CITY OF WEST JORDAN
STATE OF UTAH
COMPREHENSIVE ANNUAL FINANCIAL REPORT
For the fiscal year ended June 30, 2010

Prepared by:
Finance Department

CITY OF WEST JORDAN
Comprehensive Annual Financial Report
For the Fiscal Year Ended June 30, 2010

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City of West Jordan
Finance Department
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December 6, 2010

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

The Comprehensive Annual Financial Report (CAFR) of the City of West Jordan, Utah (the City) for the Fiscal Year ended June 30, 2010 is submitted herewith. This report has been prepared by the City's Finance Department in accordance with Generally Accepted Accounting Principles (GAAP) for local governments as prescribed by the Governmental Accounting Standards Board.

Overview

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

As required by State law, an annual audit has been completed by an independent firm of certified public accountants. The City of West Jordan's financial statements have been audited by Jensen & Keddington, P.C. in order to provide reasonable assurance that the financial statements for the fiscal year ended June 30, 2010, are free of material misstatements. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation.

The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the City's financial statements for the fiscal year ended June 30, 2010 are fairly presented in conformity with GAAP. The independent auditors' report is included in the financial section of this report.

The City is required to undergo a single audit in accordance with the provisions of the Office of Management and Budget's (OMB) circular A-133 *"Audits of States, Local Governments, and*

Non-Profit Organizations." Information related to the single audit, including the opinion on the schedule of expenditures of federal awards, the auditors' reports on compliance and internal controls over financial reporting in accordance with Generally Accepted Governmental Auditing Standards (GAGAS), and the auditors' report on compliance with requirements applicable to each major program and internal control over compliance in accordance with OMB Circular A-133, are available in a separate report.

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

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

Government Profile

The City of West Jordan was incorporated on January 10, 1941. The City of West Jordan has a population of 103,740, making it the fourth largest city in the state, and a city of the first class, as defined by the State of Utah. At build-out, the City is projected to have a population of 140,000. The City of West Jordan is located within the Salt Lake metropolitan area, and is approximately 32.02 square miles in size.

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

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

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

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

Economic Condition

Typical of municipal government, the City was slow to enter the national and local recession, and by the same token will be slower to recover than most other segments of the economy. Our budget and financial management policies and practices recognize and plan for that general fact.

Long-term Financial Planning

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

The City has been judicious in the use of debt financing, and will continue to be conservative and thoughtful in that regard. Better monitoring and evaluation tools will help assure measured and safe progress while still addressing the challenging needs of a growth community.

Relevant Financial Policies

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

The City is self-insured for unemployment costs. The City is also self-insured to $15,000 for general liability, automotive liability, and errors and omissions. The City is a member of the Utah Risk Management Mutual Association, which provides general liability, automotive liability, and errors and omissions coverage for claims in excess of the self-insured amount up to $6,000,000 per occurrence.

The City pays unused vacation, holiday, compensatory time, and executive leave balances at termination. Retired employees are eligible to apply their remaining unused sick leave toward their monthly health insurance premium at a rate of 40-70%, dependent upon their length of service. In order to qualify, the employee is required to notify their department head at least one year prior to retirement.

Utah State law requires the City to adopt a budget for all funds on an annual basis, and requires that all funds maintain a balanced budget, with some limited exceptions. State law also requires

that departmental expenditures do not exceed appropriated funding levels, except in cases of emergency (such as a natural disaster). Management cannot overspend at the department level without approval of City Council. This may be accomplished following the completion of noticing and hearing requirements.

Awards & Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of West Jordan for its Comprehensive Annual Financial Report for the fiscal year ended June 30, 2009. This marks the 29th consecutive year this City has received this award. The Certificate of Achievement is a prestigious national award and recognizes the conformance with the highest standards for preparation of state and local government financial reports.

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

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

Additionally, the City received the GFOA's Distinguished Budget Presentation Award for its annual budget document for fiscal year 2009. In order to qualify for the Distinguished Budget Presentation Award, the government's budget document was judged to be proficient in several categories, including as a policy document, a financial plan, an operations guide, and a communications device.

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

Respectfully Submitted,

Tom Steele
City Manager

Janice Larsen
Finance Manager/CFO

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of West Jordan
Utah

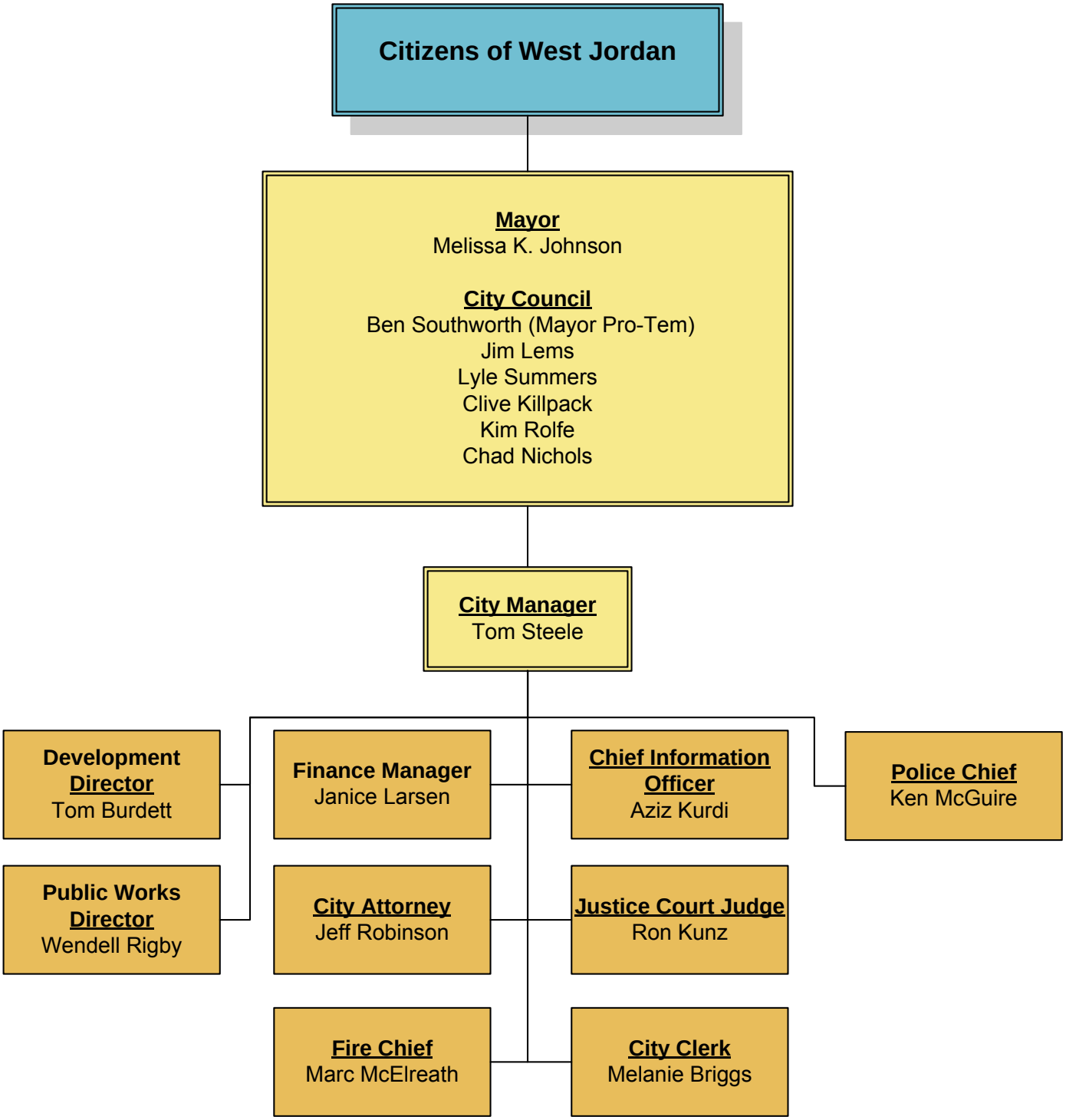
For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
June 30, 2009

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

President

Executive Director

City of West Jordan
Organizational Structure



CITY OF WEST JORDAN
List of Principal Officials
June 30, 2010

Title	Name
Mayor	Melissa Johnson
Mayor Pro-Tem / Council Member	Ben Southworth
Council Member	Kim Rolfe
Council Member	Lyle Summers
Council Member	Jim Lems
Council Member	Clive Killpack
Council Member	Chad Nichols
City Manager	Tom Steele
Community Development Director	Tom Burdett
Public Works Director	Wendell Rigby
Information Technologies Director	Aziz Kurdi
Finance Manager	Janice Larsen
Police Chief	Ken McGuire
Fire Chief	Marc McElreath
Justice Court Judge	Ronald Kunz
City Attorney	Jeff Robinson
City Clerk	Melanie S. Briggs
City Treasurer	David Zobell

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Jensen & Keddington, P.C.
Certified Public Accountants

Jeffery B. Jensen, CPA
Gary K. Keddington, CPA
Brent E. Christensen, CPA
Jeffrey B. Hill, CPA
Gregory B. White, CPA

INDEPENDENT AUDITOR'S REPORT

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

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of West Jordan as of and for the year ended June 30, 2010, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City of West Jordan's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Governmental Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of West Jordan as of June 30, 2010, and the respective changes in financial position and, where applicable, the cash flows thereof, and the respective budgetary comparison for the General Fund and the Major Special Revenue Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued a report dated December 6, 2010 on our consideration of the City of West Jordan'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* and important for assessing the results of our audit.

