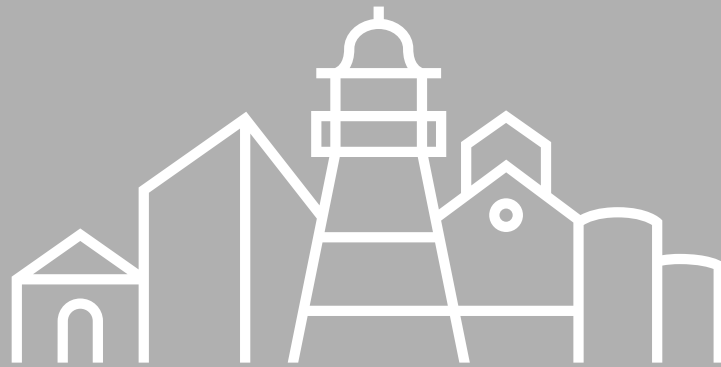


# LEHI CITY CORPORATION

STATE OF UTAH

## COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED JUNE 30, 2016



# LEHI CITY

PREPARED BY:

FINANCE DEPARTMENT



# LEHI CITY CORPORATION

## COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the Year Ended June 30, 2016

### TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTORY SECTION	
Letter of Transmittal	3-9
GFOA Certificate of Achievement	10
Organizational Chart	11
List of Principal Officials	12
FINANCIAL SECTION	
Report of Independent Certified Public Accountants	15-16
Management's Discussion and Analysis	17-29
Basic Financial Statements	
Government-wide Financial Statements:	
Statement of Net Position	32
Statement of Activities	33
Fund Financial Statements:	
Governmental Funds:	
Balance Sheet	34
Statement of Revenues, Expenditures and Changes in Fund Balances	35
Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual - General Fund and Redevelopment Agency	36
Proprietary Funds:	
Statement of Net Position	38-39
Statement of Revenues, Expenses and Changes in Net Position	40
Statement of Cash Flows	41-42
Notes to the Basic Financial Statements	43-81
Required Supplementary Information - Pensions	
Schedule of the Proportionate Share of the Net Pension Liability - Utah Retirement Systems	84-85
Schedule of Contributions - Utah Retirement Systems	86
Notes to Required Supplementary Information	87
Individual Fund Schedules of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual	
General Fund	89-92
Capital Projects Fund	93
Combining Financial Statements-Internal Service Funds	
Combining Statement of Net Position-Internal Service Funds	95
Combining Statement of Revenues, Expenses and Changes in Net Position-Internal Service funds	96
Combining Statement of Cash Flows-Internal Service Funds	97

# LEHI CITY CORPORATION

## COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the Year Ended June 30, 2016

### TABLE OF CONTENTS

	<u>Page</u>
STATISTICAL SECTION	
Financial Trends:	
Schedule 1 - Net Position by Component	100
Schedule 2 - Changes in Net Position	101-104
Schedule 3 - Fund Balances, Governmental Funds	105
Schedule 4 - Changes in Fund Balances, Governmental Funds	106-107
Schedule 5 - Tax Revenues by Source	108
Revenue Capacity:	
Schedule 6 - Assessed Value and Estimated Actual Value of Taxable Property	109
Schedule 7 - Property Tax Levies and Collections	110
Schedule 8 - Direct and Overlapping Property Tax Rates	111
Schedule 9 - Principal Property Tax Payers	112
Debt Capacity:	
Schedule 10 - Ratio of Outstanding Debt by Type	113
Schedule 11 - Ratio of General Bonded Debt Outstanding	114
Schedule 12 - Direct and Overlapping Governmental Activities Debt	115
Schedule 13 - Legal Debt Margin Information	116
Schedule 14 - Pledged Revenue Coverage Water Revenue Bonds	117
Schedule 15 - Pledged Revenue Coverage Sales Tax Revenue Bonds	118
Schedule 16 - Pledged Revenue Coverage Excise Tax Road Bonds	119
Schedule 17 - Pledged Revenue Coverage Electric Revenue Bonds	120
Schedule 18 - Pledged Revenue Coverage Drainage Revenue Bonds	121
Demographic and Economic Information:	
Schedule 19 - Demographic and Economic Statistics	122
Schedule 20 - Principal Employers	123
Operating Information	
Schedule 21 - Full-time Equivalent City Government Employees by Function / Program	124
Schedule 22 - Operating Indicators by Function / Program	125
Schedule 23 - Capital Asset Statistics by Function / Program	126

## INTRODUCTORY SECTION

THIS PAGE INTENTIONALLY LEFT BLANK





153 North 100 East  
Lehi, Utah 84043-1895  
801-768-7100

December 5, 2016

To the Honorable Mayor, City Council and Citizens of Lehi City:

State law requires that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report of Lehi City (the City) for the fiscal year ended June 30, 2016.

This report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City's basic financial statements have been audited by Osborne Robbins and Buhler, PLLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended June 30, 2016, are free of material misstatement. 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 June 30, 2016, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

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

## **Profile of the Government**

Lehi is located 12 miles north of Provo and 23 miles south of Salt Lake City. Lehi was settled by Mormon pioneers in 1850 and was known by several different names: Sulphur Springs, Snow's springs, Dry Creek and Evansville. The final name settled on by the Town's people was Lehi. The City was incorporated in 1852. Lehi is Utah's sixth oldest city.

The City has had a traditional Six Member Council form of government since 1852. Policy making and legislative authority are vested in a governing council consisting of the mayor and five city council members. The governing council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring the City's administrator, recorder, and treasurer. The City's administrator is responsible for carrying out policies and ordinances of the governing council, for overseeing the day-to-day operations of the government, and for appointing department heads of the various departments. The mayor and city council are elected on a non-partisan basis. City council members serve four-year staggered terms. The mayor is elected to serve a four-year term. The mayor and all five city council seats are elected at large.

Lehi has a rich history. The Overland Stage Coach Route ran through the town. The famous Pony Express Trail ran next to the town. The Transcontinental Telegraph line ran adjacent to the City.



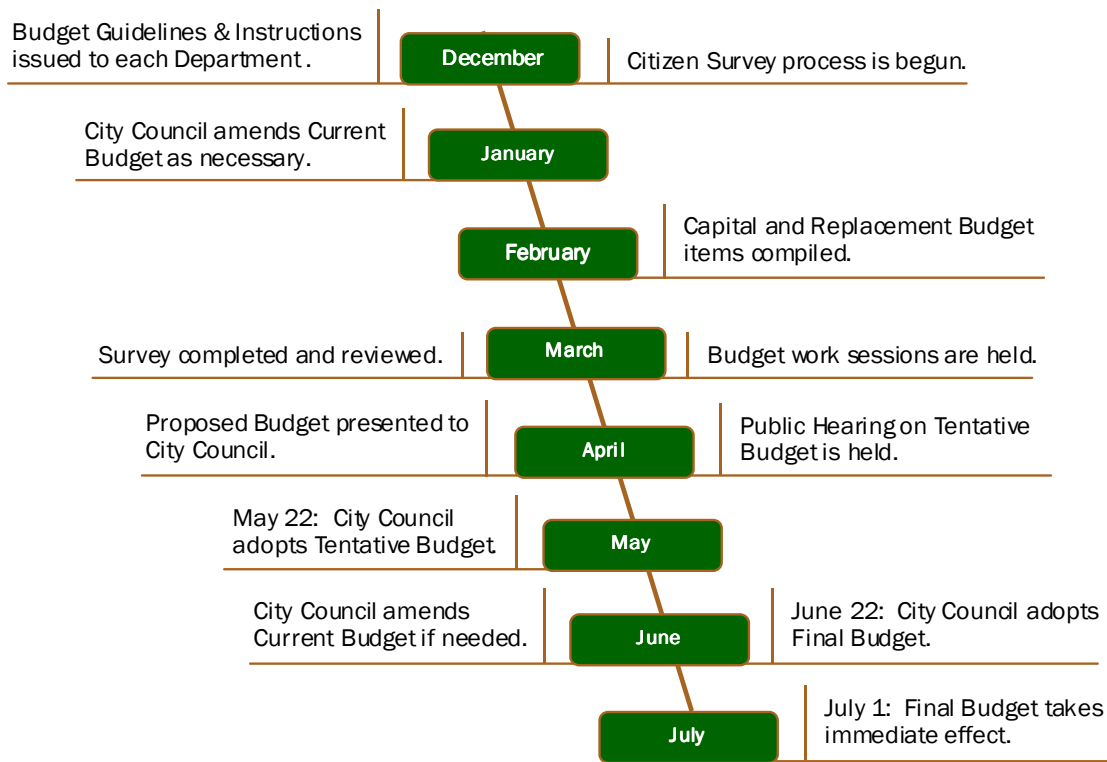
The City is a beautiful place to live. Just to the south is Utah Lake used for boating, fishing and hunting. The river that drains Utah Lake is the Jordan River, which runs through the City. To the east of the City are the beautiful Wasatch Mountains and to the west are the White Mountains and Oquirrh Mountains, all of which are within thirty minutes of Lehi offering a variety of activities including hiking, mountain biking, fishing, camping and skiing.

The City has a very western feel with many of the downtown businesses operating in buildings built in the late 1800s. The Lehi Roundup is a five-day celebration with many different community events, including a stock parade, a grand parade, and a professional rodeo. The Lehi Roundup Rodeo is one of the oldest rodeos in the state. Recently, the City has also started a tradition on the Twenty Fourth of July with its annual foam day when the City Fire Department sprays foam onto a grassy area and the public is allowed to play in the foam for a couple of hours. Booths, stage shows, and a watermelon giveaway are also part of this annual event.



The City provides a full range of services including; police and fire protection, the construction and maintenance of streets and roads, parks, both commercial and residential building inspection, a wide variety of recreational programs and cultural events. The City also owns and operates a culinary water system, a secondary water system, a wastewater system, a storm water system, an electrical distribution system, solid waste collection facilities, a swimming and recreation facility and emergency medical services.

The annual budget serves as the foundation for the City's financial planning and control. The City's budget process is well laid out, starting in December for a budget that will be adopted by June 22 and goes into effect July 1. The creation of the budget follows the time line on the following page:



The City is required to hold two public hearings on the proposed budget. The first public hearing must be held by May 22 for the adoption of the tentative budget. The second public hearing must be held by June 22 for the adoption of the final budget.

Within the existing budget, the level of the City’s budgetary control is established by activity and purpose within each individual fund. Department heads may make transfers of appropriations within their activity. Transfers of appropriations between activities, however, require the special approval of the City Council. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the general fund and Redevelopment Agency, a major special revenue fund, the comparisons are presented on page 36. For the capital project funds this comparison is presented on page 93.

**Factors Affecting Financial Condition**

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City operates.

**Local Economy**

The City enjoyed strong residential growth for the period of 2000 to 2008; however, the economy for the period from 2008 to 2011 declined due to difficult economic times. The years 2012-2016

have marked an economic recovery for Lehi City and projections for the next couple of years show promising growth. A new hospital was constructed in Lehi City and opened in the summer of 2016. A Harmon's grocery store has opened up in Traverse Mountain Area. A mall with restaurants is planned adjacent to the existing Adobe building. The City has some of the best undeveloped commercial frontage along the Wasatch Front and looks forward to managing the economic growth of this area for the benefit of its residents and businesses.



Brigham Young University, Utah Valley State College and the University of Utah campuses are within 25 minutes of the City center. These higher education facilities employ more than 3,000 people. These universities provide a strong educated work force for a large number of high tech businesses in the area. The region also provides some of the best medical facilities in the western United States. Utah County, the County in which the City is located, has an unemployment rate of 3.4%, which is similar to the statewide rate.

### **Long-term Financial Planning**

The City's long term goals are expressed simply as meeting tomorrow's needs with good financial decisions and by continuing to forecast capital improvements into the future. City administration is currently working on updating the capital facilities plans related to impact fees. Impact fees help the City add the capital improvements that are needed to accommodate new growth. Existing impact fees, which include fire, police, parks, streets, culinary water, secondary water, sewer and power, are expected to remain in line with the current fee levels.

The implementation of long term planning has permitted the City to construct some of the finest park systems in our region. From just three parks a few years ago to more than fourteen major facilities today, we have successfully transformed our community's park system and created exceptional open spaces for our citizens' enjoyment. The strategic planning for parks has been

expanded to include a trail system that will allow joggers, walkers, and bicyclists to enjoy the Dry Creek Basin which runs through the entire City. The City plans to purchase additional property for the purpose of developing a new regional sports park.

In our utilities department, the City has developed long term goals, including maintaining a high level of service, and advanced planning that will provide sufficient capacity to meet current and future demands. For example, the culinary water system planning process has required the City Engineer to prepare a capital facilities plan that provides for the provision, storage, and transmission of water resources that will keep up with the demands of our growing community. An example of success in long term planning has been made in the area of power. The long term strategic plan has allowed the City to anticipate power infrastructure needs in a timely manner, and allowed for growth without interruption of service.

Our storm drainage plans include ambitious expansions in the future to deal with the pressures of growth. Likewise, sewer and road systems are under careful review so that as our systems age they can be maintained in a manner that identifies and solves problems before failures occur. The City staff is currently exploring long term financing options for street projects and drainage system improvements. With long term plans, it becomes easier to be proactive rather than reactive.

A long term goal of the City is to maintain the current sense of safety so that citizens are able to enjoy the wide array of programs and activities provided in the community. Lehi's strategic plan has identified the need for a total of 6 fire stations, three on the north and three on the south at the City's build out. We expect to build one of the six fire stations, in the fiscal year. It is currently being designed.

### **Awards and Acknowledgements**

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its comprehensive annual financial report (CAFR) for the fiscal year ended June 30, 2015. This was the eighteenth consecutive year the government has received this prestigious award. In order to be awarded the Certificate of Achievement, the City published an easily readable and efficiently organized CAFR. This report satisfied both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current CAFR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The City also received the GFOA's Distinguished Budget Presentation Award for its annual budget document dated July 1, 2016. In order to qualify for the Distinguished Budget Presentation Award, the government's budget document was judged to be proficient in several categories, including its purpose as a policy document, a financial plan, an operations guide, and a communications device.

In addition, the City also received the GFOA's Popular Annual Financial Report (herein referred to as PAFR Award) for year ended June 30, 2015. In order to qualify for the PAFR Award, the government must obtain the CAFR award. The PAFR document provides summary information from the CAFR to citizens and is judged by a panel of GFOA professionals.

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the finance, treasury, and administration departments. We would like to express our appreciation to all members of the department who assisted and contributed to the preparation of this report. Credit also must be given to the mayor and the governing council for their unfailing support and for maintaining the highest standards of professionalism in the management of the City's finances.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Walker".

Jason Walker  
City Administrator

A handwritten signature in black ink, appearing to read "David Sanderson".

David Sanderson  
Director of Finance



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

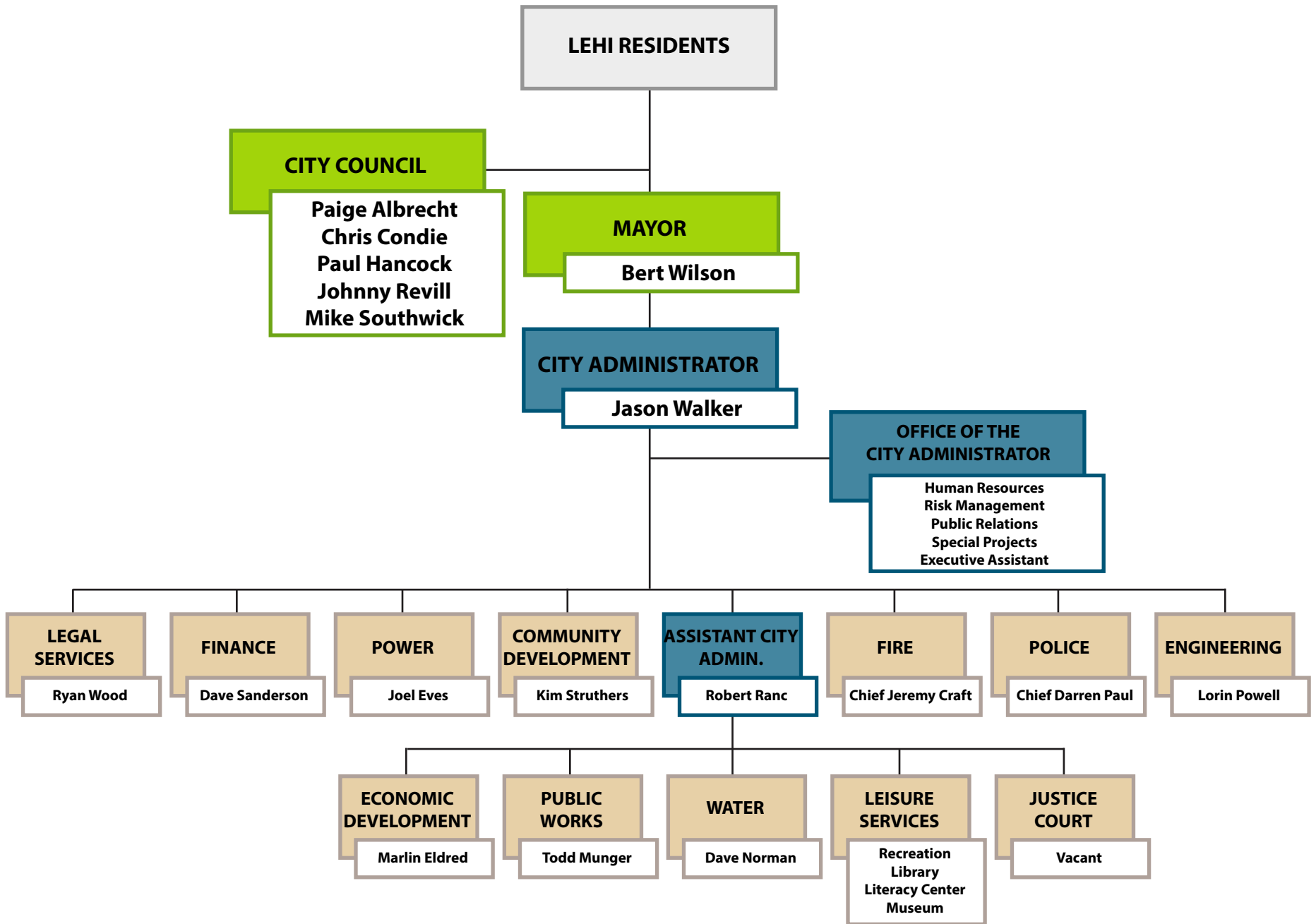
Presented to

**Lehi City Corporation**  
**Utah**

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

**June 30, 2015**

Executive Director/CEO





**Principal Officials**  
For the Year Ended  
June 30, 2015

**Bert Wilson**  
Mayor

Term Ends: December 2017



**Paige Albrecht**  
City Council

Term Ends: December 2019



**Chris Condie**  
City Council

Term Ends: December 2017



**Paul Hancock**  
City Council

Term Ends: December 2017



**Johnny Reville**  
City Council

Term Ends: December 2019



**Michael Southwick**  
City Council

Term Ends: December 2019



**Jason Walker**  
City Administrator  
Appointed May 2015

## FINANCIAL SECTION

THIS PAGE INTENTIONALLY LEFT BLANK



REPORT OF INDEPENDENT  
CERTIFIED PUBLIC ACCOUNTANTS

Honorable Mayor and Members of the City Council  
Lehi City Corporation, Utah

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Lehi City Corporation, Utah (the City) as of and for the year ended June 30, 2016, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

**Management's Responsibility for the Financial Statements**

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

**Auditor's Responsibility**

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

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

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

**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Lehi City Corporation as of June 30, 2016, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund and the Redevelopment Agency for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

## Other Matters

### Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 17 through 29 and the Required Supplementary Information – Pensions on pages 84 through 87 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 ~~REPORT OF INDEPENDENT~~ financial reporting for placing the basic financial statements in an appropriate ~~CERTIFIED PUBLIC ACCOUNTANTS~~ 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 ~~to the University of Utah Board of Trustees~~ and comparing the information for consistency with ~~Utah Museum of Fine Arts~~ 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 ~~Utah Museum of Fine Arts~~ (the ~~Museum~~) is not a component unit of the University of Utah. These financial statements are the responsibility of the Museum's management. Our responsibility is to ~~express an opinion~~ on these financial statements based on our audit. The prior year partial comparative information has been derived from the Museum's 2005 financial statements. In their report dated December 16, 2005, other auditors expressed an unqualified opinion on those financial statements. The introductory section, combining and individual fund financial statements and schedules, and statistical section, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. These 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. The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

### Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 5, 2016 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is 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* in considering the City's internal control over financial reporting and compliance.

*Osborne Robbins & Baker PLLC*

December 5, 2016

# LEHI CITY CORPORATION

## Management's Discussion and Analysis

### For the Year Ended June 30, 2016

---

As management of the City, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2016. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 3-9 of this report.

#### Financial Highlights

- The assets of the City exceeded its liabilities at the close of the most recent fiscal year by \$413,952,199 (*net position*).
- The total net position of \$413,952,199 is comprised of \$481,208,608 in net investment in capital assets, \$8,818,103 restricted, and (\$76,074,512) unrestricted.
- The City's total net position increased during 2015 by \$37,407,082.
- The City's governmental funds reported combined fund balances of \$18,194,965 which is an increase of \$1,118,357 from fund balance reported in 2015 of \$17,076,608.
- The City's total debt decreased by a net of \$3,855,094 during the current fiscal year.
  - No new debt was issued during the year and the decreases to debt were due to regularly scheduled principal payments..
  - In accordance with GASB Statement No. 68, the City reported net pension obligation totaling \$7,080,842 as of June 30, 2016.

#### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to of the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements 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 position* presents information on all the City's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial state of the City is improving or deteriorating.
- The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., earned but unused vacation leave).

**LEHI CITY CORPORATION**  
**Management's Discussion and Analysis**  
**For the Year Ended June 30, 2016**

---

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, community development, streets and highways, parks, recreation and culture, and cemetery. The business-type activities of the City include culinary water, sewer, pressurized irrigation, electric, drainage, and garbage.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also a legally separate entity, the Hutchings Museum, for which the City is financially accountable. Financial information for this entity has been included as a department within the general fund. The Redevelopment Agency, although legally separate, functions for all practical purposes as a department of the City, and therefore has been included as an integral part of the primary government.

The government-wide financial statements can be found on pages 32-33 of this report.

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

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements.

By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the capital projects fund, and the redevelopment agency special revenue fund which are considered to be major funds.

The City adopts annual appropriated budgets for its general fund and its special revenue redevelopment agency fund. A budgetary comparison statement has been provided for the general fund and the redevelopment agency fund to demonstrate compliance with these budgets.

The basic governmental fund financial statement can be found on pages 34-36 of this report.

**LEHI CITY CORPORATION**  
**Management's Discussion and Analysis**  
**For the Year Ended June 30, 2016**

---

**Proprietary funds.** The City maintains two different types of proprietary funds, enterprise funds and internal service funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses enterprise funds to account for its culinary water, sewer, pressurized irrigation, electric, drainage, and garbage operations.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the culinary water, sewer, pressurized irrigation, electric, and drainage funds, which are considered to be major funds of the City. The garbage fund is the only non-major proprietary fund.

The City of Lehi uses four *internal service funds* to account for its fleet maintenance, risk management activities, building and grounds maintenance, and computer maintenance and replacement activities. These 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 38-42 of this report.

**Notes to the financial statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 43-81 of this report.

**Other information.** In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning the City's progress in funding its obligation to provide pension benefits to its employees. This required supplementary information can be found on pages 84-87 of this report.

Individual fund schedules and combining statements and schedules can be found on pages 89-97 of this report.

**LEHI CITY CORPORATION**  
**Management's Discussion and Analysis**  
**For the Year Ended June 30, 2016**

---

**Government-wide Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of a government's financial state. In the case of the City, net position was \$413,952,199 at the close of the most recent year.

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

An additional portion of the City's net position (\$8,818,103) represents resources that are subject to external restrictions on how they may be used.

As of June 30, 2016, the net position of the City's governmental activities totaled \$145,775,925 compared to \$128,425,532 in 2015. The governmental activities reported an increase in net position of \$17,350,393. \$13,859,305 of this increase in net position can be attributed to capital grants and contributions, including contributions of infrastructure.

As of June 30, 2016, the net position of the City's business-type activities totaled \$268,176,274 compared to \$248,119,585 in 2015. The business-type activities reported an increase in net position of \$20,056,689. \$12,816,991 of this increase in net position can be attributed to capital grants and contributions, including contributions of infrastructure.

	Governmental Activities		Business-type Activities		Total	
	2016	2015	2016	2015	2016	2015
Current and other assets	\$ 43,237,474	\$ 40,621,464	\$ 29,234,077	\$ 24,738,685	\$ 72,471,551	\$ 65,360,149
Capital assets	256,413,256	244,422,904	244,857,138	231,465,794	501,270,394	475,888,698
Total assets	<u>\$ 299,650,730</u>	<u>\$ 285,044,368</u>	<u>\$ 274,091,215</u>	<u>\$ 256,204,479</u>	<u>\$ 573,741,945</u>	<u>\$ 541,248,847</u>
Deferred outflows of resources	\$ 2,841,910	\$ 977,423	\$ 9,109,645	\$ 8,165,230	\$ 11,951,555	\$ 9,142,653
Long-term liabilities	\$ 128,807,127	\$ 132,569,792	\$ 8,964,256	\$ 9,056,685	\$ 137,771,383	\$ 141,626,477
Other liabilities	8,200,032	6,409,241	6,469,745	7,801,982	14,669,777	14,211,223
Interfund balances	754,757	782,332	(754,757)	(782,332)	-	-
Total liabilities	<u>\$ 137,761,916</u>	<u>\$ 139,761,365</u>	<u>\$ 14,679,244</u>	<u>\$ 16,076,335</u>	<u>\$ 152,441,160</u>	<u>\$ 155,837,700</u>
Deferred inflows of resources	\$ 18,954,799	\$ 17,834,894	\$ 345,342	\$ 173,789	\$ 19,300,141	\$ 18,008,683
Net position						
Net investment in capital assets	\$ 242,558,256	\$ 229,907,904	\$ 238,650,352	\$ 224,324,128	\$ 481,208,608	\$ 454,232,032
Restricted	4,262,799	6,565,677	4,555,304	4,293,339	8,818,103	10,859,016
Unrestricted	(101,045,130)	(108,048,049)	24,970,618	19,502,118	(76,074,512)	(88,545,931)
Total net position	<u>\$ 145,775,925</u>	<u>\$ 128,425,532</u>	<u>\$ 268,176,274</u>	<u>\$ 248,119,585</u>	<u>\$ 413,952,199</u>	<u>\$ 376,545,117</u>

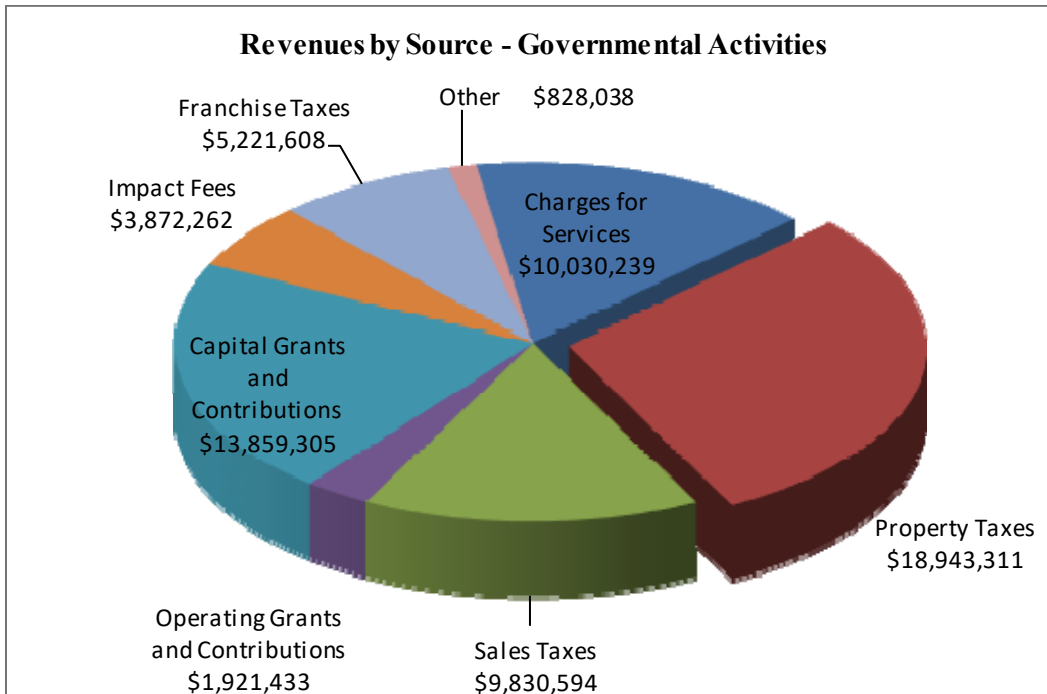
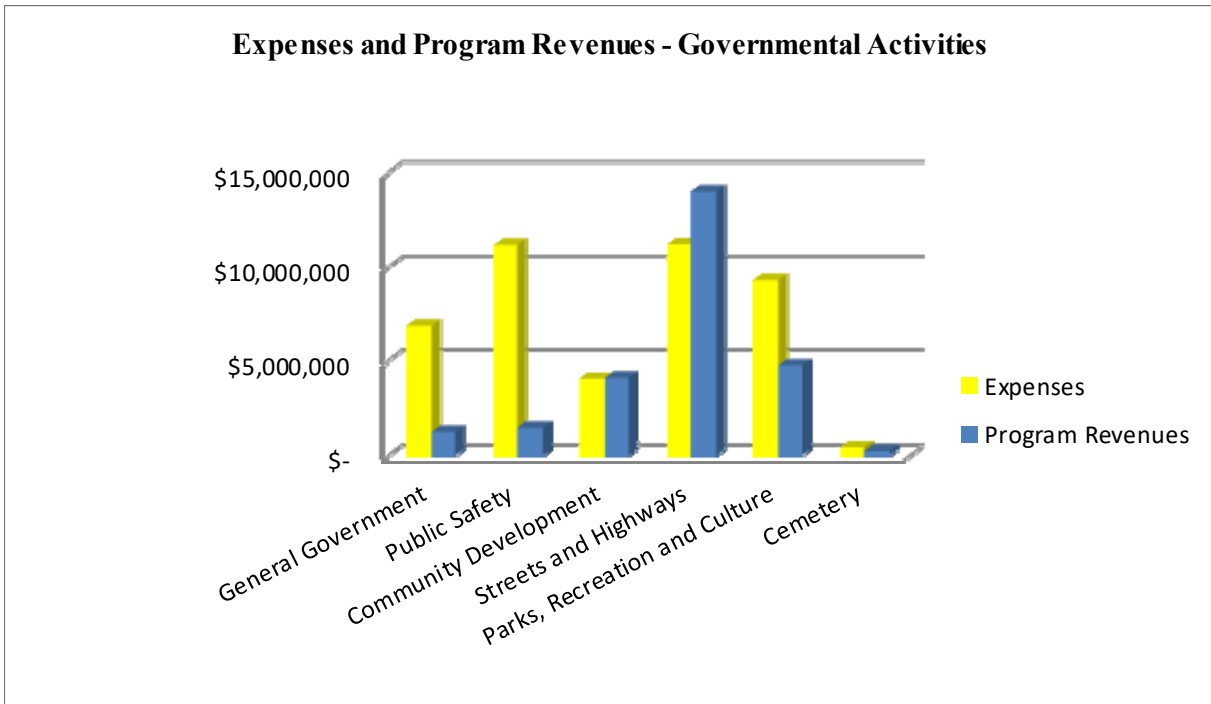
**LEHI CITY CORPORATION**  
**Management's Discussion and Analysis**  
**For the Year Ended June 30, 2016**

**Governmental activities.** During 2016 governmental activities increased the City's net position by \$17,350,393. Some specific factors making up the change in net position during 2016 include:

- Expenses of the governmental activities decreased from 2015 to 2016 by \$16,080,322 with the largest decrease occurring in the community development expenses. During 2015, the City incurred large development expenses in connection with the West Timpanogos Community Development Project.
- Capital grants and contributions were higher than in 2015 by approximately \$3.6 million. In 2016 the City recognized over \$12 million in capital grant revenues related to infrastructure installed by developers during the year as well as another \$1 million in federal grants for infrastructure improvements.

