887	20,887
Inventory	27,306	-	-	27,306
Total Current Assets	3,667,118	189,886	3,082,269	6,939,273
Noncurrent Assets				
Capital assets:				
Machinery and equipment	15,567,356	73,001	-	15,640,357
Less accumulated depreciation	(10,635,063)	(73,001)	-	(10,708,064)
Total Noncurrent Assets	4,932,293	-	-	4,932,293
Total Assets	$ 8,599,411	$ 189,886	$ 3,082,269	$ 11,871,566
Liabilities				
Current Liabilities				
Accounts payable	$ 324,256	$ -	$ 834	$ 325,090
Other accrued payables	28,214	-	-	28,214
Compensated absences	19,298	-	-	19,298
Current portion capital lease payable	399,916	-	-	399,916
Accrued insurance loss payable	-	-	441,007	441,007
Total Current Liabilities	771,684	-	441,841	1,213,525
Non-current liabilities:				
Compensated absences	21,973	-	-	21,973
Capital lease payable	1,069,531	-	-	1,069,531
Total non-current liabilities	1,091,504	-	-	1,091,504
Total Liabilities	1,863,188	-	441,841	2,305,029
Net Assets				
Invested in capital assets, net of related debt	3,462,846	-	-	3,462,846
Restricted for:				
Projects	-	-	-	-
Unrestricted	3,273,377	189,886	2,640,428	6,103,691
Total Net Assets	6,736,223	189,886	2,640,428	9,566,537
Total Liabilities and Net Assets	$ 8,599,411	$ 189,886	$ 3,082,269	$ 11,871,566

CITY OF WEST JORDAN
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	Fleet Operations	Information Technologies	Risk Management	Total Internal Service Funds
Operating Revenues				
Charges for services - internal	$ 1,884,440	$ -	$ 1,109,755	$ 2,994,195
Total Operating Revenues	1,884,440	-	1,109,755	2,994,195
Operating Expenses				
Depreciation	1,626,435	-	-	1,626,435
Salaries and benefits	504,581	-	-	504,581
Professional and technical	8,198	-	888,694	896,892
Supplies and maintenance	1,573,182	-	-	1,573,182
Total Operating Expenses	3,712,396	-	888,694	4,601,090
Operating Income (Loss)	(1,827,956)	-	221,061	(1,606,895)
Nonoperating Income (Expense)				
Interest earnings	20,535	1,152	-	21,687
Interest expense	(20,978)	-	-	(20,978)
Intergovernmental revenue	662	-	-	662
Gain (loss) on disposal of equipment	188,175	-	-	188,175
Total Nonoperating Income (Expense)	188,394	1,152	-	189,546
Income (loss) before transfers	(1,639,562)	1,152	221,061	(1,417,349)
Capital contributions	-	-	-	-
Transfers in	98,114	-	50,000	148,114
Changes in Net Assets	(1,541,448)	1,152	271,061	(1,269,235)
Net Assets, Beginning	8,277,671	188,734	2,369,367	10,835,772
Net Assets, Ending	$ 6,736,223	$ 189,886	$ 2,640,428	$ 9,566,537

CITY OF WEST JORDAN
INTERNAL SERVICE FUNDS
COMBINING STATEMENT CASH FLOWS
FOR THE FISCAL YEAR ENDED JUNE 30, 2012

	Fleet Operations	Information Technologies	Risk Management	Total Internal Service Funds
Cash Flows From Operating Activities				
Receipts from interfund services provided	$ 1,884,440	$ -	$ 1,104,961	$ 2,989,401
Payments for goods/services	(1,590,217)	-	(750,709)	(2,340,926)
Payments to employees	(485,465)	-	-	(485,465)
Net cash flows from operating activities	(191,242)	-	354,252	163,010
Cash Flows From Non-Capital Financing Activities:				
Intergovernmental revenue received	662	-	-	662
Transfers in	98,114	-	50,000	148,114
Net cash flows from non-capital financing activities	98,776	-	50,000	148,776
Cash Flows From Capital and Related Financing Activities:				
Acquisition of capital assets	(2,008,477)	-	-	(2,008,477)
Payments made on capital leases	(411,250)	-	-	(411,250)
Interest paid on capital leases	(21,144)	-	-	(21,144)
Proceeds from capital lease	1,279,552	-	-	1,279,552
Proceeds from sale of capital assets	85,257	-	-	85,257
Net cash flows from capital and related financing activities	(1,076,062)	-	-	(1,076,062)
Cash Flows From Investing Activities				
Interest on investments	20,535	1,152	-	21,687
Net cash flows from investing activities	20,535	1,152	-	21,687
Net Increase (Decrease) In Cash and Cash Equivalents	(1,147,993)	1,152	404,252	(742,589)
Cash and Cash Equivalents, Beginning	4,787,805	188,734	2,657,130	7,633,669
Cash and Cash Equivalents, Ending	$ 3,639,812	$ 189,886	$ 3,061,382	$ 6,891,080
Reconciliation of operating income to net cash flows from operating activities				
Earnings (loss) from operations	$ (1,827,956)	$ -	$ 221,061	$ (1,606,895)
Adjustments to reconcile earnings (loss) to net cash flows from operating activities:				
Depreciation	1,626,435	-	-	1,626,435
Changes in assets and liabilities				
Accounts receivable, net	-	-	(4,794)	(4,794)
Inventory	1,613	-	-	1,613
Prepaid items	-	-	-	-
Accounts payable	(10,450)	-	585	(9,865)
Other accrued payables	1,888	-	-	1,888
Compensated absences	17,228	-	-	17,228
Accrued insurance loss payable	-	-	137,400	137,400
Net cash flows from operating activities	$ (191,242)	$ -	$ 354,252	$ 163,010

STATISTICAL SECTION

The Statistical Section of the Comprehensive Annual Financial Report for the City of West Jordan presents detailed information as a context for understanding what the information in the financial statements, note disclosers, and required supplementary information says about the City's overall financial health.

Contents **Page**

Financial Trends
These schedules provide information to help the reader understand how the City's financial performance and economic condition have changed over time. 98-110

Revenue Capacity
These schedules present information to help the reader assess the City's most significant local revenue sources: sales taxes and property taxes 111-117

Debt Capacity
These schedules provide information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future. 118-126

Demographic and Economic Information
These schedules present demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place 127-128

Operating Information
These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs. 129-133

Note: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

Schedule 1
CITY OF WEST JORDAN
Net Assets by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year				
	2003	2004	2005	2006	2007
Governmental activities					
Invested in capital assets, net of related debt	$ 234,412,518	$ 240,135,688	$ 248,602,336	$ 238,532,908	$ 252,848,661
Restricted	5,695,208	7,265,197	10,421,928	19,323,489	11,723,148
Unrestricted	33,258,754	34,740,396	31,220,835	32,970,642	21,389,034
Total governmental activities net assets	273,366,480	282,141,281	290,245,099	290,827,039	285,960,843
Business-type activities					
Invested in capital assets, net of related debt	69,287,844	81,835,824	86,017,788	88,067,808	95,458,024
Restricted	400,321	3,965,664	8,346,960	12,271,910	15,125,623
Unrestricted	25,350,504	20,609,632	21,958,590	23,441,691	18,472,701
Total business-type activities net assets	95,038,669	106,411,120	116,323,338	123,781,409	129,056,348
Primary government					
Invested in capital assets, net of related debt	303,700,362	321,971,512	334,620,124	326,600,716	348,306,685
Restricted	6,095,529	11,230,861	18,768,888	31,595,399	26,848,771
Unrestricted	58,609,258	55,350,028	53,179,425	56,412,333	39,861,735
Total primary government net assets	$ 368,405,149	$ 388,552,401	$ 406,568,437	$ 414,608,448	$ 415,017,191

Schedule 1 (continued)
CITY OF WEST JORDAN
Net Assets by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year				
	2008	2009	2010	2011	2012
Governmental activities					
Invested in capital assets, net of related debt	$ 254,489,657	$ 257,846,259	$ 281,944,748	$ 276,142,424	$ 255,043,663
Restricted	13,780,323	17,459,735	16,705,648	17,176,241	15,204,118
Unrestricted	23,859,937	21,460,099	15,392,021	19,002,545	19,212,938
Total governmental activities net assets	292,129,917	296,766,093	314,042,417	312,321,210	289,460,719
Business-type activities					
Invested in capital assets, net of related debt	99,404,483	102,008,613	107,511,850	105,552,765	146,127,052
Restricted	14,371,221	5,602,588	4,474,702	6,472,563	3,520,764
Unrestricted	17,783,716	26,631,846	26,375,873	29,796,131	23,746,191
Total business-type activities net assets	131,559,420	134,243,047	138,362,425	141,821,459	173,394,007
Primary government					
Invested in capital assets, net of related debt	353,894,140	359,854,872	389,456,598	381,695,189	401,170,715
Restricted	28,151,544	23,062,323	21,180,350	23,648,804	18,724,882
Unrestricted	41,643,653	48,091,945	41,767,894	48,798,676	42,959,129
Total primary government net assets	$ 423,689,337	$ 431,009,140	$ 452,404,842	$ 454,142,669	$ 462,854,726