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

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Salt Lake City, Utah 84123

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the City of West Jordan's basic financial statements. The introductory section, supplementary information, as listed in the table of contents and the statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combining and individual non-major fund financial statements and the individual fund budgetary comparison schedules listed as supplemental information in the table of contents are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements taken as a whole. The introductory section and statistical section 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 it.

Jensen & Keddington

December 6, 2010

Introduction

As management of the City of West Jordan (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities for the fiscal year ended June 30, 2010. The Management's Discussion and Analysis (MD&A) is designed to provide an overview of the City financial activity. It is also intended to assist the reader in focusing on significant financial issues including identifying changes in the City's financial position, identifying any material deviations from the approved budget, and identifying individual fund issues or concerns. Please read the MD&A in conjunction with the Transmittal Letter and the City's financial statements.

Financial Highlights

- The City's net assets decreased by $3,217,021. The governmental net assets decreased by $6,139,250 and the business-type net assets increased by $2,922,229.
- At the close of the current fiscal year, the assets of the City exceeded its liabilities by $452,404,842. Of this amount, $41,767,894 (*unrestricted net assets*) may be used to meet the government's ongoing obligations to citizens and creditors.
- As of the close of the current fiscal year, the City's governmental funds (reflected on a current financial resource basis) reported combined ending fund balances of $32,157,585, a decrease of $3,429,995 in comparison with the prior year.
- The unreserved fund balance for the general fund at year end was $1,809,974, or approximately 4.5 percent of total general fund expenditures. The fund balance for the general fund decreased by $3,205,304, from the previous year.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

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

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

The *statement of activities* presents information showing how the City's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the

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

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

The government-wide financial statements include not only the City itself (known as the *primary government*), but also two legally separate entities, the Redevelopment Agency and the Municipal Building Authority, for which the City is financially accountable. Financial information for these *component units* is blended with the financial information presented for the primary government itself. The government-wide financial statements can be found on pages 24-25 of this report.

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

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

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

The City maintains thirteen individual governmental funds, four major funds, and nine non-major funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the redevelopment agency fund, the capital support fund, and the road capital improvement fund, which are considered major funds. Financial information for the other nine funds is combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report. The basic governmental fund financial statements can be found on pages 26-30 of this

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

Proprietary funds. The City of West Jordan maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City maintains three individual enterprise funds. Information is presented separately in the proprietary statement of net assets and the proprietary statement of revenues, expenses, and changes in fund net assets for the water fund, sewer fund and the solid waste fund which are all considered major funds. Internal service funds are used to accumulate and allocate costs internally among the City's various functions. The City of West Jordan uses internal service funds to account for its fleet maintenance, risk management activities and a fund for computer replacement (Information Technologies Fund). Because these services predominantly benefit governmental rather than business-type activities, they have been included principally within the governmental activities in the government-wide financial statements but are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in the report. The basic proprietary fund financial statements can be found on pages 31-34 of this report.

Notes to the financial statements. The notes provide additional information that is essential to the full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 35-68 of this report.

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

Government-wide Financial Analysis

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position. At June 30, 2010, the City's assets exceeded liabilities by $452,404,842. By far the largest portion, approximately 86 percent, of the City's net assets are composed of capital assets, less any debt used to acquire those assets that is still outstanding. Capital assets are used to provide services to citizens and they are not available for future spending. Although the investment in capital assets are reported net of any related outstanding debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of West Jordan's Net Assets

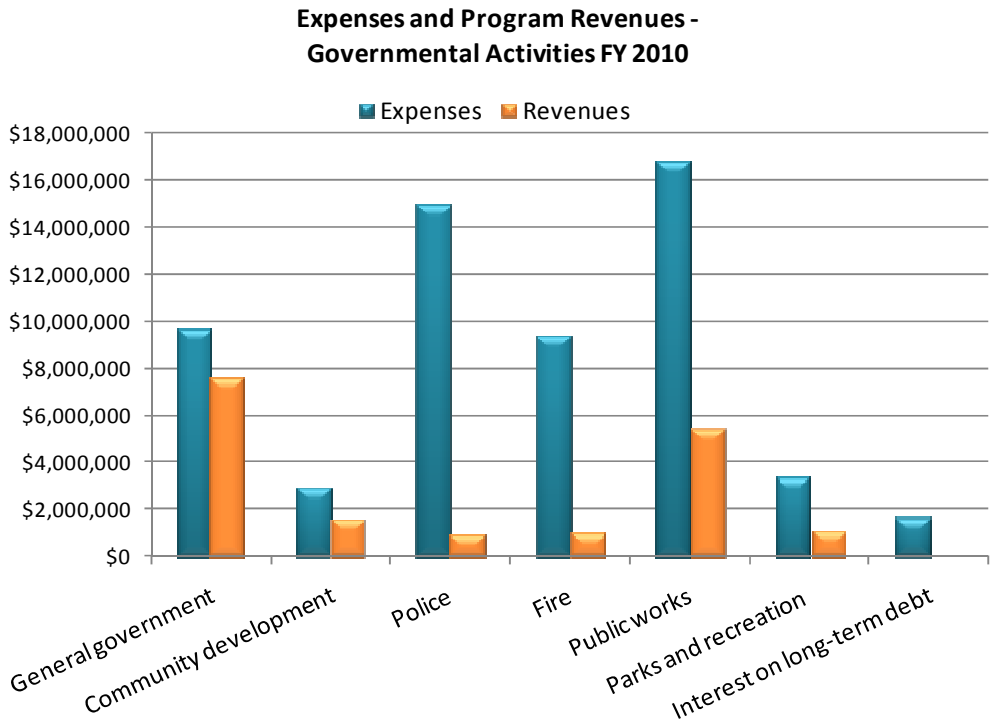
	Governmental Activities		Business-type Activities		Total	
	2010	2009	2010	2009	2010	2009
Current and other assets	$ 56,673,569	$ 63,154,216	$ 32,548,049	$ 32,237,865	$ 89,221,618	$ 95,392,081
Capital assets	308,851,108	313,808,866	108,475,170	107,215,884	417,326,278	421,024,750
Total assets	365,524,677	376,963,082	141,023,219	139,453,749	506,547,896	516,416,831
Other liabilities	16,610,875	18,637,674	1,441,205	1,631,530	18,052,080	20,269,204
Long-term liabilities outstanding	34,871,385	38,143,741	1,219,589	2,382,023	36,090,974	40,525,764
Total liabilities	51,482,260	56,781,415	2,660,794	4,013,553	54,143,054	60,794,968
Net assets:						
Invested in capital assets, net of related debt	281,944,748	282,070,552	107,511,850	104,199,232	389,456,598	386,269,784
Restricted	16,705,648	20,811,762	4,474,702	5,602,588	21,180,350	26,414,350
Unrestricted	15,392,021	17,299,353	26,375,873	25,638,376	41,767,894	42,937,729
Total net assets	$ 314,042,417	$320,181,667	$138,362,425	$135,440,196	$452,404,842	$455,621,863

A portion of the City's total net assets, $21,180,350 (or 4.7 percent), represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net assets in the amount of $41,767,894 is available to meet the government's ongoing obligations to citizens and creditors.