	Governmental Activities		Business-type Activities		Total	
	2016	2015	2016	2015	2016	2015
Revenues:						
Program revenues:						
Charges for services	\$ 10,030,239	\$ 9,368,722	\$ 47,795,099	\$ 44,049,276	\$ 57,825,338	\$ 53,417,998
Operating grants and contributions	1,921,433	1,879,304	-	-	1,921,433	1,879,304
Capital grants and contributions	13,859,305	10,177,225	12,816,991	13,302,030	26,676,296	23,479,255
General revenues:						
Property taxes	18,943,311	17,134,391	-	-	18,943,311	17,134,391
Sales and other taxes	15,052,202	13,687,517	-	-	15,052,202	13,687,517
Impact fees	3,872,262	4,980,287	5,097,841	7,239,384	8,970,103	12,219,671
Other	828,038	141,440	836,335	532,417	1,664,373	673,857
Total revenues	<u>64,506,790</u>	<u>57,368,886</u>	<u>66,546,266</u>	<u>65,123,107</u>	<u>131,053,056</u>	<u>122,491,993</u>
Expenses:						
General government	6,904,634	7,499,808	-	-	6,904,634	7,499,808
Public safety	11,170,823	10,178,031	-	-	11,170,823	10,178,031
Community development	4,079,029	23,302,007	-	-	4,079,029	23,302,007
Highways/streets	11,206,024	9,660,807	-	-	11,206,024	9,660,807
Parks, recreation, and culture	9,251,152	8,503,024	-	-	9,251,152	8,503,024
Cemetery	443,058	386,084	-	-	443,058	386,084
Interest on long-term debt	4,832,597	4,437,878	-	-	4,832,597	4,437,878
Culinary Water	-	-	4,110,256	3,935,066	4,110,256	3,935,066
Sewer	-	-	8,188,182	7,415,879	8,188,182	7,415,879
Pressurized Irrigation	-	-	2,933,070	2,811,392	2,933,070	2,811,392
Electric	-	-	26,793,013	25,550,168	26,793,013	25,550,168
Drainage	-	-	1,610,648	1,377,942	1,610,648	1,377,942
Garbage	-	-	2,123,488	2,354,165	2,123,488	2,354,165
Total expenses	<u>47,887,317</u>	<u>63,967,639</u>	<u>45,758,657</u>	<u>43,444,612</u>	<u>93,645,974</u>	<u>107,412,251</u>
Increase (decrease) in net position before transfers	16,619,473	(6,598,753)	20,787,609	21,678,495	37,407,082	15,079,742
Transfers	730,920	485,920	(730,920)	(485,920)	-	-
Increase in net position	17,350,393	(6,112,833)	20,056,689	21,192,575	37,407,082	15,079,742
Net position, beginning, as previously reported	128,425,532	138,974,336	248,119,585	228,114,296	376,545,117	367,088,632
Prior period adjustment	-	(4,435,971)	-	(1,187,286)	-	(5,623,257)
Net position, beginning, as restated	128,425,532	134,538,365	248,119,585	226,927,010	376,545,117	361,465,375
Net position, ending	<u>\$ 145,775,925</u>	<u>\$ 128,425,532</u>	<u>\$ 268,176,274</u>	<u>\$ 248,119,585</u>	<u>\$ 413,952,199</u>	<u>\$ 376,545,117</u>

**LEHI CITY CORPORATION**  
**Management's Discussion and Analysis**  
**For the Year Ended June 30, 2016**



**LEHI CITY CORPORATION**  
**Management's Discussion and Analysis**  
**For the Year Ended June 30, 2016**

---

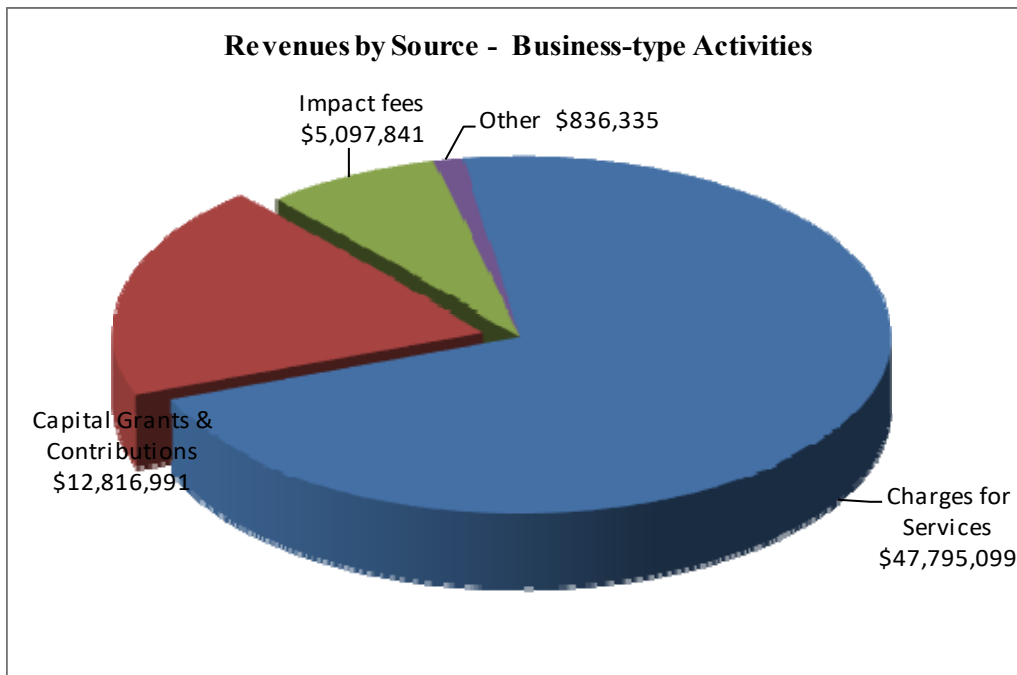
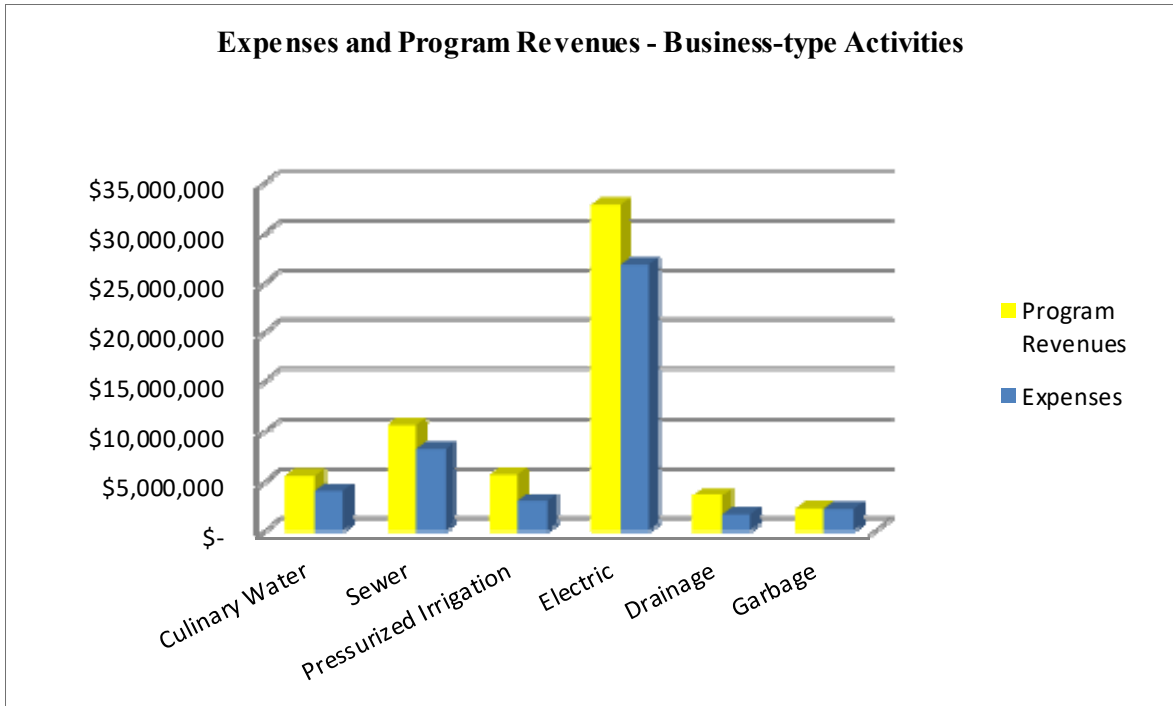
In other areas such as public safety, highways and streets, and parks, recreation and culture, the City experienced increases in expenses and those increases closely followed growth in demand for services. Part of the increases in those areas was the result of additional personnel and higher health care costs combined to contribute to increased governmental activity expenses.

**Business-type activities.** Business-type activities increased the City's net position by \$20,056,689. At the end of the current fiscal year, all of the City's major business-type activities reported positive net position. Key elements of the increase in net position are as follows:

- Charges for services in the business-type activities increased over 2015 by \$3,745,823 (8.5%). Most of the enterprise funds experienced an increase in charges for services over 2015, a result of growth in the number of customers served. Fees for water and pressurized irrigation were increased during 2016. Sewer fund rates were reduced to accommodate a corresponding decrease in the City's contract with the sewer treatment facility. .
- Capital grants and contributions for the business-type activities added \$12,816,991 to the net position of the City. This amount is fairly consistent with the previous year. Overall capital grants and contributions are indicative of the consistent growth levels year over year.
- Expenses of the business-type activities increased by \$2,314,045 from the prior year. The increase is primarily due to increases in system maintenance costs and purchased power costs. Because the City's customer base has been expanding, the cost of providing services has also increased.

**LEHI CITY CORPORATION**  
**Management's Discussion and Analysis**  
**For the Year Ended June 30, 2016**

---



**LEHI CITY CORPORATION**  
**Management's Discussion and Analysis**  
**For the Year Ended June 30, 2016**

---

**Financial Analysis of the Government's Funds**

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

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

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balance of \$18,194,965. \$6,918,012 of this total amount (38.0%) constitutes *unassigned fund balance*, which is available for spending at the government's discretion. The remainder of fund balance is either *nonspendable, restricted, committed or assigned* to indicate that it is not available for new spending because it 1) is not in a spendable form, 2) has constraints imposed either externally or by law, 3) has constraints imposed by formal resolution of the city council, or 4) is or intended by the city council and the city manager to be used for specific purposes.

The general fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the general fund was \$6,918,012, while total fund balance reached \$8,412,966. 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 21.4% of total general fund expenditures, while total fund balance represents 26.0% of that same amount. The fund balance of the City's general fund increased by \$143,279 during the current fiscal year.

The special revenue Redevelopment Agency Fund has an assigned fund balance of \$1,497,468. The project areas that received tax increment revenues in the current year were the Mill Pond Project, the Alpine Highway Project, the Alpine Highway West Project Area, the Thanksgiving Park Economic Development Project Area, the West Timpanogos Project Area and the Traverse Mountain Community Development Area. Overall, the fund experienced an increase in fund balance of \$343,774.

The capital projects fund had an increase in fund balance in the amount of \$631,304, which resulted in a fund balance of \$8,284,531, \$4,738,086 representing restricted fund balance, with an assigned fund balance of \$3,546,445.

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

Unrestricted net position of the proprietary funds at the end of the year totaled \$24,215,861. Individually, the electric fund's unrestricted net position totaled \$16,300,166, the drainage unrestricted net position totaled \$2,852,944, the sewer unrestricted net position totaled \$5,310,542 and the pressurized irrigation unrestricted net position totaled \$717,693. The water fund was the only proprietary fund to report a deficit in unrestricted net position, with a deficit of \$1,361,290. The non-major enterprise fund reported a positive unrestricted net position amount of \$395,806. Other factors concerning the finances of these proprietary funds can be found earlier in this section under business-type activities.

**LEHI CITY CORPORATION**  
**Management's Discussion and Analysis**  
**For the Year Ended June 30, 2016**

---

**General Fund Budgetary Highlights**

During the fiscal year, the general fund's budget was amended from budgeted expenditures totaling \$33,438,518 to a final budget of \$33,742,518, an increase of \$304,000. This increase was related to increased public safety expenditures. Budgeted transfers to other funds were also amended by \$2,200,000 to a final budget of \$3,720,567. These adjustments were funded primarily by appropriating fund balance.

- Tax revenues recognized in 2016 were \$1,533,898 more than budgeted. Sales taxes, property taxes and franchise taxes were all higher than originally budgeted.
- Charges for services, particularly recreation fees and planning and inspection fees, were higher than budgeted by a total of \$881,288.
- Total expenditures were less than the final budgeted amounts by \$1,428,027 with the streets and highways department exceeding its budget by \$80,724.

**Capital Asset and Debt Administration**

**Capital assets.** The City's investment in capital assets for its governmental and business-type activities as of June 30, 2016 amounts to \$501,270,394 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements including infrastructure and distribution systems, machinery and equipment, vehicles, and office furniture and equipment.

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

- In the governmental activities, the City expended approximately \$5.9 million for improvements to several of the City's parks, including approximately \$1 million for improvements to trails that was funded through a federal grant.
- Also in the governmental activities, there was a federally funded project to make infrastructure improvements totaling \$570,259.
- Infrastructure, land, and water rights were donated to the City by developers. The estimated fair value of the infrastructure, land and water rights donated in the governmental and business-type activities was \$12,240,989 and \$12,816,991, respectively.
- In the water fund, construction was completed on the Sandpit Well with total costs of \$2,457,898. Construction continued on the Mitchel Hollow Well with total costs incurred through June 30, 2016 on that project of \$3,219,874.
- Intangible assets in the pressurized irrigation fund increased by \$837,036. The increase was due to the contribution of water shares by developers as required by the City's development code.
- In the electric fund, construction on the Murdock Substation was completed with a total cost of \$3,876,128.
- In the sewer fund, the Camp Williams Sewer project was completed with a total cost of \$2,223,895.

**LEHI CITY CORPORATION**  
**Management's Discussion and Analysis**  
**For the Year Ended June 30, 2016**

LEHI CITY CORPORATION  
CAPITAL ASSETS  
(net of depreciation)

	Governmental		Business-type		Total	
	Activities		Activities			
	2016	2015	2016	2015	2016	2015
Land	\$ 104,912,663	\$ 98,480,304	\$ 2,336,469	\$ 2,336,469	\$ 107,249,132	\$ 100,816,773
Intangibles	-	-	45,057,226	44,220,190	45,057,226	44,220,190
Construction in progress	10,370,249	6,482,455	6,293,009	14,452,247	16,663,258	20,934,702
Buildings and structures	14,124,678	14,756,955	1,888,556	1,774,174	16,013,234	16,531,129
Improvements, including infrastructure	120,527,816	118,635,683	187,808,782	167,594,102	308,336,598	286,229,785
Machinery, equipment, and vehicles	6,354,429	5,907,871	1,460,394	1,073,306	7,814,823	6,981,177
Office furniture and equipment	123,421	159,636	12,702	15,306	136,123	174,942
Total	<u>\$ 256,413,256</u>	<u>\$ 244,422,904</u>	<u>\$ 244,857,138</u>	<u>\$ 231,465,794</u>	<u>\$ 501,270,394</u>	<u>\$ 475,888,698</u>

Additional information on the City's capital assets can be found in note F on pages 57-58 of this report.

**Long-term liabilities.** At the end of the current fiscal year the City had total bonded debt outstanding of \$18,540,000, all of which represents bonds secured solely by specified revenue sources (i.e. revenue bonds).

LEHI CITY CORPORATION  
LONG-TERM LIABILITIES

	Governmental		Business-type		Total	
	Activities		Activities			
	2016	2015	2016	2015	2016	2015
Tax increment notes payable to developers	\$ 107,521,217	\$ 111,625,886	\$ -	\$ -	\$ 107,521,217	\$ 111,625,886
Other notes payable	-	-	1,521,786	1,561,666	1,521,786	1,561,666
Revenue bonds	13,855,000	14,515,000	4,685,000	5,580,000	18,540,000	20,095,000
Other liabilities	7,430,910	6,428,906	2,757,470	1,915,019	10,188,380	8,343,925
Total	<u>\$ 128,807,127</u>	<u>\$ 132,569,792</u>	<u>\$ 8,964,256</u>	<u>\$ 9,056,685</u>	<u>\$ 137,771,383</u>	<u>\$ 141,626,477</u>

**LEHI CITY CORPORATION**  
**Management's Discussion and Analysis**  
**For the Year Ended June 30, 2016**

---

The City decreased its total debt by \$3,855,094 in fiscal year 2016. Major long-term debt activity included the following:

- No new bonds or notes payable were issued and reductions in debt were attributable to regular principal reductions, including \$4,104,669 in principal payments were made on other notes payable to developers.
- The City reported, in accordance with the requirements of GASB Statement No. 68 net pension liability totaling \$7,080,842.

Refunding bonds issued in 2014 were negotiated private placements. As a result, the City did not obtain a credit rating from the rating agencies. There were no new bond issues during 2016.

State statutes limit the amount of general obligation debt a governmental entity may issue to 4% of its total taxable value. The current limitation for the City is \$250,949,024 and the City currently has no general obligation debt. In addition, state statutes allow for an additional 4% to be used for business-type debt, thus resulting in a debt limit of 8% of total taxable value. The current limitation for business-type projects is \$501,298,048, which significantly exceeds the outstanding business-type debt the City currently has.

Additional information on the City's long-term debt can be found in note H on pages 59-68 of this report.

**Economic Factors and Next Year's Budgets and Rates**

- The City's percentage increase in sales tax is among the top ten entities in the State of Utah.
- The City administration will continue to examine utility rates and update them as needed. The demand for water, both culinary and pressurized irrigation, is increasing in the City. For fiscal year 2016 the City increased the culinary water fee \$2 per month and the pressurized irrigation fee \$1 per month to meet the increasing requirements of the City's residents.
- The design for a new fire station is complete and construction will commence within the next few months.
- New positions were funded in the 2017 budget in the fire department and the police department. Two new fire battalion chiefs were added and three new police officers were added. Additionally three new positions were added in the public works utilities and two new positions in electric operations.

The above factors were considered in preparing the City's budget for the 2017 fiscal year. The 2017 budget is balanced without a property tax rate increase. During the November 2016 election, the City had on the ballot an initiative for a general property tax bond for \$50 million to be used for park development. However, the initiative did not pass in the November 2016 Election.

The City continues to expand with new residential and commercial development. Vivint has constructed a 125,000 square foot office building in the City where it employs approximately 320 people. The Alpine School District constructed a new high school within the City and it opened for the 2016-2017 school year. The school is located at 3200 North and Center Street, just south of State Route 92. The major open space west of the City is currently in the planning process and 1,095 acres are being developed into

**LEHI CITY CORPORATION**  
**Management's Discussion and Analysis**  
**For the Year Ended June 30, 2016**

---

commercial and residential properties. It is expected to have 3,933 residential units which will add approximately 12,000 new residents to the City.

The additional tax revenue generated by the new development will be needed to fund the additional required City services. The City has a full time fire/EMS service, but, as mentioned above, the City is in need of additional stations. Services such as parks, police and library services will be improved with revenue increases.

**Request for Information**

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Office of the Finance Director, 153 North 100 East, Lehi, Utah, 84043.

THIS PAGE INTENTIONALLY LEFT BLANK



## **BASIC FINANCIAL STATEMENTS**

**LEHI CITY CORPORATION**  
**STATEMENT OF NET POSITION**  
**JUNE 30, 2016**

	PRIMARY GOVERNMENT		
	GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL
<b>ASSETS</b>			
CASH AND CASH EQUIVALENTS	\$ 14,085,709	\$ 16,634,753	\$ 30,720,462
RECEIVABLES (NET)			
ACCOUNTS	-	4,993,289	4,993,289
UNBILLED	-	160,323	160,323
TAXES	20,457,847	-	20,457,847
INTERGOVERNMENTAL	858,678	-	858,678
OTHER	425,756	-	425,756
ADVANCE BILLING ON DEPOSIT WITH POWER SUPPLIER	-	295,763	295,763
PREPAID EXPENSES	103,000	-	103,000
INVENTORY	52,890	2,504,699	2,557,589
NET PENSION ASSET	111,918	-	111,918
RESTRICTED CASH AND CASH EQUIVALENTS	7,033,604	4,219,027	11,252,631
RESTRICTED INTERGOVERNMENTAL RECEIVABLE	-	-	-
RESTRICTED IMPACT FEES RECEIVABLE	108,072	426,223	534,295
NON-DEPRECIABLE CAPITAL ASSETS	115,282,912	53,686,704	168,969,616
DEPRECIABLE CAPITAL ASSETS, NET	141,130,344	191,170,434	332,300,778
TOTAL ASSETS	<u>\$ 299,650,730</u>	<u>\$ 274,091,215</u>	<u>\$ 573,741,945</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
ADVANCE FUNDING OF UAMPS PROJECT	\$ -	\$ 7,788,807	\$ 7,788,807
LOSS ON REFUNDING	-	91,827	91,827
DEFERRED OUTFLOWS RELATED TO PENSIONS	2,841,910	1,229,011	4,070,921
TOTAL DEFERRED OUTFLOWS OF RESOURCES	<u>\$ 2,841,910</u>	<u>\$ 9,109,645</u>	<u>\$ 11,951,555</u>
<b>LIABILITIES</b>			
INTERFUND BALANCES	\$ 754,757	\$ (754,757)	\$ -
ACCOUNTS PAYABLE	1,301,353	6,261,250	7,562,603
LIABILITIES PAYABLE FROM RESTRICTED ASSETS			
ACCOUNTS PAYABLE	2,393,934	89,946	2,483,880
ACCRUED INTEREST	125,954	-	125,954
WAGES PAYABLE	456,608	86,580	543,188
ACCRUED LIABILITIES	1,659,299	-	1,659,299
ACCRUED INTEREST PAYABLE	2,262,884	5,404	2,268,288
CUSTOMER DEPOSITS	-	26,565	26,565
NON-CURRENT LIABILITIES			
DUE WITHIN ONE YEAR	1,452,593	1,193,429	2,646,022
DUE IN MORE THAN ONE YEAR:			
COMPENSATED ABSENCES	1,464,264	377,835	1,842,099
NET PENSION LIABILITY	4,943,136	2,137,706	7,080,842
LANDFILL POSTCLOSURE COSTS	250,917	-	250,917
TAX INCREMENT NOTE PAYABLE TO DEVELOPER	107,521,217	-	107,521,217
OTHER NOTES PAYABLE	-	1,480,286	1,480,286
BONDS PAYABLE	13,175,000	3,775,000	16,950,000
TOTAL LIABILITIES	<u>\$ 137,761,916</u>	<u>\$ 14,679,244</u>	<u>\$ 152,441,160</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
PROPERTY TAXES	\$ 18,156,247	\$ -	\$ 18,156,247
DEFERRED INFLOWS RELATED TO PENSIONS	798,552	345,342	1,143,894
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>\$ 18,954,799</u>	<u>\$ 345,342</u>	<u>\$ 19,300,141</u>
<b>NET POSITION</b>			
NET INVESTMENT IN CAPITAL ASSETS	\$ 242,558,256	\$ 238,650,352	\$ 481,208,608
RESTRICTED FOR			
CAPITAL IMPROVEMENTS	3,786,740	4,555,304	8,342,044
DEBT SERVICE	476,059	-	476,059
UNRESTRICTED (DEFICIT)	(101,045,130)	24,970,618	(76,074,512)
TOTAL NET POSITION	<u>\$ 145,775,925</u>	<u>\$ 268,176,274</u>	<u>\$ 413,952,199</u>

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**LEHI CITY CORPORATION  
GOVERNMENT-WIDE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2016**

FUNCTIONS/PROGRAMS	EXPENSES	PROGRAM REVENUES			NET REVENUE (EXPENSE) AND CHANGES IN NET POSITION		
		CHARGES FOR SERVICES	OPERATING GRANTS AND CONTRIBUTIONS	CAPITAL GRANTS AND CONTRIBUTIONS	PRIMARY GOVERNMENT		
					GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL
<b>PRIMARY GOVERNMENT:</b>							
<b>GOVERNMENTAL ACTIVITIES</b>							
GENERAL GOVERNMENT	\$ 6,904,634	\$ 1,225,124	\$ -	\$ -	\$ (5,679,510)	\$ -	\$ (5,679,510)
PUBLIC SAFETY	11,170,823	772,926	101,060	570,257	(9,726,580)	-	(9,726,580)
COMMUNITY DEVELOPMENT	4,079,029	4,122,688	-	-	43,659	-	43,659
STREETS AND HIGHWAYS	11,206,024	-	1,785,860	12,240,989	2,820,825	-	2,820,825
PARKS, RECREATION AND CULTURE	9,251,152	3,669,216	34,513	1,048,059	(4,499,364)	-	(4,499,364)
CEMETERY	443,058	240,285	-	-	(202,773)	-	(202,773)
INTEREST ON LONG-TERM DEBT	4,832,597	-	-	-	(4,832,597)	-	(4,832,597)
<b>TOTAL GOVERNMENTAL ACTIVITIES</b>	<b>47,887,317</b>	<b>10,030,239</b>	<b>1,921,433</b>	<b>13,859,305</b>	<b>(22,076,340)</b>	<b>-</b>	<b>(22,076,340)</b>
<b>BUSINESS-TYPE ACTIVITIES</b>							
CULINARY WATER	4,110,256	4,282,274	-	1,297,232	-	1,469,250	1,469,250
SEWER	8,188,182	8,632,614	-	2,091,138	-	2,535,570	2,535,570
PRESSURIZED IRRIGATION	2,933,070	2,697,436	-	2,990,222	-	2,754,588	2,754,588
ELECTRIC	26,793,013	28,967,401	-	3,866,193	-	6,040,581	6,040,581
DRAINAGE	1,610,648	1,018,434	-	2,572,206	-	1,979,992	1,979,992
GARBAGE	2,123,488	2,196,940	-	-	-	73,452	73,452
<b>TOTAL BUSINESS-TYPE ACTIVITIES</b>	<b>45,758,657</b>	<b>47,795,099</b>	<b>-</b>	<b>12,816,991</b>	<b>-</b>	<b>14,853,433</b>	<b>14,853,433</b>
<b>TOTAL PRIMARY GOVERNMENT</b>	<b>\$ 93,645,974</b>	<b>\$ 57,825,338</b>	<b>\$ 1,921,433</b>	<b>\$ 26,676,296</b>	<b>(22,076,340)</b>	<b>14,853,433</b>	<b>(7,222,907)</b>
<b>GENERAL REVENUES:</b>							
PROPERTY TAXES					18,943,311	-	18,943,311
SALES TAXES					9,830,594	-	9,830,594
FRANCHISE TAXES					5,221,608	-	5,221,608
IMPACT FEES					3,872,262	5,097,841	8,970,103
INVESTMENT EARNINGS					153,854	151,462	305,316
GAIN ON DISPOSAL OF CAPITAL ASSETS					573,726	67,014	640,740
OTHER					100,458	617,859	718,317
<b>TOTAL GENERAL REVENUES</b>					<b>38,695,813</b>	<b>5,934,176</b>	<b>44,629,989</b>
TRANSFERS					730,920	(730,920)	-
<b>TOTAL GENERAL REVENUES AND TRANSFERS</b>					<b>39,426,733</b>	<b>5,203,256</b>	<b>44,629,989</b>
CHANGE IN NET POSITION					17,350,393	20,056,689	37,407,082
<b>NET POSITION AT BEGINNING OF YEAR</b>					<b>128,425,532</b>	<b>248,119,585</b>	<b>376,545,117</b>
<b>NET POSITION AT END OF YEAR</b>					<b>\$ 145,775,925</b>	<b>\$ 268,176,274</b>	<b>\$ 413,952,199</b>