Schedule 2
CITY OF WEST JORDAN
Changes in Net Assets
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year				
	2003	2004	2005	2006	2007
Expenses					
Governmental activities					
General government	$ 5,114,827	$ 4,578,769	$ 7,268,095	$ 8,233,366	$ 8,804,740
Community development	1,851,575	2,284,598	2,162,474	9,008,307	4,160,156
Police	9,100,682	9,741,809	10,792,590	12,311,174	12,329,732
Fire	5,629,061	7,081,016	7,192,872	8,033,001	8,037,726
Public works	10,211,767	11,180,441	10,157,241	10,520,361	10,821,917
Parks and recreation	2,207,450	2,175,055	2,217,892	2,935,580	2,941,202
Interest on long-term debt	1,353,890	1,257,289	1,636,608	1,839,223	1,666,538
Total governmental activities	35,469,252	38,298,977	41,427,772	52,881,012	48,762,011
Business-type activities					
Water	8,199,704	9,837,122	8,925,550	11,464,422	12,045,088
Sewer	4,645,292	5,224,852	3,522,665	5,915,633	6,065,676
Solid waste	2,225,315	2,660,084	2,449,861	3,224,165	3,272,976
Storm Water	-	-	-	-	-
Total business-type activities	15,070,311	17,722,058	14,898,076	20,604,220	21,383,740
Total primary government expenses	$ 50,539,563	$ 56,021,035	$ 56,325,848	$ 73,485,232	$ 70,145,751
Program Revenues					
Governmental activities					
Charges for services					
General government	$ 1,692,327	$ 2,074,621	$ 2,102,427	$ 6,007,552	$ 6,048,472
Community development	2,022,160	3,047,506	2,129,639	3,064,046	2,515,228
Police	91,109	364,893	242,823	345,409	440,271
Fire	556,080	1,010,853	908,920	1,052,514	1,267,587
Public works	455,769	3,434,542	2,590,112	7,264,945	7,877,397
Parks and recreation	205,634	2,378,810	1,725,471	1,711,505	1,187,167
Operating grants and contributions	900,802	830,090	1,224,145	1,165,432	1,099,903
Capital grants and contributions	35,713,171	5,912,065	7,634,957	-	-
Total governmental activities	41,637,052	19,053,380	18,558,494	20,611,403	20,436,025

Schedule 2 (continued)
CITY OF WEST JORDAN
Changes in Net Assets
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year				
	2008	2009	2010	2011	2012
Expenses					
Governmental activities					
General government	$ 9,746,551	$ 9,764,413	$ 9,627,266	$ 9,204,699	$ 7,386,329
Community development	2,109,908	2,402,580	2,852,768	4,430,459	3,079,432
Police	13,972,204	14,986,605	14,921,245	14,368,579	13,795,007
Fire	8,649,704	8,936,255	9,353,437	8,949,115	9,396,340
Public works	12,489,299	12,182,007	16,794,385	14,836,808	11,661,882
Parks and recreation	3,410,474	3,461,999	3,339,110	4,065,496	3,365,411
Interest on long-term debt	1,928,458	1,691,323	1,588,550	1,330,674	1,085,725
Total governmental activities	52,306,598	53,425,182	58,476,761	57,185,830	49,770,126
Business-type activities					
Water	13,090,117	12,335,078	12,159,629	12,496,849	13,499,824
Sewer	6,488,427	6,110,727	6,480,880	6,935,784	5,528,029
Solid waste	3,735,913	3,883,289	3,656,295	3,771,748	3,817,376
Storm Water	-	-	-	-	1,396,140
Total business-type activities	23,314,457	22,329,094	22,296,804	23,204,381	24,241,369
Total primary government expenses	$ 75,621,055	$ 75,754,276	$ 80,773,565	$ 80,390,211	$ 74,011,495
Program Revenues					
Governmental activities					
Charges for services					
General government	$ 6,319,951	$ 6,800,536	$ 7,573,566	$ 8,016,942	$ 3,014,444
Community development	1,583,019	2,411,231	1,475,898	1,690,057	1,893,432
Police	252,266	547,971	548,533	749,985	828,015
Fire	1,015,782	1,025,915	854,380	1,294,747	1,538,673
Public works	5,911,063	4,733,786	817,446	1,446,393	1,832,517
Parks and recreation	862,782	270,929	355,798	351,241	427,743
Operating grants and contributions	884,265	3,141,675	3,404,029	3,478,389	3,675,138
Capital grants and contributions	6,021,089	3,725,269	2,750,186	2,393,179	2,908,877
Total governmental activities	22,850,217	22,657,312	17,779,836	19,420,933	16,118,839

(continued on next page)

Schedule 2
CITY OF WEST JORDAN
Changes in Net Assets (continued)
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year				
	2003	2004	2005	2006	2007
Business-type activities					
Charges for services					
Water	8,268,126	12,453,320	12,287,321	10,078,409	10,659,352
Sewer	4,045,415	6,544,882	6,588,050	4,439,626	4,875,646
Solid waste	2,611,483	3,181,828	3,421,375	3,284,713	4,149,564
Storm Water	-	-	-	-	-
Operating grants and contributions	-	-	-	-	-
Capital grants and contributions	6,710,522	6,832,403	5,102,505	9,579,110	6,051,172
Total business-type activities	21,635,546	29,012,433	27,399,251	27,381,858	25,735,734
Total primary government program revenues	$ 63,272,598	$ 48,065,813	$ 45,957,745	$ 47,993,261	$ 46,171,759
Net (Expense)/Revenue					
Governmental activities	$ 6,167,800	$(19,245,597)	$(22,869,278)	$(32,269,609)	$(28,325,986)
Business-type activities	6,565,235	11,290,375	12,501,175	6,777,638	4,351,994
Total primary government net (expense)/revenue	$ 12,733,035	$ (7,955,222)	$(10,368,103)	$(25,491,971)	$(23,973,992)
General Revenues and Other Changes in Net Assets					
Governmental activities					
Taxes					
Property taxes	$ 9,014,489	$ 8,257,155	$ 8,545,487	$ 9,688,247	$ 9,869,419
Tax increments for redevelopment agency	1,927,527	1,864,268	1,001,561	985,063	837,415
Sales taxes	10,422,430	11,406,021	12,329,909	13,876,702	15,070,364
Franchise taxes	2,910,135	3,398,841	3,793,487	4,592,073	4,179,410
Fee-in-lieu of property taxes	938,140	909,928	1,024,886	1,037,038	1,141,299
Gain on sale of capital assets	-	-	-	-	-
Earnings on investments	588,437	482,850	1,029,396	1,839,241	2,362,580
Miscellaneous	406,400	1,664,569	345,471	762,264	669,744
Transfers	(300,000)	36,766	2,902,899	70,921	2,000
Total governmental activities	25,907,558	28,020,398	30,973,096	32,851,549	34,132,231
Business-type activities					
Gain on sale of capital assets	-	-	-	-	-
Earnings on investments	112,845	118,841	313,942	751,354	924,944
Transfers	300,000	(36,766)	(2,902,899)	(70,921)	(2,000)
Total business-type activities	412,845	82,075	(2,588,957)	680,433	922,944
Total primary government	$ 26,320,403	$ 28,102,473	$ 28,384,139	$ 33,531,982	$ 35,055,175
Change in Net Assets					
Governmental activities	$ 32,075,358	$ 8,774,801	$ 8,103,818	$ 581,940	$ 5,806,245
Business-type activities	6,978,080	11,372,450	9,912,218	7,458,071	5,274,938
Total primary government	$ 39,053,438	$ 20,147,251	$ 18,016,036	$ 8,040,011	$ 11,081,183

Schedule 2 (continued)
CITY OF WEST JORDAN
Changes in Net Assets (continued)
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year				
	2008	2009	2010	2011	2012
Business-type activities					
Charges for services					
Water	10,827,252	10,733,630	10,474,173	12,885,254	14,071,562
Sewer	5,880,083	6,139,043	6,427,663	7,548,753	7,790,530
Solid waste	4,386,064	4,033,183	3,955,366	4,089,160	4,149,462
Storm Water	-	-	-	-	806,368
Operating grants and contributions	-	-	-	-	-
Capital grants and contributions	2,724,600	3,925,345	4,333,621	2,141,867	3,867,206
Total business-type activities	23,817,999	24,831,201	25,190,823	26,665,034	30,685,128
Total primary government program revenues	$ 46,668,216	$ 47,488,513	$ 42,970,659	$ 46,085,967	$ 46,803,967
Net (Expense)/Revenue					
Governmental activities	$(29,456,381)	$(30,767,870)	$(40,696,925)	$(37,764,897)	$(33,651,287)
Business-type activities	503,542	2,502,107	2,894,019	3,460,653	6,443,759
Total primary government net (expense)/revenue	$(28,952,839)	$(28,265,763)	$(37,802,906)	$(34,304,244)	$(27,207,528)
General Revenues and Other Changes in Net Assets					
Governmental activities					
Taxes					
Property taxes	$ 9,575,021	$ 9,608,570	$ 10,127,235	$ 10,494,095	$ 9,811,737
Tax increments for redevelopment agency	2,584,234	2,679,868	2,714,436	2,651,201	2,282,629
Sales taxes	16,256,386	14,598,750	13,404,929	13,559,906	14,467,761
Franchise taxes	4,919,397	6,383,768	6,911,183	7,129,083	7,409,499
Fee-in-lieu of property taxes	1,048,851	1,081,519	976,689	992,661	814,006
Gain on sale of capital assets	-	-	113,745	780,903	188,175
Earnings on investments	2,002,604	697,912	205,146	157,793	179,373
Miscellaneous	487,383	287,215	44,312	909,826	261,443
Transfers	(1,248,421)	66,444	60,000	63,458	(21,118,076)
Total governmental activities	35,625,455	35,404,046	34,557,675	36,738,926	14,296,547
Business-type activities					
Gain on sale of capital assets	-	-	-	-	389,957
Earnings on investments	751,109	247,964	88,210	61,839	115,005
Transfers	1,248,421	(66,444)	(60,000)	(63,458)	21,118,076
Total business-type activities	1,999,530	181,520	28,210	(1,619)	21,623,038
Total primary government	$ 37,624,985	$ 35,585,566	$ 34,585,885	$ 36,737,307	$ 35,919,585
Change in Net Assets					
Governmental activities	$ 6,169,074	$ 4,636,176	$ (6,139,250)	$ (1,025,971)	$(19,354,740)
Business-type activities	2,503,072	2,683,627	2,922,229	3,459,034	28,066,797
Total primary government	$ 8,672,146	$ 7,319,803	$ (3,217,021)	$ 2,433,063	$ 8,712,057

Schedule 3
CITY OF WEST JORDAN
Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year				
	2003	2004	2005	2006	2007
General Fund					
Reserved	$ 4,338,551	$ 4,093,173	$ 4,904,561	$ 6,460,662	$ 5,202,356
Unreserved	5,994,981	7,956,711	8,217,575	6,348,594	6,826,800
Nonspendable	-	-	-	-	-
Restricted	-	-	-	-	-
Committed	-	-	-	-	-
Assigned	-	-	-	-	-
Unassigned	-	-	-	-	-
Total general fund	10,333,532	12,049,884	13,122,136	12,809,256	12,029,156
All Other Governmental Funds					
Reserved	10,408,268	9,541,976	11,368,844	7,730,172	14,373,935
Unreserved, reported in:					
Capital projects funds	3,509,318	4,846,143	8,856,990	17,348,078	11,402,883
Special revenue funds	1,456,330	1,355,916	(245,141)	(852,943)	(3,058,083)
Nonspendable	-	-	-	-	-
Restricted	-	-	-	-	-
Committed	-	-	-	-	-
Assigned	-	-	-	-	-
Unassigned	-	-	-	-	-
Total all other governmental funds	15,373,916	15,744,035	19,980,693	24,225,307	22,718,735
Total governmental funds	$ 25,707,448	$ 27,793,919	$ 33,102,829	$ 37,034,563	$ 34,747,891

Note: Fund balance classifications changed in 2011 as part of the implementation of GASB 54.