City of West Jordan's Net Assets

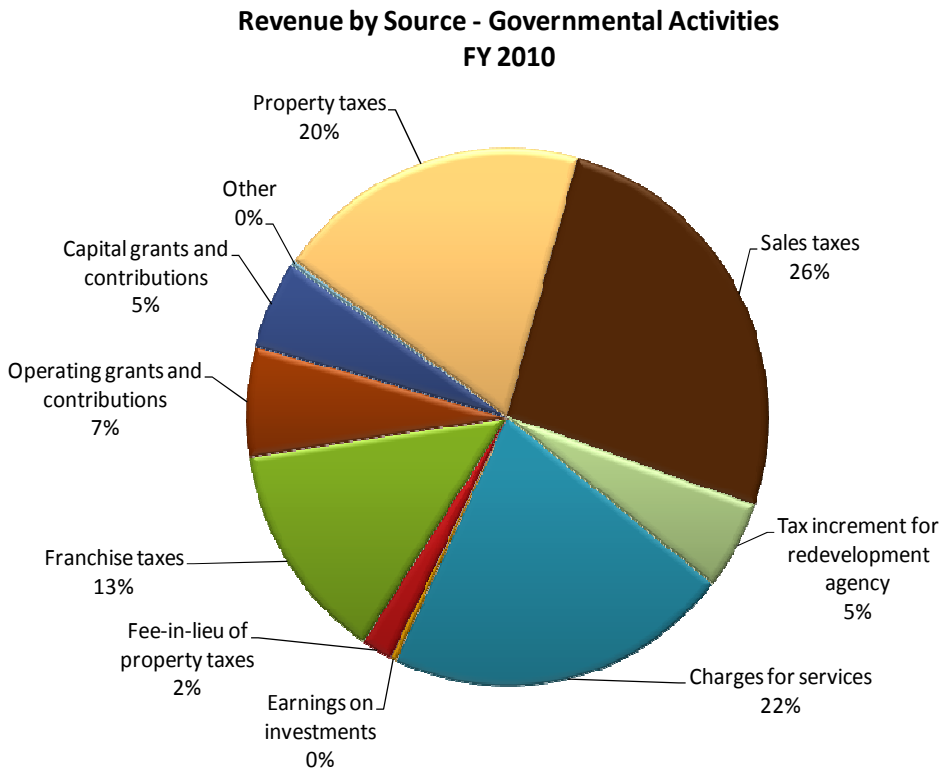
	Governmental Activities		Business-type Activities		Total	
	2010	2009	2010	2009	2010	2009
Revenues:						
Program revenues:						
Charges for services	$ 11,625,621	$ 15,790,368	$ 20,857,202	$ 20,905,856	$ 32,482,823	$ 36,696,224
Operating grants and contributions	3,404,029	3,141,675	-	-	3,404,029	3,141,675
Capital grants and contributions	2,750,186	3,725,269	4,333,621	3,925,345	7,083,807	7,650,614
General revenues:						
Property taxes	10,127,235	9,608,570	-	-	10,127,235	9,608,570
Sales taxes	13,404,929	14,598,750	-	-	13,404,929	14,598,750
Other taxes	10,602,308	10,145,155	-	-	10,602,308	10,145,155
Other	363,203	985,127	88,210	247,964	451,413	1,233,091
Total revenues	52,277,511	57,994,914	25,279,033	25,079,165	77,556,544	83,074,079
Expenses:						
General government	9,627,266	9,764,413	-	-	9,627,266	9,764,413
Community development	2,852,768	2,402,580	-	-	2,852,768	2,402,580
Police	14,921,245	14,986,605	-	-	14,921,245	14,986,605
Fire	9,353,437	8,936,255	-	-	9,353,437	8,936,255
Public works	16,794,385	12,182,007	-	-	16,794,385	12,182,007
Parks and recreation	3,339,110	3,461,999	-	-	3,339,110	3,461,999
Interest on long-term debt	1,588,550	1,691,323	-	-	1,588,550	1,691,323
Water	-	-	12,159,629	12,335,078	12,159,629	12,335,078
Sewer	-	-	6,480,880	6,110,727	6,480,880	6,110,727
Solid waste	-	-	3,656,295	3,883,289	3,656,295	3,883,289
Total expenses	58,476,761	53,425,182	22,296,804	22,329,094	80,773,565	75,754,276
Increase in net assets before transfers	(6,199,250)	4,569,732	2,982,229	2,750,071	(3,217,021)	7,319,803
Transfers	60,000	66,444	(60,000)	(66,444)	-	-
Changes in net assets	(6,139,250)	4,636,176	2,922,229	2,683,627	(3,217,021)	7,319,803
Net assets, beginning	296,766,093	292,129,917	134,243,047	131,559,420	431,009,140	423,689,337
Prior period adjustment	23,415,574	-	1,197,149	-	24,612,723	-
Net assets, ending	$ 314,042,417	$ 296,766,093	$ 138,362,425	$ 134,243,047	$ 452,404,842	$ 431,009,140

Governmental activities. Functions that the City performs which are supported by the collection of taxes and intergovernmental revenues are "governmental activities". The following graph displays the governmental activities reflected in the table "City of West Jordan's Net Assets".

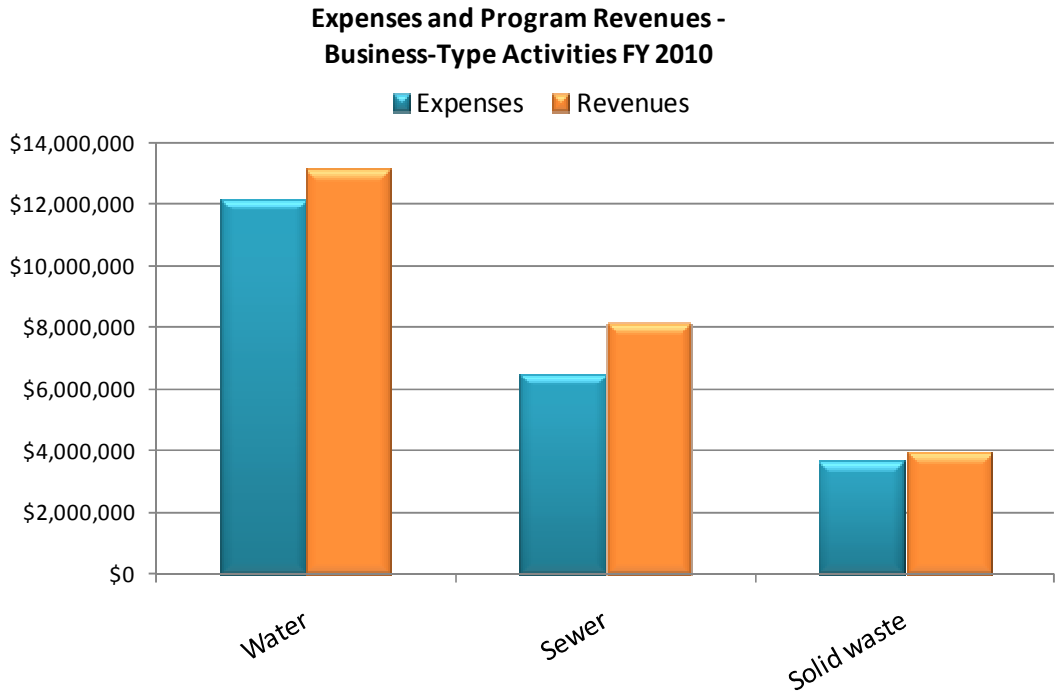


Governmental activities decreased the City's net assets by $6,139,250. Key elements of the net decrease from activities are as follows:

- Sales tax revenue decreased $1,193,821 from the prior year. This decrease is attributable to the continuing unfavorable economic conditions experienced throughout the country and increased competition from large new retail projects in surrounding communities.
- Franchise tax revenue increased $527,415 from the prior year. The increase is primarily due to a telecommunication tax. The tax was first imposed on users beginning in the second quarter of the 2009 Fiscal Year; the revenue was received for four (4) quarters during the 2010 Fiscal Year, exceeding the prior year revenues in the amount of $432,532.
- Property tax, including delinquent tax, increased $515,531 from the prior year.
- Development activity continued to be slow during FY 2010. Revenues related to building including permits, reviews, and inspection fees were $218,192 lower than the previous year.
- Revenue in Public Works decreased $3,916,340 from the prior year. In the previous year, one time revenue was received from the State of Utah in the amount of $4,000,000. The expenditures in Public Works increased $4,612,378 from the prior year. The increase is primarily due to expenditures in the amount of $3,905,169 related to an aggressive road maintenance program.