**LEHI CITY CORPORATION  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2016**

	GENERAL	SPECIAL REVENUE REDEVELOPMENT AGENCY	CAPITAL PROJECTS	TOTAL GOVERNMENTAL FUNDS
<b>ASSETS</b>				
CASH AND CASH EQUIVALENTS	\$ 7,496,927	\$ 1,497,468	\$ 3,662,664	\$ 12,657,059
RECEIVABLES				
TAXES	9,546,468	10,911,379	-	20,457,847
INTERGOVERNMENTAL	461,558	-	397,120	858,678
OTHER	317,697	-	-	317,697
PREPAID ITEMS	103,000	-	-	103,000
RESTRICTED CASH AND CASH EQUIVALENTS	857,887	-	6,409,854	7,267,741
RESTRICTED IMPACT FEES RECEIVABLE	108,059	-	108,072	216,131
<b>TOTAL ASSETS</b>	<b>\$ 18,891,596</b>	<b>\$ 12,408,847</b>	<b>\$ 10,577,710</b>	<b>\$ 41,878,153</b>
<b>LIABILITIES</b>				
ACCOUNTS PAYABLE	\$ 745,134	\$ -	\$ 747,476	\$ 1,492,610
LIABILITIES PAYABLE FROM RESTRICTED ASSETS	390,954	-	1,471,722	1,862,676
WAGES PAYABLE	438,375	-	-	438,375
ACCRUED LIABILITIES	1,659,299	-	-	1,659,299
<b>TOTAL LIABILITIES</b>	<b>3,233,762</b>	<b>-</b>	<b>2,219,198</b>	<b>5,452,960</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
TAXES	7,244,868	10,911,379	-	18,156,247
IMPACT FEES	-	-	73,981	73,981
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>7,244,868</b>	<b>10,911,379</b>	<b>73,981</b>	<b>18,230,228</b>
<b>FUND BALANCES</b>				
NONSPENDABLE	103,000	-	-	103,000
RESTRICTED	574,992	-	4,738,086	5,313,078
COMMITTED	624,936	-	-	624,936
ASSIGNED	192,026	1,497,468	3,546,445	5,235,939
UNASSIGNED	6,918,012	-	-	6,918,012
<b>TOTAL FUND BALANCE</b>	<b>8,412,966</b>	<b>1,497,468</b>	<b>8,284,531</b>	<b>18,194,965</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>	<b>\$ 18,891,596</b>	<b>\$ 12,408,847</b>	<b>\$ 10,577,710</b>	<b>\$ 41,878,153</b>

**LEHI CITY CORPORATION  
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE  
TO NET ASSETS OF GOVERNMENTAL ACTIVITIES  
JUNE 30, 2016**

TOTAL GOVERNMENTAL FUND BALANCES	\$ 18,194,965
AMOUNTS REPORTED FOR GOVERNMENTAL ACTIVITIES IN THE STATEMENT OF NET POSITION ARE DIFFERENT BECAUSE:	
CAPITAL ASSETS USED IN GOVERNMENTAL ACTIVITIES ARE NOT FINANCIAL RESOURCES AND THEREFORE ARE NOT REPORTED IN THE FUNDS	256,413,256
LONG-TERM LIABILITIES, INCLUDING BONDS PAYABLE, ARE NOT DUE AND PAYABLE IN THE CURRENT PERIOD AND THEREFORE ARE NOT REPORTED IN THE FUNDS	(128,807,127)
INTEREST PAYABLE ON LONG-TERM FINANCIAL RESOURCES IS NOT REPORTED IN THE GOVERNMENTAL FUNDS	(2,388,838)
THE CURRENT ASSETS AND LIABILITIES OF THE INTERNAL SERVICE FUNDS ARE INCLUDED IN THE GOVERNMENTAL ACTIVITIES IN THE STATEMENT OF NET POSITION	889,169
DEFERRED INFLOWS OF RESOURCES RELATED TO IMPACT FEES RECEIVABLE IN FUTURE PERIODS SHOULD BE RECOGNIZED AS REVENUES IN THE STATEMENT OF NET POSITION	73,981
DEFERRED OUTFLOWS AND INFLOWS RELATED TO PENSIONS AND THE NET PENSION ASSET WILL NEITHER REQUIRE THE USE OF NOR PROVIDE CURRENT PERIOD FINANCIAL RESOURCES AND THEREFORE ARE NOT REPORTED IN THE FUNDS	2,155,276
SOME OF THE INTERNAL SERVICE NET INCOME IS ALLOCABLE TO BUSINESS-TYPE ACTIVITIES. THESE AMOUNTS ARE SHOWN IN THE INTERNAL BALANCES IN THE STATEMENT OF NET POSITION	(754,757)
<b>NET POSITION OF GOVERNMENTAL ACTIVITIES</b>	<b>\$ 145,775,925</b>

**LEHI CITY CORPORATION  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2016**

	GENERAL	SPECIAL REVENUE REDEVELOPMENT AGENCY	CAPITAL PROJECTS	TOTAL GOVERNMENTAL FUNDS
<b>REVENUES</b>				
TAXES	\$ 21,936,404	\$ 11,543,615	\$ 515,494	\$ 33,995,513
LICENSES, FEES AND PERMITS	2,246,879	-	4,286,559	6,533,438
INTERGOVERNMENTAL	1,931,033	-	1,608,716	3,539,749
CHARGES FOR SERVICES	6,519,088	-	-	6,519,088
FINES AND FORFEITURES	668,151	-	-	668,151
MISCELLANEOUS	649,434	-	-	649,434
INTEREST ON INVESTMENTS	82,122	9,154	54,386	145,662
<b>TOTAL REVENUES</b>	<b>34,033,111</b>	<b>11,552,769</b>	<b>6,465,155</b>	<b>52,051,035</b>
<b>EXPENDITURES</b>				
<b>CURRENT</b>				
GENERAL GOVERNMENT	6,804,485	-	-	6,804,485
PUBLIC SAFETY	10,602,138	-	-	10,602,138
COMMUNITY DEVELOPMENT	2,286,529	1,533,635	-	3,820,164
STREETS AND HIGHWAYS	3,114,886	-	-	3,114,886
PARKS, RECREATION AND CULTURE	8,279,958	-	-	8,279,958
CEMETERY	415,615	-	-	415,615
OTHER	-	-	3,600	3,600
CAPITAL OUTLAY	-	-	9,752,734	9,752,734
<b>DEBT SERVICE</b>				
PRINCIPAL	660,000	4,104,670	-	4,764,670
INTEREST AND FISCAL CHARGES	150,880	4,203,834	377,863	4,732,577
<b>TOTAL EXPENDITURES</b>	<b>32,314,491</b>	<b>9,842,139</b>	<b>10,134,197</b>	<b>52,290,827</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>1,718,620</b>	<b>1,710,630</b>	<b>(3,669,042)</b>	<b>(239,792)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFERS IN	2,097,776	-	3,720,567	5,818,343
TRANSFERS OUT	(3,720,567)	(1,366,856)	-	(5,087,423)
SALE OF CAPITAL ASSETS	47,450	-	579,779	627,229
ISSUANCE OF NOTES AND BONDS	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(1,575,341)</b>	<b>(1,366,856)</b>	<b>4,300,346</b>	<b>1,358,149</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>143,279</b>	<b>343,774</b>	<b>631,304</b>	<b>1,118,357</b>
<b>FUND BALANCE AT BEGINNING OF YEAR</b>	<b>8,269,687</b>	<b>1,153,694</b>	<b>7,653,227</b>	<b>17,076,608</b>
<b>FUND BALANCE AT END OF YEAR</b>	<b>\$ 8,412,966</b>	<b>\$ 1,497,468</b>	<b>\$ 8,284,531</b>	<b>\$ 18,194,965</b>

**LEHI CITY CORPORATION  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2016**

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS	\$ 1,118,357
AMOUNTS REPORTED FOR GOVERNMENTAL ACTIVITIES IN THE STATEMENT OF ACTIVITIES ARE DIFFERENT BECAUSE:	
GOVERNMENTAL FUNDS REPORT CAPITAL OUTLAYS AS EXPENDITURES WHILE GOVERNMENTAL ACTIVITIES REPORT DEPRECIATION EXPENSE TO ALLOCATE THOSE EXPENDITURES OVER THE LIFE OF THE ASSETS CAPITAL ASSET PURCHASES CAPITALIZED DEPRECIATION EXPENSE	9,904,286 (10,884,356)
SOME EXPENSES REPORTED IN THE STATEMENT OF ACTIVITIES, SUCH AS COMPENSATED ABSENCES, ACCRUED INTEREST, LANDFILL POST-CLOSURE COSTS DO NOT REQUIRE THE USE OF CURRENT FINANCIAL RESOURCES AND THEREFORE ARE NOT REPORTED AS EXPENDITURES IN THE GOVERNMENTAL FUNDS	712,968
REPAYMENT OF PRINCIPAL IS AN EXPENDITURE IN GOVERNMENTAL FUNDS, BUT THE REPAYMENT REDUCES LONG-TERM LIABILITIES IN THE STATEMENT OF NET POSITION	4,764,670
THE NET REVENUE OF INTERNAL SERVICES FUNDS IS ALLOCATED BETWEEN GOVERNMENTAL ACTIVITIES AND BUSINESS-TYPE ACTIVITIES. INTERNAL SERVICE FUND NET INCOME LESS AMOUNT ALLOCATED TO BUSINESS-TYPE ACTIVITIES	7,659 27,575
GOVERNMENTAL FUNDS REPORT THE DISPOSAL OF ASSETS TO THE EXTENT PROCEEDS ARE RECEIVED, IN THE STATEMENT OF NET POSITION, A GAIN OR LOSS IS REPORTED FOR EACH DISPOSAL	(53,503)
DEFERRED INFLOWS OF RESOURCES RELATED TO IMPACT FEES ARE DEFERRED IN THE GOVERNMENTAL FUNDS BUT RECOGNIZED AS REVENUES IN THE STATEMENT OF ACTIVITIES	(488,252)
DEVELOPER CONTRIBUTIONS OF INFRASTRUCTURE NOT RECORDED IN GOVERNMENTAL FUNDS	12,240,989
CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES	\$ 17,350,393

**LEHI CITY CORPORATION  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES - BUDGET AND ACTUAL  
FOR THE YEAR ENDED JUNE 30, 2016**

	GENERAL FUND				REDEVELOPMENT AGENCY			
	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL			ORIGINAL	FINAL		
<b>REVENUES</b>								
TAXES	\$ 20,402,506	\$ 20,402,506	\$ 21,936,404	\$ 1,533,898	\$ 11,095,000	\$ 11,095,000	\$ 11,543,615	\$ 448,615
LICENSES, FEES AND PERMITS	2,090,000	2,090,000	2,246,879	156,879	-	-	-	-
INTERGOVERNMENTAL REVENUE	1,793,500	2,048,500	1,931,033	(117,467)	-	-	-	-
CHARGES FOR SERVICE	5,613,800	5,637,800	6,519,088	881,288	-	-	-	-
FINES AND FORFEITURES	632,500	632,500	668,151	35,651	-	-	-	-
MISCELLANEOUS REVENUE	404,200	404,200	649,434	245,234	-	-	-	-
INTEREST ON INVESTMENTS	64,500	64,500	82,122	17,622	7,500	7,500	9,154	1,654
<b>TOTAL REVENUES</b>	<b>31,001,006</b>	<b>31,280,006</b>	<b>34,033,111</b>	<b>2,753,105</b>	<b>11,102,500</b>	<b>11,102,500</b>	<b>11,552,769</b>	<b>450,269</b>
<b>EXPENDITURES</b>								
GENERAL GOVERNMENT	7,013,724	7,013,724	6,804,485	209,239	-	-	-	-
PUBLIC SAFETY	11,063,834	11,367,834	10,602,138	765,696	-	-	-	-
COMMUNITY DEVELOPMENT	2,330,703	2,330,703	2,286,529	44,174	11,660,000	11,660,000	1,533,635	10,126,365
STREETS AND HIGHWAYS	3,034,162	3,034,162	3,114,886	(80,724)	-	-	-	-
PARKS, RECREATIONS AND CULTURE	8,759,133	8,759,133	8,279,958	479,175	-	-	-	-
CEMETERY	421,130	421,130	415,615	5,515	-	-	-	-
DEBT SERVICE	815,832	815,832	810,880	4,952	7,041,250	7,041,250	8,308,504	(1,267,254)
<b>TOTAL EXPENDITURES</b>	<b>33,438,518</b>	<b>33,742,518</b>	<b>32,314,491</b>	<b>1,428,027</b>	<b>18,701,250</b>	<b>18,701,250</b>	<b>9,842,139</b>	<b>8,859,111</b>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(2,437,512)	(2,462,512)	1,718,620	4,181,132	(7,598,750)	(7,598,750)	1,710,630	9,309,380
OTHER FINANCING SOURCES (USES)								
ISSUANCE OF NOTES	-	-	-	-	9,000,000	9,000,000	-	(9,000,000)
TRANSFERS IN	1,905,000	1,905,000	2,097,776	192,776	-	-	-	-
TRANSFERS OUT	(1,520,567)	(3,720,567)	(3,720,567)	-	(1,138,750)	(1,138,750)	(1,366,856)	(228,106)
SALE OF CAPITAL ASSETS	10,000	10,000	47,450	37,450	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>394,433</b>	<b>(1,805,567)</b>	<b>(1,575,341)</b>	<b>230,226</b>	<b>7,861,250</b>	<b>7,861,250</b>	<b>(1,366,856)</b>	<b>(9,228,106)</b>
NET CHANGE IN FUND BALANCE	(2,043,079)	(4,268,079)	143,279	4,411,358	262,500	262,500	343,774	81,274
FUND BALANCE AT BEGINNING OF YEAR	8,269,687	8,269,687	8,269,687	-	1,153,694	1,153,694	1,153,694	-
FUND BALANCE AT END OF YEAR	\$ 6,226,608	\$ 4,001,608	\$ 8,412,966	\$ 4,411,358	\$ 1,416,194	\$ 1,416,194	\$ 1,497,468	\$ 81,274

THIS PAGE INTENTIONALLY LEFT BLANK



**LEHI CITY CORPORATION**  
**STATEMENT OF NET POSITION**  
**PROPRIETARY FUNDS**  
**JUNE 30, 2016**

	BUSINESS-TYPE ACTIVITIES						TOTAL BUSINESS- TYPE FUNDS	GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS
	CULINARY WATER	SEWER	PRESSURIZED IRRIGATION	ELECTRIC	DRAINAGE	NONMAJOR ENTERPRISE FUND (GARBAGE)		
<b>ASSETS</b>								
<b>CURRENT ASSETS</b>								
CASH AND CASH EQUIVALENTS	\$ 2,780	\$ 5,447,099	\$ 867,458	\$ 6,960,244	\$ 2,987,278	\$ 369,894	\$ 16,634,753	\$ 1,194,513
RECEIVABLE (NET):								
ACCOUNTS	403,055	850,551	217,565	3,196,679	100,738	224,701	4,993,289	-
UNBILLED	14,382	25,113	10,694	96,899	2,350	10,885	160,323	-
REFUND DUE FROM DEPOSIT								
WITH POWER SUPPLIER	-	-	-	295,763	-	-	295,763	-
PREPAID INTEREST AND OTHER EXPENSES	-	-	-	-	-	-	-	-
DUE FROM OTHER FUNDS	-	-	-	1,065,000	-	-	1,065,000	-
INVENTORY	185,451	8,150	50,581	2,259,058	1,459	-	2,504,699	52,890
<b>TOTAL CURRENT ASSETS</b>	<b>605,668</b>	<b>6,330,913</b>	<b>1,146,298</b>	<b>13,873,643</b>	<b>3,091,825</b>	<b>605,480</b>	<b>25,653,827</b>	<b>1,247,403</b>
<b>NON-CURRENT ASSETS</b>								
RESTRICTED CASH AND CASH EQUIVALENTS	-	-	-	4,219,027	-	-	4,219,027	-
RESTRICTED IMPACT FEE RECEIVABLE	30,318	13,082	73,602	281,564	27,657	-	426,223	-
NONDEPRECIABLE CAPITAL ASSETS	27,854,551	65,015	25,079,050	530,655	157,433	-	53,686,704	-
DEPRECIABLE CAPITAL ASSETS, NET	31,426,834	38,937,476	39,020,257	47,570,740	34,215,127	-	191,170,434	3,005,908
<b>TOTAL NON-CURRENT ASSETS</b>	<b>59,311,703</b>	<b>39,015,573</b>	<b>64,172,909</b>	<b>52,601,986</b>	<b>34,400,217</b>	<b>-</b>	<b>249,502,388</b>	<b>3,005,908</b>
<b>TOTAL ASSETS</b>	<b>\$ 59,917,371</b>	<b>\$ 45,346,486</b>	<b>\$ 65,319,207</b>	<b>\$ 66,475,629</b>	<b>\$ 37,492,042</b>	<b>\$ 605,480</b>	<b>\$ 275,156,215</b>	<b>\$ 4,253,311</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>								
ADVANCE FUNDING OF UAMPS PROJECT	\$ -	\$ -	\$ -	\$ 7,788,807	\$ -	\$ -	\$ 7,788,807	\$ -
LOSS ON REFUNDING	-	-	-	91,827	-	-	91,827	-
DEFERRED OUTFLOWS RELATED TO PENSIONS	233,264	68,799	85,489	773,475	67,984	-	1,229,011	225,529
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>\$ 233,264</b>	<b>\$ 68,799</b>	<b>\$ 85,489</b>	<b>\$ 8,654,109</b>	<b>\$ 67,984</b>	<b>\$ -</b>	<b>\$ 9,109,645</b>	<b>\$ 225,529</b>

CONTINUED

**LEHI CITY CORPORATION**  
**STATEMENT OF NET POSITION - CONTINUED**  
**PROPRIETARY FUNDS**  
**JUNE 30, 2016**

	BUSINESS-TYPE ACTIVITIES						NONMAJOR ENTERPRISE FUND (GARBAGE)	TOTALS	GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS
	CULINARY WATER	SEWER	PRESSURIZED IRRIGATION	ELECTRIC	DRAINAGE				
<b>LIABILITIES</b>									
<b>CURRENT LIABILITIES</b>									
DUE TO OTHER FUNDS	\$ 1,065,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,065,000	\$ -	
ACCOUNTS PAYABLE	482,205	917,166	315,416	4,207,187	129,602	209,674	6,261,250	340,001	
WAGES PAYABLE	17,265	5,808	4,056	53,635	5,816	-	86,580	18,233	
ACCRUED INTEREST PAYABLE	-	-	-	4,340	1,064	-	5,404	-	
PAYABLE FROM RESTRICTED ASSETS:									
ACCOUNTS PAYABLE	-	-	73,602	16,344	-	-	89,946	-	
CUSTOMER DEPOSITS	10,850	-	-	15,715	-	-	26,565	-	
CURRENT PORTION COMPENSATED ABSENCES	45,758	15,284	9,806	157,987	13,094	-	241,929	48,375	
CURRENT MATURITIES OF LONG-TERM OBLIGATIONS	20,750	-	20,750	755,000	155,000	-	951,500	-	
<b>TOTAL CURRENT LIABILITIES</b>	<u>1,641,828</u>	<u>938,258</u>	<u>423,630</u>	<u>5,210,208</u>	<u>304,576</u>	<u>209,674</u>	<u>8,728,174</u>	<u>406,609</u>	
<b>NON-CURRENT LIABILITIES</b>									
COMPENSATED ABSENCES	107,867	11,914	12,096	226,022	19,936	-	377,835	52,992	
NET PENSION LIABILITY	405,732	119,666	148,698	1,345,360	118,250	-	2,137,706	392,278	
NOTES PAYABLE	740,143	-	740,143	-	-	-	1,480,286	-	
BONDS PAYABLE, LESS CURRENT MATURITIES	-	-	-	2,320,000	1,455,000	-	3,775,000	-	
<b>TOTAL NON-CURRENT LIABILITIES</b>	<u>1,253,742</u>	<u>131,580</u>	<u>900,937</u>	<u>3,891,382</u>	<u>1,593,186</u>	<u>-</u>	<u>7,770,827</u>	<u>445,270</u>	
<b>TOTAL LIABILITIES</b>	<u>\$ 2,895,570</u>	<u>\$ 1,069,838</u>	<u>\$ 1,324,567</u>	<u>\$ 9,101,590</u>	<u>\$ 1,897,762</u>	<u>\$ 209,674</u>	<u>\$ 16,499,001</u>	<u>\$ 851,879</u>	
<b>DEFERRED INFLOWS OF RESOURCES</b>									
DEFERRED INFLOWS RELATED TO PENSIONS	\$ 65,545	\$ 19,332	\$ 24,022	\$ 217,340	\$ 19,103	\$ -	\$ 345,342	\$ 63,371	
<b>NET POSITION</b>									
NET INVESTMENT IN CAPITAL ASSETS	\$ 58,520,492	\$ 39,002,491	\$ 63,338,414	\$ 45,026,395	\$ 32,762,560	\$ -	\$ 238,650,352	\$ 3,005,908	
RESTRICTED FOR									
CAPITAL PROJECTS	30,318	13,082	-	4,484,247	27,657	-	4,555,304	-	
UNRESTRICTED	(1,361,290)	5,310,542	717,693	16,300,166	2,852,944	395,806	24,215,861	557,682	
<b>TOTAL NET POSITION</b>	<u>\$ 57,189,520</u>	<u>\$ 44,326,115</u>	<u>\$ 64,056,107</u>	<u>\$ 65,810,808</u>	<u>\$ 35,643,161</u>	<u>\$ 395,806</u>	<u>267,421,517</u>	<u>\$ 3,563,590</u>	
ADJUSTMENT TO REFLECT THE CONSOLIDATION OF INTERNAL SERVICE FUND ACTIVITIES RELATED TO ENTERPRISE FUNDS									
CURRENT YEAR ADJUSTMENT							(27,575)		
CUMULATIVE ADJUSTMENT FROM PRIOR YEARS							782,332		
<b>NET POSITION OF BUSINESS-TYPE ACTIVITIES</b>							<u>\$ 268,176,274</u>		

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**LEHI CITY CORPORATION  
STATEMENT OF REVENUES, EXPENSES AND  
CHANGES IN NET POSITION  
PROPRIETARY FUNDS  
FOR THE YEAR ENDED JUNE 30, 2016**

	BUSINESS-TYPE ACTIVITIES						TOTALS	GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS
	CULINARY WATER	SEWER	PRESSURIZED IRRIGATION	ELECTRIC	DRAINAGE	NONMAJOR ENTERPRISE FUND (GARBAGE)		
OPERATING REVENUES (PLEGGED AS SECURITY FOR REVENUE BONDS)								
CHARGES FOR SERVICES	\$ 3,871,295	\$ 8,632,614	\$ 2,514,786	\$ 28,672,351	\$ 1,018,434	\$ 2,196,940	\$ 46,906,420	\$ 3,830,479
HOOK-UP AND SERVICING FEES	410,979	-	182,650	295,050	-	-	888,679	-
MISCELLANEOUS REVENUES	92,253	65,260	513	414,693	35,550	9,590	617,859	-
TOTAL OPERATING REVENUES	<u>4,374,527</u>	<u>8,697,874</u>	<u>2,697,949</u>	<u>29,382,094</u>	<u>1,053,984</u>	<u>2,206,530</u>	<u>48,412,958</u>	<u>3,830,479</u>
OPERATING EXPENSES								
PERSONNEL	959,302	326,063	308,462	2,716,226	286,229	-	4,596,282	962,329
GENERAL ADMINISTRATION	198,314	94,273	60,343	488,187	28,158	24,519	893,794	-
OPERATING AND MAINTENANCE	1,516,053	6,222,019	1,128,253	20,851,278	97,265	2,098,969	31,913,837	2,342,205
INTERFUND CHARGES	203,240	181,000	75,000	587,773	46,000	-	1,093,013	-
DEPRECIATION	1,189,459	1,359,395	1,324,060	2,028,243	1,087,711	-	6,988,868	613,762
TOTAL OPERATING EXPENSES	<u>4,066,368</u>	<u>8,182,750</u>	<u>2,896,118</u>	<u>26,671,707</u>	<u>1,545,363</u>	<u>2,123,488</u>	<u>45,485,794</u>	<u>3,918,296</u>
OPERATING INCOME (LOSS)	<u>308,159</u>	<u>515,124</u>	<u>(198,169)</u>	<u>2,710,387</u>	<u>(491,379)</u>	<u>83,042</u>	<u>2,927,164</u>	<u>(87,817)</u>
NON-OPERATING REVENUES (EXPENSES)								
IMPACT FEE REVENUE (PLEGGED AS SECURITY FOR REVENUE BONDS)	762,257	343,934	687,129	2,956,924	347,597	-	5,097,841	-
INTEREST INCOME	10,325	39,107	12,190	62,077	25,508	2,255	151,462	79,039
INTEREST EXPENSE	(43,888)	(5,432)	(36,952)	(93,731)	(65,285)	-	(245,288)	-
GAIN ON SALE OF CAPITAL ASSETS	11,032	38,000	6,022	11,960	-	-	67,014	-
TOTAL NON-OPERATING REVENUES (EXPENSES)	<u>739,726</u>	<u>415,609</u>	<u>668,389</u>	<u>2,937,230</u>	<u>307,820</u>	<u>2,255</u>	<u>5,071,029</u>	<u>95,476</u>
INCOME BEFORE CONTRIBUTIONS AND TRANSFERS	1,047,885	930,733	470,220	5,647,617	(183,559)	85,297	7,998,193	7,659
CAPITAL CONTRIBUTIONS	1,297,232	2,091,138	2,990,222	3,866,193	2,572,206	-	12,816,991	-
TRANFERS FROM OTHER FUNDS	-	-	-	-	-	-	-	-
TRANSFERS TO OTHER FUNDS	(174,500)	(150,000)	(64,890)	(265,920)	(65,610)	(10,000)	(730,920)	-
CHANGE IN NET POSITION	<u>2,170,617</u>	<u>2,871,871</u>	<u>3,395,552</u>	<u>9,247,890</u>	<u>2,323,037</u>	<u>75,297</u>	<u>20,084,264</u>	<u>7,659</u>
NET POSITION AT BEGINNING OF YEAR,	<u>55,018,903</u>	<u>41,454,244</u>	<u>60,660,555</u>	<u>56,562,918</u>	<u>33,320,124</u>	<u>320,509</u>		<u>55,018,903</u>
NET POSITION AT END OF YEAR	<u>\$ 57,189,520</u>	<u>\$ 44,326,115</u>	<u>\$ 64,056,107</u>	<u>\$ 65,810,808</u>	<u>\$ 35,643,161</u>	<u>\$ 395,806</u>		<u>\$ 55,026,562</u>
ADJUSTMENT TO REFLECT THE CONSOLIDATION OF INTERNAL SERVICE FUND ACTIVITIES RELATED TO ENTERPRISE FUNDS							(27,575)	
CHANGE IN NET POSITION OF BUSINESS-TYPE ACTIVITIES (page 33)							<u>\$ 20,056,689</u>	

40

**LEHI CITY CORPORATION**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUNDS**  
**FOR THE YEAR ENDED JUNE 30, 2016**

