

"THE VIEW"

**CITY OF WEST JORDAN
STATE OF UTAH**

**POPULAR ANNUAL
FINANCIAL REPORT**

YEAR ENDED JUNE 30, 2005





West Jordan City Hall 8600 S Redwood Road
Opened 1993

West Jordan City

The City of West Jordan, located in the northern portion of the State of Utah, is a rapidly growing suburb of Salt Lake City. West Jordan's population is estimated at 95,422, an increase of 2,947 from 2004. As any resident of the State of Utah knows, the region is experiencing a period of exceptional growth, 23 percent over the course of the past five years and more than 60 percent over the past ten years. The City of West Jordan is striving towards commercial development to compliment residential expansion. During fiscal year ending June 30, 2005, 182 commercial building permits and 1299 residential building permits were issued.

INTRODUCTION

West Jordan's population has grown from 27,315 in 1980 to an estimated 95,422 in 2005. The City is increasing at the rate of approximately 108 new homes per month. West Jordan has experienced rapid growth during the past quarter of a century. In fact, over 90 percent of West Jordan's homes have been built since 1970. West Jordan is a family oriented community. The nationwide census for the year 2000 revealed West Jordan is a young City in that the median age is 25 and 41.6% of its population is under 18 years of age.

Given the increase in population, the City has increased its efforts to expand municipal services. Capital improvements and infrastructure such as new and wider roads, and utility lines are being constructed. Services such as police, fire, road maintenance and administrative support are also being stepped up. New programs have been initiated such as community policing, recreation, urban forestry and beautification, and fire and crime prevention. The City of West Jordan has, in the past, been a predominantly residential and agricultural community. West Jordan is now successfully developing its commercial base.

The Strategic Plan outlines some of the noteworthy accomplishments and future goals of the City. Each January the West Jordan City Council and senior staff meet in a two-day session to establish the Strategic Plan for the coming year. The City then approves a budget designed to facilitate achievement of the Strategic Plan objectives. The City's mission statement is as follows:

"Enhance the quality of life and community identity by providing accountable, progressive, responsive, and open government with efficient and cost-effective municipal services while treating our residents, businesses, and employees with fairness, respect and honesty."

This Popular Annual Financial Report (PAFR) has been prepared to provide an overview of the City of West Jordan and shows a condensed version of the City's Comprehensive Annual Financial Report (CAFR) as well as some graphical analysis of the City's operations. The PAFR is presented in conformity with GAAP standards. However, the PAFR does not give a complete financial presentation. The total presentation following GAAP standards can be found in the CAFR. More detailed information, including the complete CAFR, can be obtained on our website at www.wjordan.com or from the City offices located at 8000 South Redwood Road, West Jordan, Utah 84088.

The Government Finance Officers Association of the United States and Canada (GFOA) has given an Award for Outstanding Achievement in Popular Annual Financial Reporting to the City of West Jordan for its Popular Annual Financial Report for the fiscal year ended June 30, 2004. The Award for Outstanding Achievement in Popular Annual Financial Reporting is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government popular reports.

In order to receive an Award for Outstanding Achievement in Popular Annual Financial Reporting, a government unit must publish a Popular Annual Financial Report, whose contents conform to program standards of creativity, presentation, understandability and reader appeal.

An Award for Outstanding Achievement in Popular Annual Financial Reporting is valid for a period of one year only. The City of West Jordan has received a Popular Award for the last nine consecutive years. We believe our current report continues to conform to the Popular Annual Financial Reporting requirements, and we are submitting it to GFOA.

**Award for
Outstanding
Achievement in
Popular Annual
Financial Reporting**

PRESENTED TO

**CITY OF WEST JORDAN,
UTAH**

for the Fiscal Year Ended
June 30, 2004



Nancy L. Zjelke

President

Jeffrey L. Esser

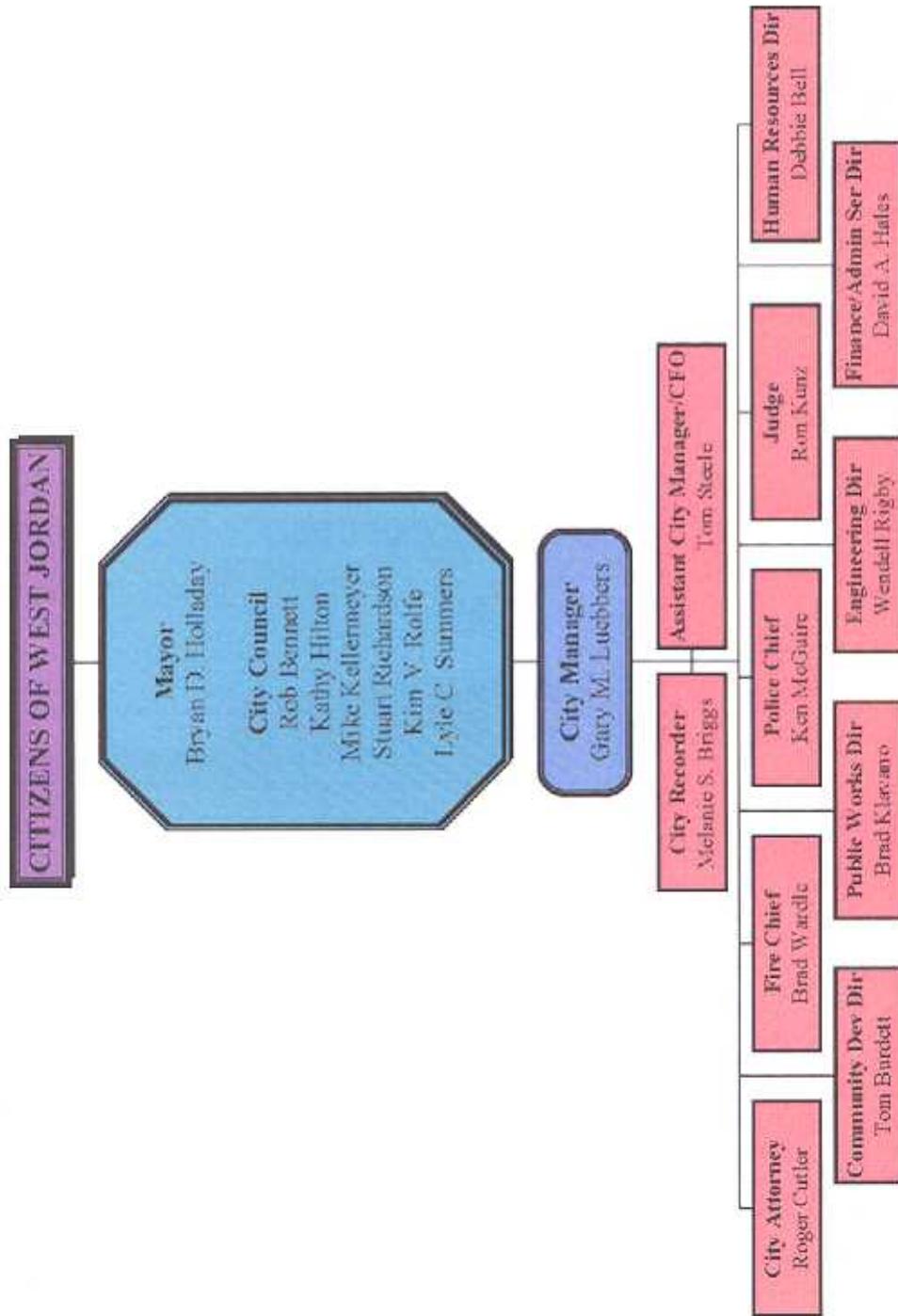
Executive Director

PRINCIPAL OFFICIALS

The City of West Jordan has operated under the Council/Manager form of Government since adopted on May 26, 1981. The City Council consists of an elected Mayor and six elected Council members. The City Manager is appointed by the City Council. The principal officials of the City as of June 30, 2005 are as follows:

Title	Name
Mayor	Bryan D. Holladay
Council member	Rob Bennett
Council member	Mike Kellermeyer
Council member	Kathy Hilton
Council member	Kim V. Rolfe
Council member	Stuart Richardson
Council member	Lyle C. Summers
City Manager	Gary Luebbers
Assistant City Manager/CFO	Thomas Steele
Community Development Director	Thomas Burdett
Engineering Director	Wendell Rigby
Public Works Director	Brad Klavano
Police Chief	Kenneth F. McGuire
Fire Chief	Brad Wardle
Finance/Admin Service Director	David A. Hales
City Attorney	Roger Cutler
Judge	Ronald E. Kunz
City Recorder	Melanie Briggs
Human Resource Director	Debbie Bell

**CITY OF WEST JORDAN
ORGANIZATIONAL STRUCTURE**



STRATEGIC PLAN

The City Council, City Manager, and senior staff continue to meet annually in a strategic planning retreat to update and revise the Strategic Plan of the City. Listed below is the City's overall mission statement. Also, listed below are some of the achievements that have been accomplished, throughout the fiscal year, to fulfill the mission and goals.