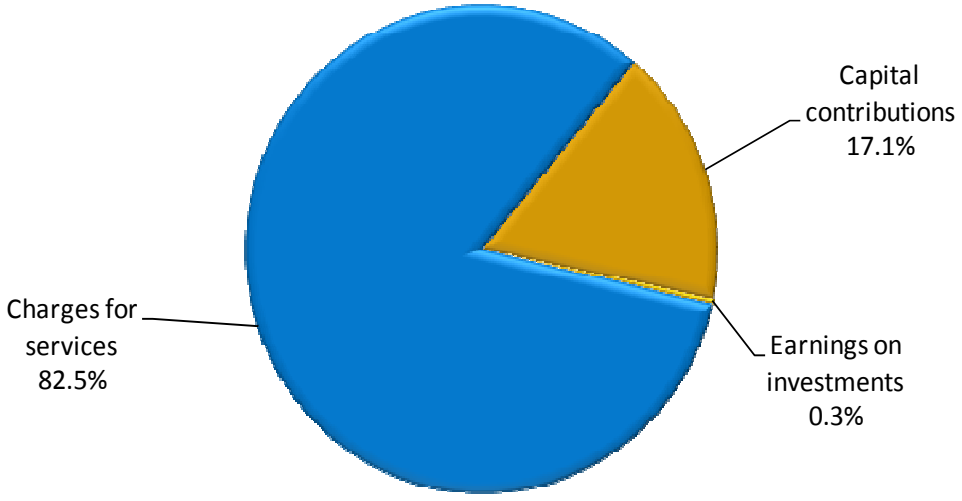
Business-type activities. The City performs some functions, referred to as "business-type activities" that are not supported by tax revenue. It is intended that these functions are funded through either user fees or charges for service. Following is a graph that displays the revenues and expenses for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



Business-type activities increased the City's net assets by $2,922,229. Key elements of this increase are as follows:

- The City's business-type activities received $4,333,621 from capital grants and contributions. These contributions include capital assets donated to the City by developers ($1,251,889), impact fees ($3,056,886) used to fund capital projects required by new growth and development within the City, and intergovernmental revenue ($24,846). The increase is mostly attributable to impact fee revenues received from a single multi-unit residential project with 282 units.
- Effective for Fiscal Year 2010, charges for service for water and sewer were increased by 3.2% and 1%, respectively. Sewer fund revenue increased by $288,620 due to the rate increase.
- Charges for services decreased in the business-type activities by a net amount of $48,654 over the previous year.
    - Revenues in the water funds were $259,457 lower than the previous year, despite rate increases. Water usage is fairly stable during the winter months, but can vary during summer months when outdoor usage increases significantly. The decreased revenue was most likely due to the prolonged economic downturn, which resulted in individual reduced usage to lessen household expenses and increased vacant and foreclosed homes. The decrease may also be partially attributable to a combination of lower temperatures and higher rainfall in the early summer.
    - Sewer fund revenue increased by $288,620 due to the rate increase. Sewer revenue is not subject to the seasonal fluctuations in usage.
    - Solid waste revenues were lower by $77,817, which may also be a result of lower home occupancy.

Revenue by Source - Business-Type Activities FY 2010



Financial Analysis of the Government's Funds

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

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

At the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $32,157,585, a decrease from the previous year of $3,429,995. Of the ending fund balance, 35 percent ($11,178,829) constitutes unreserved fund balance, which is available for spending at the government's discretion. The remainder of the fund balance is reserved to indicate that it is not available for new spending because it has already been committed to: 1) fund projects with impact fees, bond proceeds restricted for the purchase of open space, or B&C Road funds ($14,517,743), 2) pay debt service ($1,593,573), 3) community development ($594,332), or 4) for prepaid expenditures ($485,147).

The general fund is the chief operating fund of the City of West Jordan. At the end of the current fiscal year, unreserved fund balance of the general fund was $1,809,974, while total fund balance reached $4,661,474. As a measure of the general fund's liquidity, it may be useful to compare both unreserved fund balance and total fund balance to total fund expenditures. Unreserved fund balance represents 4.5 percent of total general fund expenditures, while total fund balance represents 11 percent of that same amount.

The City's total general fund balance experienced a $3,205,304 decrease during the current fiscal year. Total revenues in the general fund were $3,993,165 lower than the budgeted amount, due mostly to the decrease in sales tax revenues resulting from the continued economic down turn. City management has responded to the reduced revenues by initiating a reduction in force, impacting 13 employees and a hiring freeze implemented during fiscal year 2009, continued through fiscal year 2010. Since fiscal year 2008, there has been no cost of living adjustment or annual wage step increase for employees. As a result of these measures, expenditures were approximately 6 percent less than the budgeted amount. Of the total fund balance, unreserved fund balance decreased $1,458,183 in comparison with the prior year. Utah Code Section 17-36-16(3) provides a floor set at 5% of the total budgeted General Fund revenues, below which cities may not spend their resources, except in emergencies. As of June 30, 2010 the City's unrestricted fund balance is 6.1% of 2011 budgeted General Fund revenues.

The redevelopment agency fund had a total fund balance of $1,711,777, an increase from the previous year in the amount of $256,468. The increase results from a slight increase in tax increment revenues and a decrease in debt service expenditures. The redevelopment agency fund has fund balance reserved for; debt service in the amount of $344,992, and affordable housing in the amount of $222,737.

The capital support fund has a total fund balance of $3,216,748, a decrease from the 2009 fiscal year of $1,182,628. A significant amount of the decrease is due to a transfer to the General fund in the amount of $840,000. The capital support fund has fund balance reserved in the amount of $200,000 for the construction of a library as part of an Interlocal Agreement with Salt Lake County.

The road capital improvement fund has a total fund balance of $9,208,059, an increase from the prior year of $2,611,477. The projects in the road capital fund are funded by impact fee revenues, telecommunication tax revenues transferred from the general fund, and B&C road fund revenues transferred in from the general fund. Fund balance in the road fund is reserved for a road project funded by the State of Utah in the amount $4,000,000.

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

At the end of the year unrestricted net assets in the water fund were $2,716,358. In the current year the water fund had a net operating loss of $1,523,118, compared to an operating loss of $1,415,155 in FY 2009. To address the operating losses, the City implemented a service rate increase of 20% in the water fund for FY 2011, effective October 1, 2010.

Unrestricted net assets of the sewer and solid waste funds were $15,696,063, and $7,972,669 respectively, remaining relatively unchanged from the previous year.

General Fund Budgetary Highlights

During the year there was an increase in appropriation between the original and final amended budget in the amount of $4,861,192 and can be briefly summarized as follows:

- Budgeted transfers out increased by $4,207,028, of which $3,907,028 was for transfers to the Road Capital Improvement fund for projects qualifying for use of Class B&C Road revenues. The B&C Road projects were included in the capital budget in prior years, but were not completed in those years. The remaining $300,000 was transferred to the Road Capital Improvement fund for road maintenance projects designated by City Council to be funded from the telecommunications tax revenues collected in the general fund.

- Budgeted expenditures (not including transfers out) increased in the amount of $654,164. The budget was increased in the following departments: police operational costs, grant funded police programs, fire operational costs and administration costs.

Based on budgeted revenues and expenditures, fund balance was projected to decrease in the amount of $3,986,869. During the year, expenditures were significantly less than budgeted estimates. The lower expenditures were primarily due to capital projects that were budgeted, but not completed in Fiscal Year 2010. The lower expenditures were also a result of City management aggressively responding mid-year to the continued economic down turn and lower than expected revenues. Management implemented a reduction in force and other measures in response to the expected revenue shortfall. Revenues were significantly less than budgeted

estimates in the following areas: sales tax revenues, B&C Road revenues, and court fines. The unfavorable variance in revenues combined with the favorable variance in expenditures resulted in a net fund balance decrease in the amount of $3,205,304.

Capital Assets and Debt Administration

Capital assets. The City of West Jordan's investment in capital assets for its governmental and business-type activities as of June 30, 2010 amounts to $417,326,278, (net of accumulated depreciation). This investment in capital assets includes land, water rights, construction in process, machinery and equipment, computer equipment, building, building improvements, improvements other than buildings, and infrastructure.

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

- Infrastructure and land was donated to the City by developers and became the City's responsibility to maintain. The estimated fair value of the infrastructure and land donated in the proprietary funds totaled $1,251,889.
- The City spent the following amounts for improvements over the course of the fiscal year: $550,057 on roads, $2,009,243 on storm sewer, $2,657,854 on water, and $1,669,707 on sewer. The City also spent $531,143 on open space projects and new parks.
- During the current fiscal year, the City completed research and analysis of the City-owned property. As a result, a prior period adjustment increased the City's capital assets in the amount of $24,224,293 in governmental activities, and $2,210,329 in the business-type activities.

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

Long-term debt. At the end of the current fiscal year, the City had $36,090,974 in outstanding long-term debt.

City of West Jordan's Outstanding Debt

	Governmental Activities		Business-type Activities		Total	
	2010	2009	2010	2009	2010	2009
Revenue bonds	$ 13,578,755	$ 17,224,172	$ 963,320	$ 2,362,761	$ 14,542,075	$ 19,586,933
General obligation bonds	8,825,113	9,248,788	-	-	8,825,113	9,248,788
Tax increment notes payable to developers	837,708	837,708	-	-	837,708	837,708
Special Assessment	4,475,076	4,473,390	-	-	4,475,076	4,473,390
Other liabilities	6,509,971	6,623,332	256,269	251,637	6,766,240	6,874,969
Capital leases	644,762	574,059	-	-	644,762	574,059
Total	$ 34,871,385	$ 38,981,449	$ 1,219,589	$ 2,614,398	$ 36,090,974	$ 41,595,847

The City's total debt (including compensated absences and other long-term liabilities) decreased in the amount of $5,504,873 during the current fiscal year. The net change is a result of normally scheduled debt service payments in the amount of $5,971,408 and amortization of discounts, premiums and refunding cost in the amount of $53,153. During the 2010 fiscal year, the City entered into a new capital lease in the amount $220,000 and accrued compensated absences increased $193,382.