	BUSINESS-TYPE ACTIVITIES						TOTALS	GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS
	CULINARY WATER	SEWER	PRESSURIZED IRRIGATION	ELECTRIC	DRAINAGE	NONMAJOR ENTERPRISE FUND (GARBAGE)		
CASH FLOWS FROM OPERATING ACTIVITIES								
CASH RECEIVED FROM CUSTOMERS	\$ 4,243,314	\$ 8,673,338	\$ 2,895,325	\$ 28,452,831	\$ 1,015,383	\$ 2,191,571	\$ 47,471,762	\$ -
CASH RECEIVED FROM INTERFUND SERVICES PROVIDED	-	-	-	-	-	-	-	3,831,218
CASH PAID TO SUPPLIERS	(1,687,036)	(6,920,161)	(1,481,137)	(21,329,314)	(143,706)	(2,440,114)	(34,001,468)	(1,772,115)
CASH PAID TO EMPLOYEES	(945,110)	(310,311)	(338,192)	(2,664,946)	(271,462)	-	(4,530,021)	(1,432,972)
CASH PAID FOR INTERFUND SERVICES	(203,240)	(181,000)	(75,000)	(587,773)	(46,000)	-	(1,093,013)	-
OTHER RECEIPTS	92,253	65,260	513	414,693	35,550	9,590	617,859	-
NET CASH PROVIDED BY OPERATING ACTIVITIES	1,500,181	1,327,126	1,001,509	4,285,491	589,765	(238,953)	8,465,119	626,131
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES								
TRANSFERS OUT	(174,500)	(150,000)	(64,890)	(265,920)	(65,610)	(10,000)	(730,920)	-
TRANSFERS IN	-	-	-	-	-	-	-	-
PAYMENTS MADE ON INTERFUND BALANCES	1,020,034	-	-	(1,065,000)	-	-	(44,966)	-
NET CASH PROVIDED BY (USED IN) NON-CAPITAL FINANCING ACTIVITIES	845,534	(150,000)	(19,924)	(1,330,920)	(65,610)	(10,000)	(730,920)	16,437
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES								
ACQUISITION AND CONSTRUCTION OF CAPITAL ASSETS	(3,187,117)	(2,386,197)	(1,916,833)	(3,453,650)	(749,917)	-	(11,693,714)	(1,396,698)
ADVANCE FUNDING OF UAMPS PROJECT	-	-	-	-	-	-	-	-
PROCEEDS FROM SALE OF CAPITAL ASSETS	11,032	38,000	6,022	11,960	-	-	67,014	-
CONTRIBUTIONS FROM DEVELOPERS	-	-	-	2,843,040	361,342	-	3,204,382	-
PRINCIPAL PAID ON BONDS	(768)	-	-	(745,000)	(150,000)	-	(895,768)	-
INTEREST PAID ON BONDS	(43,888)	(5,432)	(36,952)	(58,783)	(65,398)	-	(210,453)	-
PRINCIPAL PAID ON NOTES PAYABLE	(19,172)	-	(19,940)	-	-	-	(39,112)	-
IMPACT FEES COLLECTED	886,653	2,457,216	1,053,397	4,028,795	464,504	-	8,890,565	-
NET CASH USED IN CAPITAL AND RELATED FINANCING ACTIVITIES	(2,353,260)	103,587	(914,306)	2,626,362	(139,469)	-	(677,086)	(1,396,698)
CASH FLOWS FROM INVESTING ACTIVITIES								
INTEREST INCOME COLLECTED	10,325	39,107	12,190	62,077	25,508	2,255	151,462	79,039
NET CASH PROVIDED BY INVESTING ACTIVITIES	10,325	39,107	12,190	62,077	25,508	2,255	151,462	79,039

CONTINUED

**LEHI CITY CORPORATION**  
**STATEMENT OF CASH FLOWS - CONTINUED**  
**PROPRIETARY FUNDS**  
**FOR THE YEAR ENDED JUNE 30, 2016**

	BUSINESS-TYPE ACTIVITIES						TOTALS	GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS
	CULINARY WATER	SEWER	PRESSURIZED IRRIGATION	ELECTRIC	DRAINAGE	NONMAJOR ENTERPRISE FUND (GARBAGE)		
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	2,780	1,319,820	79,469	5,643,010	410,194	(246,698)	7,208,575	(675,091)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	-	4,127,279	787,989	5,536,261	2,577,084	616,592	13,645,205	1,869,604
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>\$ 2,780</u>	<u>\$ 5,447,099</u>	<u>\$ 867,458</u>	<u>\$ 11,179,271</u>	<u>\$ 2,987,278</u>	<u>\$ 369,894</u>	<u>\$ 20,853,780</u>	<u>\$ 1,194,513</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR CONSISTS OF:								
UNRESTRICTED CASH	\$ 2,780	\$ 5,447,099	\$ 867,458	\$ 6,960,244	\$ 2,987,278	\$ 369,894	\$ 16,634,753	\$ 1,194,513
RESTRICTED CASH	-	-	-	4,219,027	-	-	4,219,027	-
	<u>\$ 2,780</u>	<u>\$ 5,447,099</u>	<u>\$ 867,458</u>	<u>\$ 11,179,271</u>	<u>\$ 2,987,278</u>	<u>\$ 369,894</u>	<u>\$ 20,853,780</u>	<u>\$ 1,194,513</u>
NON-CASH INVESTING, CAPITAL AND FINANCING ACTIVITIES								
CONTRIBUTIONS OF CAPITAL ASSETS FROM DEVELOPERS	\$ 1,297,232	\$ 2,091,138	\$ 2,990,222	\$ 1,023,153	\$ 2,210,864	\$ -	\$ 9,612,609	\$ -
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES:								
OPERATING INCOME (LOSS)	\$ 308,159	\$ 515,124	\$ (198,169)	\$ 2,710,387	\$ (491,379)	\$ 83,042	\$ 2,927,164	\$ (87,817)
ADJUSTMENTS TO RECONCILE OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES								
DEPRECIATION	1,189,459	1,359,395	1,324,060	2,028,243	1,087,711	-	6,988,868	613,762
CHANGES IN ASSETS AND LIABILITIES								
ACCOUNTS RECEIVABLE	(41,761)	41,325	200,481	(103,542)	(2,216)	(3,664)	90,623	-
ALLOWANCE FOR UNCOLLECTIBLE AMOUNTS	(8,049)	(601)	(2,592)	(13,353)	(835)	(1,705)	(27,135)	-
ADVANCE BILLING ON DEPOSIT WITH POWER SUPPLIER	-	-	-	96,093	-	-	96,093	-
PREPAID ITEMS	-	-	-	-	-	-	-	-
INVENTORY	(53,108)	(702)	16,242	(171,555)	3,001	-	(206,122)	739
ACCOUNTS PAYABLE	80,439	(603,167)	(308,783)	85,613	(21,284)	(316,626)	(1,083,808)	37,178
WAGES PAYABLE	7,146	2,308	(789)	16,289	2,326	-	27,280	7,150
COMPENSATED ABSENCES	(39,664)	(283)	(46,038)	(106,097)	(989)	-	(193,071)	10,275
CHANGES IN NET PENSION LIABILITY AND DEFERRED INFLOWS AND OUTFLOWS								
RELATED TO PENSIONS	46,710	13,727	17,097	141,088	13,430	-	232,052	44,844
CUSTOMER DEPOSITS	10,850	-	-	(397,675)	-	-	(386,825)	-
	<u>\$ 1,500,181</u>	<u>\$ 1,327,126</u>	<u>\$ 1,001,509</u>	<u>\$ 4,285,491</u>	<u>\$ 589,765</u>	<u>\$ (238,953)</u>	<u>\$ 8,465,119</u>	<u>\$ 626,131</u>

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Lehi City Corporation (the City) was incorporated under the laws of the State of Utah in 1852 and operates under an elected Mayor-Council form of government. The City's major operations include police and fire protection, parks, library and recreation, public works, community development and general administrative services. In addition, the City owns and operates culinary water, pressurized irrigation, sewer, drainage, and power systems.

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

**Reporting Entity**

These financial statements present the City (primary government) and its component units, organizations that are included in the City's reporting entity because of the significance of their operational or financial relationships with the City. Blended component units, although legal separate entities are, in substance, part of the City's operations and data from these units are combined with data of the City. Entities that were evaluated by the City for presentation in the City's financial statements consist of the following:

*The Lehi City Redevelopment Agency* - The Lehi City Redevelopment Agency (RDA) serves all the citizens of the City and is governed by a board comprised of the City Council. Additionally, City staff manage the activities of the RDA in essentially the same manner as it manages the activities of the City. In conformity with generally accepted accounting principles, the financial statements of the RDA have been included in the financial reporting entity as a special revenue fund. Separate financial statements are not issued for the RDA.

*The Tri-City Golf Course* - The Tri-City Golf Course was established in 1973 by American Fork City, Pleasant Grove City, and Lehi City. The Golf Course has its own board with one member of the each city council serving on that board. The joint venture does not meet the criteria for inclusion in the City's financial report as a component unit because the City does not exercise administrative control and the effect of the City's investment in the joint venture is immaterial.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

**Basic Financial Statements – Government-Wide Statements**

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The City's police and fire protection, parks, library and recreation, streets, community development and general administrative services are classified as governmental activities. The City's culinary water, sewer, pressurized irrigation, electric, drainage, and garbage services are classified as business-type activities.

In the government-wide Statement of Net Position, both the governmental and business-type activities columns are presented on a consolidated basis by column, and 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 position is reported in three parts – net investment in capital assets, restricted and unrestricted. The City first utilizes restricted resources to finance qualifying activities.

The government-wide Statement of Activities reports both the gross and net cost of each of the City's functions and business-type activities (public safety, community development, streets, etc.). The functions are also supported by general government revenues (property, sales and franchise taxes, impact fees, permits and charges, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating 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 net costs (by function or business-type activity) are normally covered by general revenue (property, sales and franchise taxes, etc.).

The City does not allocate indirect expenses.

The effect of interfund activity has generally been eliminated from the government-wide financial statements in accordance with GAAP. Certain eliminations have been made in regards to interfund activities, payables and receivables. Interfund services provided and used are not eliminated in the process of consolidation.

The government-wide statements focus more on the sustainability of the City in its entirety and the change in the City's net position resulting from the current year's activities.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

**Basic Financial Statements – Fund Financial Statements**

The financial transactions of the City are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures, or expenses, as appropriate. The following fund types are used by the City:

*Governmental Funds*

The focus of the governmental funds' measurement (in the fund financial statements) is upon the determination of 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** is the general operating fund of the City. It is used to account for all financial resources except those required to be accounting for in another fund.
- **Special revenue funds** are used to account for the property taxes levied on properties within each RDA or EDA project area.
- **Capital projects funds** are used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by business-type proprietary funds). The City has only one capital projects fund and it is used to account for major road, sidewalk, parks and land improvements.

The City has three major governmental funds – the General Fund, the Capital Projects Fund, and the Special Revenue Redevelopment Agency Fund which is used to account for revenues generated by development projects overseen by the Redevelopment Agency of the City of Lehi.

*Proprietary Funds*

The focus of proprietary fund measurement is upon the determination of net income, changes in net position, 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** are required to be used to account for operations for which a fee is charged to external users for goods or services and the activity is (a) financed with debt that is solely secured by a pledge of the net revenues, (b) has third party requirements that the cost of providing services, including capital costs, be recovered with fees and charges or (c) establishes fees and charges based on a pricing policy designed to recover similar costs.

The City's major enterprise funds are the Culinary Water Fund, the Sewer Fund, the Pressurized Irrigation Fund, the Electric Fund and the Drainage Fund.

- The purpose of the Culinary Water Fund is to assure an adequate supply of potable water. It also maintains the culinary water distribution lines, wells and storage tanks, and culinary water facilities.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

- The purpose of the Pressurized Irrigation Fund is to provide the citizens of the City with an adequate supply of clean irrigation water and adequate working water pressure for the City Fire Department.
  - The Sewer Fund’s mission is to ensure the proper and healthy collection and transmission of the City’s sewage and to protect, maintain and expand the City’s sewer system.
  - The purpose of the Electric Fund is to provide reliable electrical service to the City’s customers at competitive rates. This includes the construction, operation and maintenance of the City’s power distribution system including underground and overhead lines, meters, and substations.
  - The Drainage Fund is responsible for improving storm water conveyance throughout the City. This includes construction of new storm water conveyance and detention facilities to correct existing drainage problems in order to protect the City’s citizens and their property from serious flooding.
- **Internal service funds** are used to account for the City’s fleet maintenance, risk management, information technology, and property management services. The internal service fund activities have been combined into a single aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds are provided with the combining data elsewhere in this report.

The emphasis in fund financial statements is on the major funds in either the governmental or business-type activities category. Nonmajor funds by category are summarized into a single column. GASB No. 34 sets forth minimum criteria (percentage of the assets, liabilities, revenues or expenditures/expenses of either fund category or the governmental and enterprise combined) for the determination of major funds.

**Basis of Accounting**

Basis of accounting refers to the point at which revenues and expenditures, or expenses are recognized in the accounts and reported in the financial statements. It relates to the timing of the measurements made, regardless of the measurement focus applied.

*Accrual*

Both governmental and business-type activities in the government-wide financial statements and the proprietary fund financial statements are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

*Modified Accrual*

The governmental funds financial statements are presented on the modified accrual basis of accounting. Under this basis, revenues are recognized when susceptible to accrual; i.e., both 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 government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

**Cash and cash equivalents**

The City has defined cash and cash equivalents to include cash on hand, demand deposits, cash with fiscal agents and short-term investments with original maturity of three months or less from the date of acquisition.

State statutes authorize the City to invest in obligations of the U.S. Treasury, certain qualifying commercial paper, repurchase agreements and bankers' acceptances, and negotiable or nonnegotiable deposits of qualified depositories and the Utah Public Treasurers' Investment Fund.

Investments for the City are reported at fair value. The Utah Public Treasurers' Investment Fund operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

**Restricted cash and cash equivalents**

Certain restricted cash and cash equivalents are held by a fiscal agent for the redemption of bonded debt and for acquisition and construction of capital projects.

**Inventories and prepaid items**

Inventories in the proprietary funds consist of materials used in the construction and repair of the transmission, distribution, collection, and treatment systems are valued at the lower of cost or market on a weighted average basis. Supplies inventories, consisting principally of office supplies, are valued at the lower of cost or market on a first-in, first-out basis. Transformers are valued at the lower of cost or market on a specific identification basis.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

**Intangible Assets**

The City records donated intangible assets meeting the criteria outlined in GASB Statement No. 51 at fair value. The City records purchased intangible assets as capital assets. Water rights are the City's primary intangible asset.

**Deferred outflows/inflows of resources**

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

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

**Capital assets**

Capital assets, which include buildings and structures, improvements (including distributions systems and infrastructure), machinery, equipment, vehicles and office furniture, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. All City infrastructure has been capitalized. Capital assets are defined as assets purchased or acquired with an original cost of \$5,000 or more. Capital assets are reported at historical cost or estimated historical cost. Contributed assets are reported at fair market value as of the date received. 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. Depreciation on these assets is computed using the straight-line method over their estimated useful lives as follows:

	<u>Years</u>
Buildings and structures	10-50
Improvements, including distribution systems and other infrastructure	10-50
Machinery, equipment, and vehicles	5-15
Office furniture and equipment	5-15

**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.

Nonexchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, grants and donations. Revenue from property taxes is recognized in the year which the taxes are collected because the property taxes are intended to fund activities in the year of collection and not the fiscal year in which they were 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 nonexchange transaction must also be available before it can be recognized.

Under the modified accrual basis, the following revenue sources are considered to be both measurable and available at year end: intergovernmental revenue, sales and franchise taxes, charges for services, interest, and other fees.

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 deferred revenue. Property taxes become an enforceable lien on January 1 but are not due until November 30.

The City bills utility customers once monthly when the meters are read. The City is divided into two billing districts. Unbilled accounts receivable were \$160,323 at June 30, 2016. The accounts receivable are reported net of the allowance for doubtful accounts of \$450,752 at June 30, 2016.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

**Compensated Absences**

Accumulated unpaid vacation is accrued as incurred based on the years of service for each employee. Vacation is accumulated on a monthly basis and is fully vested when earned. Accumulated vacation cannot exceed 80 hours at the end of any calendar year and any vacation in excess of this amount is forfeited. At retirement, death, or termination, all unpaid accrued vacation is paid to the beneficiary. Proprietary funds expense all accrued vacation amounts when incurred. Governmental funds report an expenditure as the vacation is paid or at termination. The current portion is determined by the City to be the portion of vacation pay due employees who terminated prior to year-end.

Accumulated sick leave is earned at a rate of one day per month. Employees may accumulate unlimited sick leave. Upon retirement, employees may elect to be paid 25% of outstanding sick pay or may have 75% of outstanding sick pay deposited into a Retirement Health Savings Account in their name, which is administered by a third party. Proprietary funds expense 75% of sick pay when it is earned by the employee. Governmental funds report an expenditure when the sick pay is paid. The current portion is the accrued sick pay for employees of governmental funds who terminated prior to year end.

The noncurrent portion of these amounts (the amount estimated to be used in subsequent fiscal years) for governmental funds is maintained separately and represents a reconciling item between the fund and government-wide presentations.

**Interfund Activity**

Interfund activity is reported either as loans, reimbursements or transfers. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and, in the government-wide statement of activities, reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental or proprietary funds are netted as part of the reconciliation to the government-wide financial statements.

**Fund Equity**

Governmental fund equity is classified as fund balance. Fund balance is further classified as follows:

*Nonspendable fund balance.* This classification includes amounts that cannot be spent because they are either (a) not in spendable form – prepaid items or inventories; or (b) legally or contractually required to be maintained intact.

*Restricted fund balance.* This classification reflects the constraints imposed on resources either (a) externally by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional or enabling legislation.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

*Committed fund balance.* These amounts can only be used for specific purposes pursuant to constraints imposed by formal resolutions of the city council – the City’s highest level of decision making authority. Those committed amounts cannot be used for any other purpose unless the city council removes the specified use by taking the same type of action used to impose the commitment. This classification also includes contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

*Assigned fund balance.* This classification reflects the amounts constrained by the City’s “intent” to be used for specific purposes, but are neither restricted nor committed, as established by the city council with the recommendation of the city administrator. It also includes all remaining amounts that are reported in governmental funds other than the general fund that are not classified as nonspendable, restricted, or committed.

*Unassigned fund balance.* This fund balance is the residual classification for the General Fund.

When both restricted and non-restricted fund balances are available for use, it is the City’s policy to use restricted fund balance first, then non-restricted fund balance. Furthermore, committed fund balances are reduced first, followed by assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those non-restricted fund balance classifications can be used.

**Operating Revenues and Expenses**

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. Operating expenses are necessary costs that have been incurred in order to provide the good or service that is the primary activity of the fund.

**Pensions**

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

**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.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

**Budgets and budgetary control**

Annual budgets are prepared and adopted, in accordance with state law, by the Mayor and City Council on or before June 22 for the following fiscal year, beginning July 1. Estimated revenues and appropriations may be increased or decreased by resolution of the City Council at any time during the year. A public hearing must be held prior to any proposed increase in a fund's appropriations. Budgets include activities in several different funds, including the General Fund, Redevelopment Agency Special Revenue Fund and Capital Projects Fund. The level of the City's budgetary control (that is, the level at which the City's expenditures cannot legally exceed the appropriated amounts) is established by activity and purpose within an individual fund such as general government; public safety; community development; streets and highways; parks, recreation and culture; and cemetery within the governmental funds. Each department head is responsible to the Mayor and City Council for spending within the budget for their department. All annual budgets lapse at fiscal year end.

Utah State law prohibits the appropriation of unassigned General Fund balance until it exceeds 5% of the General Fund revenues. Until unassigned fund balance is greater than the above amount, it cannot be budgeted, but is used to provide working capital until tax revenue is received, to meet emergency expenditures, and to cover unanticipated deficits. When unassigned fund balance is greater than 25% of the next year's budgeted revenues, the excess must be appropriated within the following two years.

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

Budgetary information included in the Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual for the General Fund and the Redevelopment Agency are prepared on the modified accrual basis of accounting. Encumbrance accounting is not used by the City.

**Subsequent events**

Management has evaluated subsequent events through December 5, 2016, the date the financial statements were available to be issued.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE B – DEPOSITS 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.

**Custodial Credit Risk – Deposits**

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 Money Management Act requires deposits be in a qualified depository. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of federal government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

The deposits in the bank in excess of the insured amount are uninsured and uncollateralized. Deposits are not collateralized nor are they required to be by state statute. At June 30, 2016 the book value of cash on deposit was \$1,489,498 and the bank balance was \$3,025,856 (\$2,644,449 of which was exposed to custodial credit risk as uninsured and uncollateralized) with the difference being outstanding checks and deposits.

**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. The Act authorizes investments in both negotiable and nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as “first tier” by two nationally recognized statistical rating organizations, one of which must be Moody’s Investors Services or Standard & Poor’s; bankers’ acceptances; obligations of the United States Treasury including bills, notes, and bonds; obligations, other than mortgage derivative products, issued by U.S. government sponsored enterprises (U.S. Agencies) such as the Federal Home Loan Bank System, Federal Home Loan Mortgage Corporation (Freddie Mac), Federal National Mortgage Association (Fannie Mae), and Student Loan Marketing Association (Sallie Mae); bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rate “A” or higher, or the equivalent of “A” or higher, by two nationally recognized statistical rating organizations; and shares or certificates in a money market mutual fund as defined in the Act.

The City’s investments at June 30, 2016 are presented below:

Investment Type	Fair Value	Investment Maturities (in years)			
		Less Than 1	1-5	6-10	More Than 10
Utah Public Treasurer's Investment Fund	\$ 40,294,569	\$40,294,569	\$ -	\$ -	\$ -
Money Market Funds	189,026	189,026	-	-	-
	<u>\$ 40,483,595</u>	<u>\$40,483,595</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE B – DEPOSITS AND INVESTMENTS-CONTINUED

**Interest Rate Risk – Investments**

Interest rate risk is the risk that changes in interest rates of debt investments will adversely affect the fair value of an investment. The City’s policy for managing interest rate risk is to comply with the State’s 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 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 270-365 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 follows the Money Management Act as previously discussed as its policy for reducing exposure to investment credit risk. The City’s rated debt investments are presented below:

<u>Rated Debt Investments</u>	Fair Value	Quality Ratings			
		AAA	AA	A	Unrated
Utah Public Treasurer's Investment Fund	\$ 40,294,569	\$ -	\$ -	\$ -	\$ 40,294,569
Money Market Funds	189,026	-	189,026	-	-
	<u>\$ 40,483,595</u>	<u>\$ -</u>	<u>\$ 189,026</u>	<u>\$ -</u>	<u>\$ 40,294,569</u>

**Custodial Credit Risk – Investments**

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 does not have a formal policy for custodial credit risk.

The City’s investments at June 30, 2016 were predominantly 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 at Note C.

**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 this risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to between 5 and 10 percent 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.

At June 30, 2016, the City did not have more than 5 percent of its investments in any single issuer other than the amounts invested with the Utah Public Treasurer’s Investment Fund. The Utah Public Treasurer’s Investment Fund is not categorized as to concentration of credit risk. Additional information regarding the Utah Public Treasurer’s Investment Fund is available at Note C.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE C – EXTERNAL INVESTMENT POOL

The City invests in the Public Treasurer’s Investment Fund (PTIF) which is an external investment pool administered by Utah State Public Treasurer. State agencies, municipalities, counties, and local governments within the State of Utah are allowed to invest in the PTIF. There is no required participation and no minimum balance or minimum/maximum transaction requirements.

The 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 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, 2016) and then compare those values to come up with an agreed upon fair value of the securities.

As of June 30, 2016, the City had \$40,294,569 invested in the PTIF which had a fair value of \$40,478,193 for an unrealized gain of \$183,624. Due to the insignificance of this amount in relation to the funds affected by the unrealized gain, the fair value of investments in this external investment pool is deemed to be the amortized cost of the investment. The table below shows statistical information about the investment pool:

<u>Investment Type</u>	<u>Investment Percentage</u>
Corporate bonds and notes	81.85%
Certificates of deposit	0.38%
Money market accounts	9.17%
Commercial paper	8.60%
	<u>100.00%</u>

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE D – RESTRICTED CASH AND CASH EQUIVALENTS

The balance of the City’s restricted cash and cash equivalents accounts are as follows:

	Primary Government		
	Governmental Activities	Business-type Activities	Total
Reserves for future debt service	\$ 602,013	\$ 597	\$ 602,610
Unexpended B & C Road funds	571,603	-	571,603
Funds restricted for landfill post-closure costs	286,284	-	286,284
Unexpended impact fees	5,573,704	4,218,430	9,792,134
	<u>\$ 7,033,604</u>	<u>\$ 4,219,027</u>	<u>\$ 11,252,631</u>

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

NOTE E – FUND BALANCES

Fund balances are presented on the governmental fund balance sheet in compliance with Governmental Accounting Standards Board, Statement No. 54. The detail of the fund balance categories is presented below:

	Major Governmental Funds			
	General	Special Revenue Redevelopment Agency	Capital Projects	Total
Nonspendable:				
Prepaid items	\$ 103,000	\$ -	\$ -	\$ 103,000
Total nonspendable	103,000	-	-	103,000
Restricted:				
Externally imposed by creditors				
Debt reserves	-	-	602,013	602,013
Imposed by law or legislation				
C road funds	571,603	-	-	571,603
Less liabilities payable from C road funds	(390,954)	-	-	(390,954)
Landfill post-closure costs	286,284	-	-	286,284
Impact fees	108,059	-	5,681,776	5,789,835
Less liabilities payable from impact fees	-	-	(1,471,722)	(1,471,722)
Less deferred inflows of resources - impact fees	-	-	(73,981)	(73,981)
Total restricted	574,992	-	4,738,086	5,313,078
Committed:				
Other Donated Funds	100,000	-	-	100,000
Library Fund	524,936	-	-	524,936
Total committed	624,936	-	-	624,936
Assigned:				
Hutchings Museum	192,026	-	-	192,026
Redevelopment	-	1,497,468	-	1,497,468
Capital Projects	-	-	3,546,445	3,546,445
Total assigned	192,026	1,497,468	3,546,445	5,235,939
Unassigned:				
Total fund balance	6,918,012	-	-	6,918,012
	<u>\$ 8,412,966</u>	<u>\$ 1,497,468</u>	<u>\$ 8,284,531</u>	<u>\$ 18,194,965</u>

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE F – CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2016 is as follows:

	<u>July 1, 2015</u>	<u>Increases</u>	<u>Decreases</u>	<u>June 30, 2016</u>
<b>Governmental Activities:</b>				
Nondepreciable capital assets:				
Land	\$ 98,480,304	\$ 6,432,359	\$ -	\$ 104,912,663
Construction in progress	6,482,455	4,537,650	649,856	10,370,249
Total nondepreciable capital assets	<u>\$ 104,962,759</u>	<u>\$ 10,970,009</u>	<u>\$ 649,856</u>	<u>\$ 115,282,912</u>
Depreciable capital assets:				
Buildings	\$ 23,781,972	\$ 221,577	\$ -	\$ 24,003,549
Improvements, including infrastructure	192,673,895	11,292,352	-	203,966,247
Machinery, equipment and vehicles	17,281,536	1,678,891	498,848	18,461,579
Office furniture and equipment	1,631,944	-	-	1,631,944
Total depreciable capital assets at historical cost	<u>235,369,347</u>	<u>13,192,820</u>	<u>498,848</u>	<u>248,063,319</u>
Less accumulated depreciation:				
Buildings	9,025,017	853,854	-	9,878,871
Improvements, including infrastructure	74,038,212	9,400,219	-	83,438,431
Machinery, equipment and vehicles	11,373,663	1,178,832	445,345	12,107,150
Office furniture and equipment	1,472,310	36,213	-	1,508,523
Total accumulated depreciation	<u>95,909,202</u>	<u>11,469,118</u>	<u>445,345</u>	<u>106,932,975</u>
Depreciable capital assets, net of accumulated depreciation	<u>\$ 139,460,145</u>	<u>\$ 1,723,702</u>	<u>\$ 53,503</u>	<u>\$ 141,130,344</u>

Depreciation was charged to functions as follows:

Governmental activities:	
General government	\$ 1,522,722
Public safety	710,737
Community development	34,055
Streets and highways, including infrastructure	8,163,559
Parks, recreation and culture	1,030,792
Cemetery	36,253
	<u>\$ 11,498,118</u>

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

NOTE F – CAPITAL ASSETS – CONTINUED

	<u>July 1, 2015</u>	<u>Increases</u>	<u>Decreases</u>	<u>June 30, 2016</u>
<b>Business-type Activities</b>				
Nondepreciable capital assets:				
Land	\$ 2,336,469	\$ -	\$ -	\$ 2,336,469
Construction in progress	14,452,247	2,000,398	10,159,636	6,293,009
Intangibles	44,220,190	837,036	-	45,057,226
Total nondepreciable capital assets	<u>\$ 61,008,906</u>	<u>\$ 2,837,434</u>	<u>\$ 10,159,636</u>	<u>\$ 53,686,704</u>
Depreciable capital assets:				
Buildings	\$ 2,943,265	\$ 209,576	\$ -	\$ 3,152,841
Improvements, including infrastructure	228,787,460	26,889,052	-	255,676,512
Machinery, equipment and vehicles	5,368,644	603,786	97,339	5,875,091
Office furniture and equipment	195,611	-	-	195,611
Total depreciable capital assets at historical cost	<u>237,294,980</u>	<u>27,702,414</u>	<u>97,339</u>	<u>264,900,055</u>
Less accumulated depreciation:				
Buildings	1,169,091	95,194	-	1,264,285
Improvements, including infrastructure	61,193,358	6,674,372	-	67,867,730
Machinery, equipment and vehicles	4,295,338	216,698	97,339	4,414,697
Office furniture and equipment	180,305	2,604	-	182,909
Total accumulated depreciation	<u>66,838,092</u>	<u>6,988,868</u>	<u>97,339</u>	<u>73,729,621</u>
Depreciable capital assets, net of accumulated depreciation	<u>\$ 170,456,888</u>	<u>\$ 20,713,546</u>	<u>\$ -</u>	<u>\$ 191,170,434</u>

Depreciation was charged to functions as follows:

Business-type activities:	
Culinary water	\$ 1,189,459
Sewer	1,359,395
Electric	2,028,243
Pressurized irrigation	1,324,060
Drainage	1,087,711
	<u>\$ 6,988,868</u>

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE G – CUSTOMER DEPOSITS

Business-type activity deposits are consist of 1) enterprise fund customer deposits the City requires from renters or businesses before they receive utility connections and 2) deposits from developers for the use of a water meter on a hydrant while a project is in process. The utility deposits are returnable when the residence is vacated by the renter, or the business has established a history of meeting its obligations to the City promptly. The developers are refunded their deposits upon completion of the project.