The City's mission statement states the following:

"Enhance our quality of life and community identity by providing accountable, progressive, responsive, and open government with efficient and cost-effective municipal services while treating our residents, businesses, and employees with fairness, respect and honesty."

Achievement 1: **Safe Community:**

⇒ Two new fire stations have been constructed to minimize emergency response times.



Fire Station # 53

⇒ A new Justice Center was recently constructed for our growing police department and justice court.

⇒ The police department practices Community Oriented Policing (COP) with the West Jordan citizens and businesses. The police department has satellite offices in each of the four quadrants of the city allowing more police interaction on a local level by being in the community.

⇒ The new Community Service Officers (CSO) program enhances our sworn officers.

⇒ School Resource Officers continue to teach DARE classes in West Jordan Elementary Schools.

⇒ West Jordan Police Department continues to search for available grant monies and other funding. Some of the grants and funding include: COPS grant, Homeland Security grant, Local Law Enforcement Block grant, Utah Highway Safety grant, Bulletproof Vest grant, Victims Assistance grant and Beer Tax funds. The Utah Highway Safety grant and the Beer Tax funding continue to be used for special DUI patrols and for the purchase of equipment like portable breath testers and in-car video recorders.

⇒ The City Animal Shelter was completed in fiscal year 2003. The animal shelter has helped many animals find homes within West Jordan and the surrounding areas.

Achievement 2: **Cultivating Community Spirit:**

⇒ The City organized a Good Neighbor Fair in June. The fair was family oriented with activities for children and entertainment. Local civic groups attended to promote their programs in the City.

⇒ The Good Neighbor Committee also held the Twelfth annual "Light-Up West Jordan" Christmas lighting contest.

⇒ The City sponsors the annual Western Stampede. The Western Stampede, a July 4th celebration held in the new Veteran's Memorial Park, consists of a three day PRCA rodeo, a parade, and park events. Two separate demolition derbies have been added to the program of events. Thousands of citizens attend the event annually.



Western Stampede Rodeo Arena July 2005

Achievement 3: Transportation:

⇒ Widening of 7800, for better east/west traffic flow.

⇒ West Jordan is coordinating with Salt Lake County on Synchronizing Traffic Lights.

⇒ West Jordan has been working with developers and property owners on an educational process and with UTA on development opportunities for future light rail sites.

Achievement 4: Budget & Funding:

⇒ The City Council and directors meet annually in a two-day workshop to establish the Strategic Plan for the coming year. Throughout the year the City strives to meet the objectives outlined in the Strategic Plan.

Achievement 5: Community & Economic Development:

⇒ In 2004 the City of West Jordan issued government obligation bonds to build the new justice center. The project was completed in late 2005 to house our police and court personnel.



Justice Center November 2005

⇒ **INDUSTRIAL (New buildings and businesses):**

- Kraftmaid Cabinetry Inc.
- Stair Fittings Inc
- Quality Distributing
- Sportsman's Warehouse
- Salt City Candle
- Mountain Crest Cabinets
- Shops @ West Jordan Town Center
- CAO Group
- UDOT Facility
- Bedrock Quartz
- Landscape Management
- A to Z Landscape
- Jordan Valley Medical Offices

⇒ **OFFICE (New Buildings):**

- Advantage One LLC Office Complex
- Homebuilders Associations
- KLM Investments (2 Office Bldg's)
- Cyprus Credit Union Headquarters
- Jordan Landing Office Buildings 1&2
- Meridian Office Building
- 7800 South Professional Building
- Bank One
- Redwood Professional Plaza
- Steve Newton Office/Warehouse

⇒ **RETAIL: (New Buildings):**

- Ossine Shoes & Gifts
- Kaleidoscoops
- River Oaks Golf Facility
- AB's Drive In
- Family Dollar
- 7650 S Retail Building

⇒ The City of West Jordan successfully competed with cities throughout the Western United States to bring Kraftmaid Cabinetry Inc. to West Jordan. The manufacturing plant will generate 1,300 jobs.

⇒ The City's economic development successfully supported infrastructure and major construction on the Jordan Landing 500 acre master-planned community. 128 acres are devoted to commercial development. Jordan Landing is currently the second largest of all retail centers and the largest open air development in Utah. In the forthcoming year Jordan Landing, through the addition of new stores is expected to become the largest retail development in the mountain states. (See pictures on following pages)

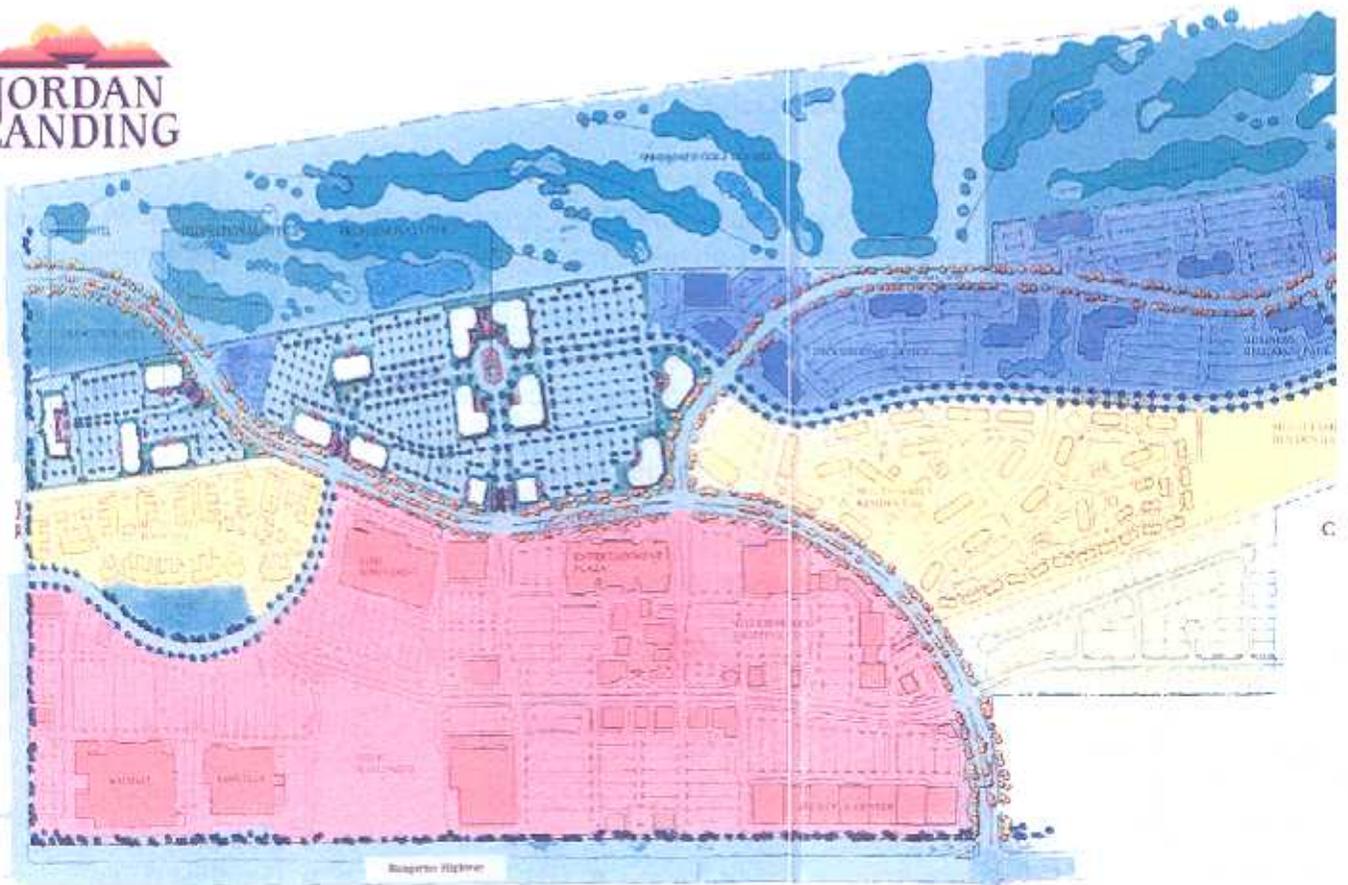
New and Existing Businesses at Jordan Landing include:

- Cinemark 24-screen megaplex
- Super Wal-Mart
- Sam's Club
- Lowe's Hardware
- Mountain America Credit Union
- Barnes & Noble Booksellers
- Sampan Restaurant
- Panda Express Restaurant
- Old Navy
- KFC
- IHOP
- Chase
- GNC
- Office Max
- Tepanyaki
- Dress Barn
- Bed Bath & Beyond
- Verizon Wireless
- Robert's Crafts
- Hallmark Cards
- Gasoline Alley
- Xcel Spa & Fitness
- Lane Bryant
- Famous Footwear

- Bath & Body Works
- La Luna Mexican Restaurant
- Descret Book Company
- European Connection
- Check City
- Draney Chiropractic
- Guitars & More
- Jamb Juice
- Kiddie Kandids
- Oreck Vacuum
- Pier 1 Imports
- Spring Communications
- TJ Maxx
- Wild Oats Market
- Rumbi Grill
- Payless Shoes
- Quizno's
- Fazolli's
- Carl's Jr.
- Cingular
- Conoco
- IntellIBED
- PetSmart
- Kohl's
- Party America
- Sears Grand
- Nextel
- Wendy's
- AAA
- Ruby Tuesday's
- Iggy's Sports Grill
- Chili's Grill & Bar
- Applebee's Restaurant
- Famous Dave BBQ
- Great Clips
- Gus Paulos Used Cars
- Johnny Carino's
- Studio 10 Tanning
- Joe's Crab Shack
- Sonic Drive-In
- The Maytag Store
- Tommies Donuts
- Men's Wearhouse

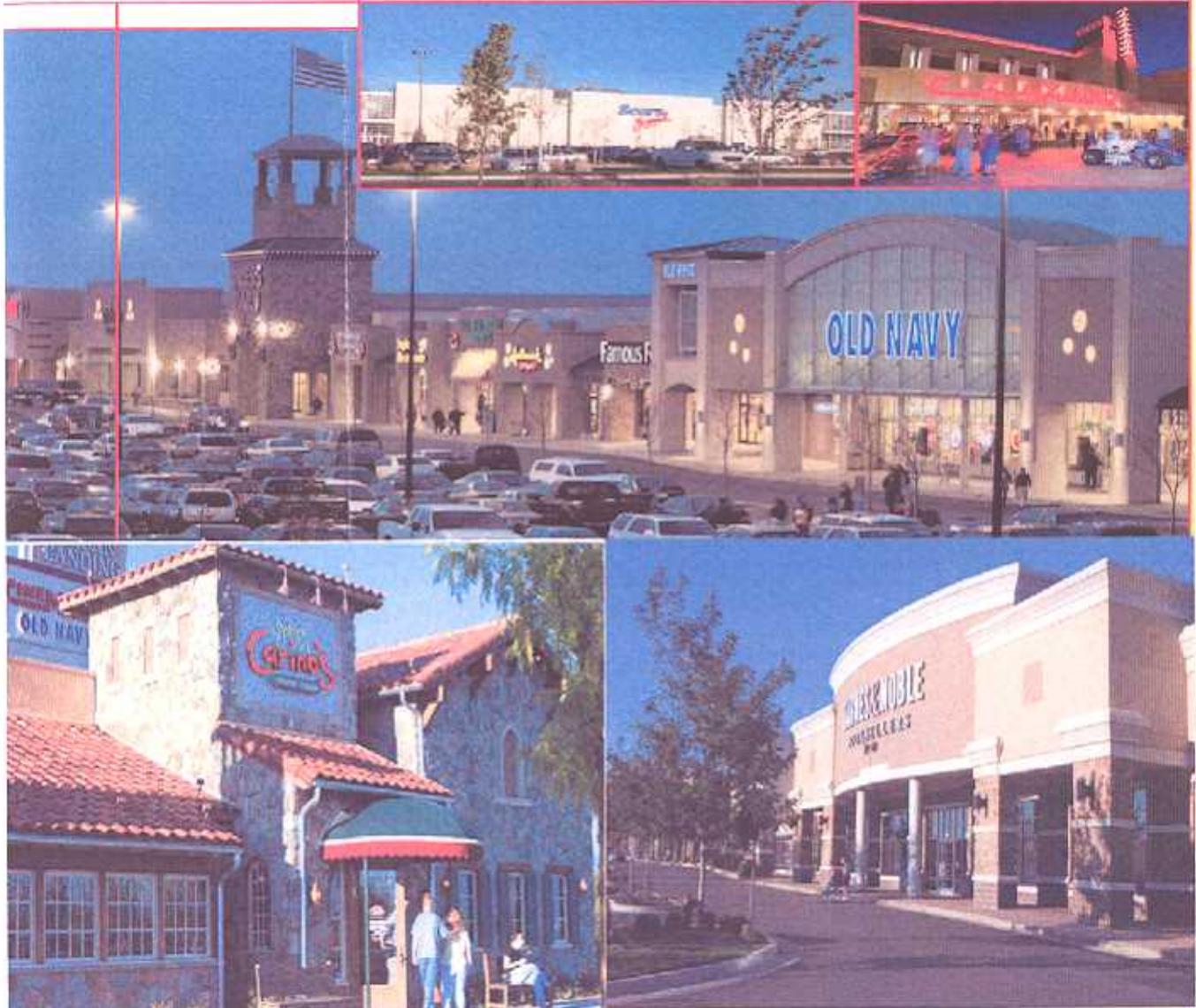
⇒ Other development at Jordan Landing includes a 102 lot residential subdivision, a 50 acre 550 multi-family apartment complex, and 60 acres of professional office space.

JORDAN LANDING



JORDAN LANDING

West Jordan, Utah



Jordan Landing

Achievement 6: Utilities:

⇒ Upgraded storm and sewer drain system on 7800 South.

⇒ The City of West Jordan has completed a citywide water meter change-out to upgrade meters to electronic read meters.

⇒ The City's Water Conservation staff continues to work with the City's Water Conservation Committee to implement a billing structure which will encourage water conservation.

⇒The City of West Jordan has completed the fluoridation of well water as required by state law.

⇒The City of West Jordan has continued to build detention ponds though out the city.

⇒Sewer lines continue to be video inspected for possible problem areas.