The City's bond rating is AAA for its lease revenue bonds, sales tax bonds, and general obligation bonds. The City has $8,825,113 in outstanding general obligation debt as of June 30, 2010. The Utah Constitution limits general obligation debt to four percent of the market value of real property. Considering present market value, the City's debt limit is $308,833,897.

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

Economic Factors and the Next Year's Budgets and Rates

The budgeted sales tax revenue for the fiscal year beginning July 1, 2010 is $13,378,530, a decrease of $2,859,720 from the prior year. The economic environment has continued to slightly deteriorate since the development of the budget. The most recent sales tax revenue estimates project a shortfall in the range of $300,000 to $500,000 relative to the original budget. There may be some improvement in the economy before the end of the fiscal year, which may result in increased revenues for the City. However, even when the national economy recovers, the City's sales tax revenue may not return to levels experienced in prior years because of increased competition from large new retail projects in surrounding communities.

Development activity is expected to continue to be slow for the near future. This trend will result in reduced revenue from impact and building permit fees, as well as other general revenues. However, despite the recent recessionary environment, interest in future development on the City's west side continues to be relatively strong.

City Council and management will continue proactively dealing with the economic challenges the City is experiencing.

Requests for Information

The financial report is designed to provide a general overview of the City of West Jordan's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Department, 8000 South Redwood Road, West Jordan, Utah, 84088.

BASIC FINANCIAL STATEMENTS

CITY OF WEST JORDAN
Statement of Net Assets
June 30, 2010

	Governmental Activities	Business-type Activities	Total
Assets			
Cash and cash equivalents	$ 20,125,965	$ 7,953,384	$ 28,079,349
Accounts receivable	529,004	2,356,090	2,885,094
Taxes receivable	16,715,489	-	16,715,489
Loans receivable	312,371	-	312,371
Prepaid expenses	485,147	-	485,147
Intergovernmental receivable	286,067	-	286,067
Inventory	96,577	152,109	248,686
Intangible	-	13,015,107	13,015,107
Investment in joint venture	-	4,560,641	4,560,641
Unamortized bond issuance costs	443,325	14,829	458,154
Restricted assets:			
Cash and cash equivalents	17,679,624	4,495,889	22,175,513
Capital assets not being depreciated	148,511,601	3,477,113	151,988,714
Capital assets being depreciated (net of accumulated depreciation)	160,339,507	104,998,057	265,337,564
Total assets	365,524,677	141,023,219	506,547,896
Liabilities			
Accounts payable	972,841	1,331,142	2,303,983
Accrued liabilities	1,886,568	79,659	1,966,227
Liabilities payable from restricted assets:			
Accounts payable	29,670	9,195	38,865
Deposits	944,306	21,209	965,515
Unearned revenue	12,777,490	-	12,777,490
Long-term liabilities:			
Portion due or payable within one year			
Compensated absences	1,929,954	94,191	2,024,145
Bonds payable	3,950,000	530,000	4,480,000
Capital leases	168,814	-	168,814
Contracts payable	110,000	-	110,000
Portion due or payable after one year			
Compensated absences	3,255,017	162,078	3,417,095
Bonds payable	22,928,944	433,320	23,362,264
Capital leases	475,948	-	475,948
Contracts payable	1,215,000	-	1,215,000
Tax increment notes payable to developer	837,708	-	837,708
Total liabilities	51,482,260	2,660,794	54,143,054
Net Assets			
Invested in capital assets, net of related debt	281,944,748	107,511,850	389,456,598
Restricted for:			
Projects	14,517,743	4,474,230	18,991,973
Debt service	1,593,573	472	1,594,045
Community development	594,332	-	594,332
Unrestricted	15,392,021	26,375,873	41,767,894
Total net assets	$ 314,042,417	$ 138,362,425	$ 452,404,842

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

CITY OF WEST JORDAN

Statement of Activities

For the fiscal year ended June 30, 2010

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Assets – Primary Government: Governmental Activities	Net (Expense) Revenue and Changes in Net Assets – Primary Government: Business-Type Activities	Net (Expense) Revenue and Changes in Net Assets – Primary Government: Total
Primary government:							
Governmental activities:							
General government	$ 9,627,266	$ 7,573,566	$ 18,364	$ -	$ (2,035,336)	$ -	$ (2,035,336)
Community development	2,852,768	1,475,898	-	179,890	(1,196,980)	-	(1,196,980)
Police	14,921,245	548,533	304,544	116,043	(13,952,125)	-	(13,952,125)
Fire	9,353,437	854,380	15,067	153,808	(8,330,182)	-	(8,330,182)
Public works	16,794,385	817,446	3,066,054	1,517,518	(11,393,367)	-	(11,393,367)
Parks and recreation	3,339,110	355,798	-	782,927	(2,200,385)	-	(2,200,385)
Interest on long-term debt	1,588,550	-	-	-	(1,588,550)	-	(1,588,550)
Total governmental activities	58,476,761	11,625,621	3,404,029	2,750,186	(40,696,925)	-	(40,696,925)
Business-type activities:							
Water	12,159,629	10,474,173	-	2,644,931	-	959,475	959,475
Sewer	6,480,880	6,427,663	-	1,688,690	-	1,635,473	1,635,473
Solid waste	3,656,295	3,955,366	-	-	-	299,071	299,071
Total business-type activities:	22,296,804	20,857,202	-	4,333,621	-	2,894,019	2,894,019
Total City of West Jordan	$ 80,773,565	$ 32,482,823	$ 3,404,029	$ 7,083,807	(40,696,925)	2,894,019	(37,802,906)
General revenues:							
Taxes:							
Property taxes					10,127,235	-	10,127,235
Tax increments for redevelopment agency					2,714,436	-	2,714,436
Sales taxes					13,404,929	-	13,404,929
Franchise taxes					6,911,183	-	6,911,183
Fee-in-lieu of property taxes					976,689	-	976,689
Gain on sale of capital assets					113,745	-	113,745
Earnings on investments					205,146	88,210	293,356
Miscellaneous					44,312	-	44,312
Transfers					60,000	(60,000)	-
Total general revenues and transfers					34,557,675	28,210	34,585,885
Changes in net assets					(6,139,250)	2,922,229	(3,217,021)
Net assets-beginning					296,766,093	134,243,047	431,009,140
Prior period adjustment					23,415,574	1,197,149	24,612,723
Net assets, beginning, as restated					320,181,667	135,440,196	455,621,863
Net assets-ending					$ 314,042,417	$ 138,362,425	$ 452,404,842

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

CITY OF WEST JORDAN
Balance Sheet
Governmental Funds
June 30, 2010

	General	Redevelopment Agency	Capital Support Fund	Road Capital Improvement Fund	Other Governmental Funds	Total Governmental Funds
Assets						
Cash and cash equivalents	$ 8,043	$ 1,149,032	$ 1,626,951	$ 5,718,923	$ 4,385,316	$ 12,888,265
Accounts receivable	494,840	-	-	-	-	494,840
Taxes receivable	12,592,078	2,714,452	1,398,843	-	10,116	16,715,489
Loans receivable	-	-	-	-	312,371	312,371
Prepaid expenditures	397,279	-	-	-	87,868	485,147
Due from other governments	-	-	-	-	286,067	286,067
Due from other funds	-	-	824,341	-	-	824,341
Restricted assets-						
Cash and cash equivalents	3,426,239	567,729	200,000	4,000,000	9,485,656	17,679,624
Total assets	16,918,479	4,431,213	4,050,135	9,718,923	14,567,394	49,686,144
Liabilities and fund balance						
Liabilities:						
Accounts payable	338,127	4,984	9,576	510,864	14,395	877,946
Accrued liabilities	1,245,923	-	-	-	2,551	1,248,474
Deferred revenue	227,894	-	-	-	598,438	826,332
Unearned revenue	9,204,776	2,714,452	823,811	-	34,451	12,777,490
Contracts payable	-	-	-	-	-	-
Due to other funds	268,267	-	-	-	556,074	824,341
Liabilities payable from restricted assets:						
Accounts payable	27,712	-	-	-	1,958	29,670
Deposits	944,306	-	-	-	-	944,306
Total liabilities	12,257,005	2,719,436	833,387	510,864	1,207,867	17,528,559
Fund balances:						
Reserved for:						
Projects	1,995,450	-	200,000	4,000,000	8,322,293	14,517,743
Debt service	458,771	344,992	-	-	789,810	1,593,573
Community development	-	222,737	-	-	371,595	594,332
Prepaid expenditures	397,279	-	-	-	87,868	485,147
Unreserved	1,809,974	1,144,048	3,016,748	5,208,059	-	11,178,829
Unreserved, reported in nonmajor:						
Capital projects funds	-	-	-	-	2,708,284	2,708,284
Special revenue funds	-	-	-	-	1,079,677	1,079,677
Total fund balances	4,661,474	1,711,777	3,216,748	9,208,059	13,359,527	32,157,585
Total liabilities and fund balances	$ 16,918,479	$ 4,431,213	$ 4,050,135	$ 9,718,923	$ 14,567,394	