Schedule 3 (continued)
CITY OF WEST JORDAN
Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year				
	2008	2009	2010	2011	2012
General Fund					
Reserved	$ 5,204,521	$ 4,598,621	$ 2,851,500	$ -	$ -
Unreserved	6,057,814	3,268,157	1,809,974	-	-
Nonspendable	-	-	-	282,415	6,313
Restricted	-	-	-	4,411,953	6,002,475
Committed	-	-	-	-	-
Assigned	-	-	-	18,931	620,108
Unassigned	-	-	-	5,015,139	8,262,619
Total general fund	11,262,335	7,866,778	4,661,474	9,728,438	14,891,515
All Other Governmental Funds					
Reserved	12,578,879	16,334,218	14,339,295	-	-
Unreserved, reported in:					
Capital projects funds	9,458,035	10,347,383	10,933,091	-	-
Special revenue funds	685,985	1,039,201	2,223,725	-	-
Nonspendable	-	-	-	48,070	80,180
Restricted	-	-	-	12,461,286	9,203,388
Committed	-	-	-	1,001,680	1,849,200
Assigned	-	-	-	10,564,353	7,182,621
Unassigned	-	-	-	-	-
Total all other governmental funds	22,722,899	27,720,802	27,496,111	24,075,389	18,315,389
Total governmental funds	$ 33,985,234	$ 35,587,580	$ 32,157,585	$ 33,803,827	$ 33,206,904

Schedule 4
CITY OF WEST JORDAN
Changes in Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year				
	2003	2004	2005	2006	2007
Revenues					
Taxes	$ 22,967,051	$ 24,911,029	$ 26,823,344	$ 29,571,835	$ 31,097,907
Licenses and permits	1,923,378	2,777,196	1,977,626	2,735,206	2,311,943
Intergovernmental	4,079,779	4,123,786	3,570,836	4,490,199	4,124,606
Charges for services	3,195,167	3,919,569	2,178,876	1,949,034	2,794,074
Fines and forfeitures	1,442,294	1,822,690	1,838,734	1,883,114	2,056,503
Interfund charges	-	-	-	3,846,938	3,746,899
Impact fees	4,893,627	5,512,123	3,704,156	5,683,401	4,907,779
Interest	492,384	403,806	889,975	1,531,230	2,021,415
Donations	75,000	-	-	-	-
Miscellaneous	129,925	396,862	345,471	762,264	720,675
Total revenues	39,198,605	43,867,061	41,329,018	52,453,221	53,781,801
Expenditures					
General government	5,903,391	6,382,793	7,266,953	7,942,655	8,209,678
Community development	1,778,198	2,269,901	2,210,631	9,943,412	4,255,681
Police	8,962,448	9,608,342	10,845,453	12,006,929	12,524,025
Fire	5,514,809	6,614,197	7,169,471	7,658,183	7,952,181
Public works	5,088,531	5,572,241	4,515,394	4,959,686	5,616,994
Parks and recreation	1,664,256	1,565,423	1,525,720	2,082,308	2,157,249
Debt Service					
Principal payments	2,674,449	3,634,301	2,997,110	2,815,000	2,983,226
Interest and fiscal charges	1,297,503	1,196,199	1,519,546	1,850,473	1,674,021
Bond issuance costs	-	-	-	214,576	180,920
Capital outlay	4,629,343	7,873,749	12,078,423	7,613,265	9,167,932
Total expenditures	37,512,928	44,717,146	50,128,701	57,086,487	54,721,907
Excess (deficiency) of revenues over (under) expenditures	1,685,677	(850,085)	(8,799,683)	(4,633,266)	(940,106)

Schedule 4 (continued)
CITY OF WEST JORDAN
Changes in Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year				
	2008	2009	2010	2011	2012
Revenues					
Taxes	$ 34,383,889	$ 34,352,462	$ 34,134,473	$ 34,826,946	$ 34,785,632
Licenses and permits	1,695,805	1,673,568	1,673,932	1,680,397	1,805,455
Intergovernmental	4,352,402	8,472,052	4,198,469	5,242,493	6,287,634
Charges for services	2,185,107	2,751,936	2,993,569	3,640,563	3,753,976
Fines and forfeitures	1,959,221	1,799,419	1,663,079	1,928,949	1,738,670
Interfund charges	3,968,247	4,041,904	4,608,585	4,692,945	4,188,392
Impact fees	2,752,946	3,326,905	2,513,126	1,326,688	1,261,709
Interest	1,653,469	468,217	220,715	167,323	207,240
Donations	-	-	-	-	-
Miscellaneous	489,512	626,272	240,797	984,730	498,536
Total revenues	53,440,598	57,512,735	52,246,745	54,491,034	54,527,244
Expenditures					
General government	9,444,899	9,303,529	8,665,800	8,813,422	8,784,265
Community development	2,889,794	2,366,317	2,813,022	3,408,062	3,150,767
Police	13,837,413	13,968,643	13,878,366	13,768,480	13,175,846
Fire	8,385,349	8,498,186	8,951,999	8,606,718	8,603,467
Public works	6,210,680	6,084,022	5,514,854	5,093,640	4,892,084
Parks and recreation	2,471,939	2,276,192	2,162,521	2,728,228	2,030,602
Debt Service					
Principal payments	3,963,380	4,035,472	4,214,011	4,088,184	7,790,116
Interest and fiscal charges	1,897,585	1,703,130	1,542,530	1,329,180	1,058,828
Bond issuance costs	45,686	-	-	-	-
Capital outlay	8,731,613	7,342,494	9,057,433	5,373,215	6,074,326
Total expenditures	57,878,338	55,577,985	56,800,536	53,209,129	55,560,301
Excess (deficiency) of revenues over (under) expenditures	(4,437,740)	1,934,750	(4,553,791)	1,281,905	(1,033,057)

(continued on next page)

Schedule 4
CITY OF WEST JORDAN
Changes in Fund Balances, Governmental Funds (continued)
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year				
	2003	2004	2005	2006	2007
Other Financing Sources (Uses)					
Issuance of bonds	-	1,000,000	11,218,209	8,515,000	7,535,000
Discount on bonds issued	-	-	-	-	-
Payment to bond refunding escrow agen	-	-	-	-	(7,531,718)
Interim warrants	-	-	-	-	(495,000)
Lease proceeds	-	-	-	-	-
Sale of capital assets	122,698	2,012,953	-	-	-
Transfers in	2,103,972	1,861,671	31,625,108	8,023,776	7,789,531
Transfers out	(2,291,175)	(1,938,068)	(28,734,724)	(7,973,776)	(8,644,379)
Total other financing sources (uses)	(64,505)	2,936,556	14,108,593	8,565,000	(1,346,566)
Net change in fund balances	$ 1,621,172	$ 2,086,471	$ 5,308,910	$ 3,931,734	$ (2,286,672)
Debt service as a percentage of noncapital expenditures	12.2%	13.2%	12.0%	10.5%	10.5%

Note: Noncapital expenditures are total expenditures less capital outlay and expenditures for capitalized assets included within the functional expenditure categories.

Schedule 4 (continued)
CITY OF WEST JORDAN
Changes in Fund Balances, Governmental Funds (continued)
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year				
	2008	2009	2010	2011	2012
Other Financing Sources (Uses)					
Issuance of bonds	4,497,000	-	-	-	3,290,000
Discount on bonds issued	(26,982)	-	-	-	-
Payment to bond refunding escrow agen	-	-	-	-	-
Interim warrants	-	-	-	-	-
Lease proceeds	-	-	220,000	-	-
Sale of capital assets	2,936	8,645	234,834	747,390	-
Transfers in	7,036,428	6,912,152	8,615,346	4,783,521	5,191,299
Transfers out	(7,834,299)	(7,253,201)	(8,784,092)	(5,069,776)	(4,539,413)
Total other financing sources (uses)	3,675,083	(332,404)	286,088	461,135	3,941,886
Net change in fund balances	$ (762,657)	$ 1,602,346	$ (4,267,703)	$ 1,743,040	$ 2,908,829
Debt service as a percentage of noncapital expenditures	12.0%	11.8%	10.9%	10.8%	17.2%

Schedule 5
CITY OF WEST JORDAN
Tax Revenues by Source, Governmental Funds
Last Ten Fiscal Years

Fiscal Year	Property Tax (1)	Motor Vehicle Fee-in-lieu of Property Tax	Sales Tax	Franchise Tax (2)	Total
2003	$ 8,696,346	$ 938,140	$ 10,422,430	$ 2,910,135	$ 22,967,051
2004	9,196,239	909,928	11,406,021	3,398,841	24,911,029
2005	9,675,062	1,024,886	12,329,909	3,793,487	26,823,344
2006	10,066,022	1,037,038	13,876,702	4,592,073	29,571,835
2007	10,706,834	1,141,299	15,070,364	4,179,410	31,097,907
2008	12,159,255	1,048,851	16,256,386	4,919,397	34,383,889
2009	12,288,438	1,081,519	14,598,750	6,383,768	34,352,475
2010	12,841,671	976,689	13,404,929	6,911,183	34,134,472
2011	13,145,296	992,661	13,559,906	7,129,083	34,826,946
2012	12,094,366	814,006	14,467,761	7,409,499	34,785,632
Growth					
2003-2012	39.1%	-13.2%	38.8%	154.6%	51.5%

(1) Includes penalties and interest.
(2) A telecommunications tax was implemented in 2009.