Achievement 7: Community Enhancement:

⇒The City has completed major improvements in the main city park. (Veteran's Memorial Park)



Veteran's Memorial Park October 2005



Veteran's Memorial Park October 2005

- ⇒ The City has completed the design and construction of a new baseball/softball complex.
- ⇒ The City of West Jordan has completed construction of a new Justice Center for our police and court personal.
- ⇒ The City is supporting efforts to complete a historical museum complex.
- ⇒ A Youth City Council has been organized and supported by the City.
- ⇒ Construction of a new 3rd District State Court Building with a civic center has been completed. (see picture on next page)



3rd District State Court Building 2005

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FINANCIAL SECTION

The State of Utah requires that the City of West Jordan adopt a balanced budget. The City of West Jordan provides a wide range of services to its residents. Some of these services include: police and fire protection, public works, water and sewer utilities, parks and recreation, and general services. The demand for services provided by the City has increased dramatically as the City's population has surged. The City has kept pace by increasing its staff. The public safety department has hired additional firemen and police officers for further protection. Development services have also hired additional inspectors and planners. The City can plan on staff increases in the future if it hopes to keep pace with the new growth and development. To manage the diverse activities, the City has established several different funds, or accounting entities, to manage the financing of the activities. The following are some of the funds and their functions:

GENERAL FUND	General Operations Administrative Services Management Services Development Services Police Protection Animal Control Fire Protection
SPECIAL REVENUE FUNDS	Fairway Estates Western Stampede Redevelopment Agency
CAPITAL PROJECTS FUNDS	Park Capital Improvement Buildings Capital Improvement Municipal Building Authority Capital Support Road Capital Improvement Storm Capital Improvement Community Development Block Grant
PROPRIETARY FUNDS	Water Sewer Solid Waste
INTERNAL SERVICE FUNDS	Fleet Operations Risk Management

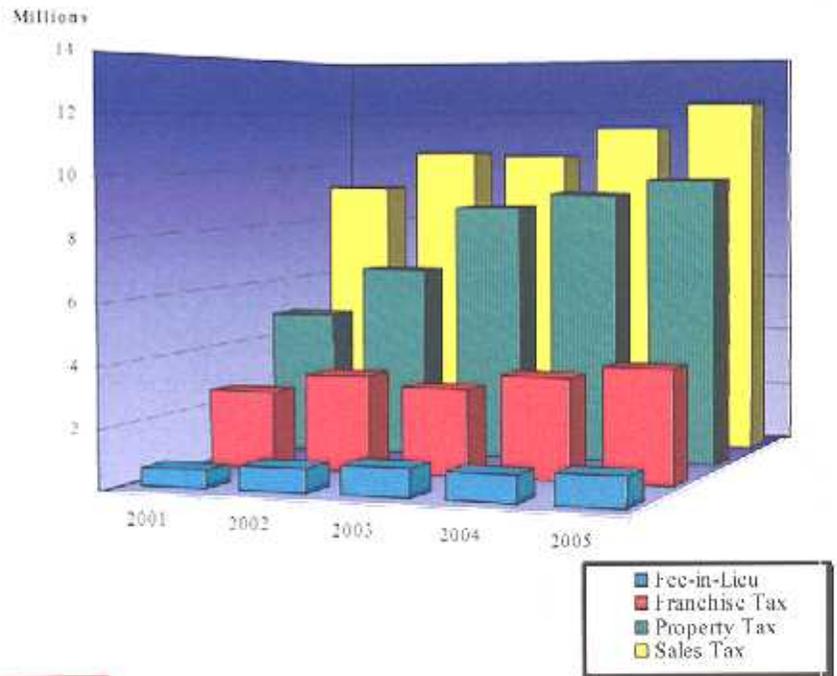
The schedules that follow summarize the audited financial statements included in the Comprehensive Annual Financial Report. These statements are not presented in detail as required by Generally Accepted Accounting principles (GAAP), making the PAFR easier to read and understand. The major differences between GAAP and non-GAAP reporting deal with the exclusion of all Component Units, Trust Agency, and Internal Service funds; presentation of individual funds, and full disclosure of all material financial and non-financial notes to the financial statements. The complete audited financial statements, reported by GAAP standards, may be obtained from the City of West Jordan.

Governmental Funds

The General Fund is the principal fund used to finance the City's non-proprietary operations. These operations include law enforcement, fire department, planning and zoning, community development, road maintenance, and parks and public property. Taxes comprise the largest percentage of General Fund revenue. This year tax revenues increased 7.7% from 2004 to 2005, as can be seen on the graph below. Licenses and Permits revenue decreased 28.8% (see graph below). Though the City of West Jordan is continuing to see rapid growth in development, 1299 residential and 182 commercial building permits, this is a decrease of 458 and 76 building permits for residential and commercial permits respectively. The decrease in permits has created reduced revenue on impact fees and charges for services. Total expenditures increased by 12.1%. The largest increase in expenditures occurred in capital outlays, up 53.4%. With the extreme growth over the past few decades the city's need to make improvements and construct new roads, fire stations, storm and sewer systems is at an all time high. Although expenditures were greater than revenues for 2005 the City of West Jordan is situated in a favorable position with an ending fund balance of \$33.1 million and unrestricted cash and cash equivalents of \$25.7 million.

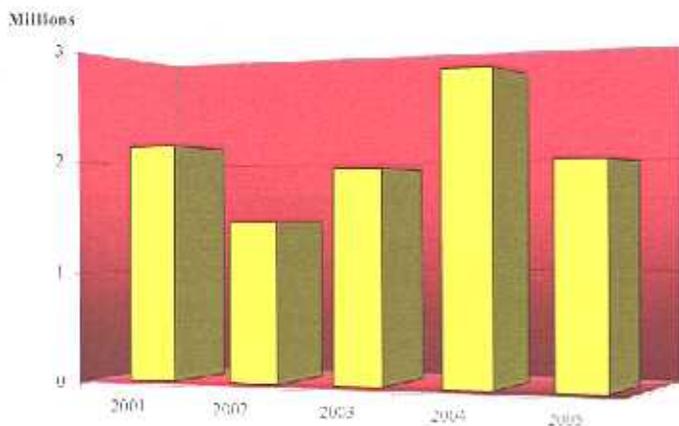
Tax Collections

Sales, Property, Franchise, Fee-in-Lieu



Licenses and Permits Revenue

Revenue



CITY OF WEST JORDAN

Revenues and other Sources-Governmental Funds
Fiscal Years Ended June 30, 2005, 2004, 2003, 2002, 2001

REVENUES	2005	2004	2003	2002	2001
Taxes	\$26,823,344	\$24,911,029	\$22,967,051	\$21,078,500	\$17,318,580
Licenses & permits	1,977,626	2,777,196	1,923,378	1,447,216	2,150,048
Intergovernmental	3,570,836	4,123,786	4,079,779	4,123,761	3,227,927
Charges for services	2,178,876	3,919,569	3,195,167	3,256,379	3,239,523
Fines and forfeitures	1,838,734	1,822,690	1,442,294	1,405,207	1,259,155
Interest earnings	889,975	403,806	492,384	868,549	1,459,948
Impact fees	3,704,156	5,512,123	4,893,627	1,984,603	2,791,417
Miscellaneous	345,471	396,862	204,925	108,591	127,064
Other Financing Sources:					
Issuance of bonds	11,218,209	1,000,000	-	19,645,534	3,866,337
Sale of land	-	2,012,953	122,698	-	-
Transfers in	31,625,108	1,861,671	2,103,972	599,673	967,230
TOTAL REVENUES AND OTHER FINANCING	\$84,172,335	\$48,741,685	\$41,425,275	\$54,518,013	\$36,407,229

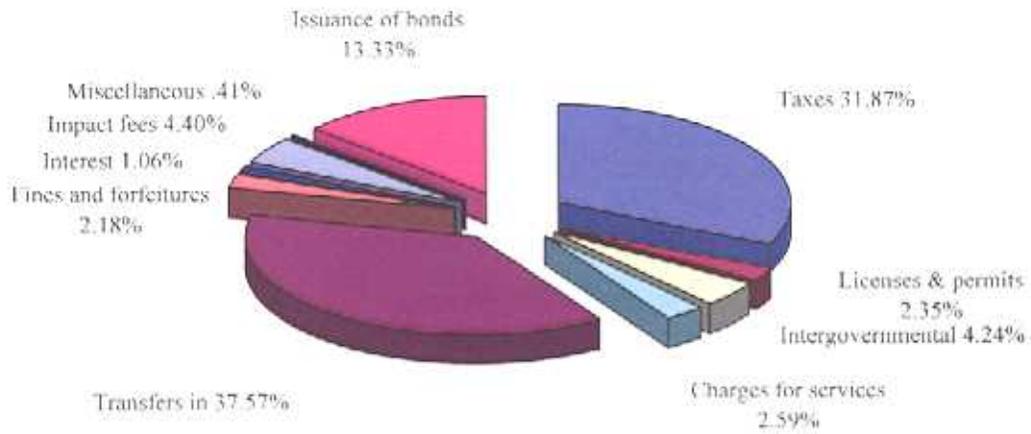
CITY OF WEST JORDAN

Expenditures and Other Uses-Governmental Funds
Fiscal Years Ended June 30, 2005, 2004, 2003, 2002, 2001