NOTE H – LONG-TERM DEBT

Long-term debt consists of the following as of June 30, 2016:

**Governmental activities**

2014 Sales tax revenue and refunding bonds	
\$7,210,000 sales tax revenue and refunding term bonds due serially through June 1, 2024 with interest at 2.30%	\$ 5,900,000
2004 Subordinated sales tax revenue bonds	
\$9,000,000 sales tax revenue bonds with interest at 4.75% payable from 87.5% of the local sales and use tax and 100% of the transient room tax collected from the Cabela's Retail Store Project area, due in 2024	7,955,000
Tax increment note payable to developer	
Due in annual installments equal to 70% of the tax increment received by the RDA from the Alpine Highway Project, including interest at 6.5%	59,804,154
Tax increment note payable to developer	
Due in annual installments equal to 97% of the tax increment received by the RDA from the West Timpanogos Community Development Project area	19,393,662

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE H – LONG-TERM DEBT - CONTINUED

**Governmental activities - continued**

Tax increment note payable to developer	
Noninterest bearing note payable to developer, payable in annual installments equal to 95% of the tax increment received by the RDA from the Thanksgiving Park Economic Development Project area	1,895,224
Tax increment note payable to developer	
Noninterest bearing note payable to developer, payable in annual installments equal to 100% of the property tax increment received by the RDA from the Traverse Mountain Community Development Project area, as well as varying levels of the sales tax collected from business within the project area, over the ten year tax increment period	10,961,363
Tax increment note payable to developer	
Noninterest bearing note payable to developer, payable in annual installments equal to 93.33% of the tax increment received by the RDA from the Alpine Highway West Economic Development Project area	15,466,814
Compensated absences	2,236,857
Net pension liability	4,943,136
Landfill closure and postclosure care liability	<u>250,917</u>
Total Governmental activities long-term debt	<u><u>\$ 128,807,127</u></u>

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE H – LONG-TERM DEBT - CONTINUED

**Business-type activities**

2014 Electric refunding and revenue bonds \$4,560,000 electric refunding bonds due serially through 2020 with interest rates ranging from .8% to 2.2%	\$ 3,075,000
2010 Storm Drain revenue and refunding bonds \$2,500,000 in drainage revenue and refunding bonds due serially through 2025 with interest rates at 3.51%	1,610,000
Note payable to Provo Reservoir Water Users Company payable in annual installments through 2035. Payments include interest at 4% and range from \$34,813 to \$33,439	424,186
Note payable to Provo River Water Users Association payable in annual installments through 2035. Approximately 81 percent of the total obligation bears interest at 4%. The balance of the obligation will mirror a line of credit issued by a bank to the Provo River Water Users Association. The line of credit will have a variable interest rate which is estimated to average 4.5%	1,097,600
Compensated absences	619,764
Net pension liability	<u>2,137,706</u>
Total Business-type activities long-term debt	<u><u>\$ 8,964,256</u></u>

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE H – LONG-TERM DEBT - CONTINUED

The following is a summary of the changes in governmental-type activities long-term debt for the year ended June 30, 2016:

	Balance July 1, 2015	Additions	Deletions	Balance June 30, 2016	Current Amounts Due
<b>Governmental activities</b>					
Bonds and notes payable					
2014 Sales tax revenue and refunding bonds	\$ 6,560,000	\$ -	\$ 660,000	\$ 5,900,000	\$ 680,000
2004 Subordinated sales tax revenue bonds	7,955,000	-	-	7,955,000	-
Tax increment notes payable to developers	111,625,886	-	4,104,669	107,521,217	-
Total bonds and notes payable	<u>126,140,886</u>	<u>-</u>	<u>4,764,669</u>	<u>121,376,217</u>	<u>680,000</u>
Other liabilities:					
Compensated absences	2,120,796	1,006,586	890,525	2,236,857	772,593
Net pension liability	4,057,193	885,943	-	4,943,136	
Landfill closure and post- closure care liability	250,917	-	-	250,917	-
	<u>6,428,906</u>	<u>1,892,529</u>	<u>890,525</u>	<u>7,430,910</u>	<u>772,593</u>
Governmental activities long-term debt	<u>\$ 132,569,792</u>	<u>\$ 1,892,529</u>	<u>\$ 5,655,194</u>	<u>\$ 128,807,127</u>	<u>\$ 1,452,593</u>

For the governmental activities, sales tax revenue bonds and compensated absences are generally liquidated by the general fund. Capital project funds provide debt service for the subordinated sales tax revenue bonds. The debt service for the notes payable to developer is provided by the RDA.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE H - LONG-TERM DEBT - CONTINUED

As of June 30, 2016 annual debt service requirements of governmental activities to maturity are as follows:

Year ending June 30,	Sales Tax Revenue Bonds	
	Principal	Interest
2017	\$ 680,000	\$ 135,700
2018	700,000	120,060
2019	710,000	103,960
2020	725,000	87,630
2021	745,000	70,955
2022-2024	2,340,000	108,330
	<u>\$5,900,000</u>	<u>\$ 626,635</u>

The amortization of compensated absences, net pension liability, subordinated sales tax revenues bonds, and the tax increment notes payable to developer have not been included in the above schedules due to the uncertainty of the timing of the payments. However, annual payments in the amount of 70% of tax increment collections for the Alpine Highway Economic Development Area are required on the tax increment note payable to developer through the year 2028. The City is required, per the contract with the developer, to make annual payments, as specified above, until 2028. In no case would the City be required to pay more on the note than 70% of the tax increment collections from this area through 2028. If these collections are insufficient to fully repay the tax increment note payable, the remaining balance will not be paid to the developer.

Annual payments, in the amount of 87.5% of sales tax collections from the Cabela's store (an outdoor and sporting goods retailer located within the City) are required on the subordinated sales tax bonds. To date, collections have been sufficient to pay interest and some principal related to the subordinated sales tax bonds. Per the subordinated sales tax bond covenants, if the bonds have not been paid in full by their September 2024 maturity date, the remaining outstanding balance shall be forgiven by the owners of the bonds.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

NOTE H - LONG-TERM DEBT - CONTINUED

The following is a summary of the changes in business-type activities long-term debt for the year ended June 30, 2016:

	Balance July 1, 2015	Additions	Deletions	Balance June 30, 2016	Current Amounts Due
<b>Business-type activities</b>					
Bonds and notes payable					
2014 Electric refunding bonds	\$ 3,820,000	\$ -	\$ 745,000	\$ 3,075,000	\$ 755,000
2010 Drainage refunding bonds	1,760,000	-	150,000	1,610,000	155,000
Note payable to Provo Reservoir					
Water Users Company	436,808	-	12,622	424,186	13,115
Note payable to Provo River					
Water Users Association	1,124,858	-	27,258	1,097,600	28,385
Total bonds and notes payable	<u>7,141,666</u>	<u>-</u>	<u>934,880</u>	<u>6,206,786</u>	<u>951,500</u>
Compensated absences	812,835	278,894	471,965	619,764	241,929
Net pension liability	1,102,184	1,035,522	-	2,137,706	-
	<u>1,915,019</u>	<u>1,314,416</u>	<u>471,965</u>	<u>2,757,470</u>	<u>241,929</u>
Business-type activities long-term debt	<u>\$ 9,056,685</u>	<u>\$ 1,314,416</u>	<u>\$ 1,406,845</u>	<u>\$ 8,964,256</u>	<u>\$ 1,193,429</u>

As of June 30, 2016, annual debt service requirements of business-type activities to maturity are as follows:

Year ending June 30,	Electric Refunding Bonds		Drainage Revenue bonds	
	Principal	Interest	Principal	Interest
2017	\$ 755,000	\$ 52,078	\$ 155,000	\$ 56,511
2018	760,000	43,395	160,000	51,071
2019	775,000	31,995	165,000	45,454
2020	785,000	17,270	170,000	39,663
2021	-	-	180,000	33,696
2022-2025	-	-	780,000	69,674
	<u>\$3,075,000</u>	<u>\$ 144,738</u>	<u>\$ 1,610,000</u>	<u>\$ 296,069</u>

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE H – LONG-TERM DEBT – CONTINUED

Year ending June 30,	Note Payable to Provo River Water Users Association		Note Payable to Provo Reservoir Water Users Co.	
	Principal	Interest	Principal	Interest
	2017	\$ 28,385	\$ 43,924	\$ 13,115
2018	29,509	42,789	13,637	16,442
2019	30,679	41,608	14,191	15,896
2020	31,894	40,381	14,750	15,329
2021	44,804	39,105	15,345	14,738
2022-2026	252,314	167,169	104,547	62,577
2027-2031	307,015	112,507	127,208	39,936
2032-2036	373,000	49,218	121,393	12,368
	<u>\$1,097,600</u>	<u>\$ 536,701</u>	<u>\$ 424,186</u>	<u>\$ 194,250</u>

The amortization of compensated absences and the net pension liability has not been included in the above schedules due to the uncertainty of the timing of the payments.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE H – LONG-TERM DEBT – CONTINUED

All outstanding revenue bonds in the City’s enterprise funds are secured by a first lien on net revenues earned by the City. Net revenues are defined in the revenue bond agreements. The City is required to establish rates (including connection fees) sufficient to pay the operation and maintenance expenses and to provide net revenues in an amount not less than 125% of the aggregate annual debt service requirement for the upcoming fiscal year. The following summarizes the debt service coverage calculations for the various revenue bonds:

	Electric Revenues Bonds	Drainage Revenue Bonds
	<u>                    </u>	<u>                    </u>
Net revenues		
Operating revenues	\$ 29,382,094	\$ 1,053,984
Operating expenses (excluding depreciation)	(24,643,464)	(457,652)
Impact fee revenues	2,956,924	347,597
Interest income	62,077	25,508
Net revenues	<u>\$ 7,757,631</u>	<u>\$ 969,437</u>
Aggregate debt service for 2017	<u>\$ 807,078</u>	<u>\$ 211,511</u>
Ratio of net revenues to aggregate debt service	<u>9.61</u>	<u>4.58</u>
Minimum ratio	<u>1.25</u>	<u>1.25</u>

Prior Years Defeasance of Debt

In prior years, certain outstanding bonds were defeased by placing proceeds of bonds in an irrevocable trust to provide for all future debt service payments on the old bonds. Accordingly, the trust accounts and the defeased bonds are not included in the financial statements.

At June 30, 2016 the following bonds are considered defeased:

	<u>Bond Series</u>	<u>Defeased Balance</u>
Governmental Activities:	2000 Lease Revenue Bonds	\$3,480,000

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE H – LONG-TERM DEBT – CONTINUED

Pledged Revenues

The City has pledged sales tax revenues in the amount of \$14,481,635 to fund debt service payments on the sales tax revenue bonds. These bonds were used to finance infrastructure improvements within the City. Sales tax revenue has been pledged for debt service payments through the year 2024. Total sales tax collections through 2024 have not been estimated. Sales tax revenue in the current year was \$9,377,782 and debt service for the sales tax bonds was \$1,188,743.

The City has pledged tax increment revenues to fund debt service payments on the tax increment note payable to developer in the Alpine Highway Project Area. The principal portion of the note is \$59,804,154. The interest associated with the note is uncertain because of the timing of payments on the note are contingent upon tax increment revenues collected in the area. The proceeds from the note were used to fund redevelopment expenditures. Tax increment has been pledged for debt service payments through the year 2028. Total tax increment collections through 2028 are not estimable. Tax increment revenue available for debt service in the current year was \$9,161,504. As explained previously, if tax increment revenues over the life of the note are insufficient to pay the note, the City will not be required to pay the remaining balance.

The City has pledged tax increment revenues to fund debt service payments on a tax increment note payable to developer of the Thanksgiving Park Project Area in the amount of \$1,895,224. The note is noninterest bearing. Timing of the payments on the note is contingent upon tax increment revenues collected in the area. The note was issued to reimburse the developer for costs incurred in the project area. Tax increment revenues have been pledged for debt service payments through the year 2024. Tax increment revenue available for debt service in the current year was \$172,703. If tax increment revenues over the life of the note are insufficient to pay the note, the City will not be required to pay the remaining balance.

The City has pledged property and sales tax increment revenues to fund debt service payments on a tax increment note payable to developer of the Traverse Mountain Project Area in the amount of \$10,961,363. The note is noninterest bearing. Timing of the payments on the note is contingent upon tax increment revenues collected in the area. The note was issued to reimburse the developer for costs incurred in the project area. Tax increment revenues have been pledged for debt service payments through the year 2024. Tax increment revenue available for debt service in the current year was \$959,469. If tax increment revenues over the life of the note are insufficient to pay the note, the City will not be required to pay the remaining balance.

The City has pledged property tax increment revenues to fund debt service payments on a tax increment note payable to developer of the Alpine Highway West Project Area in the amount of \$15,466,814. The note is noninterest bearing. Timing of the payments on the note is contingent upon tax increment revenues collected in the area. The note was issued to reimburse the developer for costs incurred in the project area. Tax increment revenues have been pledged for debt service payments through the year 2034. Tax increment revenue available for debt service in the current year was \$651,679. If tax increment revenues over the life of the note are insufficient to pay the note, the City will not be required to pay the remaining balance.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE H – LONG-TERM DEBT – CONTINUED

The City has pledged property tax increment revenues to fund debt service payments on a tax increment note payable to developer of the West Timpanogos Community Development Project Area in the amount of \$19,393,662. The note is noninterest bearing. Timing of the payments on the note is contingent upon tax increment revenues collected in the area. The note was issued to reimburse the developer for costs incurred in the project area. Tax increment revenues have been pledged for debt service payments through the year 2035. Tax increment revenue available for debt service in the current year was \$168,764. If tax increment revenues over the life of the note are insufficient to pay the note, the City will not be required to pay the remaining balance.

The City has pledged electric revenues in the amount of \$3,219,738 to fund debt service payments on the electric revenues bonds. The bonds were issued to fund electric system improvements within the City. Electric revenues have been pledged for debt service payments through the year 2020. Electric revenues are projected to produce 600 percent of the debt service requirements over the life of the bonds. In the current year, net electric revenues were \$7,757,631 and electric revenue bond debt service payments were \$803,782.

The City has pledged drainage revenues in the amount of \$1,906,069 to fund debt service payments on the drainage revenue bonds. The bonds were issued to refund the Series 2000 drainage revenue bonds and to fund drainage system improvements within the City. Drainage revenues have been pledged to fund debt service payments through the year 2025. Drainage revenues are expected to produce approximately 400 percent of the debt service requirements over the life of the bonds. In the current year, net drainage revenues were \$969,437 and drainage revenue bond debt service payments were \$211,776.

NOTE I - RETIREMENT PLANS

General Information about the Pension Plan

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

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

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

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE I - RETIREMENT PLANS – CONTINUED

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

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

**Summary of Benefits by System**

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

\* with actuarial reductions

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

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

NOTE I - RETIREMENT PLANS - CONTINUED

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

**Utah Retirement Systems**

	<u>Employee Paid</u>	<u>Paid by Employer for Employee</u>	<u>Employer Contribution Rates</u>	<u>Employer Rate for 401(k) Plan</u>
Contributory System				
111 - Local Governmental Division Tier 2	N/A	N/A	16.67%	1.78%
Noncontributory System				
15 - Local Governmental Division Tier 1	N/A	N/A	18.47%	N/A
Public Safety Retirement System				
23 - Other Division A Contributory Tier 1	12.29%	N/A	22.75%	N/A
43 - Other Division A Noncontributory Tier 1	N/A	N/A	34.04%	N/A
122 - Other Division A Contributory Tier 2	N/A	N/A	22.55%	1.33%
Firefighters System				
31 - Division A Tier 1	N/A	15.05%	3.99%	N/A
132 - Division B Tier 2	N/A	N/A	10.75%	1.33%
Tier 2 DC Only				
211 - Local Government	N/A	N/A	6.69%	10.00%
232 - Firefighters	N/A	N/A	0.08%	12.00%

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

For fiscal year ended June 30, 2016, the employer and employee contributions to the Systems were as follows:

<u>System</u>	<u>Employer Contributions</u>	<u>Employer Contributions</u>
No Noncontributory	\$ 1,268,549	N/A
Pul Public Safety	629,374	-
Fir Firefighters	58,367	-
Tie Tier 2 Public Employees	191,737	-
Tie Tier 2 Public Safety and Firefighter	139,579	-
Tier 2 DC Only	33,262	N/A
Tier 2 DC Public Safety and Firefighter	36	N/A
Total Contributions	<u>\$ 2,320,904</u>	<u>\$ -</u>

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

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE I - RETIREMENT PLANS - CONTINUED

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

At June 30, 2016, the City reported a net pension asset of \$111,918 and a net pension liability of \$7,080,843.

	Proportionate Share	Net Pension Asset	Net Pension Liability
Noncontributory system	0.8368340%	\$ -	\$ 4,735,214
Public Safety System	1.3094920%	-	2,345,628
Firefighters System	5.4181698%	98,134	-
Tier 2 Public Employees System	0.1455133%	318	-
Tier 2 Public Safety and Firefighter System	0.9216989%	13,466	-
		<u>\$ 111,918</u>	<u>\$ 7,080,842</u>
Total Net Pension Asset/Liability		<u>\$ 111,918</u>	<u>\$ 7,080,842</u>

The net pension asset and liability was measured as of December 31, 2015, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2015 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2016, the City recognized pension expense of \$1,679,866.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE I - RETIREMENT PLANS - CONTINUED

At June 30, 2016, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
	<u>                    </u>	<u>                    </u>
Differences between expected and actual experience	\$ 2,338	\$ 554,471
Changes in assumptions	-	587,407
Net difference between projected and actual earnings on pension plan investments	2,811,737	-
Changes in proportion and differences between contributions and proportionate share of contributions	95,071	2,016
Contributions subsequent to the measurement date	<u>1,161,775</u>	<u>-</u>
Total	<u>\$ 4,070,921</u>	<u>\$ 1,143,894</u>

\$1,161,775 reported as deferred outflows of resources was related to contributions made by the City prior to its fiscal year end, but subsequent to the measurement date of December 31, 2015. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
	<u>                    </u>
2016	\$ 392,532
2017	392,532
2018	459,874
2019	613,113
2020	(43,716)
Thereafter	(49,081)

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE I - RETIREMENT PLANS – CONTINUED

Actuarial assumptions: The total pension liability in the December 31, 2015, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

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

Mortality rates were developed from actual experience and mortality tables, based on gender, occupation and age, as appropriate, with adjustments for future improvement in mortality based on Scale AA, a model developed by the Society of Actuaries.

The actuarial assumptions used in the January 1, 2015, valuation were based on the results of an actuarial experience study for the five year ending December 31, 2013.

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

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE I - RETIREMENT PLANS - CONTINUED

Asset class	Expected Return Arithmetic Basis		
	Target Asset Allocation	Real Return Arithmetic Basis	Long-term Expected Portfolio Real Rate of Return
Equity securities	40%	7.06%	2.82%
Debt securities	20%	0.80%	0.16%
Real assets	13%	5.10%	0.66%
Private equity	9%	11.30%	1.02%
Absolute return	18%	3.15%	0.57%
Cash and cash equivalents	-	-	-
Totals	<u>100%</u>		<u>5.23%</u>
Inflation			<u>2.75%</u>
Expected arithmetic nominal return			<u>7.98%</u>

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

Discount rate: The discount rate used to measure the total pension liability was 7.50 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate. There was no change in the discount rate from the prior measurement date.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE I - RETIREMENT PLANS - CONTINUED

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

	1% Decrease (6.50%)	Discount Rate (7.50%)	1% Increase (8.50%)
<b>System</b>			
Noncontributory	\$ 10,005,036	\$ 4,735,214	\$ 335,968
Public Safety	4,967,054	2,345,629	211,306
Firefighters	1,335,785	(98,134)	(1,262,769)
Tier 2 Public Employees	58,252	(318)	(44,708)
Tier 2 Public Safety and Firefighter	22,891	(13,466)	(41,386)
Total	<u>\$ 16,389,018</u>	<u>\$ 6,968,925</u>	<u>\$ (801,589)</u>

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

NOTE J – DEFERRED COMPENSATION PLANS

The City sponsors a defined contribution deferred compensation plan administered by either URS or ICMA Retirement Corporation under the Internal Revenue Code Section 401(k) for City employees covered by the State's contributory and noncontributory retirement plans. The plan, available to all permanent full-time City employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. The 401(k) deferred compensation monies are not available to the City or its general creditors. The City's contributions for each employee (and interest allocated to the employee's account) are fully vested in the employee's account from the date of employment. The City's total payroll in the fiscal year ended June 30, 2016, was approximately \$16,400,000. The City participates at rates between 0% and 2.68% depending on the employees' contributions. The rate of City participation can be changed by the City Council. During the year ended June 30, 2016, contributions totaling \$156,329 were made to the plan by employees and \$277,443 by the City.

The City sponsors another deferred compensation plan through ICMA Retirement Corporation in accordance with Internal Revenue Code Section 457. This plan is available to all City employees and permits them to defer a portion of their salary until future years. Participation in the plan is optional. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE K – COMMITMENTS AND CONTIGENCIES

The City has entered into a contract expiring in 2027 with the Intermountain Power Agency (IPA) for the purchase of power. Under the terms of the agreement, the City is liable for an agreed-upon purchase amount of approximately .43% of production regardless of whether it is used. The City has also entered into an excess power sales agreement whereby all power purchased from IPA in excess of the City's need, will be sold to a group of California cities, thus relieving the City's excess power purchase liability.

The City is a member of Utah Associated Municipal Power System (UAMPS), a political subdivision of the State of Utah created to secure electric power for the members of UAMPS. As a member, the City has entered into power supply agreements with respect to various projects in which UAMPS participates. The total cost of the power the City will be required to purchase in future years is not determinable, however, at a minimum, in connection with these power supply agreements, the City will be required to fund debt service on the UAMPS bonds which, at June 30, 2016, had an outstanding balance of \$178,675,000, of which the City's portion was \$21,790,649. During the year ended June 30, 2016, the City purchased power totaling \$19,583,064.

There are several pending lawsuits in which the City is involved. The City management estimates the potential claims against the City resulting from such litigation not covered by insurance would not materially affect the financial position of the City.

In fiscal year 2007, the City entered into a ten year operating lease agreement for property to be used for a park. The lease payment is \$300,000 annually. At the expiration of the lease the City has the option to purchase the property for \$4,200,000.

The City has entered into an agreement with Central Utah Water Conservancy District (the District) for the purchase of water. Under the agreement, the City will be required to pay a one-time development fee of \$5,850 per acre foot of water for the City's commitment to purchase 2,500 acre feet of water, or \$14,625,000. This fee is due in the year ending June 30, 2020.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE L – RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City carries commercial insurance for all of these risks of loss except natural disasters. There were no decreases in coverage during 2016. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

Expenses and claims not covered by insurance are recognized when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. In determining claims, events that might create claims, but for which none have been reported, are considered. Claims information for the past two years is as follows:

	<u>2016</u>	<u>2015</u>
Claims liability, July 1	\$ 57,708	\$ -
Claims incurred during the year and changes in estimates	9,837	66,000
Payments on claims during the year		
Payments made by insurance	67,545	8,292
Coinsurance and deductible insurance payments made by the City	-	-
Claims liability, June 30	<u>\$ -</u>	<u>\$ 57,708</u>

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE M - INTERFUND TRANSFERS

The City has transfers to distribute administrative costs expended in the general fund to the enterprise funds. The City has transfers from the Redevelopment Agency to the general fund to reimburse that fund for capital improvements made in prior years. The costs of these capital improvements are reimbursed to the general fund by the Redevelopment Agency pursuant to the Alpine Highway Economic Development Plan. The transfer to the Capital Projects fund from the General fund is to fund projects identified by the Council. These projects will be completed in the coming fiscal year.

A summary of interfund transfers by fund is as follows:

	Transfers in to:			Total
	General	Capital Projects	Nonmajor Enterprise Fund	
<u>Transfers out from:</u>				
General Fund	\$ -	\$ 3,720,567	\$ -	\$ 3,720,567
Redevelopment Agency	1,366,856	-	-	1,366,856
Culinary Water Fund	174,500	-	-	174,500
Sewer Fund	150,000	-	-	150,000
Pressurized Irrigation Fund	64,890	-	-	64,890
Electric Fund	265,920	-	-	265,920
Drainage Fund	65,610	-	-	65,610
Nonmajor Enterprise Fund	10,000	-	-	10,000
	<u>\$ 2,097,776</u>	<u>\$ 3,720,567</u>	<u>\$ -</u>	<u>\$ 5,818,343</u>

NOTE N – SEGMENT INFORMATION FOR ENTERPRISE FUNDS

The City has issued revenue bonds to finance certain improvements to its culinary water distribution system, pressurized irrigation system, electric power distribution system and drainage system. Because each of these activities is accounted for in separate funds and all of those funds are reported as major funds in the fund financial statements, segment disclosures herein are not required.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

**NOTE O - REDEVELOPMENT AGENCY OF THE CITY OF LEHI**

The Lehi City Redevelopment Agency was created in 1985 to increase and develop the commercial growth in the southeast area of the City, known as the Millpond Project Area. Redevelopment activity did not begin until 1996, when the first tax increment was generated.

In 1994, Micron Technologies, Inc. (IM Flash), a computer chip manufacturer, approached the City for tax incentives to construct a manufacturing facility in Utah. This project, which became a component of the Redevelopment Agency of the City, is known as the Alpine Highway Project Area. Infrastructure improvements on and off site have been made over the life of the project area. In 1998, the tax increment related to this project was triggered and received by the Redevelopment Agency and was used for debt service. In 2008 the Alpine Highway Project Area was extended for an additional twenty years. Consequently, payments will be made to IM Flash through 2028. The majority of the infrastructure improvements associated with this project were contributed to the City's business-type activities therefore the note payable to IM Flash related to this project has not been included in the calculation of net investment in capital assets for the City's governmental activities.

During 2010, the Redevelopment Agency approved another economic development project called the Thanksgiving Park Economic Development Project Area. The project involves the construction of several office buildings within the project area, with the Redevelopment Agency obligated to pay the developer a portion of the tax increment generated by the project. The office buildings must be developed according to a specific schedule and if the schedule is not met, the developer would forfeit some of the tax increment funds.

In August 2010, the Redevelopment Agency passed an ordinance adopting an economic development project area known as the Alpine Highway West Economic Development Project Area. The project will be funded with tax increment financing for a period not to exceed twenty years and up to a maximum of \$17,953,052, with the Agency electing to receive 93.33% of the tax increment from the project area.

During 2012, the Redevelopment Agency approved a community development project area known as the Traverse Mountain Community Development Project Area. The project will be funded with tax increment financing for a period not to exceed twenty years and up to a maximum of \$7,895,934 of property tax increment and \$5,716,119 of sales tax increment. The Agency will receive 100% of the property tax and sales tax increment from the project area.

In August 2014, the Redevelopment Agency passed a resolution adopting an economic development project area known as the West Timpanogos Community Development Project Area. The project will be funded with tax increment financing for a period not to exceed twenty years and up to a maximum of \$19,557,363, with the Agency distributing 97% of the tax increment from the project area to the developer and keeping the remaining 3% for administrative services.