Amounts reported for governmental activities in the statement of net assets are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	308,851,108
Certain revenue is deferred in the governmental funds but is not in the statement of net assets because it qualifies for recognition under the economic resources measurement focus.	826,332
Internal service funds are used by management to charge the costs of fleet maintenance and risk management to individual funds. The current assets and liabilities of the internal service funds are included in the governmental activities in the statement of net assets.	6,892,946
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.	(34,871,385)
Interest payable on long-term obligations does not require current financial resources and is not reported in the governmental funds	(257,494)
Deferred bond issuance costs and unamortized bond premium and bond discounts are not applicable to the current period and therefore are not reported in the governmental funds.	443,325
Net assets of governmental activities	$ 314,042,417

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

CITY OF WEST JORDAN

Statement of Revenues, Expenditures and Changes in Fund Balances

Governmental Funds

For the fiscal year ended June 30, 2010

	General	Redevelopment Agency	Capital Support Fund	Road Capital Improvement Fund	Other Governmental Funds	Total Governmental Funds
Revenues						
Taxes	$ 29,289,587	$ 2,512,819	$ 2,118,974	$ -	$ 213,093	$ 34,134,473
Licenses and permits	1,673,932	-	-	-	-	1,673,932
Intergovernmental	3,747,367	-	-	-	451,102	4,198,469
Charges for services	2,162,037	-	-	-	831,532	2,993,569
Fines and forfeitures	1,663,079	-	-	-	-	1,663,079
Interfund charges	4,608,585	-	-	-	-	4,608,585
Impact fees	-	-	-	1,216,436	1,296,690	2,513,126
Interest	57,011	14,143	24,823	36,761	87,977	220,715
Miscellaneous	124,798	-	-	-	115,999	240,797
Total revenues	43,326,396	2,526,962	2,143,797	1,253,197	2,996,393	52,246,745
Expenditures						
Current:						
General government	8,665,800	-	-	-	-	8,665,800
Community development	1,973,933	163,492	-	-	675,597	2,813,022
Police	13,878,366	-	-	-	-	13,878,366
Fire	8,951,999	-	-	-	-	8,951,999
Public works	5,514,854	-	-	-	-	5,514,854
Parks and recreation	2,003,260	-	-	-	159,261	2,162,521
Debt service:						
Principal payments	14,011	1,085,000	1,995,000	510,000	610,000	4,214,011
Interest and fiscal charges	4,261	342,564	631,789	50,400	513,516	1,542,530
Capital outlay:						
Roads	-	-	-	5,897,764	-	5,897,764
Parks	-	-	-	-	544,896	544,896
Storm Water	-	-	-	-	2,520,303	2,520,303
Buildings	-	-	94,470	-	-	94,470
Total expenditures	41,006,484	1,591,056	2,721,259	6,458,164	5,023,573	56,800,536
Excess (deficiency) of revenues over (under) expenditures	2,319,912	935,906	(577,462)	(5,204,967)	(2,027,180)	(4,553,791)
Other financing sources (uses)						
Lease	220,000	-	-	-	-	220,000
Sale of capital asset	-	-	234,834	-	-	234,834
Transfers in	1,519,438	-	-	7,065,708	30,200	8,615,346
Transfers out	(7,264,654)	(679,438)	(840,000)	-	-	(8,784,092)
Total other financing sources (uses)	(5,525,216)	(679,438)	(605,166)	7,065,708	30,200	286,088
Net change in fund balance	(3,205,304)	256,468	(1,182,628)	1,860,741	(1,996,980)	(4,267,703)
Fund balance-beginning	7,866,778	1,455,309	4,399,376	6,596,582	15,269,535	35,587,580
Prior period adjustment	-	-	-	750,736	86,972	837,708
Fund balance-ending	$ 4,661,474	$ 1,711,777	$ 3,216,748	$ 9,208,059	$ 13,359,527	$ 32,157,585

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

CITY OF WEST JORDAN
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2010

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues:				
Taxes	$ 31,727,353	$ 32,027,353	$ 29,289,587	$ (2,737,766)
Licenses and permits	1,621,160	1,621,160	1,673,932	52,772
Intergovernmental	3,867,990	4,249,164	3,747,367	(501,797)
Charges for services	2,351,013	2,351,013	2,162,037	(188,976)
Fines and forfeitures	2,148,300	2,148,300	1,663,079	(485,221)
Interfund charges	4,243,951	4,608,585	4,608,585	-
Interest income	85,000	85,000	57,011	(27,989)
Miscellaneous	227,400	228,986	124,798	(104,188)
Total revenues	46,272,167	47,319,561	43,326,396	(3,993,165)
Expenditures:				
General government:				
Mayor & city council	652,048	652,048	647,627	4,421
Court	872,386	872,386	797,150	75,236
City manager	363,386	363,386	327,336	36,050
Elections	156,420	156,420	155,524	896
Events	224,936	224,936	185,160	39,776
Management information systems	1,392,890	1,402,490	1,221,195	181,295
Facilities	1,004,833	1,011,138	1,010,158	980
Human resources	361,294	361,294	303,333	57,961
Finance	1,227,870	1,227,870	1,186,328	41,542
Utility billing	768,010	768,010	673,757	94,253
Recorder	232,853	232,853	213,438	19,415
Attorney	1,309,429	1,353,717	1,216,183	137,534
Nondepartmental	833,195	833,195	728,611	104,584
Total general government	9,399,550	9,459,743	8,665,800	793,943
Community development:				
Planning & zoning	907,853	907,853	856,354	51,499
Economic development	218,060	218,060	218,019	41
Building safety	908,624	908,624	899,560	9,064
Total community development	2,034,537	2,034,537	1,973,933	60,604
Police:				
Support services	6,218,271	6,499,654	6,015,750	483,904
Line services	7,734,126	7,766,989	7,446,094	320,895
Animal control	428,180	430,598	416,522	14,076
Total police	14,380,577	14,697,241	13,878,366	818,875
Fire	8,720,552	8,961,491	8,951,999	9,492
Public works:				
Public works administration	710,170	710,170	673,502	36,668
Engineering	1,873,762	1,873,762	1,702,335	171,427
Streets	2,787,260	2,787,260	2,628,318	158,942
Storm drain	208,099	208,099	185,943	22,156
C road projects	500,000	500,000	324,756	175,244
Total public works	6,079,291	6,079,291	5,514,854	564,437
Parks and recreation:				
Parks	2,200,724	2,218,820	1,917,750	301,070
Cemeteries	118,485	118,485	85,510	32,975
Total parks and recreation	2,319,209	2,337,305	2,003,260	334,045
Debt service:				
Principal payments	-	14,011	14,011	-
Interest and fiscal charges	-	4,261	4,261	-
Total expenditures	42,933,716	43,587,880	41,006,484	2,581,396
Excess of revenues over expenditures	3,338,451	3,731,681	2,319,912	(1,411,769)
Other financing sources (uses):				
Transfers in	1,179,438	1,519,438	1,519,438	-
Transfers out	(5,250,960)	(9,457,988)	(7,264,654)	2,193,334
Capital leases	-	220,000	220,000	-
Total other financing sources (uses):	(4,071,522)	(7,718,550)	(5,525,216)	2,193,334
Net change in fund balance	(733,071)	(3,986,869)	(3,205,304)	781,565
Fund balance-beginning	7,866,778	7,866,778	7,866,778	-
Fund balance-ending	$ 7,133,707	$ 3,879,909	$ 4,661,474	$ 781,565

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

CITY OF WEST JORDAN
Redevelopment Agency
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2010

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues:				
Taxes	$ 2,776,165	$ 2,776,165	$ 2,512,819	$ (263,346)
Interest	-	-	14,143	14,143
Total revenues	2,776,165	2,776,165	2,526,962	(249,203)
Expenditures:				
Community development	324,336	324,336	163,492	160,844
Debt service:				
Principal payments	1,157,909	1,157,909	1,085,000	72,909
Interest and fiscal charges	344,565	344,565	342,564	2,001
Total expenditures	1,826,810	1,826,810	1,591,056	235,754
Excess of revenues over expenditures	949,355	949,355	935,906	(13,449)
Other financing sources (uses):				
Transfers out	(679,438)	(881,055)	(679,438)	201,617
Total other financing uses/sources	(679,438)	(881,055)	(679,438)	201,617
Net change in fund balance	269,917	68,300	256,468	188,168
Fund balance, beginning	1,455,309	1,455,309	1,455,309	-
Fund balance, ending	$ 1,725,226	$ 1,523,609	$ 1,711,777	$ 188,168

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

City of West Jordan
Reconciliation of the Statement of Revenues,
Expenditures, and Changes in Fund Balance of Governmental Funds
to the Statement of Activities
For the year Ended June 30, 2010