EXPENDITURES	2005	2004	2003	2002	2001
General government	\$7,266,953	\$6,382,793	\$5,903,391	\$6,317,722	\$5,586,548
Public safety	18,014,924	16,222,539	14,477,257	13,387,880	13,535,545
Public works	4,515,394	5,572,241	5,088,531	8,635,398	2,734,665
Community development	2,210,631	2,269,901	1,778,198	1,382,840	1,562,467
Parks and public property	1,525,720	1,565,423	1,664,256	1,558,638	1,312,680
Capital outlay	12,078,423	7,873,749	3,971,952	12,769,823	7,203,125
Debt service	4,516,656	4,830,500	4,629,343	1,696,896	444,176
Other Financing Uses:					
Transfers out	28,734,724	1,938,068	2,291,175	1,062,887	1,523,434
TOTAL EXPENDITURES AND OTHER FINANCING	\$78,863,425	\$46,655,214	\$39,804,103	\$46,812,084	\$33,902,640

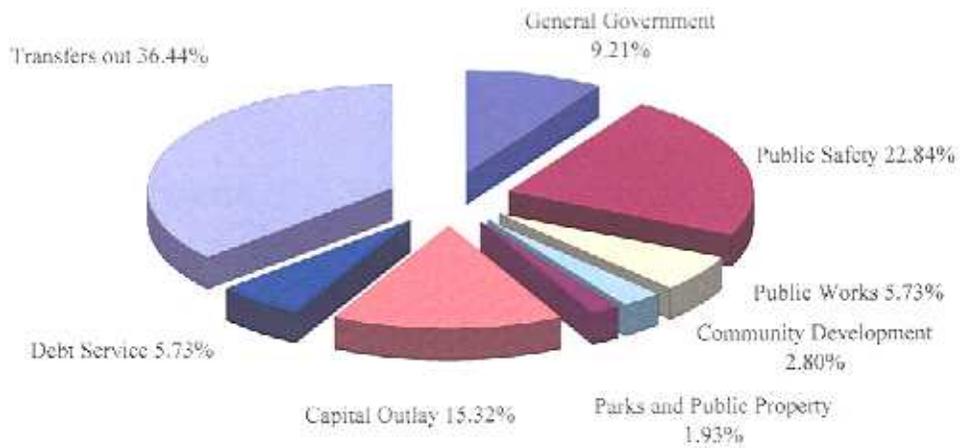
Revenues and Other Financing Sources

Governmental Fund Types - 2005



Expenditures and Other Financing Uses

Governmental Fund Types - 2005



CITY OF WEST JORDAN

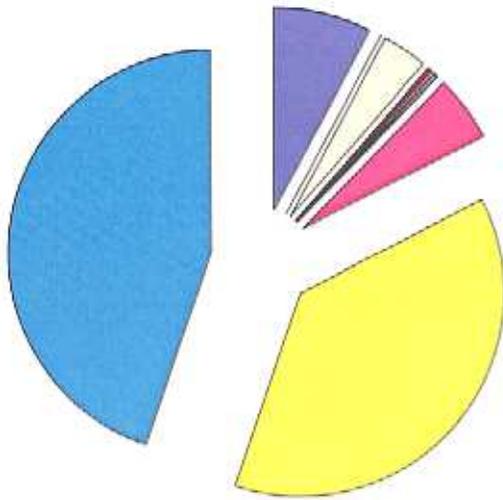
Statement of Net Assets - Governmental Activities Fiscal Years Ended June 30, 2005, 2004, 2003, 2002, 2001

ASSETS	2005	2004	2003	2002	2001
Cash and cash equivalents	25,769,032	\$22,165,288	\$19,728,012	N/A	N/A
Accounts receivable	48,925	44,598	56,724	N/A	N/A
Taxes receivable	12,859,124	13,198,068	11,686,852	N/A	N/A
Other receivable	10,725	16,753	38,613	N/A	N/A
Internal balances	(811,500)	(1,296,500)	(2,001,500)	N/A	N/A
Intergovernmental receivable	967,355	571,769	456,058	N/A	N/A
Prepaid expenses	141,956	113,384	85,674	N/A	N/A
Inventory	71,161	67,457	66,611	N/A	N/A
Unamortized bond issuance costs	167,236	-	-	N/A	N/A
Restricted assets:					
Cash and cash equivalents	17,850,146	14,819,403	15,101,564	N/A	N/A
Capital assets not being depreciated	126,851,511	116,148,840	114,220,191	N/A	N/A
Capital assets being depreciated (net of accumulated depreciation)	150,894,842	150,982,734	149,849,591	N/A	N/A
TOTAL ASSETS	\$334,820,513	\$316,831,794	\$309,288,390	N/A	N/A
LIABILITIES	2005	2004	2003	2002	2001
Accounts Payable	\$1,898,913	\$889,206	\$1,806,125	N/A	N/A
Interest payable	404,581	285,516	229,391	N/A	N/A
Payroll payable	1,249,191	697,912	894,093	N/A	N/A
Unearned revenue	48,792	36,196	33,428	N/A	N/A
Advances from developer	-	319,911	250,000	N/A	N/A
Contracts payable	1,178,368	1,174,768	1,955,000	N/A	N/A
Other payables	712,797	621,050	476,979	N/A	N/A
Premium on bond issuance	284,009	-	-	N/A	N/A
Liabilities payable from restricted assets:					
Accounts payable	746,058	-	-	N/A	N/A
Deposits	977,063	1,700,759	821,679	N/A	N/A
Long-term liabilities:					
Portion payable within one year	4,587,654	3,900,581	3,595,949	N/A	N/A
Portion payable after one year	32,487,988	25,064,614	25,859,266	N/A	N/A
TOTAL LIABILITIES	\$44,575,414	\$34,690,513	\$35,921,910	N/A	N/A
NET ASSETS	2005	2004	2003	2002	2001
Invested in capital assets, net of relate	\$ 248,602,336	\$ 240,135,688	\$ 234,412,518	N/A	N/A
Restricted	10,421,928	7,265,197	5,695,208	N/A	N/A
Unrestricted	31,220,835	34,740,396	33,258,754	N/A	N/A
TOTAL NET ASSETS	\$290,245,099	\$282,141,281	\$273,366,480	N/A	N/A

Net Asset started in 2003 with the implementation of GASB 34

Governmental Activities

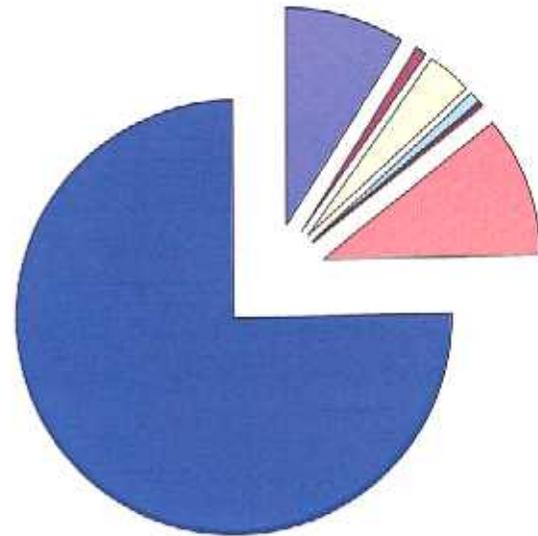
Assets - 2005



- Cash and cash equivalents 7.70%
- Accounts receivable 0.01%
- Taxes receivable 3.84%
- Other receivable 0.00%
- Internal balances 0.24%
- Intergovernmental receivable 0.29%
- Prepaid expenses 0.04%
- Inventory 0.02%
- Unamortized bond premium 0.05%
- Restricted Cash and cash equivalents 5.33%
- Capital assets not being depreciated 37.89%
- Capital assets being depreciated (net of accumulated depreciation) 45.07%