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE O - REDEVELOPMENT AGENCY OF THE CITY OF LEHI – CONTINUED

For the year ended June 30, 2016 the following activity occurred in the City’s Redevelopment Agency:

Tax increment collected from other taxing agencies for the project area	
Millpond Project Area	\$ 429,496
Alpine Highway Project Area	9,161,504
Alpine Highway West Project Area	651,679
West Timpanogos Project Area	168,764
Traverse Mountain Project Area	959,469
Thanksgiving Park Project Area	172,703
	<u>\$ 11,543,615</u>
 Outstanding loans to finance RDA projects	 <u>\$ 107,521,217</u>
 Expenditures:	
Tax increments paid to other taxing agencies	\$ 1,533,635
Principal	4,104,670
Interest	4,203,834
	<u>\$ 9,842,139</u>

NOTE P – LANDFILL CLOSURE AND POSTCLOSURE CARE COST

State and federal laws and regulations require the City to place a final cover on its landfill site when it stops accepting waste and to perform certain maintenance and monitoring functions at the site for thirty years after closure. Although closure and postclosure care costs will be paid only near or after the date that the landfill stops accepting waste, the City reports a portion of these closure and postclosure care costs as an operating expenditure in the General fund in each period based on landfill capacity used as of each balance sheet date. The landfill closure and postclosure care liability is evaluated every three years and as of June 30, 2016, the balance of the liability is as follows based on the cumulative use of 77% of the estimated capacity of the landfill:

Total estimated closure and postclosure care costs	\$ 325,866
Capacity used as of June 30, 2016	<u>77%</u>
Cumulative closure and postclosure care liability, as revised during 2012	250,917
Amounts previously recognized	<u>250,917</u>
Amount to be recognized as of June 30, 2016	-
Amount reported as a long-term liability in the governmental activities statement of net position	<u>\$ 250,917</u>

**LEHI CITY CORPORATION**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2016**

---

NOTE P – LANDFILL CLOSURE AND POSTCLOSURE CARE COST - CONTINUED

The total estimated closure and postclosure care costs are based on estimates of what it would cost to perform all closure and postclosure care in 2016. The City expects the landfill to close in the year 2031 after reaching its total estimated capacity of 230,000 cubic yards. Actual cost may be higher due to inflation, changes in technology, or changes in regulations.

The City is required to establish financial assurance in accordance with the State of Utah Department of Environmental Quality, Division of Solid and Hazardous Waste Administrative Rules. The City must submit an annual report in which certain financial information is provided to the State indicating that the City meets the minimum financial requirements outlined in the aforementioned rules.

NOTE Q – EXPENDITURES EXCEEDING APPROPRIATIONS

During the year ended June 30, 2016, the City incurred expenditures in excess of appropriations in the streets and highways of the General Fund and the debt service expenditures of the Redevelopment Agency Special Revenue Fund as follows:

	Expenditures In Excess of <u>Appropriations</u>
General Fund	
Streets and Highways	\$ 80,724
Redevelopment Agency	
Debt Service Expenditures	\$ 1,267,254
Transfers Out	228,106

**REQUIRED SUPPLEMENTARY INFORMATION - PENSIONS**

**LEHI CITY CORPORATION**  
**SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY –**  
**UTAH RETIREMENT SYSTEMS**  
**For the fiscal Year Ended June 30, 2016**  
**With a Measurement Date of December 31, 2015**  
**Last Ten Fiscal Years\***

---

**Noncontributory System for the Fiscal Years Ended June 30,**

---

	<u>2016</u>	<u>2015</u>
Proportion of the net pension liability (asset)	83.6834000%	0.8252402%
Proportionate share of the net pension liability (asset)	\$ 4,735,214	\$ 3,583,385
Covered employee payroll	\$ 7,048,506	\$ 6,956,642
Proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll	67.2%	51.5%
Plan fiduciary net position as a percentage of the total pension liability	87.8%	90.2%

**Public Safety System for the Fiscal Years Ended June 30,**

---

	<u>2016</u>	<u>2015</u>
Proportion of the net pension liability (asset)	1.3094092%	1.2531910%
Proportionate share of the net pension liability (asset)	\$ 2,345,629	\$ 1,575,992
Covered employee payroll	\$ 1,983,624	\$ 2,112,919
Proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll	118.2%	74.6%
Plan fiduciary net position as a percentage of the total pension liability	87.1%	90.5%

**Firefighters Retirement System for the Fiscal Years Ended June 30,**

---

	<u>2016</u>	<u>2015</u>
Proportion of the net pension liability (asset)	5.4181698%	5.2918057%
Proportionate share of the net pension liability (asset)	\$ (98,134)	\$ (301,971)
Covered employee payroll	\$ 1,573,859	\$ 1,523,975
Proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll	-6.2%	-19.8%
Plan fiduciary net position as a percentage of the total pension liability	101.0%	103.5%

Continued

**LEHI CITY CORPORATION**  
**SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY –**  
**UTAH RETIREMENT SYSTEMS**  
**For the fiscal Year Ended June 30, 2016**  
**With a Measurement Date of December 31, 2015**  
**Last Ten Fiscal Years\***

---

**Tier 2 Public Employees System for the Fiscal Years ended June 30,**

	<u>2016</u>	<u>2015</u>
Proportion of the net pension liability (asset)	0.1455133%	0.1454933%
Proportionate share of the net pension liability (asset)	\$ (318)	\$ (4,409)
Covered employee payroll	\$ 940,334	\$ 713,760
Proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll	-0.03%	-0.60%
Plan fiduciary net position as a percentage of the total pension liability	100.2%	103.5%

**Tier 2 Public Safety and Firefighters Retirement System for the Fiscal Years Ended June 30,**

	<u>2016</u>	<u>2015</u>
Proportion of the net pension liability (asset)	0.1455133%	0.1454933%
Proportionate share of the net pension liability (asset)	\$ (318)	\$ (4,409)
Covered employee payroll	\$ 940,334	\$ 713,760
Proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll	-0.03%	-0.60%
Plan fiduciary net position as a percentage of the total pension liability	100.2%	103.5%

\*In accordance with paragraph 81.a of GASB 68, the City will need to disclose a 10 year history of its proportionate share of the net pension liability (asset) in its RSI. The City will continue to present information for available years until a full 10 year trend is compiled.

LEHI CITY CORPORATION  
Schedule of the Contributions – Utah Retirement Systems  
**June 30, 2016**  
**Last Ten Fiscal Years\*\***

	As of fiscal year ended June 30,	Actuarial Determined Contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered employee payroll	as a percentage of covered employee payroll**
Noncontributory System	2014	\$ 1,165,022	\$ 1,165,022	\$ -	\$ 6,864,580	16.97%
	2015	709,690	709,690	-	7,052,771	10.06%
	2016	621,101	621,101	-	6,981,779	8.90%
Public Safety System	2014	559,089	559,089	-	2,134,344	26.19%
	2015	625,298	625,298	-	2,036,078	30.71%
	2016	629,374	629,374	-	1,983,967	31.72%
Firefighters System	2014	41,630	41,630	-	1,559,356	2.67%
	2015	54,021	54,021	-	1,527,355	3.54%
	2016	58,367	58,367	-	1,581,637	3.69%
Tier 2 Public Employees System*	2014	102,833	102,833	-	735,043	13.99%
	2015	113,924	113,924	-	762,543	14.94%
	2016	191,737	191,737	-	1,285,962	14.91%
Tier 2 Public Safety and Firefighter System*	2014	48,582	48,582	-	275,951	17.61%
	2015	73,202	73,202	-	393,710	18.59%
	2016	139,579	139,579	-	745,270	18.73%
Tier 2 Public Employees DC Only System*	2014	17,563	17,563	-	303,986	5.78%
	2015	33,416	33,416	-	506,307	6.60%
	2016	33,262	33,262	-	497,195	6.69%
Tier 2 Public Safety and Firefighter DC Only System**	2014	-	-	-	-	0.00%
	2015	55	55	-	38,946	0.14%
	2016	36	36	-	45,001	0.08%

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

\*\*In accordance with paragraph 81.b of GASB 68, the City will need to disclose a 10 year history of its proportionate share of the net pension liability (asset) in its RSI. The City will continue to present information for available years until a full 10 year trend is compiled.

**LEHI CITY CORPORATION**  
**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2016**  
**WITH A MEASUREMENT DATE OF DECEMBER 31, 2015**

---

*Changes in assumptions*

The following assumption changes were adopted from the most recent actuarial experience study.

- There was a decrease in the wage inflation assumption for all employee groups from 3.75% to 3.5%.
- There was a modification to the rate of salary increases for most groups. The payroll growth assumption was decreased from 3.5% to 3.25%.
- There was an improvement in the post retirement mortality assumption for female educators and minor adjustments to the pre-retirement mortality assumption.

There were additional changes to certain demographic assumptions that generally resulted in (1) more members are anticipated to terminate employment prior to retirement, (2) slightly fewer members are expected to become disabled, and (3) members are expected to retire at a slightly later age.

THIS PAGE INTENTIONALLY LEFT BLANK



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

**LEHI CITY CORPORATION**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCE – BUDGET AND ACTUAL**  
**GENERAL FUND**  
**JUNE 30, 2016**

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
<b>REVENUES</b>				
<b>TAXES</b>				
PROPERTY TAXES	\$ 7,530,000	\$ 7,530,000	\$ 8,007,054	\$ 477,054
GENERAL SALES TAX	8,417,506	8,417,506	8,862,288	444,782
911 TAX	325,000	325,000	334,967	9,967
FRANCHISE TAX	4,130,000	4,130,000	4,732,095	602,095
TOTAL	20,402,506	20,402,506	21,936,404	1,533,898
<b>LICENSES, FEES AND PERMITS</b>				
BUSINESS LICENSES	90,000	90,000	109,008	19,008
BUILDING PERMITS	2,000,000	2,000,000	2,137,871	137,871
TOTAL	2,090,000	2,090,000	2,246,879	156,879
<b>INTERGOVERNMENTAL REVENUE</b>				
CLASS "C" ROAD FUNDS	1,580,000	1,580,000	1,785,860	205,860
FIRE DEPARTMENT GRANT	7,000	262,000	3,200	(258,800)
POLICE SALARY REIMBURSEMENT	34,000	34,000	34,000	-
STATE LIQUOR FUNDS ALLOTMENT	44,000	44,000	46,924	2,924
COUNTY FIRE ALLOCATION	15,000	15,000	16,936	1,936
STATE GRANT	75,000	75,000	34,513	(40,487)
OTHER GRANTS	38,500	38,500	9,600	(28,900)
TOTAL	1,793,500	2,048,500	1,931,033	(117,467)
<b>CHARGES FOR SERVICE</b>				
PLANNING/INSPECTION FEES	1,500,000	1,500,000	1,949,764	449,764
AMBULANCE FEES	685,000	685,000	651,911	(33,089)
FIRE FEES	60,000	84,000	74,736	(9,264)
CEMETERY FEES	177,800	177,800	240,285	62,485
RECREATION FEES	3,045,000	3,045,000	3,475,800	430,800
LIBRARY FEES	105,000	105,000	92,294	(12,706)
OTHER SERVICE REVENUE	41,000	41,000	34,298	(6,702)
TOTAL	5,613,800	5,637,800	6,519,088	881,288
<b>FINES AND FORFEITURES</b>				
COURTS FINES AND FORFEITURES	632,500	632,500	668,151	35,651
<b>MISCELLANEOUS</b>				
	404,200	404,200	649,434	245,234
<b>INTEREST ON INVESTMENTS</b>				
	64,500	64,500	82,122	17,622
TOTAL REVENUES	31,001,006	31,280,006	34,033,111	2,753,105
<b>EXPENDITURES</b>				
<b>GENERAL GOVERNMENT</b>				
<b>COURT</b>				
PERSONNEL	488,061	488,061	458,456	29,605
OPERATIONS AND MAINTENANCE	212,660	212,660	224,041	(11,381)
CAPITAL	-	-	-	-
TOTAL	700,721	700,721	682,497	18,224
<b>ADMINISTRATIVE</b>				
PERSONNEL	743,077	743,077	610,012	133,065
OPERATIONS AND MAINTENANCE	117,500	117,500	102,093	15,407
TOTAL	860,577	860,577	712,105	148,472
<b>TREASURY</b>				
PERSONNEL	406,016	406,016	408,522	(2,506)
OPERATIONS AND MAINTENANCE	37,700	37,700	32,874	4,826
TOTAL	443,716	443,716	441,396	2,320

CONTINUED

**LEHI CITY CORPORATION**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCE – BUDGET AND ACTUAL**  
**GENERAL FUND**  
**JUNE 30, 2016**

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL	ACTUAL	
FINANCE				
PERSONNEL	398,186	398,186	411,515	(13,329)
OPERATIONS AND MAINTENANCE	85,746	85,746	72,230	13,516
TOTAL	483,932	483,932	483,745	187
HUMAN RESOURCES				
PERSONNEL	214,036	214,036	176,823	37,213
OPERATIONS AND MAINTENANCE	89,700	89,700	58,387	31,313
TOTAL	303,736	303,736	235,210	68,526
CITY RECORDER				
PERSONNEL	106,179	106,179	107,400	(1,221)
OPERATIONS AND MAINTENANCE	142,650	142,650	101,185	41,465
CAPITAL	20,000	20,000	19,698	302
TOTAL	268,829	268,829	228,283	40,546
LEGAL SERVICES				
PERSONNEL	444,981	444,981	418,675	26,306
OPERATIONS AND MAINTENANCE	100,000	100,000	82,006	17,994
TOTAL	544,981	544,981	500,681	44,300
LEGISLATIVE				
PERSONNEL	194,875	194,875	191,959	2,916
OPERATIONS AND MAINTENANCE	81,000	81,000	81,343	(343)
TOTAL	275,875	275,875	273,302	2,573
NONDEPARTMENTAL				
OPERATIONS AND MAINTENANCE	2,333,332	2,333,332	2,452,126	(118,794)
CAPITAL	275,000	275,000	276,306	(1,306)
TOTAL	2,608,332	2,608,332	2,728,432	(120,100)
EMERGENCY MANAGEMENT				
OPERATIONS AND MAINTENANCE	15,000	15,000	11,806	3,194
CAPITAL	-	-	-	-
TOTAL	15,000	15,000	11,806	3,194
FACILITIES MAINTENANCE				
PERSONNEL	329,125	329,125	352,331	(23,206)
OPERATIONS AND MAINTENANCE	178,900	178,900	154,697	24,203
CAPITAL	-	-	-	-
TOTAL	508,025	508,025	507,028	997
TOTAL GENERAL GOVERNMENT	7,013,724	7,013,724	6,804,485	209,239
PUBLIC SAFETY				
POLICE				
PERSONNEL	5,185,102	5,185,102	5,113,617	71,485
OPERATIONS AND MAINTENANCE	888,603	888,603	790,742	97,861
CAPITAL	136,500	136,500	135,998	502
TOTAL	6,210,205	6,210,205	6,040,357	169,848
CODE ENFORCEMENT				
PERSONNEL	98,199	98,199	103,246	(5,047)
OPERATIONS AND MAINTENANCE	22,294	22,294	17,000	5,294
TOTAL	120,493	120,493	120,246	247
FIRE				
PERSONNEL	3,987,927	4,011,927	3,684,909	327,018
OPERATIONS AND MAINTENANCE	560,743	560,743	572,366	(11,623)
CAPITAL	29,000	309,000	28,828	280,172
TOTAL	4,577,670	4,881,670	4,286,103	595,567
ANIMAL CONTROL				
PERSONNEL	87,366	87,366	81,251	6,115
OPERATIONS AND MAINTENANCE	68,100	68,100	74,181	(6,081)
TOTAL	155,466	155,466	155,432	34
TOTAL PUBLIC SAFETY	11,063,834	11,367,834	10,602,138	765,696

**LEHI CITY CORPORATION**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCE – BUDGET AND ACTUAL**  
**GENERAL FUND**  
**JUNE 30, 2016**

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
COMMUNITY DEVELOPMENT				
PUBLIC WORKS ADMINISTRATION				
PERSONNEL	149,615	149,615	144,856	4,759
OPERATIONS AND MAINTENANCE	20,100	20,100	24,411	(4,311)
CAPITAL	-	-	-	-
TOTAL	<u>169,715</u>	<u>169,715</u>	<u>169,267</u>	<u>448</u>
ENGINEERING				
PERSONNEL	525,554	525,554	533,637	(8,083)
OPERATIONS AND MAINTENANCE	42,800	42,800	30,914	11,886
CAPITAL	3,850	3,850	7,549	(3,699)
TOTAL	<u>572,204</u>	<u>572,204</u>	<u>572,100</u>	<u>104</u>
PLANNING AND ZONING				
PERSONNEL	632,024	632,024	626,135	5,889
OPERATIONS AND MAINTENANCE	70,600	70,600	77,171	(6,571)
CAPITAL	14,360	14,360	2,560	11,800
TOTAL	<u>716,984</u>	<u>716,984</u>	<u>705,866</u>	<u>11,118</u>
INSPECTIONS				
PERSONNEL	622,254	622,254	611,359	10,895
OPERATIONS AND MAINTENANCE	74,110	74,110	58,245	15,865
CAPITAL	-	-	-	-
TOTAL	<u>696,364</u>	<u>696,364</u>	<u>669,604</u>	<u>26,760</u>
ECONOMIC DEVELOPMENT				
PERSONNEL	133,451	133,451	136,190	(2,739)
OPERATIONS AND MAINTENANCE	41,985	41,985	33,502	8,483
CAPITAL	-	-	-	-
TOTAL	<u>175,436</u>	<u>175,436</u>	<u>169,692</u>	<u>5,744</u>
TOTAL COMMUNITY DEVELOPMENT	<u>2,330,703</u>	<u>2,330,703</u>	<u>2,286,529</u>	<u>44,174</u>
STREETS AND HIGHWAYS				
STREETS AND PUBLIC IMPROVEMENTS				
PERSONNEL	1,031,346	1,031,346	1,020,023	11,323
OPERATIONS AND MAINTENANCE	149,816	149,816	245,906	(96,090)
CAPITAL	-	-	-	-
TOTAL	<u>1,181,162</u>	<u>1,181,162</u>	<u>1,265,929</u>	<u>(84,767)</u>
C ROAD				
OPERATIONS AND MAINTENANCE	325,000	325,000	309,662	15,338
CAPITAL	1,528,000	1,528,000	1,539,295	(11,295)
TOTAL	<u>1,853,000</u>	<u>1,853,000</u>	<u>1,848,957</u>	<u>4,043</u>
TOTAL STREETS AND HIGHWAYS	<u>3,034,162</u>	<u>3,034,162</u>	<u>3,114,886</u>	<u>(80,724)</u>
PARKS, RECREATION AND CULTURE				
PARKS				
PERSONNEL	1,397,327	1,397,327	1,384,619	12,708
OPERATIONS AND MAINTENANCE	556,380	556,380	558,635	(2,255)
CAPITAL	78,200	78,200	71,882	6,318
TOTAL	<u>2,031,907</u>	<u>2,031,907</u>	<u>2,015,136</u>	<u>16,771</u>
COMMUNITY ARTS AND EVENTS				
OPERATIONS AND MAINTENANCE	390,500	390,500	325,379	65,121
TOTAL	<u>390,500</u>	<u>390,500</u>	<u>325,379</u>	<u>65,121</u>
SENIOR CITIZENS				
PERSONNEL	130,286	130,286	109,651	20,635
OPERATIONS AND MAINTENANCE	53,650	53,650	26,026	27,624
CAPITAL	-	-	-	-
TOTAL	<u>183,936</u>	<u>183,936</u>	<u>135,677</u>	<u>48,259</u>
RECREATION				
PERSONNEL	2,304,239	2,304,239	2,327,310	(23,071)
OPERATIONS AND MAINTENANCE	1,689,817	1,689,817	1,603,963	85,854
CAPITAL	345,275	345,275	191,293	153,982
TOTAL	<u>4,339,331</u>	<u>4,339,331</u>	<u>4,122,566</u>	<u>216,765</u>

**LEHI CITY CORPORATION**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCE – BUDGET AND ACTUAL**  
**GENERAL FUND**  
**JUNE 30, 2016**

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
MUSEUM				
PERSONNEL	180,994	180,994	160,550	20,444
OPERATIONS AND MAINTENANCE	102,050	102,050	87,440	14,610
CAPITAL	25,000	25,000	22,589	2,411
TOTAL	<u>308,044</u>	<u>308,044</u>	<u>270,579</u>	<u>37,465</u>
LITERACY CENTER				
PERSONNEL	276,009	276,009	231,766	44,243
OPERATIONS AND MAINTENANCE	15,250	15,250	29,835	(14,585)
CAPITAL	-	-	-	-
TOTAL	<u>291,259</u>	<u>291,259</u>	<u>261,601</u>	<u>29,658</u>
LIBRARY				
PERSONNEL	836,759	836,759	811,923	24,836
OPERATIONS AND MAINTENANCE	372,397	372,397	332,093	40,304
CAPITAL	5,000	5,000	5,004	(4)
TOTAL	<u>1,214,156</u>	<u>1,214,156</u>	<u>1,149,020</u>	<u>65,136</u>
TOTAL PARKS, RECREATION AND CULTURE	<u>8,759,133</u>	<u>8,759,133</u>	<u>8,279,958</u>	<u>479,175</u>
CEMETERY				
PERSONNEL	324,073	324,073	338,717	(14,644)
OPERATIONS AND MAINTENANCE	76,557	76,557	62,411	14,146
CAPITAL	20,500	20,500	14,487	6,013
TOTAL	<u>421,130</u>	<u>421,130</u>	<u>415,615</u>	<u>5,515</u>
DEBT SERVICE				
PRINCIPAL	650,002	650,002	660,000	(9,998)
INTEREST	165,830	165,830	150,880	14,950
TOTAL	<u>815,832</u>	<u>815,832</u>	<u>810,880</u>	<u>4,952</u>
TOTAL EXPENDITURES	<u>33,438,518</u>	<u>33,742,518</u>	<u>32,314,491</u>	<u>1,428,027</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(2,437,512)</u>	<u>(2,462,512)</u>	<u>1,718,620</u>	<u>4,181,132</u>
OTHER FINANCING SOURCES (USES)				
TRANSFERS IN	1,905,000	1,905,000	2,097,776	192,776
TRANSFERS OUT	(1,520,567)	(3,720,567)	(3,720,567)	-
SALE OF CAPITAL ASSETS	10,000	10,000	47,450	37,450
TOTAL OTHER FINANCING SOURCES	<u>394,433</u>	<u>(1,805,567)</u>	<u>(1,575,341)</u>	<u>230,226</u>
NET CHANGE IN FUND BALANCE	(2,043,079)	(4,268,079)	143,279	4,411,358
FUND BALANCE AT BEGINNING OF YEAR	<u>8,269,687</u>	<u>8,269,687</u>	<u>8,269,687</u>	<u>-</u>
FUND BALANCE AT END OF YEAR	<u>\$ 6,226,608</u>	<u>\$ 4,001,608</u>	<u>\$ 8,412,966</u>	<u>\$ 4,411,358</u>

**LEHI CITY CORPORATION**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCE – BUDGET AND ACTUAL**  
**CAPITAL PROJECTS FUND**  
**JUNE 30, 2016**

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH
	ORIGINAL	FINAL		FINAL BUDGET
				POSITIVE (NEGATIVE)
<b>REVENUES</b>				
IMPACT FEE REVENUE	\$ 7,020,000	\$ 7,020,000	\$ 4,286,559	\$ (2,733,441)
SALES TAX REVENUE	429,500	429,500	515,494	85,994
INTERGOVERNMENTAL REVENUES	-	-	1,608,716	1,608,716
INTEREST ON INVESTMENTS	32,000	32,000	54,386	22,386
TOTAL REVENUES	<u>7,481,500</u>	<u>7,481,500</u>	<u>6,465,155</u>	<u>(1,016,345)</u>
<b>EXPENDITURES</b>				
CURRENT				
OTHER	2,500	2,500	3,600	(1,100)
CAPITAL OUTLAY	15,341,393	18,616,393	9,752,734	8,863,659
DEBT SERVICE				
PRINCIPAL	-	-	-	-
INTEREST AND FISCAL CHARGES	386,448	386,448	377,863	8,585
TOTAL EXPENDITURES	<u>15,730,341</u>	<u>19,005,341</u>	<u>10,134,197</u>	<u>8,871,144</u>
DEFICIENCY OF REVENUES UNDER EXPENDITURES	<u>(8,248,841)</u>	<u>(11,523,841)</u>	<u>(3,669,042)</u>	<u>7,854,799</u>
<b>OTHER FINANCING SOURCES</b>				
TRANSFERS IN	1,520,567	3,720,567	3,720,567	-
SALE OF ASSETS	-	175,000	579,779	754,779
TOTAL OTHER FINANCING SOURCES	<u>1,520,567</u>	<u>3,895,567</u>	<u>4,300,346</u>	<u>754,779</u>
NET CHANGE IN FUND BALANCE	<u>(6,728,274)</u>	<u>(7,628,274)</u>	<u>631,304</u>	<u>8,609,578</u>
FUND BALANCE AT BEGINNING OF YEAR	<u>7,653,227</u>	<u>7,653,227</u>	<u>7,653,227</u>	<u>-</u>
FUND BALANCE AT END OF YEAR	<u>\$ 924,953</u>	<u>\$ 24,953</u>	<u>\$ 8,284,531</u>	<u>\$ 8,609,578</u>

**COMBINING FINANCIAL STATEMENTS**  
**INTERNAL SERVICE FUNDS**

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

Information Technology-This fund is used to account for the costs of providing computers, related equipment, and software to City departments. A service fee is charged to City departments monthly.

Fleet-This fund is used to account for the costs of maintaining the City's vehicles and equipment.

Risk Management-This fund is used to account for the costs of general liability insurance premiums, property damage, and claims for which the City is responsibility. The City employs a risk manager whose salary and benefits are recorded in this fund.

Building and Grounds – This fund is used to account for the costs of maintaining the buildings and grounds of the City's physical facilities. A service fee is charged to the relevant departments of the City on a monthly basis.