Schedule 6
CITY OF WEST JORDAN
Direct Taxable Sales by Category
Last Ten Calendar Years

Calendar Year	Category: Retail	Services	Business Equipment & Utilities	Other	Total	City Direct Sales Tax Rate
2002	$ 645,256,966	$ 56,953,637	$ 111,821,493	$ 28,726,768	$ 842,758,864	1.000 %
2003	721,372,070	59,432,966	127,965,982	66,052,345	974,823,363	1.000
2004	779,610,890	65,804,244	138,978,445	44,577,138	1,028,970,717	1.000
2005	799,387,798	70,187,042	164,123,644	90,713,240	1,124,411,724	1.000
2006	840,530,400	74,945,739	225,298,732	45,877,831	1,186,652,702	1.000
2007	896,521,301	77,333,631	203,463,655	126,530,263	1,303,848,850	1.000
2008	840,773,887	80,591,718	298,670,106	102,267,897	1,322,303,608	1.000
2009	828,022,960	82,399,762	259,685,855	32,070,469	1,202,179,046	1.000
2010	793,464,695	103,958,444	254,839,010	32,502,668	1,184,764,817	1.000
2011	721,045,458	247,509,130	221,084,342	41,939,927	1,231,578,857	1.000

Source: Utah State Tax Commission

Schedule 7
CITY OF WEST JORDAN
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year	Primary Residential Property	Other Property	Less: Adjustments	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Value (1)	Assessed Value as a Percentage of Actual Value
2003	N/A	N/A	N/A	$ 2,647,019,329	0.002419	$ 4,453,262,667	59.44 %
2004	$ 1,913,727,274	$ 1,089,015,730	$ 265,116,877	2,737,626,127	0.002466	4,568,519,865	59.92
2005	2,077,650,682	1,175,997,080	218,199,952	3,035,447,810	0.002695	4,953,543,775	61.28
2006	2,300,533,795	1,244,500,864	239,861,138	3,305,173,521	0.002572	5,427,289,582	60.90
2007	2,702,458,047	1,434,515,162	260,053,168	3,876,920,041	0.002259	6,348,075,247	61.07
2008	3,511,535,262	1,748,285,317	399,449,078	4,860,371,501	0.001856	8,132,894,884	59.76
2009	3,536,115,426	2,109,356,697	380,599,510	5,264,872,613	0.001810	8,538,657,472	61.66
2010	3,148,488,044	1,996,323,713	411,371,675	4,733,440,082	0.002080	7,720,847,429	61.31
2011	3,119,933,190	1,936,404,242	348,844,042	4,707,493,390	0.002128	7,609,010,042	61.87
2012	3,015,103,177	1,938,017,434	374,382,067	4,578,738,544	0.002069	7,420,023,210	61.71

Note: Property in Salt Lake County is reassessed once every five years on average. The county assesses non-residential property at actual value and assesses residential property at 55 percent of actual value. Estimated actual value of residential property is calculated by dividing assessed value by 55 percent. Tax rates are per dollar of assessed value.

(1) Year 2003 is estimated based on ratio of assessed to market value for the prior fiscal year. Years following 2003 are estimated based on ratio of assessed to market value for the current fiscal year.

N/A = Not available

Sources: Utah State Tax Commission; Salt Lake County Auditor's Office

Schedule 8
CITY OF WEST JORDAN
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year	Total Tax Levy	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2003	$ 6,750,625	$ -	-	$ -	$ 6,743,407	99.89
2004	7,387,101	7,044,284	95.36	243,389	7,287,672	98.65
2005	8,727,713	8,394,805	96.19	258,976	8,653,781	99.15
2006	9,085,903	8,747,963	96.28	238,919	8,986,882	98.91
2007	9,394,263	9,049,085	96.33	241,308	9,290,393	98.89
2008	9,847,784	9,327,041	94.71	286,962	9,614,003	97.63
2009	10,259,693	9,351,921	91.15	314,371	9,666,291	94.22
2010	10,564,715	9,722,647	92.03	365,023	10,087,669	95.48
2011	10,784,995	10,091,756	93.57	169,094	10,260,850	95.14
2012	10,135,638	9,533,958	94.06	-	9,533,958	94.06

Note: Years preceding 2004 reflect total collections, including delinquent collections, relative to the tax levy. Year 2004 begins tracking collections by levy year.

Source: Salt Lake County Treasurer

Schedule 9
CITY OF WEST JORDAN
Direct and Overlapping Sales Tax Rates
Last Ten Fiscal Years

		Overlapping Rates				
Fiscal Year	City Direct Rate (1)	State of Utah	Salt Lake County	Mass Transit	Botanical, Cultural, Zoo	Total
2003	1.000	4.750	0.250	0.500	0.100	6.600 %
2004	1.000	4.750	0.250	0.500	0.100	6.600
2005	1.000	4.750	0.250	0.500	0.100	6.600
2006	1.000	4.750	0.250	0.500	0.100	6.600
2007	1.000	4.750	0.500	0.500	0.100	6.850
2008	1.000	4.650	0.500	0.550	0.100	6.800
2009	1.000	4.700	0.500	0.550	0.100	6.850
2010	1.000	4.700	0.500	0.550	0.100	6.850
2011	1.000	4.700	0.500	0.550	0.100	6.850
2012	1.000	4.700	0.500	0.550	0.100	6.850

Note: Overlapping rates are those of other governments and agencies that apply to taxable sales within the City.

(1) Of the total sales taxes assessed by municipalities within the state, 50 percent is distributed based on point of sale and 50 percent is pooled and distributed based on population.

Source: Utah State Tax Commission

Schedule 10
CITY OF WEST JORDAN
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years

	City Direct Rates (1)			Overlapping Rates			
Fiscal Year	Operating	Debt Service	Total Direct	Salt Lake County	Jordan School District	Other	Total
2003	0.002419	0.000000	0.002419	0.003683	0.008344	0.000767	0.015213
2004	0.002466	0.000000	0.002466	0.003615	0.008366	0.000789	0.015236
2005	0.002420	0.000275	0.002695	0.003549	0.008856	0.000778	0.015878
2006	0.002319	0.000253	0.002572	0.003378	0.008655	0.000831	0.015436
2007	0.002043	0.000216	0.002259	0.002988	0.007347	0.000737	0.013331
2008	0.001686	0.000170	0.001856	0.002511	0.006617	0.000725	0.011709
2009	0.001654	0.000156	0.001810	0.002431	0.006150	0.000692	0.011083
2010	0.001906	0.000174	0.002080	0.002842	0.005980	0.000825	0.011727
2011	0.001953	0.000175	0.002128	0.003176	0.006485	0.000881	0.012670
2012	0.002003	0.000066	0.002069	0.003300	0.007319	0.000912	0.013600

Note: Overlapping rates are those of other governments and agencies that apply to property owners within the City. Tax rates are per dollar of assessed value.

(1) The City's certified property tax rate may be increased only by a majority vote of the city council, after holding one or more truth-in-taxation public hearings.

Source: Utah State Tax Commission

Schedule 11
CITY OF WEST JORDAN
Principal Sales Tax Payers
Current Year and Eight Years Ago

	2012			2004		
Taxpayer	Sales Tax (1)	Rank	Percentage of Total Sales Tax (1)	Sales Tax (1)	Rank	Percentage of Total Sales Tax (1)
Wal-Mart Stores	N/A	1	N/A	N/A	1	N/A
Smith's	N/A	2	N/A	N/A	9	N/A
Sam's Club	N/A	3	N/A	N/A	2	N/A
Rocky Mountain Power	N/A	4	N/A	N/A		N/A
Target	N/A	5	N/A	N/A	8	N/A
Sysco Foods	N/A	6	N/A	N/A		N/A
The Home Depot	N/A	7	N/A	N/A	4	N/A
Lowe's	N/A	8	N/A	N/A	10	N/A
Best Buy	N/A	9	N/A	N/A		N/A
Questar Gas	N/A	10	N/A	N/A		N/A
Stock Building Supply	N/A		N/A	N/A	3	N/A
Sears Roebuck	N/A		N/A	N/A	5	N/A
BMC West	N/A		N/A	N/A	6	N/A
Macey's	N/A		N/A	N/A	7	N/A
Total	$ 4,299,110		29.72 %	$ 4,268,655		37.42 %

Note: Sales tax information for nine years ago is not available. Information required by Generally Accepted Accounting Principles is shown prospectively from 2004.

(1) Sales tax information is considered proprietary and cannot be shown by individual payer, so the group is shown in the aggregate.