Governmental Activities

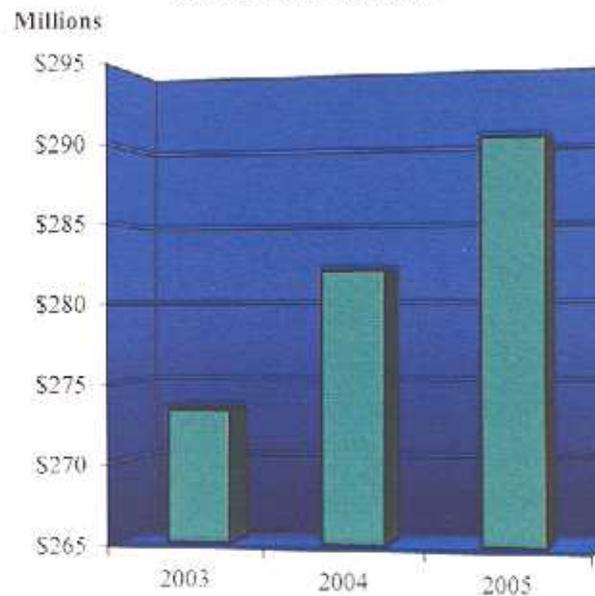
Liabilities - 2005



- Accounts Payable 9.02%
- Payroll payable 0.61%
- Contracts payable 1.49%
- Accounts payable (from restricted) 0.71%
- Deposits (from restricted) 0.42%
- L/T Liabilities payable within one year 10.31%
- L/T Liabilities payable after one year 79.25%

Net Assets

Governmental Activities



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Proprietary Funds

The Proprietary Funds for the City of West Jordan are operated in a manner similar to private business enterprises where the intent of the City is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

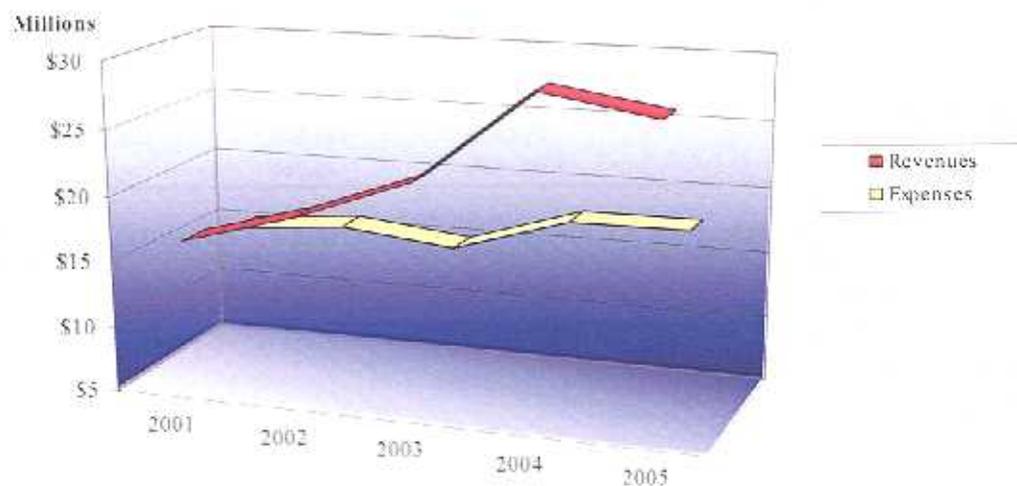
The City utilizes three Proprietary Funds. The Water, Sewer and Solid Waste Funds are used to account for the provisions of water, sewer and storm sewer services, and solid waste to the residents of the City of West Jordan. All activities necessary to provide such services are accounted for in this fund; including administration, operations maintenance, financing, and related debt service. The City has implemented remote radio read meters though-out the city. The new meter reading devices help expedite the billing process and increase accuracy. A water conservation manager works for the city to encourage water conservation through water-wise landscaping called xeriscape. The water conservation manager also works toward community education in all areas of water conservation.

For fiscal year 2005, revenues exceeded expenses by \$9.9 million as seen on the graph below. However, \$5.4 million from impact fee revenue, classified as non-operating revenue in the Proprietary Funds, and unspent impact fee reserves are restricted for construction.

The City retains a 28.82 percent ownership in South Valley Water Reclamation Facility (SVWRF). SVWRF was formed to construct, operate and maintain a regional sewage treatment facility. The City of West Jordan recognized a loss of \$898,291 from its investment in SVWRF for fiscal year 2005. The complete financial statements for SVWRF, for the year ended December 31, 2004, can be obtained from SVWRF management at 7495 South 1300 West, West Jordan, Utah 84084.

The Solid Waste Fund is used to account for the provision of refuse collection to the residents of the City. The City currently contracts with Allied Waste and Ace Disposal for garbage and recycle collection. As a result, this fund is limited to administration, and financing. The City retains a 26.45 percent ownership in the Trans-Jordan Cities Landfill. The City recognized a gain of \$235,896 from its investment in the Trans-Jordan Cities Landfill for fiscal year 2005. The complete financial statements for the Trans-Jordan Cities Landfill, for the year ended June 30, 2004, can be obtained from Trans-Jordan Cities Landfill at 10873 South 7200 West, West Jordan, Utah 84095.

Revenues vs Expenses
Proprietary Funds - 2005



CITY OF WEST JORDAN

Revenues - Proprietary Funds

Fiscal Years Ended June 30, 2005, 2004, 2003, 2002, 2001

REVENUES	2005	2004	2003	2002	2001
Water charges*	\$9,142,241	\$9,197,325	\$8,268,126	\$10,079,756	\$9,906,413
Sewer charges*	4,326,221	4,011,437	4,045,415	-	-
Solid Waste charges	3,185,479	2,865,097	2,349,976	2,124,799	1,926,962
Interest earning	313,942	118,841	112,846	377,918	1,065,144
Property taxes	-	-	-	1,636,422	1,145,086
Nonoperating Revenues:					
Transfers in	-	-	300,000	500,000	7,800
Water Resource Grant	25,000	-	-	5,156	25,000
Contributions from developers	5,077,505	6,832,403	4,188,463	2,559,300	-
Impact fees	5,406,909	5,789,440	2,522,059	1,341,135	2,115,317
Equity in joint ventures	235,896	316,731	261,507	121,965	219,092
TOTAL REVENUES	\$27,713,193	\$29,131,274	\$22,048,392	\$18,746,451	\$16,410,814

*Water and Sewer Charges were combined up until fiscal year 2003

CITY OF WEST JORDAN

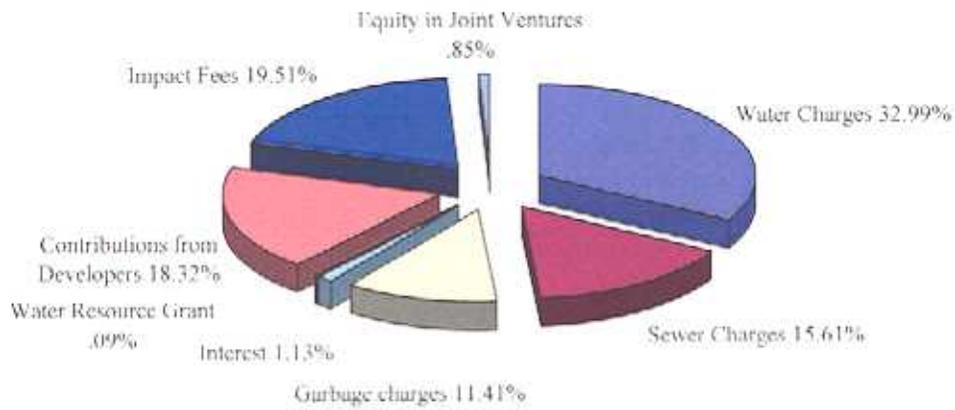
Expenses - Proprietary Funds

Fiscal Years Ended June 30, 2005, 2004, 2003, 2002, 2001

EXPENSES	2005	2004	2003	2002	2001
Source of supply	\$4,219,236	\$4,847,575	\$3,744,186	\$3,873,276	\$4,005,475
Sewage treatment	1,849,581	1,843,419	1,716,822	1,553,611	1,388,957
Contracted services	1,615,639	1,564,154	1,345,374	1,198,473	1,082,068
Depreciation	2,490,258	2,326,274	2,086,913	1,657,375	1,087,804
City operations	2,872,035	5,302,993	4,768,229	6,225,335	6,187,581
Landfill	502,425	527,218	577,535	483,673	434,082
Garbage cans	171,145	158,881	87,895	179,589	95,754
Other Expenses					
Equity in joint ventures	898,291	969,717	616,377	561,065	683,284
Interest expense	279,466	181,827	126,980	149,904	169,884
Transfers out	2,902,899	36,766	-	113,316	122,164
TOTAL EXPENSES	\$17,800,975	\$17,758,824	\$15,070,311	\$15,995,617	\$15,257,053