**LEHI CITY CORPORATION**  
**INTERNAL SERVICE FUNDS**  
**COMBINING STATEMENT OF NET POSITION**  
**JUNE 30, 2016**

	INTERNAL SERVICE FUNDS				
	INFORMATION TECHNOLOGY	FLEET	RISK MANAGEMENT	BUILDING AND GROUNDS	TOTALS
<b>ASSETS</b>					
<b>CURRENT ASSETS</b>					
CASH AND CASH EQUIVALENTS	\$ 439,412	\$ 276,258	\$ 458,283	\$ 20,560	\$ 1,194,513
ACCOUNTS RECEIVABLE	-	-	-	-	-
INVENTORY	-	52,890	-	-	52,890
<b>TOTAL CURRENT ASSETS</b>	<b>439,412</b>	<b>329,148</b>	<b>458,283</b>	<b>20,560</b>	<b>1,247,403</b>
<b>NON-CURRENT ASSETS</b>					
DEPRECIABLE CAPITAL ASSETS, NET	229,770	2,721,508	-	54,630	3,005,908
<b>TOTAL NON-CURRENT ASSETS</b>	<b>229,770</b>	<b>2,721,508</b>	<b>-</b>	<b>54,630</b>	<b>3,005,908</b>
<b>TOTAL ASSETS</b>	<b>\$ 669,182</b>	<b>\$ 3,050,656</b>	<b>\$ 458,283</b>	<b>\$ 75,190</b>	<b>\$ 4,253,311</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
DEFERRED OUTFLOWS OF RESOURCES RELATED TO PENSIONS	\$ 92,410	\$ 48,444	\$ 35,417	\$ 49,258	\$ 225,529
<b>LIABILITIES</b>					
<b>CURRENT LIABILITIES</b>					
ACCOUNTS PAYABLE	\$ 30,189	\$ 283,429	\$ 4,874	\$ 21,509	\$ 340,001
WAGES PAYABLE	7,812	4,034	2,394	3,993	18,233
CURRENT PORTION COMPENSATED ABSENCES	14,022	14,410	6,233	13,710	48,375
<b>TOTAL CURRENT LIABILITIES</b>	<b>52,023</b>	<b>301,873</b>	<b>13,501</b>	<b>39,212</b>	<b>406,609</b>
<b>NON-CURRENT LIABILITIES</b>					
COMPENSATED ABSENCES	12,760	17,329	19,644	3,259	52,992
NET PENSION LIABILITY	160,735	84,262	61,603	85,678	392,278
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>173,495</b>	<b>101,591</b>	<b>81,247</b>	<b>88,937</b>	<b>445,270</b>
<b>TOTAL LIABILITIES</b>	<b>\$ 225,518</b>	<b>\$ 403,464</b>	<b>\$ 94,748</b>	<b>\$ 128,149</b>	<b>\$ 851,879</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
DEFERRED INFLOWS OF RESOURCES RELATED TO PENSIONS	\$ 25,966	\$ 13,612	\$ 9,952	\$ 13,841	\$ 63,371
<b>NET POSITION</b>					
NET INVESTMENT IN CAPITAL ASSETS	229,770	2,721,508	-	54,630	3,005,908
UNRESTRICTED	280,338	(39,484)	389,000	(72,172)	557,682
<b>TOTAL NET POSITION (DEFICIT)</b>	<b>\$ 510,108</b>	<b>\$ 2,682,024</b>	<b>\$ 389,000</b>	<b>\$ (17,542)</b>	<b>\$ 3,563,590</b>

**LEHI CITY CORPORATION**  
**INTERNAL SERVICE FUNDS**  
**COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**JUNE 30, 2016**

	INTERNAL SERVICE FUNDS				
	INFORMATION TECHNOLOGY	FLEET	RISK MANAGEMENT	BUILDING AND GROUNDS	TOTALS
OPERATING REVENUES					
CHARGES FOR SERVICES - INTERNAL	\$ 688,999	\$ 2,135,049	\$ 550,991	\$ 455,440	\$ 3,830,479
TOTAL OPERATING REVENUES	<u>688,999</u>	<u>2,135,049</u>	<u>550,991</u>	<u>455,440</u>	<u>3,830,479</u>
OPERATING EXPENSES					
PERSONNEL	376,860	225,344	131,081	229,044	962,329
OPERATING AND MAINTENANCE	312,054	1,015,632	646,794	367,725	2,342,205
DEPRECIATION	38,784	561,232	-	13,746	613,762
TOTAL OPERATING EXPENSES	<u>727,698</u>	<u>1,802,208</u>	<u>777,875</u>	<u>610,515</u>	<u>3,918,296</u>
OPERATING INCOME (LOSS)	<u>(38,699)</u>	<u>332,841</u>	<u>(226,884)</u>	<u>(155,075)</u>	<u>(87,817)</u>
NON-OPERATING REVENUES (EXPENSES)					
INTEREST INCOME	8,310	2,250	68,479	-	79,039
TOTAL NON-OPERATING REVENUES (EXPENSES)	<u>8,310</u>	<u>18,687</u>	<u>68,479</u>	<u>-</u>	<u>95,476</u>
CHANGE IN NET POSTION	(30,389)	351,528	(158,405)	(155,075)	7,659
NET POSITION AT BEGINNING OF YEAR	<u>540,497</u>	<u>2,330,496</u>	<u>547,405</u>	<u>137,533</u>	<u>3,555,931</u>
NET POSTION (DEFICIT) AT END OF YEAR	<u>\$ 510,108</u>	<u>\$ 2,682,024</u>	<u>\$ 389,000</u>	<u>\$ (17,542)</u>	<u>\$ 3,563,590</u>

**LEHI CITY CORPORATION**  
**INTERNAL SERVICE FUNDS**  
**COMBINING STATEMENT OF CASH FLOWS**  
**JUNE 30, 2016**

CASH RECEIVED FROM INTERFUND SERVICES PROVIDED	\$ 688,999	\$ 2,135,049	\$ 551,730	\$ 455,440	\$ 3,831,218
CASH PAID TO SUPPLIERS	(359,964)	(927,095)	(121,586)	(363,470)	(1,772,115)
CASH PAID TO EMPLOYEES	(356,350)	(206,362)	(654,498)	(215,762)	(1,432,972)
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	(27,315)	1,001,592	(224,354)	(123,792)	626,131
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES					
MISCELLANEOUS RECEIPTS	-	16,437	-	-	16,437
NET CASH USED IN NON-CAPITAL FINANCING ACTIVITIES	-	16,437	-	-	16,437
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
PROCEEDS FROM SALE OF CAPITAL ASSETS	-	-	-	-	-
ACQUISITION AND CONSTRUCTION OF CAPITAL ASSETS	(76,892)	(1,289,388)	-	(30,418)	(1,396,698)
NET CASH USED IN CAPITAL AND RELATED FINANCING ACTIVITIES	(76,892)	(1,289,388)	-	(30,418)	(1,396,698)
CASH FLOWS FROM INVESTING ACTIVITIES					
INTEREST INCOME COLLECTED	8,310	2,250	68,479	-	79,039
NET CASH PROVIDED BY INVESTING ACTIVITIES	8,310	2,250	68,479	-	79,039
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(95,897)	(269,109)	(155,875)	(154,210)	(675,091)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	535,309	545,367	614,158	174,770	1,869,604
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 439,412	\$ 276,258	\$ 458,283	\$ 20,560	\$ 1,194,513
CASH AND CASH EQUIVALENTS AT END OF YEAR CONSISTS OF:					
UNRESTRICTED CASH	\$ 439,412	\$ 276,258	\$ 458,283	\$ 20,560	\$ 1,194,513
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:					
OPERATING INCOME (LOSS)	\$ (38,699)	\$ 332,841	\$ (226,884)	\$ (155,075)	\$ (87,817)
ADJUSTMENTS TO RECONCILE OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES					
DEPRECIATION	38,784	561,232	-	13,746	613,762
CHANGES IN ASSETS AND LIABILITIES					
ACCOUNTS RECEIVABLE	-	-	-	-	-
INVENTORY	-	-	739	-	739
PREPAID EXPENSES	-	-	-	-	-
ACCOUNTS PAYABLE	(47,910)	88,537	(7,704)	4,255	37,178
WAGES PAYABLE	3,249	1,671	683	1,547	7,150
CHANGES IN NET PENSION LIABILITY AND DEFERRED INFLOWS AND OUTFLOWS RELATED TO PENSIONS	18,416	9,572	7,034	9,822	44,844
COMPENSATED ABSENCES	(1,155)	7,739	1,778	1,913	10,275
	\$ (27,315)	\$ 1,001,592	\$ (224,354)	\$ (123,792)	\$ 626,131

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

THIS PAGE INTENTIONALLY LEFT BLANK



**LEHI CITY CORPORATION  
STATISTICAL SECTION  
TABLE OF CONTENTS**

---

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

	<u>Page</u>
<b>FINANCIAL TRENDS</b>	100 - 108
These schedules provide trend information to help the reader understand how the City’s financial performance and economic conditions have changed over time.	
<b>REVENUE CAPACITY</b>	109 - 112
These schedules contain information to help the reader understand the City’s capacity to raise revenues and the sources of these revenues.	
<b>DEBT CAPACITY</b>	113 - 121
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.	
<b>DEMOGRAPHIC AND ECONOMIC INFORMATION</b>	122 - 123
These schedules present demographic and economic indicators to help the reader understand the environment within which the City’s financial activities take place.	
<b>OPERATING INFORMATION</b>	124 - 126
These schedules contain service and infrastructure data to help the reader understand how the information in the City’s financial reports relates to the services the City provides and the activities it performs.	

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

**LEHI CITY CORPORATION**  
**SCHEDULE 1**  
**NET POSITION BY COMPONENT (LAST TEN FISCAL YEARS)**  
**(accrual basis of accounting)**

	Fiscal Year				
	2012	2013	2014	2015	2016
<b>Governmental activities</b>					
Net investment in capital assets	\$ 215,235,149	\$ 214,537,806	\$ 219,129,389	\$ 229,907,904	\$ 242,558,256
Restricted	6,905,380	6,470,224	8,560,047	6,565,677	4,262,799
Unrestricted	(66,936,366)	(73,872,812)	(88,715,100)	(108,048,049)	(101,045,130)
<b>Total governmental activities net position</b>	<b>155,204,163</b>	<b>147,135,218</b>	<b>138,974,336</b>	<b>128,425,532</b>	<b>145,775,925</b>
<b>Business-type activities</b>					
Net investment in capital assets	176,523,733	184,918,965	202,621,488	224,324,128	238,650,352
Restricted	5,681,780	8,545,937	9,063,049	4,293,339	4,555,304
Unrestricted	5,025,384	13,515,909	16,429,759	19,502,118	24,970,618
<b>Total business-type activities net position</b>	<b>187,230,897</b>	<b>206,980,811</b>	<b>228,114,296</b>	<b>248,119,585</b>	<b>268,176,274</b>
<b>Primary government</b>					
Net investment in capital assets	391,758,882	399,456,771	421,750,877	454,232,032	481,208,608
Restricted	12,587,160	15,016,161	17,623,096	10,859,016	8,818,103
Unrestricted	(61,910,982)	(60,356,903)	(72,285,341)	(88,545,931)	(76,074,512)
<b>Total primary government net position</b>	<b>\$ 342,435,060</b>	<b>\$ 354,116,029</b>	<b>\$ 367,088,632</b>	<b>\$ 376,545,117</b>	<b>\$ 413,952,199</b>

	Fiscal Year				
	2007	2008	2009	2010	2011
<b>Governmental activities</b>					
Net investment in capital assets	\$ 118,676,685	\$ 199,579,556	\$ 213,579,310	\$ 211,805,645	\$ 211,722,660
Restricted	3,168,606	1,412,125	2,488,688	3,500,816	9,514,316
Unrestricted	5,528,236	(71,602,248)	(74,678,852)	(72,015,133)	(71,391,471)
<b>Total governmental activities net position</b>	<b>127,373,527</b>	<b>129,389,433</b>	<b>141,389,146</b>	<b>143,291,328</b>	<b>149,845,505</b>
<b>Business-type activities</b>					
Net investment in capital assets	138,778,193	131,058,326	137,407,148	172,095,833	171,920,314
Restricted	7,081,023	7,606,529	5,622,428	5,638,545	5,166,369
Unrestricted	5,232,772	(764,656)	(1,728,272)	(2,125,977)	49,034
<b>Total business-type activities net position</b>	<b>151,091,988</b>	<b>137,900,199</b>	<b>141,301,304</b>	<b>175,608,401</b>	<b>177,135,717</b>
<b>Primary government</b>					
Net investment in capital assets	257,454,878	330,637,882	350,986,458	383,901,478	383,642,974
Restricted	10,249,629	9,018,654	8,111,116	9,139,361	14,680,685
Unrestricted	10,761,008	(72,366,904)	(76,407,124)	(74,141,110)	(71,342,437)
<b>Total primary government net position</b>	<b>\$ 278,465,515</b>	<b>\$ 267,289,632</b>	<b>\$ 282,690,450</b>	<b>\$ 318,899,729</b>	<b>\$ 326,981,222</b>

Beginning in FY 2013 the City adopted GASB Statement No. 63 and began using the title of Net Position in lieu of Net Assets to describe the City's net equity.

**LEHI CITY CORPORATION**  
**SCHEDULE 2**  
**CHANGES IN NET POSITION (LAST TEN FISCAL YEARS)**  
**(accrual basis of accounting)**

	Fiscal Year				
	2012	2013	2014	2015	2016
<b>Expenses</b>					
<b>Governmental activities</b>					
General government	\$ 5,664,766	\$ 5,602,138	\$ 6,608,885	\$ 7,536,526	\$ 6,904,634
Public Safety	8,759,020	9,487,082	10,046,876	10,178,031	11,170,823
Community Development	3,826,912	17,364,548	21,231,389	23,302,007	4,079,029
Streets and Highways	11,731,075	8,753,776	9,496,924	9,660,807	11,206,024
Parks, recreation, and culture	6,740,823	7,585,566	8,023,291	8,503,024	9,251,152
Cemetery	261,054	315,796	362,172	386,084	443,058
Interest on long-term debt	4,457,480	4,498,839	4,520,957	4,437,878	4,832,597
<b>Total governmental activities</b>	<b>41,441,130</b>	<b>53,607,745</b>	<b>60,290,494</b>	<b>64,004,357</b>	<b>47,887,317</b>
<b>Business-type activities</b>					
Culinary Water	2,562,929	2,848,555	3,409,071	3,935,066	4,110,256
Sewer	6,372,255	6,218,600	6,248,401	7,415,879	8,188,182
Pressurized Irrigation	2,277,980	2,604,120	2,747,577	2,811,392	2,933,070
Electric	19,951,247	23,776,549	24,328,858	25,550,168	26,793,013
Drainage	1,161,325	1,299,785	1,301,784	1,377,942	1,610,648
Garbage	2,120,558	2,243,542	2,427,119	2,354,165	2,123,488
<b>Total business-type activities</b>	<b>34,446,294</b>	<b>38,991,151</b>	<b>40,462,810</b>	<b>43,444,612</b>	<b>45,758,657</b>
<b>Total primary government expenses</b>	<b>\$ 75,887,424</b>	<b>\$ 92,598,896</b>	<b>\$ 100,753,304</b>	<b>\$ 107,448,969</b>	<b>\$ 93,645,974</b>
<b>Program Revenues</b>					
<b>Governmental activities</b>					
<b>Charges for services</b>					
General government	\$ 901,786	\$ 852,069	\$ 1,280,770	\$ 922,395	\$ 1,225,124
Public Safety	491,458	639,389	735,826	713,288	772,926
Community Development	2,331,513	3,697,018	3,380,948	3,996,282	4,122,688
Parks, recreation, and culture	3,103,973	3,261,742	3,442,123	3,538,275	3,669,216
Cemetery	147,453	170,515	200,865	235,200	240,285
Operating grants and contributions	3,443,139	1,990,385	1,652,937	1,879,304	1,921,433
Capital grants and contributions	7,656,824	2,693,363	6,669,536	10,177,225	13,859,305
<b>Total governmental activities</b>	<b>18,076,146</b>	<b>13,304,481</b>	<b>17,363,005</b>	<b>21,461,969</b>	<b>25,810,977</b>
<b>Business-type activities</b>					
<b>Charges for services</b>					
Culinary Water	2,843,567	3,353,732	3,387,526	3,606,036	4,282,274
Sewer	6,292,827	7,329,883	7,518,893	8,561,592	8,632,614
Pressurized Irrigation	2,296,606	2,160,964	2,236,370	2,678,561	2,697,436
Electric	21,222,943	23,493,768	24,730,251	26,168,996	28,967,401
Drainage	1,107,979	1,023,980	1,072,401	958,281	1,018,434
Garbage	2,291,890	2,155,728	2,025,666	2,075,810	2,196,940
Capital grants and contributions	5,631,871	9,991,274	13,031,629	13,302,030	12,816,991
<b>Total business-type activities</b>	<b>41,687,683</b>	<b>49,509,329</b>	<b>54,002,736</b>	<b>57,351,306</b>	<b>60,612,090</b>
<b>Total primary government program revenues</b>	<b>\$ 59,763,829</b>	<b>\$ 62,813,810</b>	<b>\$ 71,365,741</b>	<b>\$ 78,813,275</b>	<b>\$ 86,423,067</b>

CONTINUED

**LEHI CITY CORPORATION**  
**SCHEDULE 2**  
**CHANGES IN NET POSITION (LAST TEN FISCAL YEARS)**  
**(accrual basis of accounting)**

	Fiscal Year				
	2012	2013	2014	2015	2016
Net (Expense)/Revenue					
Governmental activities	\$ (23,364,984)	\$ (40,303,264)	\$ (42,927,489)	\$ (42,542,388)	\$ (22,076,340)
Business-type activities	7,241,389	10,518,178	13,539,926	13,906,694	14,853,433
Total primary government net (expense)/revenue	<u>\$ (16,123,595)</u>	<u>\$ (29,785,086)</u>	<u>\$ (29,387,563)</u>	<u>\$ (28,635,694)</u>	<u>\$ (7,222,907)</u>
General Revenues and Other Changes in Net Position					
Governmental activities					
Taxes					
Property taxes	\$ 14,967,910	\$ 14,564,416	\$ 16,373,300	\$ 17,134,391	\$ 18,943,311
Sales taxes	6,818,129	7,361,030	7,904,519	9,060,843	9,830,594
Franchise taxes	3,374,229	3,733,118	4,285,907	4,626,674	5,221,608
Impact fees	2,719,390	4,727,508	4,899,084	4,980,287	3,872,262
Earnings on investments	95,889	108,596	98,028	81,658	153,854
Other	17,175	47,656	18,862	75,314	100,458
Transfers	730,920	730,920	730,920	485,920	730,920
Total governmental activities	<u>28,723,642</u>	<u>31,273,244</u>	<u>34,310,620</u>	<u>36,445,087</u>	<u>38,853,007</u>
Business-type activities					
Earnings on investments	159,686	99,922	106,836	114,557	151,462
Impact fees	3,127,551	4,273,216	7,617,749	7,239,384	5,097,841
Gain (Loss) on disposal of assets	33,221	1,800	68,690	6,164	67,014
Other	264,253	286,009	531,204	411,696	617,859
Transfers	(730,920)	(730,920)	(730,920)	(485,920)	(730,920)
Total business-type activities	<u>2,853,791</u>	<u>3,930,027</u>	<u>7,593,559</u>	<u>7,285,881</u>	<u>5,203,256</u>
Total primary government	<u>\$ 31,577,433</u>	<u>\$ 35,203,271</u>	<u>\$ 41,904,179</u>	<u>\$ 43,730,968</u>	<u>\$ 44,056,263</u>
Change in Net Position					
Governmental activities	\$ 5,358,658	\$ (8,972,270)	\$ (8,593,569)	\$ (6,112,833)	\$ 17,350,393
Business-type activities	10,095,180	14,448,205	21,133,485	21,192,575	20,056,689
Total primary government	<u>\$ 15,453,838</u>	<u>\$ 5,475,935</u>	<u>\$ 12,539,916</u>	<u>\$ 15,079,742</u>	<u>\$ 37,407,082</u>

CONTINUED

**LEHI CITY CORPORATION**  
**SCHEDULE 2**  
**CHANGES IN NET POSITION (LAST TEN FISCAL YEARS)**  
**(accrual basis of accounting)**

Expenses	Fiscal Year				
	2007	2008	2009	2010	2011
<b>Governmental activities</b>					
General government	\$ 3,278,956	\$ 3,628,674	\$ 4,790,376	\$ 4,429,526	\$ 5,307,139
Public Safety	6,602,301	7,519,925	6,917,410	8,294,302	8,781,592
Community Development	4,117,333	23,047,285	7,845,367	3,915,440	4,264,439
Streets and Highways	4,927,772	5,810,559	6,833,204	7,533,656	10,227,496
Parks, recreation, and culture	6,017,809	6,392,168	6,154,035	6,181,189	6,369,274
Cemetery	409,954	448,945	179,180	343,280	269,700
Interest on long-term debt	3,407,163	4,365,331	4,818,132	4,677,116	4,545,032
<b>Total governmental activities</b>	<b>28,761,288</b>	<b>51,212,887</b>	<b>37,537,704</b>	<b>35,374,509</b>	<b>39,764,672</b>
<b>Business-type activities</b>					
Culinary Water	2,182,072	2,656,616	2,738,379	2,502,822	2,544,131
Sewer	3,377,096	3,763,563	4,427,260	4,867,521	6,102,340
Pressurized Irrigation	1,926,428	1,827,990	1,867,549	1,882,960	2,676,304
Electric	16,223,414	18,944,544	20,728,252	20,554,351	20,787,596
Drainage	508,081	607,976	906,252	1,006,380	1,225,380
Garbage	1,661,564	1,673,466	1,934,512	2,021,030	1,816,865
<b>Total business-type activities</b>	<b>25,878,655</b>	<b>29,474,155</b>	<b>32,602,204</b>	<b>32,835,064</b>	<b>35,152,616</b>
<b>Total primary government expenses</b>	<b>\$ 54,639,943</b>	<b>\$ 80,687,042</b>	<b>\$ 70,139,908</b>	<b>\$ 68,209,573</b>	<b>\$ 74,917,288</b>
<b>Program Revenues</b>					
<b>Governmental activities</b>					
Charges for services					
General government	\$ 1,594,333	\$ 1,695,954	\$ 1,704,170	\$ 1,145,665	\$ 1,021,657
Public Safety	389,865	428,763	492,808	591,731	505,979
Community Development	5,355,658	2,887,683	1,023,732	1,363,643	1,487,215
Streets and Highways	-	-	-	-	-
Parks, recreation, and culture	2,862,975	2,605,373	2,874,871	2,987,914	2,949,442
Cemetery	130,334	271,967	136,252	70,780	161,502
Operating grants and contributions	829,731	1,229,542	823,303	1,545,098	2,153,477
Capital grants and contributions	34,359,144	27,104,451	13,239,384	5,596,760	12,581,519
<b>Total governmental activities</b>	<b>45,522,040</b>	<b>36,223,733</b>	<b>20,294,520</b>	<b>13,301,591</b>	<b>20,860,791</b>
<b>Business-type activities</b>					
Charges for services					
Culinary Water	2,110,706	2,346,398	1,984,451	2,597,686	2,634,733
Sewer	2,806,305	3,696,025	3,682,833	3,959,930	4,886,485
Pressurized Irrigation	1,497,451	1,606,059	1,630,416	1,850,135	2,200,146
Electric	15,926,346	18,198,914	19,110,795	18,975,668	19,856,320
Drainage	492,993	540,080	866,809	933,646	1,070,910
Garbage	1,595,038	1,833,795	2,011,309	2,125,792	2,193,629
Capital grants and contributions	22,743,591	14,121,431	8,470,064	5,034,797	4,245,278
<b>Total business-type activities</b>	<b>47,172,430</b>	<b>42,342,702</b>	<b>37,756,677</b>	<b>35,477,654</b>	<b>37,087,501</b>
<b>Total primary government revenues</b>	<b>\$ 92,694,470</b>	<b>\$ 78,566,435</b>	<b>\$ 58,051,197</b>	<b>\$ 48,779,245</b>	<b>\$ 57,948,292</b>

CONTINUED

**LEHI CITY CORPORATION**  
**SCHEDULE 2**  
**CHANGES IN NET POSITION (LAST TEN FISCAL YEARS)**  
**(accrual basis of accounting)**

	Fiscal Year				
	2007	2008	2009	2010	2011
Net (Expense)/Revenue					
Governmental activities	\$ 16,760,752	\$ (14,989,154)	\$ (17,243,184)	\$ (22,072,918)	\$ (18,903,881)
Business-type activities	21,293,775	12,868,547	5,154,473	2,642,590	1,934,885
<b>Total primary government net (expense)/revenue</b>	<b>\$ 38,054,527</b>	<b>\$ (2,120,607)</b>	<b>\$ (12,088,711)</b>	<b>\$ (19,430,328)</b>	<b>\$ (16,968,996)</b>
General Revenues and Other Changes in Net Position					
Governmental activities					
Taxes					
Property taxes	\$ 6,855,279	\$ 7,008,797	\$ 18,072,425	\$ 14,221,477	\$ 15,216,011
Sales taxes	4,897,855	5,670,821	5,727,822	5,741,667	5,985,133
Franchise taxes	2,543,247	3,059,267	3,191,822	3,127,311	3,418,306
Earnings on investments	1,283,194	503,871	177,236	98,348	74,775
Gain (Loss) on disposal of assets	-	-	(159,412)	55,297	28,511
Other	46,022	31,304	-	-	4,402
Transfers	(12,624,095)	731,000	2,231,004	731,000	730,920
<b>Total governmental activities</b>	<b>3,001,502</b>	<b>17,005,060</b>	<b>29,240,897</b>	<b>23,975,100</b>	<b>25,458,058</b>
Business-type activities					
Earnings on investments	362,946	505,827	280,778	49,956	48,967
Gain on disposal of assets	(19,663)	-	-	(115,728)	-
Other	576,438	274,922	196,858	169,979	274,384
Transfers	12,624,095	(731,000)	(2,231,004)	(731,000)	(730,920)
<b>Total business-type activities</b>	<b>13,543,816</b>	<b>49,749</b>	<b>(1,753,368)</b>	<b>(626,793)</b>	<b>(407,569)</b>
<b>Total primary government</b>	<b>\$ 16,545,318</b>	<b>\$ 17,054,809</b>	<b>\$ 27,487,529</b>	<b>\$ 23,348,307</b>	<b>\$ 25,050,489</b>
Change in Net Position					
Governmental activities	\$ 19,762,254	\$ 2,015,906	\$ 11,999,713	1,902,182	6,554,177
Business-type activities	34,837,591	12,918,296	3,401,105	2,015,797	1,527,316
<b>Total primary government</b>	<b>\$ 54,599,845</b>	<b>\$ 14,934,202</b>	<b>\$ 15,400,818</b>	<b>\$ 3,917,979</b>	<b>\$ 8,081,493</b>

**LEHI CITY CORPORATION**  
**SCHEDULE 3**  
**FUND BALANCES: GOVERNMENTAL FUNDS (LAST TEN FISCAL YEARS)**  
**(modified accrual basis of accounting)**

	Fiscal Year				
	2012	2013	2014	2015	2016
General Fund					
Nonspendable	\$ -	\$ 25,858	\$ 29,902	\$ 24,000	\$ 103,000
Restricted	1,160,885	652,048	1,028,085	799,082	574,992
Committed	398,166	448,237	466,584	496,802	624,936
Assigned	183,210	184,415	190,349	191,324	192,026
Unassigned	3,410,473	6,439,616	6,645,733	6,758,479	6,918,012
Total general fund	5,152,734	7,750,174	8,360,653	8,269,687	8,412,966
All Other Governmental Funds					
Nonspendable	-	-	-	24,877	-
Restricted	6,121,394	6,195,047	8,274,991	6,245,868	4,738,086
Assigned	37,941	2,690,851	2,617,559	2,536,176	5,043,913
Total all other governmental funds	6,159,335	8,885,898	10,892,550	8,806,921	9,781,999
Total governmental funds	\$ 11,312,069	\$ 16,636,072	\$ 19,253,203	\$ 17,076,608	\$ 18,194,965

	Fiscal Year				
	2007	2008	2009	2010	2011
General Fund					
Nonspendable	\$ -	\$ -	\$ 34,398	\$ -	\$ 2,637
Restricted	3,026,635	2,087,820	1,963,731	2,226,954	1,079,347
Committed	144,549	199,396	319,499	321,627	355,345
Assigned	89,938	103,574	179,765	180,961	181,923
Unassigned	3,710,734	3,031,997	526,590	913,681	1,590,564
Total general fund	6,971,856	5,422,787	3,023,983	3,643,223	3,209,816
All Other Governmental Funds					
Restricted	141,971	108,055	1,055,460	1,509,304	8,566,451
Assigned	2,095,679	2,680,563	297,990	481,634	(1,008,431)
Total all other governmental funds	2,237,650	2,788,618	1,353,450	1,990,938	7,558,020
Total governmental funds	\$ 9,209,506	\$ 8,211,405	\$ 4,377,433	\$ 5,634,161	\$ 10,767,836

Lehi City has implemented GASB 54 for the fiscal year ended June 30, 2011. The fund balances from prior fiscal years (2006 – 2010) were restated for comparison purposes.