N/A = Not applicable

Source: Utah State Tax Commission

Schedule 12
CITY OF WEST JORDAN
Principal Property Tax Payers
Current Year and Nine Years Ago

	2012			2003		
Taxpayer	Assessed Valuation	Rank	Percentage of Total Assessed Valuation	Assessed Valuation	Rank	Percentage of Total Assessed Valuation
Jordan Landing LLC	$ 110,133,000	1	2.41 %	$ 81,316,835	1	2.97 %
CHC Jordan Valley Inc	43,234,500	2	0.94	16,474,000	4	0.60
Masco Cabinet Group LLC	41,749,600	3	0.91	-		-
Mtn America Credit Union	29,877,700	4	0.65	-		-
Oracle America Inc	28,454,380	5	0.62	-		-
Willowcove Intntl LLC	24,317,590	6	0.53	-		-
Wal-Mart Stores Inc	17,452,500	7	0.38	12,442,000	6	0.45
Campus View LLC	17,136,600	8	0.37	-		-
Sysco Foods	16,685,000	9	0.36	19,951,100	2	0.73
WRI West Jordan LLC	16,461,600	10	0.36	-		-
CPI West Jordan	-		-	18,926,600	3	0.69
Dannon Company Inc	-		-	13,877,800	5	0.51
Dana Commercial Credit	-		-	11,259,400	7	0.41
Grand Central Inc	-		-	10,294,700	8	0.38
Broadmoor Holdings Inc	-		-	9,959,015	9	0.36
Miller Westgate	-		-	9,658,825	10	0.35
Total	$ 345,502,470		7.55 %	$ 204,160,275		7.46 %

Source: Salt Lake County Assessor

Schedule 13
CITY OF WEST JORDAN
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

	Governmental Activities						
Fiscal Year	General Obligation Bonds	Lease Revenue Bonds	Sales Tax Revenue Bonds	Excise Tax Road Bonds	Tax Increment Revenue Bonds	Special Assessment Bonds	Notes Payable to Developers
2003	$ -	$ 7,305,000	$ 13,225,000	$ 3,760,000	$ 335,000	$ -	$ 2,677,333
2004	-	6,915,000	11,955,000	3,350,000	1,000,000	-	1,642,147
2005	10,455,000	6,510,000	10,645,000	2,925,000	835,000	-	1,600,690
2006	10,110,000	6,085,000	9,290,000	2,485,000	8,690,000	-	1,466,287
2007	10,430,000	5,645,000	7,890,000	2,025,000	8,555,000	-	1,363,061
2008	10,015,000	5,185,000	6,410,000	1,550,000	7,615,000	4,497,000	1,264,681
2009	9,590,000	4,705,000	4,910,000	1,050,000	6,605,000	4,497,000	1,244,209
2010	9,145,000	4,200,000	3,360,000	540,000	5,520,000	4,497,000	837,708
2011	8,685,000	3,675,000	1,725,000	-	4,730,000	4,497,000	837,708
2012	8,210,000	3,290,000	-	-	3,960,000	4,497,000	-

Note: Amounts shown do not include deferred amounts related to discounts, premiums, or refunding activities. Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) See Schedule 22 for personal income and population data.

Schedule 13 (continued)
CITY OF WEST JORDAN
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

	Governmental Activities		Business-Type Activities				
Fiscal Year	Capital Leases	Contracts Payable	Water Revenue Bonds	Capital Leases	Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
2003	$ 399,931	$ 1,955,000	$ 10,500,000	$ -	$ 40,157,264	1.56	$ 456
2004	253,739	1,880,000	9,600,000	721,483	37,317,369	1.35	404
2005	78,424	1,800,000	11,185,000	583,529	46,617,643	1.58	489
2006	998,890	1,715,000	7,835,000	441,223	49,116,400	1.52	504
2007	847,843	1,625,000	5,375,000	294,427	44,050,331	1.20	432
2008	704,204	1,530,000	3,790,000	143,000	42,703,885	1.10	416
2009	574,059	1,430,000	2,465,000	-	37,070,268	0.93	357
2010	644,762	1,325,000	1,040,000	-	31,109,470	0.80	296
2011	778,951	1,215,000	2,530,000	-	28,673,659	0.71	270
2012	1,617,873	1,850,000	1,710,000	-	25,134,873	0.61	235

Schedule 14
CITY OF WEST JORDAN
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Bonded Debt Outstanding: General Obligation Bonds	Other Bonds	Total	Percentage of Actual Taxable Value of Property (1)	Per Capita (2)
2003	$ -	$ -	$ -	- %	$ -
2004	-	-	-	-	-
2005	10,455,000	-	10,455,000	0.34	110
2006	10,110,000	-	10,110,000	0.31	104
2007	10,430,000	-	10,430,000	0.27	102
2008	10,015,000	-	10,015,000	0.21	98
2009	9,590,000	-	9,590,000	0.18	92
2010	9,145,000	-	9,145,000	0.19	87
2011	8,685,000	-	8,685,000	0.18	82
2012	8,210,000	-	8,210,000	0.18	77

Note: Amounts shown do not include deferred amounts related to discounts, premiums, or refunding activities.

(1) See Schedule 7 for property value data.
(2) See Schedule 22 for population data.

Schedule 15
CITY OF WEST JORDAN
Direct and Overlapping Governmental Activities Debt
As of June 30, 2012

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable to West Jordan (1)	Estimated Amount Applicable to West Jordan
Jordan School District	$ 85,182,300	30.35 %	$ 25,852,828
Salt Lake County	255,420,000	6.30	16,091,460
Total overlapping debt			41,944,288
City of West Jordan (2)	$ 23,424,873	100.00	23,424,873
Total direct and overlapping debt			$ 65,369,161

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

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by dividing the City's taxable assessed value by each overlapping unit's total taxable assessed value.

(2) Amounts shown do not include deferred amounts related to discounts, premiums, or refunding activities.

Sources: Utah State Tax Commission; Jordan School District; Salt Lake County Auditor's Office

Schedule 16
CITY OF WEST JORDAN
Legal Debt Margin Information
Last Ten Fiscal Years

	Fiscal Year				
	2003	2004	2005	2006	2007
Debt Limit	$ 178,130,507	$ 182,740,795	$ 198,141,751	$ 217,091,583	$ 253,923,010
Total debt applicable to limit (1)	-	-	10,455,000	10,110,000	10,430,000
Legal debt margin	$ 178,130,507	$ 182,740,795	$ 187,686,751	$ 206,981,583	$ 243,493,010
Total debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	5.28%	4.66%	4.11%

Legal Debt Margin Calculation for Fiscal Year 2011

Estimated market value	$	7,420,023,210
Debt limit (4% of market value)		296,800,928
Debt applicable to limit (1)		8,210,000
Legal debt margin	$	288,590,928

(1) Amounts shown do not include deferred amounts related to discounts, premiums, or refunding activities.

Sources: Utah State Tax Commission; Salt Lake County Auditor's Office

Schedule 16 (continued)
CITY OF WEST JORDAN
Legal Debt Margin Information
Last Ten Fiscal Years

	Fiscal Year				
	2008	2009	2010	2011	2012
Debt Limit	$ 325,315,795	$ 341,546,299	$ 308,833,897	$ 304,360,402	$ 296,800,928
Total debt applicable to limit (1)	10,015,000	9,590,000	9,145,000	8,685,000	8,210,000
Legal debt margin	$ 315,300,795	$ 331,956,299	$ 299,688,897	$ 295,675,402	$ 288,590,928
Total debt applicable to the limit as a percentage of debt limit	3.08%	2.81%	2.96%	2.85%	2.77%

Schedule 17
CITY OF WEST JORDAN
Pledged-Revenue Coverage
Water Revenue Bonds
Last Ten Fiscal Years

Fiscal Year	Gross Revenues(1)	Operating Expenses(2)	Net Revenue Available for Debt Service	Debt Service Requirements			Coverage
				Principal	Interest	Total	
2003	$ 9,761,397	$ 6,621,253	$ 3,140,144	$ 1,145,000	$ 68,649	$ 1,213,649	2.59
2004	12,523,702	8,095,110	4,428,592	900,000	146,086	1,046,086	4.23
2005	12,521,995	6,085,885	6,436,110	1,280,000	237,376	1,517,376	4.24
2006	13,663,327	9,293,479	4,369,848	1,250,000	335,879	1,585,879	2.76
2007	13,477,178	9,870,794	3,606,384	1,260,000	299,163	1,559,163	2.31
2008	12,514,128	10,951,456	1,562,672	1,585,000	92,225	1,677,225	0.93
2009	12,770,209	10,243,566	2,526,643	1,325,000	155,390	1,480,390	1.71
2010	12,330,587	10,044,419	2,286,168	1,425,000	101,065	1,526,065	1.50
2011	13,678,673	10,425,154	3,253,519	1,035,000	68,819	1,103,819	2.95
2012	15,822,089	11,362,423	4,459,666	820,000	66,057	886,057	5.03

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

(1) Total revenues (including interest and impact fees).
(2) Total operating expenses exclusive of depreciation.

Schedule 18
CITY OF WEST JORDAN
Pledged-Revenue Coverage
Sales Tax Revenue Bonds
Last Ten Fiscal Years

Fiscal Year	Sales Tax Revenue	Debt Service Requirements Principal	Interest	Total	Coverage
2003	$ 10,422,430	$ 1,235,000	$ 589,335	$ 1,824,335	5.71
2004	11,406,021	1,270,000	550,476	1,820,476	6.27
2005	12,329,909	1,310,000	514,175	1,824,175	6.76
2006	13,876,702	1,355,000	469,800	1,824,800	7.60
2007	15,070,364	1,400,000	422,375	1,822,375	8.27
2008	16,256,386	1,480,000	369,875	1,849,875	8.79
2009	14,598,750	1,500,000	310,675	1,810,675	8.06
2010	13,404,929	1,550,000	250,675	1,800,675	7.44
2011	13,559,906	1,635,000	184,800	1,819,800	7.45
2012	14,467,761	1,725,000	94,875	1,819,875	7.95

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

Schedule 19
CITY OF WEST JORDAN
Pledged-Revenue Coverage
Excise Tax Road Bonds
Last Ten Fiscal Years

Fiscal Year	Class C Road Tax Allotment	Debt Service Requirements Principal	Interest	Total	Coverage
2003	$ 2,727,564	$ 400,000	$ 163,848	$ 563,848	4.84
2004	3,113,374	410,000	154,962	564,962	5.51
2005	2,357,115	425,000	142,413	567,413	4.15
2006	2,843,839	440,000	124,675	564,675	5.04
2007	3,124,425	460,000	108,175	568,175	5.50
2008	3,336,326	475,000	89,775	564,775	5.91
2009	2,988,010	500,000	71,725	571,725	5.23
2010	3,043,600	510,000	48,600	558,600	5.45
2011	3,147,303	540,000	25,650	565,650	5.56
2012	3,173,758	-	-	-	N/A

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

N/A = Not applicable

Schedule 20
CITY OF WEST JORDAN
Pledged-Revenue Coverage
Tax Increment Revenue Bonds
Last Ten Fiscal Years

Fiscal Year	Tax Increment Revenue	Debt Service Requirements			Coverage
		Principal	Interest	Total	
2003	$ 1,927,527	$ 320,000	$ 35,764	$ 355,764	5.42
2004	1,864,268	335,000	18,578	353,578	5.27
2005	1,001,561	165,000	44,849	209,849	4.77
2006	985,063	165,000	266,915	431,915	2.28
2007	1,366,587	135,000	440,083	575,083	2.38
2008	2,584,234	940,000	434,413	1,374,413	1.88
2009	2,679,868	1,010,000	390,213	1,400,213	1.91
2010	2,714,436	1,085,000	341,565	1,426,565	1.90
2011	2,651,201	790,000	289,315	1,079,315	2.46
2012	2,282,629	770,000	249,341	1,019,341	2.24