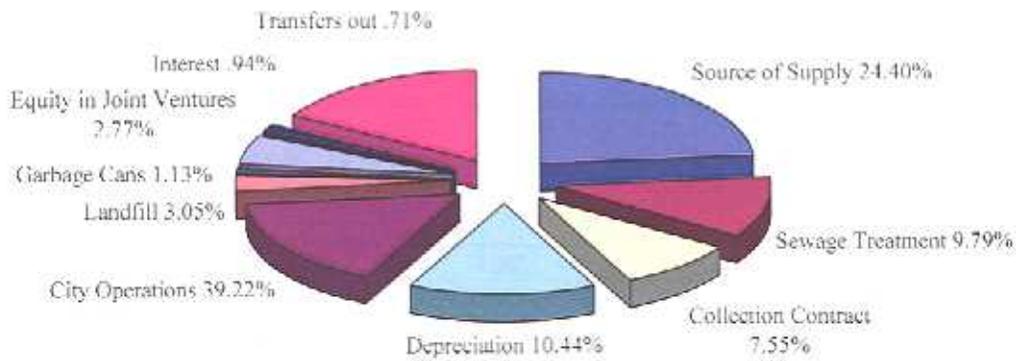
Operating and Nonoperating Revenues

Proprietary Funds - 2005



Operating and Other Expenses

Proprietary Funds - 2005



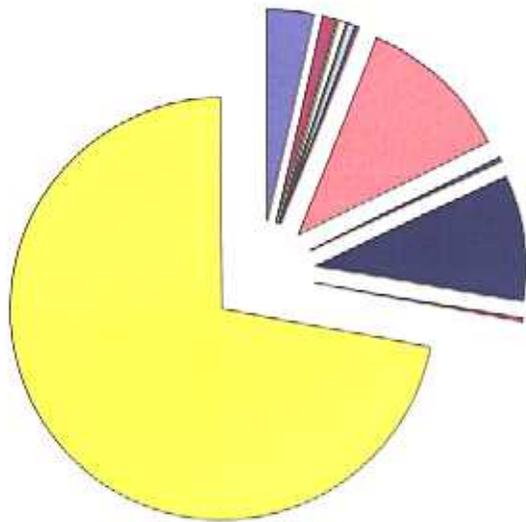
CITY OF WEST JORDAN

Statement of Net Assets - Business-Type Activities Fiscal Years Ended June 30, 2005, 2004, 2003, 2002, 2001

ASSETS	2005	2004	2003	2002	2001
Cash and cash equivalents	4,788,123	\$3,441,825	\$2,899,121	N/A	N/A
Accounts receivable	1,295,443	1,362,487	1,842,462	N/A	N/A
Other receivable	624,208	562,692	-	N/A	N/A
Internal balances	811,500	1,296,500	2,001,500	N/A	N/A
Water stock	278,437	278,437	278,437	N/A	N/A
Investment in joint ventures	15,507,050	15,438,844	14,733,381	N/A	N/A
Inventory	94,345	72,599	431,433	N/A	N/A
Unamortized bond issuance costs	241,421	-	-	N/A	N/A
Restricted assets:					
Cash and cash equivalents	12,609,700	8,336,778	4,911,063	N/A	N/A
Capital assets not being depreciated	437,901	437,901	437,901	N/A	N/A
Capital assets being depreciated (net of accumulated depreciation)	93,448,479	87,377,585	79,349,943	N/A	N/A
TOTAL ASSETS	\$130,136,607	\$118,605,648	\$106,885,241	N/A	N/A
<hr/>					
LIABILITIES	2005	2004	2003	2002	2001
Accounts Payable	\$1,245,430	\$1,319,776	\$1,336,481	N/A	N/A
Payroll payable	83,855	113,911	87,797	N/A	N/A
Contracts payable	482,115	482,115	-	N/A	N/A
Liabilities payable from restricted assets:					
Accounts payable	97,658	-	-	N/A	N/A
Deposits	57,453	53,156	38,951	N/A	N/A
Long-term liabilities:					
Portion payable within one year	1,452,133	1,208,915	958,945	N/A	N/A
Portion payable after one year	10,394,625	9,016,655	9,424,398	N/A	N/A
TOTAL LIABILITIES	\$13,813,269	\$12,194,528	\$11,846,572	N/A	N/A
<hr/>					
NET ASSETS	2005	2004	2003	2002	2001
Invested in capital assets, net of relate	\$ 86,017,788	\$ 77,494,004	\$ 69,287,844	N/A	N/A
Restricted	8,346,960	3,965,664	400,321	N/A	N/A
Unrestricted	21,958,590	24,951,452	25,350,504	N/A	N/A
TOTAL NET ASSETS	\$116,323,338	\$106,411,120	\$95,038,669	N/A	N/A

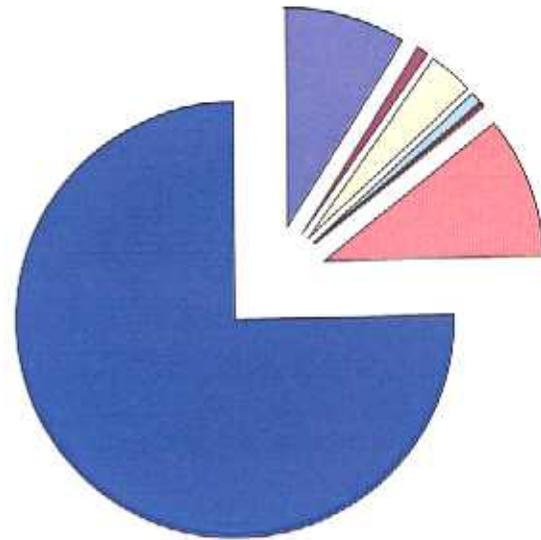
Net Asset started in 2003 with the implementation of GASB 34

Business-type Activities Assets - 2005



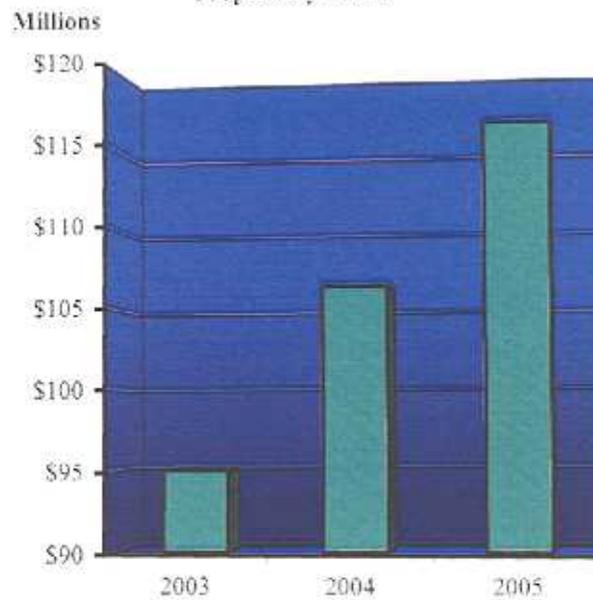
- Cash and cash equivalents 3.68%
- Accounts receivable 1.00%
- Other receivable 0.38%
- Internal balances 0.62%
- Water stock 0.21%
- Investment in joint ventures 11.92%
- Inventory 0.07%
- Unamortized bond issuance costs 0.19%
- Restricted Cash and cash equivalents 9.69%
- Capital assets not being depreciated 0.24%
- Capital assets being depreciated (net of accumulated depreciation) 71.81%

Business-type Activities Liabilities - 2005



- Accounts Payable 9.02%
- Payroll payable 0.61%
- Contracts payable 3.49%
- Accounts payable (from contracts) 0.27%
- Deposits (from contracts) 0.42%
- L/T Liabilities payable within one year 10.31%
- L/T Liabilities payable after one year 75.25%

Net Assets Proprietary Funds



TAX AND FEE REPORT

There has been some confusion about West Jordan taxes and fees. Some in the community believe that West Jordan is the highest taxed community in the area. Actually, West Jordan is about average for the Wasatch Front in regards to taxes and fees.