**LEHI CITY CORPORATION**  
**SCHEDULE 4**  
**CHANGES IN FUND BALANCES: GOVERNMENTAL FUNDS (LAST TEN FISCAL YEARS)**  
**(modified accrual basis of accounting)**

	Fiscal Year				
	2012	2013	2014	2015	2016
Revenues					
Taxes	\$ 25,160,268	\$ 25,658,564	\$ 28,563,726	\$ 30,821,908	\$ 33,995,513
Licenses, fees and permits	4,187,195	6,695,905	6,444,720	7,372,672	6,533,438
Intergovernmental	7,031,764	2,015,152	1,671,598	2,056,379	3,539,749
Charges for services	4,554,976	5,668,980	5,762,720	6,081,697	6,519,088
Fines and forfeitures	651,848	593,424	547,825	554,622	668,151
Miscellaneous	365,682	357,656	806,898	433,344	649,434
Interest on investments	83,006	96,393	88,992	72,298	145,662
Total revenues	<u>42,034,739</u>	<u>41,086,074</u>	<u>43,886,479</u>	<u>47,392,920</u>	<u>52,051,035</u>
Expenditures					
General government	4,926,429	4,756,942	5,512,993	7,432,107	6,804,485
Public Safety	8,430,152	9,108,300	9,830,309	9,745,736	10,602,138
Community development	3,775,472	17,383,350	21,215,648	23,120,657	3,820,164
Streets and highways	1,873,444	2,094,633	2,462,221	2,790,957	3,114,886
Parks recreation and culture	6,927,077	6,805,808	8,295,691	7,656,136	8,279,958
Cemetery	244,481	291,914	334,730	358,145	415,615
Other	312,483	13,780	77,920	12,476	3,600
Capital outlay	8,858,638	3,569,430	4,245,051	10,087,085	9,752,734
Debt Service					
Principal	3,508,069	3,136,951	10,722,440	4,353,681	4,764,670
Interest and fiscal charges	4,032,356	4,405,021	4,636,091	4,246,198	4,732,577
Total expenditures	<u>42,888,601</u>	<u>51,566,129</u>	<u>67,333,094</u>	<u>69,803,178</u>	<u>52,290,827</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(853,862)</u>	<u>(10,480,055)</u>	<u>(23,446,615)</u>	<u>(22,410,258)</u>	<u>(239,792)</u>
Other Financing Sources (Uses)					
Transfers in	2,522,057	3,708,947	4,408,662	3,917,960	5,818,343
Transfers out	(1,791,137)	(2,978,027)	(3,677,742)	(3,432,040)	(5,087,423)
Sale of capital assets	17,175	82,760	52,930	190,380	627,229
Bond and note proceeds	650,000	14,087,053	25,163,052	19,557,363	-
Total other financing sources (uses)	<u>1,398,095</u>	<u>14,900,733</u>	<u>25,946,902</u>	<u>20,233,663</u>	<u>1,358,149</u>
Net change in fund balances	<u>\$ 544,233</u>	<u>\$ 4,420,678</u>	<u>\$ 2,500,287</u>	<u>\$ (2,176,595)</u>	<u>\$ 1,118,357</u>
Debt service as a percentage of noncapital expenditures	20.55%	16.62%	24.34%	14.59%	22.92%

CONTINUED

**LEHI CITY CORPORATION**  
**SCHEDULE 4**  
**CHANGES IN FUND BALANCES: GOVERNMENTAL FUNDS (LAST TEN FISCAL YEARS)**  
**(modified accrual basis of accounting)**

	Fiscal Year				
	2007	2008	2009	2010	2011
<b>Revenues</b>					
Taxes	\$ 14,296,381	\$ 15,738,885	\$ 26,992,069	\$ 23,090,455	\$ 24,619,450
Licenses, fees and permits	5,869,656	2,720,478	1,753,077	3,295,183	3,070,742
Intergovernmental	1,569,424	1,888,959	1,604,255	2,589,244	10,694,110
Charges for services	6,025,454	4,899,924	3,951,453	4,111,773	4,209,859
Fines and forfeitures	1,129,472	1,252,981	1,133,215	828,467	835,010
Special assessment revenue	2,875,335	3,500,000	1,271,000	-	-
Miscellaneous	464,861	442,973	570,955	441,419	335,460
Interest on investments	1,283,194	503,871	179,236	92,336	67,281
<b>Total revenues</b>	<b>33,513,777</b>	<b>30,948,071</b>	<b>37,455,260</b>	<b>34,448,877</b>	<b>43,831,912</b>
<b>Expenditures</b>					
General government	3,074,401	3,285,328	4,390,714	4,431,166	4,928,570
Public Safety	6,572,995	6,858,543	7,897,722	8,071,323	8,453,897
Community development	446,844	22,801,077	7,667,029	3,707,335	4,388,643
Streets and highways	4,134,069	1,551,653	1,834,279	1,689,097	1,770,865
Parks recreation and culture	4,611,346	5,674,251	5,542,788	5,793,779	6,058,330
Cemetery	8,360,057	345,922	297,062	289,208	223,569
Other	5,571	180,038	32,623	33,225	798,307
Capital outlay	2,577,544	8,046,417	8,617,325	1,695,944	5,362,725
Debt Service					
Principal	4,708,651	1,443,002	7,937,343	4,062,549	3,848,822
Interest and fiscal charges	3,455,683	4,366,846	3,774,216	4,568,005	4,603,039
<b>Total expenditures</b>	<b>37,947,161</b>	<b>54,553,077</b>	<b>47,991,101</b>	<b>34,341,631</b>	<b>40,436,767</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>(4,433,384)</b>	<b>(23,605,006)</b>	<b>(10,535,841)</b>	<b>107,246</b>	<b>3,395,145</b>
<b>Other Financing Sources (Uses)</b>					
Transfers in	1,799,157	4,494,820	8,224,855	2,100,180	5,254,970
Transfers out	(14,423,252)	(3,763,820)	(5,993,851)	(1,369,180)	(4,524,050)
Proceeds from capital lease	-	-	-	-	-
Sale of capital assets	71,920	35,550	-	56,297	49,110
Bond and note proceeds	15,785,158	21,840,355	4,470,865	362,185	958,500
<b>Total other financing sources (uses)</b>	<b>3,232,983</b>	<b>22,606,905</b>	<b>6,701,869</b>	<b>1,149,482</b>	<b>1,738,530</b>
<b>Net change in fund balances</b>	<b>\$ (1,200,401)</b>	<b>\$ (998,101)</b>	<b>\$ (3,833,972)</b>	<b>\$ 1,256,728</b>	<b>\$ 5,133,675</b>
<b>Debt service as a percentage of noncapital expenditures</b>	<b>30.01%</b>	<b>14.28%</b>	<b>30.65%</b>	<b>25.13%</b>	<b>22.90%</b>

**LEHI CITY CORPORATION  
SCHEDULE 5  
TAX REVENUES BY SOURCE  
(LAST TEN FISCAL YEARS)**

<u>Fiscal Year</u>	<u>General Property Tax</u>	<u>General Use and Sales Tax</u>	<u>Franchise Tax</u>	<u>Fees in Lieu of Personal Property Tax</u>	<u>Total</u>
2007	\$ 6,310,568	\$ 4,897,855	\$ 2,543,247	\$ 544,711	\$ 14,296,381
2008	6,581,220	5,670,821	3,059,267	427,577	15,738,885
2009	17,539,314	5,727,822	3,191,822	533,111	26,992,069
2010	13,900,358	5,741,667	3,127,311	321,119	23,090,455
2011	14,704,702	5,985,133	3,418,306	511,309	24,619,450
2012	14,430,126	6,818,129	3,374,229	537,784	25,160,268
2013	14,014,696	7,361,030	3,733,118	549,720	25,658,564
2014	15,812,205	7,904,519	4,285,907	561,095	28,563,726
2015	16,576,423	9,060,843	4,626,674	557,968	30,821,908
2016	18,985,237	9,377,782	5,067,062	565,432	33,995,513
<b>Growth</b>					
2007-2016	200.8%	91.5%	99.2%	3.8%	137.8%

**LEHI CITY CORPORATION****SCHEDULE 6****ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY  
(LAST TEN CALENDAR YEARS)**

---

<u>Fiscal Year</u>	<u>Real Property</u>	<u>Personal Property (1)</u>	<u>Total Taxable Assessed Value</u>	<u>Total Direct Tax Rate</u>	<u>Estimated Actual Value</u>	<u>Assessed Value as a Percentage of Actual Value</u>
2007	\$ 1,508,651,703	\$ 41,945,858	\$ 1,550,597,561	0.002604	\$ 2,353,579,350	65.9%
2008	2,537,634,552	171,371,045	2,709,005,597	0.001834	4,251,952,193	63.7%
2009	2,729,016,625	1,232,130,764	3,961,147,389	0.001901	5,620,741,015	70.5%
2010	2,678,798,948	827,519,256	3,506,318,204	0.001789	4,763,264,294	73.6%
2011	2,512,537,899	716,232,799	3,228,770,698	0.002370	4,449,089,196	72.6%
2012	2,413,402,390	595,908,946	3,009,311,336	0.002519	4,177,983,527	72.0%
2013	2,471,989,979	552,044,117	3,024,034,096	0.002585	4,207,485,475	71.9%
2014	2,781,443,616	636,160,403	3,417,604,019	0.002432	4,740,895,420	72.1%
2015	3,260,372,368	679,951,110	3,940,323,478	0.002172	5,515,472,867	71.4%
2016	3,659,970,869	841,344,071	4,501,314,940	0.002090	6,273,725,606	71.7%

(1) Personal Property has been combined with centrally assessed values.

Values obtained from the Utah County auditor and do not include RDA values

**LEHI CITY CORPORATION**  
**SCHEDULE 7**  
**PROPERTY TAX LEVIES AND COLLECTIONS**  
**(LAST TEN CALENDAR YEARS)**

---

Fiscal Year	Total Tax Levy (1)	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2007	\$ 4,037,756	\$ 3,705,842	91.78%	\$ 331,914	\$ 4,037,756	100.00%
2008	4,408,606	3,883,399	88.09%	525,207	4,408,606	100.00%
2009	4,834,566	4,387,425	90.75%	446,950	4,834,375	100.00%
2010	5,235,678	4,605,762	87.97%	629,747	5,235,509	100.00%
2011	5,676,477	5,203,186	91.66%	472,879	5,676,065	99.99%
2012	5,822,681	5,293,437	90.91%	520,694	5,814,131	99.85%
2013	6,149,530	5,660,924	92.05%	455,422	6,116,346	99.46%
2014	6,343,087	6,020,853	94.92%	218,213	6,239,066	98.36%
2015	8,631,183	8,222,670	95.27%	343,662	8,566,332	99.25%
2016	8,756,432	8,456,666	96.58%	-	8,456,666	96.58%

Source: Utah County Treasurer

**LEHI CITY CORPORATION  
SCHEDULE 8  
DIRECT AND OVERLAPPING PROPERTY TAX RATES  
(LAST TEN FISCAL YEARS)**

Fiscal Year	Lehi City (1)			Alpine School District	Utah County	Central Utah Water Conservancy District	Northern Utah County Water Conservancy District	Lehi Metropolitan Water District	Total
	General Fund	Debt Service Fund	Total						
2007	0.002604	-	0.002604	0.006883	0.001079	0.000360	0.000028	0.000011	0.010965
2008	0.001834	-	0.001834	0.008150	0.001090	0.000320	0.000022	0.000008	0.011424
2009	0.001901	-	0.001901	0.008153	0.001092	0.000310	0.000022	0.000008	0.011486
2010	0.001789	-	0.001789	0.008152	0.001091	0.000310	0.000021	0.000008	0.011371
2011	0.002370	-	0.002370	0.008152	0.001091	0.000500	0.000021	0.000008	0.012142
2012	0.002519	-	0.002519	0.008120	0.001342	0.000500	0.000028	0.000013	0.012522
2013	0.002585	-	0.002585	0.008120	0.001342	0.000500	0.000028	0.000013	0.012588
2014	0.002432	-	0.002432	0.008699	0.001259	0.000446	0.000028	0.000012	0.012876
2015	0.002172	-	0.002172	0.008096	0.001149	0.000422	0.000025	0.000011	0.011875
2016	0.002090	-	0.002090	0.008177	0.001098	0.000405	0.000024	0.000011	0.011805

(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

**LEHI CITY CORPORATION**  
**SCHEDULE 9**  
**PRINCIPAL PROPERTY TAX PAYERS**  
**(CURRENT YEAR AND TEN YEARS AGO)**

Taxpayer	2016			2007		
	Taxable Assessed Valuation	Rank	Percentage of Total Taxable Assessed Valuation	Taxable Assessed Valuation	Rank	Percentage of Total Taxable Assessed Valuation
IM Flash Technologies LLC	\$ 261,781,300	1	4.17% %	\$114,694,100	1	4.87% %
Adobe Systems Inc.	72,034,900	2	1.15%	-	-	0.00%
Outlets at Traverse Mountain	46,729,900	3	0.74%	-	-	0.00%
Micron Lehi Development LLC	43,246,700	4	0.69%	-	-	0.00%
Thanksgiving Park Five LLC	40,062,800	5	0.64%	-	-	0.00%
Seaboard Development LLC	36,757,200	6	0.59%	-	-	0.00%
TMCV #1 LLC	36,509,100	7	0.58%	29,637,040	3	1.26%
Thanksgiving Park Six LLC	30,752,900	8	0.49%	-	-	0.00%
Questar Gas	29,507,950	9	0.47%	20,141,425	4	0.86%
Thanksgiving Park Two LLC	27,944,400	10	0.45%	-	-	0.00%
Crest Haven LLC	25,192,995	11	0.40%	29,833,486	2	1.27%
Thanksgiving Point Dev Comp	25,122,600	12	0.40%	7,089,595	8	0.30%
Thanksgiving Park One LLC	23,517,300	13	0.37%	7,200,000	7	0.31%
<b>Total</b>	<b>\$ 699,160,045</b>		<b>11.14% %</b>	<b>\$208,595,646</b>		<b>8.86% %</b>

Source: Utah County Assessor

**LEHI CITY CORPORATION**  
**SCHEDULE 10**  
**RATIO OF OUTSTANDING DEBT BY TYPE**  
**(LAST TEN FISCAL YEARS)**

Fiscal Year	Governmental Activities						Business-Type Activities							Percentage of Personal Income (1)	Per Capita (1)
	Sales Tax Revenue	Sewer Revenue	Excise Tax Road	Special Assessment	Capital Leases	Note Payable	Water Revenue	Sewer Revenue	Electric Revenue	Dainage Revenue	Special Assessment: Capital Leases	Bonds/Other Notes Payable	Total Primary Government		
2007	\$ 19,805,000	\$ 644,525	\$ 3,185,000	\$ -	\$ 518,084	\$ 53,911,763	\$ 4,050,196	\$ 380,288	\$ 8,552,948	\$ 1,390,000	\$ 296,063	\$ -	\$ 92,733,867	10.76%	\$ 2,343
2008	19,052,455	530,225	2,695,000	-	431,927	75,752,118	3,632,088	312,625	8,046,098	1,245,000	209,457	-	111,906,993	12.20%	2,569
2009	18,401,997	-	2,190,000	-	305,665	74,097,585	3,200,536	-	7,457,501	1,095,000	118,935	-	106,867,219	10.53%	2,283
2010	17,610,000	-	1,665,000	-	234,551	71,785,332	2,853,981	-	6,881,750	935,000	24,317	-	101,989,931	8.74%	2,054
2011	16,670,000	-	1,125,000	-	160,014	72,133,133	2,497,427	-	6,306,000	2,335,492	-	1,686,586	102,913,652	8.80%	2,068
2012	16,110,000	-	575,000	-	81,888	68,779,604	2,125,873	-	5,730,250	2,200,369	-	1,672,366	97,275,350	8.30%	1,951
2013	15,570,000	-	-	-	-	80,926,594	1,739,319	-	5,200,000	2,070,000	-	1,636,904	107,142,817	8.90%	2,094
2014	15,165,000	-	-	-	-	95,772,209	140,000	-	4,560,000	1,920,000	-	1,600,010	119,157,219	9.19%	2,191
2015	14,515,000	-	-	-	-	111,625,886	-	-	3,820,000	1,760,000	-	1,561,666	133,282,552	9.92%	2,368
2016	13,855,000	-	-	-	-	107,521,217	-	-	3,075,000	1,610,000	-	1,521,786	127,583,003	8.78%	2,238

1) See Schedule 19 for personal income and population data

**LEHI CITY CORPORATION**  
**SCHEDULE 11**  
**RATIO OF GENERAL BONDED DEBT OUTSTANDING**  
**(LAST TEN FISCAL YEARS)**

---

Fiscal Year	General Obligation Bonds	Other Bonds	Total	Percentage of Actual Taxable Value of Property (1)	Per Capita (2)
	\$	\$	\$	%	%
2007	-	-	-	-	-
2008	-	-	-	-	-
2009	-	-	-	-	-
2010	-	-	-	-	-
2011	-	-	-	-	-
2012	-	-	-	-	-
2013	-	-	-	-	-
2014	-	-	-	-	-
2015	-	-	-	-	-
2016	-	-	-	-	-

(1) See Schedule 6 for property value data.

(2) See Schedule 19 for population data.

(3) Lehi City has no general obligation debt outstanding or any other bonds that would commit property taxes for payment.

**LEHI CITY CORPORATION**  
**SCHEDULE 12**  
**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT**  
**(AS OF JUNE 30, 2016)**

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable to Lehi (1)	Estimated Amount Applicable to Lehi
State of Utah	\$ 2,498,895,000	1.88%	\$ 47,070,383
Central Utah Water Conservancy District	243,215,000	13.36%	32,504,400
Utah County	224,500,000	12.87%	28,888,126
Alpine School District	403,386,514	21.38%	86,261,147
Subtotal, overlapping debt	627,886,514		194,724,056
Lehi City direct debt	121,376,217	100.00%	121,376,217
Total direct and overlapping debt	\$ 749,262,731		\$ 316,100,273

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 Lehi City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden born 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.

Sources: Utah State Tax Commission; State of Utah; Alpine School District; Utah County Auditor's Office; Central Utah Water Conservancy District

**LEHI CITY CORPORATION**  
**SCHEDULE 13**  
**LEGAL DEBT MARGIN INFORMATION**  
**(LAST TEN FISCAL YEARS)**

<u>Fiscal Year</u>	<u>Debt Limit</u>	<u>Total debt</u>	<u>Legal debt margin</u>
2007	\$ 99,170,808	\$ -	\$ 99,170,808
2008	170,078,088	-	170,078,088
2009	224,829,641	-	224,829,641
2010	190,530,572	-	190,530,572
2011	177,963,568	-	177,963,568
2012	167,119,341	-	167,119,341
2013	168,299,419	-	168,299,419
2014	189,635,817	-	189,635,817
2015	220,618,915	-	220,618,915
2016	250,949,024	-	250,949,024

Total debt applicable to the limit as a percentage of debt limit 0.0%

Legal Debt Margin Calculation for Fiscal Year 2015

Estimated market value	\$ 6,273,725,606
Debt limit (4% of market value)	250,949,024
Debt applicable to limit	-
Legal debt margin	<u><u>\$ 250,949,024</u></u>

Source: Utah State Tax Commission; Utah County Auditor's Office

**LEHI CITY CORPORATION**  
**SCHEDULE 14**  
**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 (3)			Coverage
				Principal	Interest	Total	
2007	\$ 5,639,918	\$ 2,550,237	\$ 3,089,681	\$ 400,000	\$ 159,019	\$ 559,019	5.53
2008	5,732,489	2,744,802	2,987,687	415,000	147,235	562,235	5.31
2009	5,200,893	2,668,401	2,532,492	430,000	133,951	563,951	4.49
2010	5,722,876	2,375,972	3,346,904	345,000	119,327	464,327	7.21
2011	5,901,420	3,195,015	2,706,405	355,000	107,178	462,178	5.86
2012	6,611,424	2,708,050	3,903,374	370,000	94,383	464,383	8.41
2013	6,956,808	3,215,600	3,741,208	385,000	73,148	458,148	8.17
2014	8,692,057	3,926,658	4,765,399	400,000	66,428	466,428	10.22
2015	9,113,818	4,447,560	4,666,258	140,000	6,860	146,860	31.77
2016	8,561,431	4,448,967	4,112,464	-	-	-	-

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

- (1) Total revenue (including interest and impact fees). Amounts shown are for culinary water and secondary water combined.
- (2) Total operating expenses exclusive of depreciation. Amounts shown are for culinary water and secondary water combined.
- (3) Amounts shown are for culinary water and secondary water.

**LEHI CITY CORPORATION**  
**SCHEDULE 15**  
**PLEDGED-REVENUE COVERAGE**  
**SALES TAX REVENUE BONDS (LAST TEN FISCAL YEARS)**

---

Fiscal Year	Sales Tax Revenue	Debt Service Requirements			Coverage
		Principal	Interest	Total	
2007	\$ 4,897,855	\$ 500,000	\$ 458,950	\$ 958,950	5.11
2008	5,670,821	500,000	439,450	939,450	6.04
2009	5,727,822	515,000	427,576	942,576	6.08
2010	5,741,667	525,000	414,058	939,058	6.11
2011	5,985,133	550,000	389,371	939,371	6.37
2012	6,818,129	560,000	380,434	940,434	7.25
2013	7,361,030	540,000	358,034	898,034	8.20
2014	7,904,519	560,000	337,473	897,473	8.81
2015	9,060,843	650,000	165,824	815,824	11.11
2016	9,377,782	660,000	150,880	810,880	11.56

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

**LEHI CITY CORPORATION**  
**SCHEDULE 16**  
**PLEDGED-REVENUE COVERAGE**  
**EXCISE TAX ROAD BONDS (LAST TEN FISCAL YEARS)**

---

Fiscal Year	Excise Tax Revenue	Debt Service Requirements			Coverage
		Principal	Interest	Total	
2006	\$ 1,237,982	\$ 475,000	\$ 118,819	\$ 593,819	2.08
2008	1,399,065	490,000	102,821	592,821	2.36
2009	1,298,469	505,000	84,070	589,070	2.20
2010	1,446,611	525,000	64,525	589,525	2.45
2011	1,534,646	540,000	51,100	591,100	2.60
2012	1,520,746	550,000	34,900	584,900	2.60
2013	1,586,980	575,000	18,400	593,400	2.56
2014	1,513,953	-	-	-	-
2015	1,592,893	-	-	-	-
2016	1,785,860	-	-	-	-

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

**LEHI CITY CORPORATION**  
**SCHEDULE 17**  
**PLEDGED-REVENUE COVERAGE**  
**ELECTRIC 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	
2007	\$ 19,328,569	\$ 14,093,103	\$ 5,235,466	\$ 495,000	\$ 268,685	\$ 763,685	6.86
2008	20,721,770	17,229,303	3,492,467	506,850	323,186	830,036	4.21
2009	20,144,969	18,942,731	1,202,238	540,000	296,110	836,110	1.44
2010	20,228,879	18,942,921	1,285,958	600,000	143,957	743,957	1.73
2011	20,907,913	19,138,670	1,769,243	600,000	128,398	728,398	2.43
2012	22,771,390	18,216,123	4,555,267	600,000	117,490	717,490	6.35
2013	25,857,917	21,786,781	4,071,136	630,000	119,249	749,249	5.43
2014	28,948,402	22,324,365	6,624,037	700,000	94,032	794,032	8.34
2015	29,919,796	23,489,726	6,430,070	740,000	64,703	804,703	7.99
2016	32,413,055	24,643,464	7,769,591	745,000	58,782	803,782	9.67

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

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

**LEHI CITY CORPORATION**  
**SCHEDULE 18**  
**PLEDGED-REVENUE COVERAGE**  
**DRAINAGE 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	
2007	\$ 893,418	\$ 13,208	\$ 880,210	\$ 135,000	\$ 83,207	\$ 218,207	4.03
2008	732,353	10,294	722,059	145,000	76,255	221,255	3.26
2009	984,694	242,283	742,411	150,000	68,715	218,715	3.39
2010	1,083,110	273,040	810,070	160,000	60,840	220,840	3.67
2011 (3)	1,225,501	457,221	768,280	145,000	62,156	207,156	3.71
2012	1,332,332	358,815	973,517	140,000	82,661	222,661	4.37
2013	1,334,947	394,904	940,043	145,000	77,747	222,747	4.22
2014	1,480,016	363,271	1,116,745	150,000	72,657	222,657	5.02
2015	1,394,965	368,077	1,026,888	160,000	67,393	227,393	4.52
2016	1,427,089	457,652	969,437	150,000	61,776	211,776	4.58

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements. Drainage fund created in 2000.

- (1) Total revenue (including interest and impact fees).
- (2) Total operating expenses exclusive of depreciation.
- (3) The 2000 drainage bond was refunded and an additional \$1,500,000 was added to the debt to complete Murdock Canal when the City issued the 2010 drainage bonds.

**LEHI CITY CORPORATION  
SCHEDULE 19  
DEMOGRAPHIC AND ECONOMIC STATISTICS  
(LAST TEN FISCAL YEARS)**

---

<u>Fiscal Year</u>	<u>Population</u>	<u>Personal Income (1)</u>	<u>Per Capita Personal Income (2)</u>	<u>Unemployment Rate (3)</u>
2007	39,587	\$ 862,204,860	\$ 21,780	2.5
2008	43,566	917,344,440	21,056	2.3
2009	46,802	1,015,041,776	21,688	4.9
2010	49,646	1,167,376,044	23,514	7.2
2011	49,753	1,169,892,042	23,514	7.6
2012	49,857	1,172,337,498	23,514	6.5
2013	51,173	1,203,281,922	23,514	4.9
2014	54,382	1,296,640,685	23,843	3.5
2015	56,275	1,343,453,075	23,873	3.4
2016	57,000	1,453,767,554	25,504	3.4

(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 Utah County. The amounts shown are for the calendar year that ended during the specified fiscal year, e.g., amounts for calendar year 2009 are shown in fiscal year 2011. Amounts for calendar year 2010 are estimated at 2 percent greater than calendar year 2009 amounts.

(3) Unemployment rates are for Utah County. The rates shown are for the calendar year that ended during the specified fiscal year, e.g., rates for calendar year 2010 are shown in fiscal year 2011.

Sources: Population information provided by the Lehi Planning 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.

**LEHI CITY CORPORATION  
SCHEDULE 20  
PRINCIPAL EMPLOYERS  
(CURRENT YEAR AND TEN YEARS AGO)**

Employer	2016(1)			2007(1)			%
	Estimated Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment	
IM Flash	1,600	1	N/A	N/A	1	N/A	
Adobe	1,050	2	N/A	N/A	N/A	N/A	
Xactware	685	3	N/A	N/A	N/A	N/A	
Xango	630	4	N/A	N/A	2	N/A	
Thanksgiving Point	425	5	N/A	N/A	3	N/A	
Cabela's	366	6	N/A	N/A	4	N/A	
Iasis	340	7	N/A	N/A	N/A	N/A	
Hadco	303	8	N/A	N/A	5	N/A	
Jack B Parson Co.	285	9	N/A	N/A	6	N/A	
Costco	225	10	N/A	N/A	7	N/A	
Young Living	N/A	N/A	N/A	N/A	8	N/A	
Lowe's	N/A	N/A	N/A	N/A	9	N/A	
Albertsons	N/A	N/A	N/A	N/A	10	N/A	

(1) The City does not collect employee information as part of the business license or any other process.

N/A = Not Available

**LEHI CITY CORPORATION**  
**SCHEDULE 21**  
**FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM**  
**(LAST TEN FISCAL YEARS)**

Function/Program	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
General government										
Court	6	6	6	6	6	6	6	6	6	6
Administrative	5	4.5	4.5	4.5	4.5	4.5	6.5	9.5	11.5	11.5
Treasury	5	6	6	6	6	6	6	5	5	6
Finance	4.5	5	5	5	5	5	5	7	7	7
Legal Services	-	-	-	-	-	-	4.5	4.5	5.3	5.3
Legislative (1)	6	6	6	6	6	6	6	6	6	6
Public safety										
Police	39.5	40.5	41.5	41.5	41.5	44.5	45	48	51	54
Fire	27	27	39	39	39	40	40	42	43	46
Animal Control	1	1.5	1.5	1.5	1.5	1.5	2	2	2	2
Community development										
Public Works Administration	5	5	5	5	5	5	5	5	5	5
Planning and Zoning	7.5	7.5	7.5	6.5	6.5	6	6	6	6	6
Inspections	10	9	9	8	8	8	8	9	9	9
Streets and Highways										
Streets and Public Improvements	11	11	10	9	9	12	12	12	14	15
Park, recreation and culture										
Parks	18	19	18	19	19	21	22	27	27	29
Senior Citizens	3	3	3	3	3	3	3	2	2	2
Recreation	115.5	115.5	115.5	115.5	115.5	73.5	75.5	84.5	84.5	87.5
Library	13	13	13	13	13	18	20	20	20	21
Literacy Center	-	-	-	-	-	5.5	5.5	6.5	6.5	6.5
Cemetery	3.5	3.5	3.5	2.5	2.5	2.5	3	3.5	3.5	4
Culinary Water	9	9	8	8	8	8	8	9	9	10
Sewer	3	3	3	3	3	3	3	3	3	4
Power	18	19	19	19	19	24.5	24.5	23.5	25.5	27.5
Secondary Water	3.5	3.5	3.5	3.5	3.5	3.5	3.5	6.5	5.5	6.5

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.

(1) Legislative is made up of a part-time mayor and 5 part-time council members.

(2) Garbage service is contracted out to a private hauler.

(3) The public works director oversee drainage. The cleaning and necessary repairs are done by all three water departments.

**LEHI CITY CORPORATION**  
**SCHEDULE 22**  
**OPERATING INDICATORS BY FUNCTION/PROGRAM**  
**(LAST TEN FISCAL YEARS)**

Function/Program	Fiscal Year									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Community development										
Residential building permits issued	1,452	1,734	298	243	286	590	569	340	464	548
Commercial building permits issued	34	48	35	28	28	38	25	26	165	195
Court										
Traffic and Misdemeanor cases handled	6,988	8,474	7,244	7,997	8,333	7,102	5,896	5,845	4,705	6,387
Police										
Calls for service	12,252	13,575	14,041	14,326	14,062	15,278	15,575	27,087	32,130	32,534
Arrests	816	831	1,876	1,902	1,950	1,235	1,089	1,261	1,188	1,179
Fire										
Fire/Medical responses	2,213	2,415	2,201	2,322	2,050	2,136	2,232	2,200	2,480	2,708
Recreation										
Recreation programs	62	69	70	72	75	72	71	70	69	71
Participants in recreation programs	21,278	24,326	22,868	22,992	22,500	23,690	24,555	25,983	27,445	28,815
Library										
Books in collection	74,238	77,582	81,603	82,606	95,611	108,669	121,168	125,220	114,442	150,158
Books circulated	268,383	271,666	340,629	342,819	451,362	509,764	511,130	529,218	532,094	597,433
Cemetery										
Acres maintained	35	50	52	53	55	55	55	55	55	55
Total gravesites	21,500	22,253	23,031	23,953	24,791	25,659	26,428	26,485	27,645	27,955
Culinary Water										
Residential accounts serviced	9,605	10,023	10,555	10,826	12,568	13,121	13,152	14,419	14,987	15,691
Average daily consumption (thousands of gallons)	1,729	1,749	1,765	1,767	357	350	263	274	321	349
Sewer										
Sewer lines miles inspected	58	53	54	65	80	78	78	78	47	47
Power										
Accounts serviced	10,123	10,225	10,953	11,212	14,817	15,010	16,279	16,764	17,873	18,879
Megawatt hours sold	172	174	176	177	223	220	259	270	286	315
Secondary Water										
Accounts serviced	9,607	9,679	9,859	10,580	11,426	11,632	12,574	13,019	13,247	15,584

Source: City records

**LEHI CITY CORPORATION**  
**SCHEDULE 23**  
**CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM**  
**(LAST TEN FISCAL YEARS)**

Function/Program	Fiscal Year									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Streets and Highways										
Street lights	1,776	1,792	1,801	1,803	2,355	2,412	2,446	2,506	2,600	2,689
Street miles	203	206	209	210	202	204	206	221	224	233
Police										
Vehicles	32	34	35	36	43	46	51	57	59	60
Fire										
Fire stations	1	1	1	1	2	2	2	2	2	2
Fire vehicles	7	7	7	7	12	12	12	12	15	16
Ambulances	3	3	3	3	3	3	3	4	5	4
Public works										
Incorporated area in square miles	32	32	32	32	32	32	32	32	28	28
City building in square feet	220,000	220,000	221,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000
Parks and recreation										
Park acreage	195	195	196	216	333	333	333	333	339	339
Baseball/softball diamonds	8	8	9	9	9	9	8	8	8	8
Soccer fields	4	4	4	4	4	4	9	9	9	9
Culinary water										
Water main line miles	202	202	204	206	243	263	256	271	281	297
Storage capacity (thousands of gallons)	10,000	10,000	10,000	10,000	9,800	9,800	9,800	8,400	10,400	10,400
Sewer										
Sewer line miles	142	142	142	144	205	210	212	223	226	241
Secondary water										
Secondary water main line miles	188	188	188	189	243	249	258	272	282	298
Power										
Power main feeder line miles	211	213	214	217	219	231	240	248	258	275
Overhead line miles	38	42	44	48	52	64	64	64	67	65

N/A = Not available  
Source: City records

## END OF REPORT ##