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

Schedule 21
CITY OF WEST JORDAN
Pledged-Revenue Coverage
HUD Contract Payable
Last Ten Fiscal Years

Fiscal Year	Community Development Block Grant Revenue	Debt Service Requirements			Coverage
		Principal	Interest	Total	
2003	$ 588,465	$ 70,000	$ 150,620	$ 220,620	2.67
2004	559,642	75,000	145,475	220,475	2.54
2005	501,878	80,000	139,943	219,943	2.28
2006	541,696	85,000	134,048	219,048	2.47
2007	555,568	90,000	127,805	217,805	2.55
2008	501,969	95,000	121,167	216,167	2.32
2009	743,878	100,000	114,127	214,127	3.47
2010	451,102	105,000	106,740	211,740	2.13
2011	613,096	110,000	98,865	208,865	2.94
2012	496,435	115,000	26,078	141,078	3.52

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

Schedule 22
CITY OF WEST JORDAN
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population	Personal Income (1)	Per Capita Personal Income (2)	Unemployment Rate (3)
2003	87,969	$ 2,581,802,181	$ 29,349	5.9 %
2004	92,475	2,759,269,050	29,838	5.8
2005	95,422	2,949,112,332	30,906	5.1
2006	97,365	3,224,047,245	33,113	4.1
2007	101,915	3,674,545,325	36,055	2.9
2008	102,660	3,872,951,160	37,726	2.5
2009	103,740	3,973,656,960	38,304	3.3
2010	104,969	3,912,824,444	37,276	7.4
2011	106,286	4,041,206,292	38,022	7.8
2012	106,954	4,147,890,028	38,782	6.5

(1) Estimates of total personal income are derived by multiplying per capita personal income amounts by the corresponding population.
(2) Per capita personal income amounts are for Salt Lake County. The amounts shown are for the calendar year that ended during the specified fiscal year, e.g., amounts for calendar year 2011 are shown in fiscal year 2012. Amounts for calendar year 2011 are estimated at 2 percent greater than calendar year 2010 amounts.
(3) Unemployment rates are for the Salt Lake City, UT metropolitan area. The rates shown are for the calendar year that ended during the specified fiscal year, e.g., rates for calendar year 2011 are shown in fiscal year 2012.

N/A = Not available

Sources: Population information provided by the West Jordan Community Development Department. Per capita personal income information provided by the Governor's Office of Planning & Budget. Unemployment rates provided by the U.S. Department of Labor, Bureau of Labor Statistics.

Schedule 23
CITY OF WEST JORDAN
Principal Employers
Current Year and Nine Years Ago

	2012			2003		
Employer	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Jordan School District	3,145	1	9.49 %	1,905	1	6.90 %
Jordan Valley Medical Center	625	2	1.89	440	5	1.59
Wal-Mart	581	3	1.75	480	4	1.74
Fairchild Semi-conductor	575	4	1.73	575	2	2.08
West Jordan City	538	5	1.62	419	6	1.52
Sysco Intermountain Food Services	438	6	1.32	524	3	1.90
Mountain America Credit Union	400	7	1.21	-		-
SME Industries	375	8	1.13	-		-
Smith's	364	9	1.10	-		-
Target	285	10	0.86	-		-
Ream's	-		-	292	7	1.06
Sears Roebuck	-		-	255	8	0.92
Macey's	-		-	250	9	0.91
Sam's Club	-		-	250	10	0.91
Total	7,326		22.10 %	5,390		19.52 %

Sources: West Jordan Business License Division; Jordan School District; Wasatch Front Regional Council

Schedule 24
CITY OF WEST JORDAN
Full-time Equivalent City Government Employees by Function/Program
Last Nine Fiscal Years

Function/Program	2004	2005	2006	2007	2008	2009	2010	2011	2012
General government									
Mayor & city council	4.00	4.10	4.10	4.60	4.60	4.60	4.56	4.62	4.62
Administration	9.50	8.90	14.40	13.90	15.90	15.10	6.45	6.07	7.07
Support services	15.63	14.63	-	-	-	-	-	-	-
Finance/Admin. services	11.50	17.50	27.50	23.00	23.33	23.33	31.51	29.25	30.00
Information Technologies	-	-	-	7.00	7.00	7.00	-	-	-
Facilities	-	-	4.93	5.93	6.93	6.93	4.00	4.00	4.00
Attorney	8.75	10.75	10.75	11.00	11.00	11.00	10.00	11.90	12.50
Court	10.00	10.00	11.00	11.00	11.00	11.00	10.00	10.00	10.00
Community development									
Planning & zoning	9.50	9.50	10.50	10.50	10.50	10.50	11.29	9.79	9.79
Economic development	1.00	1.00	-	-	-	-	1.71	1.71	1.71
Building safety	12.25	12.17	12.27	11.62	11.62	10.20	9.23	9.23	9.23
Police									
Support services	25.20	54.20	58.70	60.70	62.50	64.50	61.97	60.62	61.52
Line services	108.80	86.80	86.35	90.25	89.25	90.10	89.78	89.13	89.23
Animal control	5.00	5.00	5.00	5.00	6.00	6.00	6.28	6.28	9.28
Fire	85.00	85.00	85.00	85.00	85.00	86.00	86.00	86.00	86.00
Public works									
Public works admin.	0.75	4.00	6.00	7.00	7.00	6.75	6.00	6.00	6.00
Engineering	15.33	18.33	23.15	24.40	24.40	24.90	17.75	17.75	17.25
Streets	21.00	21.00	21.00	21.00	24.00	24.00	21.60	21.10	23.10
Storm drain	-	-	-	-	2.00	2.00	2.00	-	-
Fleet operations	8.75	8.00	8.00	8.00	8.00	9.00	7.00	7.00	8.00
Parks and recreation	13.00	15.50	14.50	15.50	18.00	18.00	15.00	15.00	14.00
Water	17.59	14.00	15.00	15.00	18.00	17.25	18.00	19.00	17.00
Sewer	12.16	11.00	11.00	11.00	11.00	11.00	11.00	13.00	12.00
Solid waste	3.75	1.00	1.00	1.00	1.50	1.50	1.90	2.40	2.40
Stormwater	-	-	-	-	-	-	-	-	-
Total	398.45	412.37	430.15	442.40	458.53	460.66	433.03	429.85	434.70

Note: Full-time equivalent employees shown are based on authorized positions as determined by the salary schedule and the personnel budgets for the specified year.

Source: West Jordan Human Resources Division

Schedule 25
CITY OF WEST JORDAN
Operating Indicators by Function/Program
Last Ten Fiscal Years

	Fiscal Year				
Function/Program	2003	2004	2005	2006	2007
Community development					
Residential building permits issued	1,162	1,757	1,299	1,339	957
Commercial building permits issued	339	258	182	258	287
Police					
Calls for service (1)	55,661	59,247	46,352	59,866	57,299
Arrests	3,036	2,718	2,998	3,237	3,436
Violations cited	14,724	16,158	14,942	15,531	15,975
Fire					
Medical responses	2,610	3,473	3,251	3,296	3,038
Fire responses	1,015	1,059	1,033	1,193	1,222
Water					
Residential accounts serviced	16,859	17,847	18,806	19,174	19,605
Commercial accounts serviced	943	1,044	1,107	1,099	1,234
Average daily consumption (thousands of gallons)	14,202	15,611	13,980	16,455	17,001
Sewer					
Sewer line miles inspected	N/A	64	55	45	27
Sewer line miles cleaned (2)	N/A	214	181	105	103

Note: Indicators are not available for the general government, public works, parks & recreation, or solid waste functions. Some of the amounts shown are for the calendar year that ended during the specified fiscal year, e.g., amounts for calendar year 2010 would be shown in fiscal year 2011.

(1) The decrease from 2004 to 2005 is due to a change in reporting methodology from Valley Emergency Communications Center, a regional dispatch center.
(2) The tracking methodology changed effective January 1, 2006. Prior to that date, multiple passes through the same section of pipe were counted toward the total cleaning, e.g., three passes through a 400 foot section of pipe would be counted as 1,200 feet cleaned. Following that date, only the lineal feet of the section being cleaned were counted, e.g., three passes through a 400 foot section of pipe would be counted as 400 feet cleaned.

N/A = Not available

Sources: West Jordan Community Development Department, Police Department, Fire Department, and Public Works Department

Schedule 25 (continued)
CITY OF WEST JORDAN
Operating Indicators by Function/Program
Last Ten Fiscal Years

	Fiscal Year				
Function/Program	2008	2009	2010	2011	2012
Community development					
Residential building permits issued	721	641	770	611	682
Commercial building permits issued	267	270	232	188	211
Police					
Calls for service (1)	54,506	55,183	65,186	66,820	62,414
Arrests	3,437	3,738	3,719	3,654	3,514
Violations cited	16,996	13,452	13,686	14,610	13,170
Fire					
Medical responses	3,586	3,448	3,441	3,562	3,792
Fire responses	1,558	1,356	1,286	1,233	1,218
Water					
Residential accounts serviced	19,852	19,877	19,923	20,072	20,315
Commercial accounts serviced	1,381	1,416	1,489	1,549	1,569
Average daily consumption (thousands of gallons)	18,092	17,613	16,015	16,596	18,530
Sewer					
Sewer line miles inspected	38	37	41	39	22
Sewer line miles cleaned (2)	99	113	112	124	93

Schedule 26
CITY OF WEST JORDAN
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

	Fiscal Year				
Function/Program	2003	2004	2005	2006	2007
Police					
Marked patrol vehicles	N/A	71	71	71	71
Fire					
Fire stations	4	4	4	4	4
Fire engines	N/A	6	6	6	7
Ambulances	N/A	5	5	5	5
Public works					
Street miles	325	325	325	327	329
Streetlights	3,605	3,834	4,303	4,528	4,633
Parks and recreation					
Park acreage	239	274	274	280	280
Baseball/softball diamonds	25	25	25	26	26
Soccer fields	23	24	24	24	24
Water					
Water main miles	N/A	272	316	326	339
Storage capacity (thousands of gallons)	N/A	28,000	26,500	26,500	30,500

Note: Indicators are not available for the general government, community development, sewer, or solid waste functions.