Net change in fund balance-total governmental funds		$ (4,267,703)
The change in net assets reported for governmental activities in the statement of activities is different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital related expenditures ($3,873,737) exceeded depreciation ($8,060,311) in the current period.		(4,186,574)
Governmental funds report the sale of capital assets as an other financing source. While in the statement of activities the sale of capital assets reduces capital assets and the loss is reported as an expense.		
Sale of land		(600,349)
Repayment of principal is an expenditure or other financing use in the governmental funds but reduces the liability in the statement of net assets.		
Expenditures/principal payments		4,214,011
Lease proceeds are reported as financing sources in governmental funds and thus contribute to the change in fund balances. In the statement of net assets, however, issuing debt increased long-term liabilities and does not affect the statement of activities.		
Lease proceeds		(220,000)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the funds.		
Amortization of original issue premium and bond issuance costs	$ (63,662)	
CDBG deferred revenue	(151,343)	
Deferred ambulance revenue	4,310	
		(210,695)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Accrued interest expense	37,200	
Compensated absences	(11,341)	
Net adjustment		25,859
Internal service funds are used by management to charge the costs of fleet maintenance and risk management to individual funds.		(893,799)
Change in net assets of governmental activities		$ (6,139,250)

CITY OF WEST JORDAN
Statement of Net Assets
Proprietary Funds
June 30, 2010

	Business-type Activities-Enterprise Funds				
Assets	Water	Sewer	Solid Waste	Total Business-type Funds	Governmental Activities-Internal Service Funds
Current assets:					
Cash and cash equivalents	$ 2,689,415	$ 2,136,999	$ 3,126,970	$ 7,953,384	$ 7,237,700
Accounts receivables (net of allowance for uncollectables):	1,073,522	708,115	574,453	2,356,090	34,164
Inventory	152,109	-	-	152,109	96,577
Total current assets	3,915,046	2,845,114	3,701,423	10,461,583	7,368,441
Noncurrent assets:					
Restricted cash and cash equivalents	931,753	3,564,136	-	4,495,889	-
Intangible asset	-	13,015,107	-	13,015,107	-
Investment in joint ventures	-	-	4,560,641	4,560,641	-
Bond issuance costs, net	14,829	-	-	14,829	-
Capital assets not being depreciated	3,107,669	369,444	-	3,477,113	-
Capital assets being depreciated (net of accumulated depreciation)	72,675,196	31,678,697	644,164	104,998,057	5,203,826
Total noncurrent assets	76,729,447	48,627,384	5,204,805	130,561,636	5,203,826
Total assets	80,644,493	51,472,498	8,906,228	141,023,219	12,572,267
Liabilities					
Current liabilities:					
Accounts payable	1,040,714	8,436	281,992	1,331,142	94,895
Other accrued payables	47,504	28,176	3,979	79,659	25,241
Payable from restricted assets:					
Deposits	21,187	22	-	21,209	-
Accounts payable	8,375	820	-	9,195	-
Current portion, compensated absences	57,192	34,110	2,889	94,191	21,263
Current portion, capital lease payable	-	-	-	-	140,630
Current portion, bonds payable	530,000	-	-	530,000	-
Recaptured insurance losses	-	-	-	-	355,359
Total current liabilities	1,704,972	71,564	288,860	2,065,396	637,388
Long-term liabilities -					
Compensated absences	68,107	93,436	535	162,078	12,633
Capital lease payable	-	-	-	-	298,143
Bonds payable	433,320	-	-	433,320	-
Total long-term liabilities	501,427	93,436	535	595,398	310,776
Total liabilities	2,206,399	165,000	289,395	2,660,794	948,164
Net Assets					
Invested in capital assets, net of related debt	74,819,545	32,048,141	644,164	107,511,850	4,765,053
Restricted for:					
Projects	901,719	3,563,294	-	4,465,013	-
Debt Service	472	-	-	472	-
Unrestricted	2,716,358	15,696,063	7,972,669	26,385,090	6,859,050
Total net assets	$ 78,438,094	$ 51,307,498	$ 8,616,833	$ 138,362,425	$ 11,624,103

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

CITY OF WEST JORDAN
Statement of Revenues, Expenses, and Changes in Fund Net Assets
Proprietary Funds
For the fiscal year ended June 30, 2010

	Business-type Activities-Enterprise Funds				
	Water	Sewer	Solid Waste	Total Business-type Funds	Governmental Activities-Internal Service Funds
Operating revenues:					
Charges for services	$ 10,474,173	$ 6,427,663	$ 3,955,366	$ 20,857,202	$ 2,947,323
Operating expenses:					
Sources of supply	5,657,350	-	-	5,657,350	-
Depreciation	1,952,872	887,774	161,041	3,001,687	1,526,684
Salaries and benefits	1,446,611	909,096	99,351	2,455,058	621,585
Contracted services	-	-	2,524,047	2,524,047	-
Sewage treatment	-	3,155,861	-	3,155,861	-
Fleet lease	98,512	109,820	23,455	231,787	-
Utilities and telephone	455,781	5,555	538	461,874	-
Professional and technical	62,339	15,311	477	78,127	978,038
Interfund charges	1,790,955	1,250,322	385,665	3,426,942	-
Garbage cans	-	-	80,452	80,452	-
Landfill	-	-	373,822	373,822	-
Supplies and maintenance	532,871	147,141	3,571	683,583	1,101,804
Total operating expenses	11,997,291	6,480,880	3,652,419	22,130,590	4,228,111
Operating income (loss)	(1,523,118)	(53,217)	302,947	(1,273,388)	(1,280,788)
Nonoperating revenues (expenses):					
Equity income (loss) of joint ventures	-	-	(3,876)	(3,876)	-
Impact fees	1,796,474	1,260,412	-	3,056,886	-
Interest earnings	35,094	36,447	16,669	88,210	32,274
Interest expense	(133,626)	-	-	(133,626)	(19,558)
Intergovernmental revenue	24,846	-	-	24,846	4,983
Gain (Loss) on sale of capital assets	(28,712)	-	-	(28,712)	113,745
Total nonoperating revenues (expenses)	1,694,076	1,296,859	12,793	3,003,728	131,444
Income (loss) before operating transfers and contributions	170,958	1,243,642	315,740	1,730,340	(1,149,344)
Capital contributions	823,611	428,278	-	1,251,889	26,799
Transfers in	-	-	-	-	228,746
Transfers out	(30,000)	(30,000)	-	(60,000)	-
Change in net assets	964,569	1,641,920	315,740	2,922,229	(893,799)
Net assets, beginning	75,473,627	50,889,843	7,879,577	134,243,047	12,517,902
Prior period adjustment	1,999,898	(1,224,265)	421,516	1,197,149	-
Net assets, beginning, as restated	77,473,525	49,665,578	8,301,093	135,440,196	12,517,902
Net assets, ending	$ 78,438,094	$ 51,307,498	$ 8,616,833	$ 138,362,425	$ 11,624,103

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

CITY OF WEST JORDAN
Proprietary Funds
Statement of Cash Flows
For the fiscal year ended June 30, 2010

	Business-type Activities				Governmental Activities
	Water	Sewer	Solid Waste	Total Business-type Activities	Internal Service Funds
Increase (decrease) in cash and cash equivalents:					
Cash flows from operating activities:					
Cash received from customers	$ 10,615,226	$ 7,015,381	$ 4,058,396	$ 21,689,003	$ -
Cash received from interfund services provided	-	-	-	-	2,913,159
Cash payments for goods/services	(8,474,112)	(5,612,394)	(3,362,210)	(17,448,716)	(2,199,502)
Cash payments for interfund services used	(98,512)	(109,820)	(23,455)	(231,787)	-
Cash payments to employees	(1,438,194)	(906,113)	(96,267)	(2,440,574)	(644,392)
Net cash provided by (used in) operating activities	604,408	387,054	576,464	1,567,926	69,265
Cash flows from noncapital financing activities:					
Intergovernmental revenue received	24,846	-	-	24,846	4,983
Transfers in	-	-	-	-	228,746
Transfers out	(30,000)	(30,000)	-	(60,000)	-
Net cash provided by (used in) noncapital financing activities	(5,154)	(30,000)	-	(35,154)	233,729
Cash flows from capital and related financing activities:					
Acquisition of capital assets	(2,217,883)	(1,241,429)	-	(3,459,312)	(1,364,139)
Proceeds from sale of capital assets	-	-	-	-	113,745
Principal payments - bonds	(1,394,513)	-	-	(1,394,513)	-
Interest paid on revenue bonds	(133,611)	-	-	(133,611)	-
Payments on capital leases	-	-	-	-	(135,286)
Interest paid on capital leases	-	-	-	-	(19,558)
Impact fees collected	1,796,474	1,260,412	-	3,056,886	-
Net cash provided by (used in) capital and related financing activities	(1,949,533)	18,983	-	(1,930,550)	(1,405,238)
Cash flows from investing activities:					
Payments on interfund loans	-	-	-	-	-
Interest on investments	35,094	36,447	16,669	88,210	32,274
Net cash provided by (used in) investing activities	35,094	36,447	16,669	88,210	32,274
Net increase (decrease) in cash and cash equivalents	(1,315,185)	412,484	593,133	(309,568)	(1,069,970)
Beginning cash, cash equivalents and restricted cash	4,936,353	5,288,651	2,533,837	12,758,841	8,307,670
Ending cash, cash equivalents and restricted cash	$ 3,621,168	$ 5,701,135	$ 3,126,970	$ 12,449,273	$ 7,237,700

Statement continued on next page.