Property Taxes

Property taxes on an average West Jordan home are estimated to be \$266.81. The average home value in West Jordan is estimated at \$180,000. Municipal property taxes include the taxes paid to the City and to special service districts which provide services such as community recreational facilities or cemetery maintenance. Following is a summary of the property tax calculation using the West Jordan property tax rate of 0.002695:

Market Value	\$180,000
45 % Discount	<u>(81,000)</u>
Assessed Value	99,000
Tax Rate	x <u>.002695</u>
West Jordan Property Tax	\$266.81

Municipal Franchise Taxes

West Jordan assesses a 5.5% tax on electric power and natural gas. There is also a 5% tax on cable.

Municipal Water, Sewer, Garbage, Recycling, and Street Light Fees

The minimum bill for water, sewer and garbage service in the City of West Jordan is \$38.99. This charge is based on the basic services for each resident per month. Water and sewer fees increase as water consumption increases.

The following comparison of taxes and fees covers the twelve largest cities in the State as well as the four surrounding communities of Draper, Midvale, Riverton, and South Jordan. West Jordan is the fourth largest city in the State. The following table demonstrates how West Jordan taxes and fees compare to other Utah cities.

SUMMARY OF
COMPARISON OF MUNICIPAL FEES & TAXES
MAY 2005

CITY	MUNICIPAL PROPERTY TAXES (1)	MUNICIPAL FRANCHISE TAXES (2)	WATER SEWER & GARBAGE (3)	TOTAL TAXES & FEES
Salt Lake	548.46	144.03	902.66	1,595.15
West Valley B	413.82	100.56	980.16	1,494.54
South Jordan C	191.96	100.56	1162.98	1,455.50
South Jordan A	185.53	100.56	1162.98	1,449.07
South Jordan B	185.53	100.56	1162.98	1,449.07
Ogden B	421.25	137.60	889.09	1,447.94
Ogden A	411.94	137.60	889.09	1,438.63
Draper B	137.81	100.56	1189.14	1,427.51
Draper A	131.37	100.56	1189.14	1,421.07
West Valley A	266.71	100.56	980.16	1,347.43
Sandy B	206.02	100.56	1026.49	1,333.07
WEST JORDAN B	396.20	78.98	852.08	1,327.26
Sandy C	188.99	100.56	1026.49	1,316.04
Sandy A	182.56	100.56	1026.49	1,309.61
Clearfield	295.02	130.64	835.30	1,260.96
Murray	198.59	105.06	953.57	1,257.22
Logan	227.30	153.00	838.80	1,219.10
WEST JORDAN A	266.81	78.98	852.08	1,197.87
Riverton	148.70	100.56	914.22	1,163.48
Roy B	224.53	100.56	809.26	1,134.35
Roy A	212.26	100.56	809.26	1,122.08
Midvale	255.32	100.56	695.48	1,051.36
Layton	207.11	71.84	770.98	1,049.93
Provo	284.43	128.55	589.50	1,002.48
Orem	178.20	127.44	617.36	923.00
Bountiful	121.87	101.52	520.98	744.37
AVERAGE	248.55	107.81	909.49	1,266.85

West Jordan A: without Fairway Estates special service district

West Jordan B: Fairway Estates special service district

Draper A: without Crescent Cemetery district

Draper B: Crescent Cemetery district

Ogden A: without Ben Lomond Cemetery district

Ogden B: Ben Lomond Cemetery district

Roy A: without Hooper Cemetery district

Roy B: Hooper Cemetery district

Sandy A: without Alta Canyon district or Crescent Cemetery district

Sandy B: Crescent Cemetery district

Sandy C: Alta Canyon district

South Jordan A: without Glenmoor special service district

South Jordan B: Glenmoor special service district

South Jordan C: Crescent Cemetery district

West Valley A: without special service district which operates Kearns swimming pool and tennis courts

West Valley B: with special service district which operates Kearns swimming pool and tennis courts

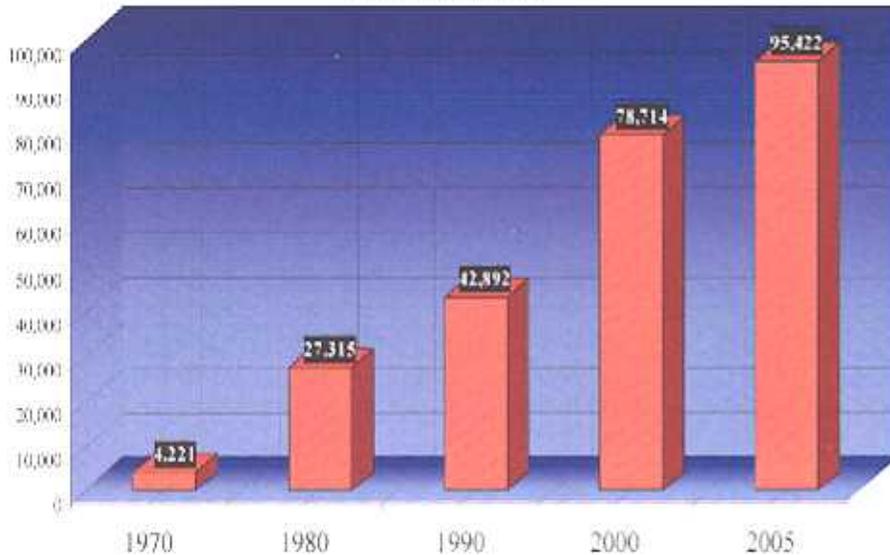
Municipal property tax based on \$180,000 home. Municipal franchise fee based on phone service of \$360 annually, electricity at 650 kilowatt hours annually, natural gas service of \$900 annually and water & sewer based on 30,000 and 9,000 gallons, respectively, of usage per month.

DEMOGRAPHICS

Keeping up with growth has been one of the greatest challenges facing the City of West Jordan. As can be seen on the following graph, West Jordan has experienced phenomenal growth during the past few decades. Population Characteristics are based on 2000 census information.

City of West Jordan

Demographic Statistics



Population Characteristics

Median Age: 25.0 Years

Married Couple Families:
72.0%

Population Over 65 Years
of Age:
3.2%

Population Under 18 Years
of Age:
41.6%

MISCELLANEOUS STATISTICS

Date of Incorporation	1941
Date Present Form of Government Adopted	May 26, 1981
Form of Government	Council/Manager

Number of City Employees:

Regular	388
Part time/Seasonal	96

Education:

Number of Elementary Schools	15
Number of Middle Schools	4
Number of High Schools	2

Police Protection:

Number of Sworn Officers	99
Number of Other employees	99
Number of Vehicular Patrol Units	60
Number of Motor Cycles	4

Culture and Recreation:

Number of Parks	53
Number of Acres	630
Number of Tennis Courts	10
Number of Softball Diamonds	16
Number of Soccer Fields	23
Number of Rodeo Arenas	1

Fire Protection:

Number of Stations	4
Number of Full-time Firefighters	84

Area in Square Miles	32.4
Miles of Streets	327