N/A = Not available

Sources: West Jordan Police Department, Fire Department, and Public Works Department

Schedule 26 (continued)
CITY OF WEST JORDAN
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

	Fiscal Year				
Function/Program	2008	2009	2010	2011	2012
Police					
Marked patrol vehicles	71	75	77	77	77
Fire					
Fire stations	4	4	4	4	4
Fire engines	6	6	6	6	6
Ambulances	5	5	5	5	5
Public works					
Street miles	335	328	309	316	329
Streetlights	4,713	4,852	4,900	4,950	4,970
Parks and recreation					
Park acreage	304	321	329	331	336
Baseball/softball diamonds	19	19	19	19	19
Soccer fields	24	24	20	20	20
Water					
Water main miles	343	347	360	362	378
Storage capacity (thousands of gallons)	30,500	30,500	30,500	30,500	30,500

CITY OF WEST JORDAN
WEST JORDAN, UTAH

SUPPLEMENTARY REPORTS

FOR THE FISCAL YEAR ENDED JUNE 30, 2012

CITY OF WEST JORDAN
SUPPLEMENTARY REPORTS
TABLE OF CONTENTS
For The Fiscal Year Ended June 30, 2012

Page

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* 1

Independent Auditor's Report on Compliance with Requirements Applicable to Each Major Program and Internal Control Over Compliance in Accordance with OMB Circular A-133 3

Schedule of Expenditures of Federal Awards 5

Notes to Schedule of Expenditures of Federal Awards 6

Schedule of Findings and Questioned Costs 7

Independent Auditor's Report on State of Utah Legal Compliance 8

State of Utah Legal Compliance Schedule of Findings and Recommendations 10

Keddington & Christensen
Certified Public Accountants, LLC

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

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

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

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of West Jordan (the City), as of and for the year ended June 30, 2012, which collectively comprise the City of West Jordan's basic financial statements and have issued our report thereon dated November 29, 2012. 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.

Internal Control Over Financial Reporting

Management of the City is responsible for established and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered the City's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

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

Telephone (801) 590-2600
Fax (801) 265-9405

5292 So. College Dr., Suite 102
Salt Lake City, Utah 84123

This report is intended solely for the information and use of the Mayor, City Council, management of the City of West Jordan, and the Utah State Auditor's Office and is not intended to be and should not be used by anyone other than these specified parties.

Keddington & Christensen, LLC

November 29, 2012

Keddington & Christensen
Certified Public Accountants, LLC

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

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH *OMB CIRCULAR A-133*

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

Compliance

We have audited the compliance of the City of West Jordan, Utah (the City) with the types of compliance requirements described in the U. S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2012. The City's major federal programs are identified in the summary of auditor's results section of the accompanying *Schedule of Findings and Questioned Costs*. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the City's management. Our responsibility is to express an opinion on management's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the City's compliance with those requirements.

In our opinion, the City of West Jordan complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2012.

Internal Control Over Compliance

Management of City of West Jordan is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the city's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of their internal control over compliance.

Telephone (801) 590-2600
Fax (801) 265-9405

5292 So. College Dr., Suite 102
Salt Lake City, Utah 84123

A *deficiency in internal over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

Schedule of Expenditures of Federal Awards

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of West Jordan as of and for the year ended June 30, 2012, and have issued our report thereon dated November 29, 2012, which contained unqualified opinions on those financial statements. Our audit was performed for the purpose of forming our opinions on the financial statements as a whole. The accompanying *Schedule of Expenditures of Federal Awards* is presented for purposes of additional analysis as required by OMB Circular A-133 and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the 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 basic financial statements taken as a whole.

This report is intended solely for the information and use of management, City Council, others within the entity, the Utah State Auditor's Office, federal awarding agencies, and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Keddington & Christensen, LLC

November 29, 2012

CITY OF WEST JORDAN
SCHEUDLE OF EXPENDITURES OF FEDERAL AWARDS
For The Fiscal Year Ended June 30, 2012

Federal Grantor/Pass-Through Grantor/ Program Title	Federal CFDA Number	Pass- Through Grantor's Number	Expenditures
Department of Housing and Urban Development			
Direct Programs:			
Community Development Block Grant	14.218	N/A	$ 496,382
Energy Block Grant	81.128	N/A	646,124
Total Housing and Urban Development			1,142,506
Department of Justice			
Passed through State of Utah:			
Crime Victim Reparations	16.575	N/A	28,000
VAWA			5,059
Direct Programs:			
Bulletproof Vest Partnership Grant	16.607	N/A	7,924
CCHH JAG DVSA	16.803	N/A	87,825
Edward Byrne Memorial Justice Assistance Grant			
2009 ARRA	16.804	N/A	40,111
2010 Annual JAG	16.738	N/A	1,830
2011 Annual JAG	16.738	N/A	39,431
Federal Asset Sharing Program	16.922	N/A	39,540
Total Department of Justice			249,720
Department of Homeland Security			
Passed through State of Utah:			
Homeland Security Grant - Law Enforcement, UASI	97.067	DES-2007-LETP-002	10,625
MMRS- Police	97.067		12,000
HMEP Hazardous Fire	20.703		3,200
Homeland Security Grant - Fire 2009	97.042	DES-2009-SHSP-002	24,863
Homeland Security Grant - Fire 2010	97.042	DES-2010-SHSP-002	41,323
Homeland Security Grant - Fire 2010	97.042	DES-2011-SHSP-002	45,278
Homeland Security Grant - IECGP	97.055	2010-HLS-IECGP-006	13,399
MMRS-Fire	97.067		24,163
Homeland Security Grant - Fire EMPG	97.042	DES-2004-SHSP-002	20,875
Homeland Security Grant - Fire EMPG Competitive	97.042	EMPG-2010-HLS-104	750
Total Department of Homeland Security			196,476
Total expenditures of federal awards			$ 1,588,702

See notes to the Schedule of Expenditures of Federal Awards.

CITY OF WEST JORDAN
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For The Fiscal Year Ended June 30, 2012

- General – The *Schedule of Expenditures of Federal Awards* presents the activity of all federal awards of the City of West Jordan, Utah. Federal awards received directly from federal agencies as well as federal awards passed through other governmental agencies are included on the *Schedule of Expenditures of Federal Awards*.

- Basis of Accounting – The *Schedule of Expenditures of Federal Awards* is presented using the modified-accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of State, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

CITY OF WEST JORDAN
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For The Fiscal Year Ended June 30, 2012

SUMMARY OF AUDITOR'S RESULTS

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

2. No instances of noncompliance material to the basic financial statement, which would be required to be reported in accordance with Governmental Auditing Standards, were disclosed during the audit.

3. No significant deficiencies in internal control over the major federal award programs were reported in this schedule.

4. The auditor's report on compliance for the major federal award program for the City of West Jordan expressed an unqualified opinion on the major federal program.

5. There are no audit findings that are required to be reported in accordance with Section 510 (a) of OMB Circular A-133.

6. The Energy Block Grant was tested as a major program.

7. The threshold for distinguishing Types A and B Programs was $300,000.

8. The City of West Jordan qualifies as a low-risk auditee.

MAJOR FEDERAL AWARD PROGRAMS AUDIT FINDINGS

None

FINANCIAL AUDIT AND GOVERNMENT AUDITING STANDARDS FINDINGS

None

Keddington & Christensen
Certified Public Accountants, LLC

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

INDEPENDENT AUDITOR'S REPORT
ON STATE OF UTAH
LEGAL COMPLIANCE

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

We have audited the City of West Jordan's compliance with general and major state program compliance requirements described in the *State of Utah Legal Compliance Audit Guide* for the year ended June 30, 2012. The general compliance requirements applicable to the City are identified as follows:

Public Debt	Cash Management
Purchasing Requirements	Budgetary Compliance
Truth in Taxation & Property Tax Limitations	Liquor Law Enforcement
	Justice Court
B & C Road Funds	Other General Issues
Uniform Building Code Standards	Impact Fees
Asset Forfeiture	URS Compliance
Fund Balance	

The City received the following major assistance programs from the State of Utah:

B & C Road Funds (Department of Transportation)
Liquor Law Enforcement (State Tax Commission)

Compliance with the requirements referred to above is the responsibility of the City's management. Our responsibility is to express an opinion on compliance with those requirements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the *State of Utah Legal Compliance Audit Guide*. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above could have a material effect on the major assistance programs or general compliance requirements identified above. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the City's compliance with those requirements.

Telephone (801) 590-2600
Fax (801) 265-9405

5292 So. College Dr., Suite 102
Salt Lake City, Utah 84123

In our opinion, West Jordan City Corporation complied, in all material respects, with the general compliance requirements identified above and the compliance requirements that are applicable to each of its major state programs for the year ended June 30, 2012. However, the results of our auditing procedures disclosed instances of noncompliance with those requirements, which are required to be reported in accordance with the *State of Utah Legal Compliance Audit Guide* and which are described in our *Schedule of Findings and Recommendations* to management as items 1 through 3.

Management's response to the findings identified in our audit is described in the accompanying *Schedule of Findings and Recommendations.* We did not audit management's response and, accordingly, we express no opinion on it.

This report is intended for the information and use of the Mayor, City Council and management of West Jordan City Corporation and the Utah State Auditor's Office and is not intended to be and should not be used by anyone other than these specified parties.

Keddington & Christensen, LLC

November 29, 2012

CITY OF WEST JORDAN
STATE OF UTAH LEGAL COMPLIANCE
SCHEDULE OF FINDINGS AND RECOMMENDATIONS
For The Fiscal Year Ended June 30, 2012

1. **COURT SURCHARGES**

Finding
"*Utah Code* Section 51-4-2(4)(a) states that all justice courts, having funds due to the State or any political subdivision, shall on or before the 10th day of the month, pay all funds receipted within the preceding month to the appropriate public treasurer." During the test work for state and legal compliance we found that for six months out of the fiscal year West Jordan City did not remit the surcharges collected on or before the 10th of the subsequent month collected.

Recommendation
The City should ensure that proper training on regulations is provided, and put in place procedures to promptly comply with the State requirements.

Response
Management agrees with the finding and will implement changes to correct the underlying cause of the errors. The Justice Court staff is aware of the State requirement to submit the payment by the 10th day of the following month. Courts staff prepares the payment information within the first few days of the month. The current process for approving the disbursement and issuing a check is the cause of the late submission. Staff from Courts and Finance will develop a process to ensure the payment is submitted in a timely manner each month.

2. **EXPENDITURES IN EXCESS OF BUDGET**

Finding
Utah State Code Section 53a-17 states, "Officers and employees of the entity shall not incur expenditures or encumbrances in excess of the total appropriations for any department or fund". During our audit we noted that the City's Western Stampede fund had expenditures that exceeded total budgeted appropriations in the following amount:

- *Parks and recreation expenditures $22,103.*

Recommendation
We recommend that the City closely monitor expenditures in the funds to ensure the City is in compliance with Utah State Code.

Response
Staff agrees with the findings. The Rodeo, Administration, and Derby expenditure lines were over budget in the Western Stampede fund. The derby exceeded budget because of a change in the way the expenditures were recorded. The Derby is held in June; in previous years the expenditures and revenues from the derby were recorded as part of the July 4th Celebration and posted in the general ledger in the month of July. In Fiscal Year 2012 staff determined the Derby revenues and expenditures should be recorded in the Fiscal Year the event occurs. As a result, the Derby revenues and expenditures for the June 2011 and June 2012 are both recorded in Fiscal Year 2012. This is a one-time change. It should also be noted the Derby revenues also exceeded budget as a result of this change.

Staff will closely monitor all expenditure lines in the upcoming year.

3. **EXCESS GENERAL FUND BALANCE**

Finding
Utah Code 10-6-116 (2) states: The maximum fund balance in the general fund may not exceed 18% of the total estimated revenue of the general fund. For cities, the total estimated revenue of the general fund is next year's total general fund budgeted revenue. During the test work for state and legal compliance it was noted that the City's general fund balance was over the maximum allowable balance by $15,337.

Recommendation
We recommend that the City closely monitors the general fund balance, and put in place procedures to promptly comply with the State requirements.

Response
Management agrees with the finding. Staff will closely monitor fund balance in the general fund and develop a plan to ensure compliance with state requirements.

K&C

Keddington & Christensen
Certified Public Accountants, LLC

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

August 10, 2012

City of West Jordan
8000 S. Redwood Rd.
West Jordan, Utah 84088

We are pleased to confirm our understanding of the services we are to provide the City of West Jordan (the City) for the year ended June 30, 2012. We will audit the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information, which collectively comprise the basic financial statements, of the City as of and for the year ended June 30, 2012. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City's basic financial statements. Such information, although not part of the basic financial statements, is required by Governmental Accounting Standards Board who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis.
2. Combining and Individual Fund Financial Statements and Schedules

Supplementary information other than RSI also accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our 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 and will provide an opinion on it in relation to the financial statements as a whole:

1. Schedule of expenditures of federal awards.

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and for which our auditor's report will not provide an opinion or any assurance.

1. Statistical Section

Audit Objectives
The objective of our audit is the expression of an opinion as to whether your basic financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the additional information referred to in the second paragraph when considered in relation to the financial statements taken as a whole. The objective also includes reporting on –

- Internal control related to the financial statements and compliance with laws, regulations, and the provisions of contracts or grant agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards.*

- Internal control related to major programs and an opinion (or disclaimer of opinion) on compliance with laws, regulations, and the provisions of contracts or grant agreements that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations.*

The reports on internal control and compliance will each include a statement that the report is intended solely for the information and use of management, the body or individuals charged with governance, others within the entity specific legislative or regulatory bodies, federal awarding agencies, and if applicable, pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America; the standards for financial audits contained in *Government Auditing Standards*, issued by Comptroller General of the United States; the Single Audit Act Amendments of 1996; and provisions the of OMB Circular A-133, and will include tests of accounting records, a determination of major program(s) in accordance with OMB Circular A-133, and other procedures we consider necessary to enable us to express such opinions and to render the required reports. If our opinions on the financial statements or the Single Audit compliance opinions are other than unqualified, we will fully discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

Management Responsibilities
Management is responsible for the basic financial statements and all accompanying information as well as representations contained therein. Management is also responsible for identifying government award programs and understanding and complying with the compliance requirements, and for preparation of the schedule of expenditures of federal awards in accordance with the requirements of OMB Circular A-133. Management will prepare a draft of the financial statements, schedule of expenditures of federal awards, and related notes. You are responsible for making all management decisions and performing all management functions relating to the financial statements and related notes and for accepting full responsibility for such decisions. You will be required to acknowledge in the management representation letter that you have reviewed and approved the financial statements, schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you are required to designate an individual with suitable skill, knowledge, or experience to oversee any nonaudit services we provide and evaluating the adequacy and results of those services and accepting responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including internal controls over compliance, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met and that there is reasonable assurance that government programs are administered in compliance with compliance requirements. You are also responsible for the selection and application of accounting principles; and for the fair presentation in the financial statements of the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City and respective changes in financial position and, where applicable, cash flows in conformity with U.S. generally accepted accounting principles; and for compliance with applicable laws and regulations and the provision of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for ensuring that management and financial information is reliable and properly recorded. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities also include identifying significant vender relationships in which the vendor has responsibility for program compliance and for the accuracy and completeness of that information. Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud or illegal acts affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud or illegal acts could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud or affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the entity complies with all applicable laws, regulations, contracts, agreements, and grants. Additionally, as required by OMB Circular A-133, it is management's responsibility to follow up and take corrective action on reported audit findings and to prepare a summary schedule of prior audit findings and a corrective action plan.

You are responsible for preparation of the schedule of expenditures of federal awards in conformity with OMB Circular A-133. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon OR make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with OMB Circular A-133; (2) that you believe the schedule of expenditures of federal awards, including its form and content, is fairly presented in accordance with OMB Circular A-133; (3) that the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) that you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) that the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us

any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us previous financial audits, attestations engagements, performance audits, or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits or to the engagements or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and the timing and format for providing that information.

Audit Procedures-General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. 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 will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements or noncompliance may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or major programs. However, we will inform the appropriate level of management of any material errors or any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will also require certain written representations from you about the financial statements and related matters.

Audit Procedures-Internal Controls
Our audit will include obtaining and understanding of the entity and its environment, including internal controls, sufficient to assess the risk of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards.*

As required by OMB Circular A-133, we will perform tests of control over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to OMB Circular A-133.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and OMB Circular A-133.

Audit Procedures – Compliance
As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City's compliance with applicable laws and regulations and the provisions of contracts and agreements, including grants agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards.*

OMB Circular A-133 requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with applicable laws and regulations and the

provisions of contracts and grant agreements applicable to the major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Circular A-133 Compliance Supplement* and related addenda for the type of compliance requirements that could have a direct and material effect on each of the City's major programs. The purpose of these procedures will be to express an opinion on the City's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to OMB Circular A-133.

Audit Administration, Fees and Other

We may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers

Gary Keddington is the engagement partner and is responsible for supervising the engagement and signing the report.

We understand that the City's employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any invoices or other documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. If applicable, we will provide copies of our report for you to include with the reporting package you will submit to pass-through entities. The Data Collection Form and the reporting package must be submitted within the earlier of 30 days after receipt of the auditors' reports or nine months after the end of the audit period, unless a longer period is agreed to in advance by the cognizant or oversight agency for audits.

The audit documentation for the engagement is the property of Keddington & Christensen, LLC. and constitutes confidential information. However, pursuant to authority given law or regulation, we may be requested to make certain audit documentation available to certain governmental agencies. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Keddington & Christensen personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these agencies. These agencies may intend, or decide, to distribute the copies or information contained therein to others, including other government agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the date the auditors' report is issued or for any additional period requested by the oversight agency for the audit. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our fee for these services for the year ended June 30, 2012 will be $30,000. The above fee is based on anticipated cooperation from the City's personnel and the assumption that unexpected circumstances will not be encountered during the audit and the City's records will be ready (at the latest) to be audited by middle of September 2012. The above fee is also based on the current chief finance officer and other key accounting personnel being available to assist in the audit process. If the chief finance officer, chief accountant, and/or other key accounting people are not available to assist with the audit process, and we anticipate that this circumstance will result in significant additional time, we will stop our audit procedures and will discuss it with the City and arrive at a new fee estimate before we incur the additional costs. Additional services for which we may be asked to perform will be billed at our standard rates.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if the City's account becomes overdue and may not be resumed until the City's account is paid in full. If we elect to terminate our services for nonpayment, the City will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination.

This engagement does not include responding to inquiries by any governmental or regulatory agency or authority related to the financial statements or other documents that are associated with this engagement.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. If applicable, we will provide copies of our

report for you to include with the reporting package you will submit to pass-through entities. The Data Collection Form and the reporting package must be submitted within the earlier of 30 days after receipt of the auditors' reports or nine months after the end of the audit period, unless a longer period is agreed to in advance by the cognizant or oversight agency for audits.

If during the course of our engagement we encounter circumstances which we believe may create a conflict of interest or conflict with the ethical standards of our profession, we will inform the City of our concerns. If these concerns cannot be adequately addressed to our satisfaction, or we are compelled to do so by the professional standards of our profession, we may withdraw from the engagement with a written notice.

We appreciate the opportunity to be of service to the City of West Jordan and believe this letter accurately summarizes the significant terms of our engagement. Please sign the enclosed copy of this letter and return it to us to acknowledge your agreement with the terms of this engagement.

Very truly yours,

Keddington & Christensen

Keddington & Christensen

RESPONSE:

This letter correctly sets forth the understanding of the City of West Jordan.

By: _____

Title: City Manager