CITY OF WEST JORDAN
Proprietary Funds
Statement of Cash Flows (cont)
For the fiscal year ended June 30, 2010

	Business-type Activities				Governmental Activities
	Water	Sewer	Solid Waste	Total Business-type Activities	Internal Service Funds
Noncash Investing, Capital, and Financing Activities					
Contributions of capital assets from developers and governmental funds	$ 823,611	$ 428,278	$ -	$ 1,251,889	$ -
Reconciliation of operating income to net cash provided by operating activities:					
Operating income (loss)	$ (1,523,118)	$ (53,217)	$ 302,947	$ (1,273,388)	$ (1,280,788)
Adjustments to operating income:					
Depreciation	1,952,872	887,774	161,041	3,001,687	1,526,684
Non cash change in equity investment	-	-	(22,079)	(22,079)	-
Payments on intangible assets	-	(1,022,113)	-	(1,022,113)	-
Change in assets and liabilities:					
Accounts receivable	58,155	(20,372)	77,725	115,508	(34,164)
Unbilled receivables	118,593	608,068	25,305	751,966	-
Inventory	(30,338)	-	-	(30,338)	24,449
Prepaid Expenses	-	-	-	-	132,298
Accounts payable	64,173	(16,091)	28,441	76,523	(303,426)
Other accrued payables	(3,546)	3,382	1,364	1,200	23,914
Compensated absences	3,312	(399)	1,720	4,633	(19,702)
Customer deposits	(35,695)	22	-	(35,673)	-
Total adjustments to operating income	2,127,526	440,271	273,517	2,841,314	1,350,053
Net cash provided by operating activities	$ 604,408	$ 387,054	$ 576,464	$ 1,567,926	$ 69,265

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

NOTE 1

Summary of Significant Accounting Policies

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

A. The Reporting Entity

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

B. Basic Financial Statements - Government-wide Financial Statements

The basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds). Both the government-wide financial statements and fund financial statements distinguish between those activities of the City that are governmental and those that are considered business-type activities.

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

The statement of activities demonstrates the degree to which the direct expenses of a function are offset by related program revenues. Amounts reported as program revenues include charges to

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

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

C. Basic Financial Statements – Fund Financial Statements

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

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

GOVERNMENTAL FUND TYPES

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

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

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

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

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

PROPRIETARY FUND TYPES

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

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

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

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

D. Measurement Focus and Basis of Accounting

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

Unbilled services in the proprietary funds have been recorded as revenue and accounts receivable at June 30, 2010. The accounts receivable for these revenues are reported net of the allowance for doubtful accounts.

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

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

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

The effect of interfund activity has generally been eliminated from the government-wide financial statements in accordance GAAP. The exception to this rule is charges between the general fund and the water, sewer, and solid waste functions. Elimination of these charges would distort the direct costs and program revenues reported for the various functions in the statement of activities.

E. Capital Assets

Capital assets are defined by the City as assets with a cost of $5,000 or greater and an estimated useful life of at least three years. Capital assets are recorded at historical costs or estimated historical cost. Donated capital assets are recorded at estimated fair market value as of the date of donation. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Capital outlays are recorded as expenditures of the governmental funds and capital assets of the proprietary funds. In accordance with GAAP, all City infrastructure has been capitalized. Infrastructure includes all transportation corridors as well as storm sewer systems. All capital assets are depreciated using the straight-line basis over the following estimated useful lives:

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

F. Intangible Asset

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

G. Cash, Cash Equivalents, and Investments

Cash and cash equivalents include amounts in demand deposits as well as short-term investments with an original maturity date of less than 90 days. Investments are stated at their fair value or amortized cost at June 30, 2010.

H. Restricted Assets

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

I. Prepaid Expenditures

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

J. Investment in Joint Venture

The City has an investment in Trans-Jordan Cities Landfill, a joint venture. The City's 24.67 percent interest in this joint venture, is accounted for using the equity method. The City's equity interest represents its explicit, measurable right to the net present or future resources of the joint ventures. Under this method, the Solid Waste Fund (Enterprise Fund) records its share of the joint venture's net income or loss for each period. This joint venture does not meet the criteria for inclusion in the City's financial reports as a component unit because the City does not exercise administrative control. The complete financial statements for the Trans-Jordan Landfill, for the year ended June 30, 2010, can be obtained from the Trans-Jordan Landfill at 10873 South 7200 West, South Jordan, Utah 84095.

K. Compensated Absences

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

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

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

L. Deferred and Unearned Revenue

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

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

M. Interfund Transactions

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

N. Revenues – Exchange and Non-exchange Transactions

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

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

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

O. Fund Equity Reserves

Fund Balance – In the fund financial statements, governmental funds report reservations of fund balance for amounts that are not available for appropriation or are legally segregated for a specific purpose.

Restricted Net Assets – In the government-wide financial statements as well as the proprietary fund financial statements, restricted net assets are legally restricted by outside parties for a specific purpose.

P. Contributions of Capital

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

Q. 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.

R. Budgets

Utah State Statute establishes budgetary procedures for the City. The basis of accounting applied to each fund budget is the same basis as the related fund's financial statements. Accordingly, the Budgetary Comparison Schedule for the General Fund presents actual expenditures in accordance with the accounting principles generally accepted in the United States on a basis consistent with the legally adopted budget as amended.

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

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

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

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

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

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

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

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

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

(9) Monthly financial reports are prepared by the Finance Manager and reviewed by the City Manager. They are also presented to the City Council. These reports contain a budgetary statement showing a comparison of budget to actual for all budgetary funds of the City.

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

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

NOTE 2

Cash, Cash Equivalents, and Investments

The City's deposits and investments are governed by the Utah Money Management Act (Utah Code, Title 51, Chapter 7) and rules of the State of Utah Money Management Council. Also, the City has its own written investment policies. City funds are invested only in the following: (1) negotiable or non-negotiable deposits of qualified depositories (see definition of "qualified depository" included above), (2) repurchase agreements with qualified depositories or certified dealers, acting as principal for securities of the United States Treasury or other authorized investments (only if these securities are delivered to the custody of the City Treasurer or the City's safekeeping bank or are conducted with a qualified depository), (3) commercial paper which is rated P-1 by Moody's Investor Services or A-1 by Standard and Poor's, Inc. and having a remaining term to maturity of 270 days or less (commercial paper can be purchased directly from the issuer provided proper delivery and safekeeping procedures are followed with a qualified depository or the City Treasurer's safekeeping bank or trust company), (4) bankers' acceptances that are eligible for discount at a federal reserve bank and which have a remaining term to maturity of 270 days or less, (5) negotiable certificates of deposit of $100,000 or more which have a remaining term to maturity of 365 days or less, (6) obligations of the United States Treasury including United States Treasury Bills, United States Treasury Notes, and United States Treasury Bonds, and (7) the Utah Public Treasurer's Investment Fund which is a pooled investment fund managed by the Utah State Treasurer. The City maintains pooled cash and investments that are

available for use by all funds. The pooled interest earned is allocated to the funds based on average month-end cash and investment balances.

Cash	$ 5,655,918
Utah Public Treasurer's Investment Fund	44,598,944
Total	$50,254,862
Included in the accompanying statement of net assets as follows:	
Cash and cash equivalents	$28,079,349
Restricted assets - cash and cash equivalents	22,175,513
Total	$50,254,862

A. Cash Deposits

Custodial Credit Risk

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

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

The City’s deposits are insured up to $250,000 per institution by the Federal Deposit Insurance Corporation. The deposits in the bank in excess of the insured amount are uninsured and uncollateralized. Uninsured deposits are not collateralized nor are they required to be by State statute. At June 30, 2010 the book value of cash on deposit was $5,655,918 and the bank balance was $8,362,901. Of this amount, $500,000 was covered by federal depository insurance, and the remaining bank balance of $7,862,901 was uninsured. Deposits are not collateralized nor are they required to be by the State statute. The City does not have a formal policy relating to custodial credit risk for deposits.

B. Investments

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

As of June 30, 2010, the City had the following investment and maturity:

Investment Type		Amount	Investment Maturity
Debt Securities			
Utah Public Treasurer's Investment Fund	$	44,598,944	72.6 days

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

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

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

All of the City's investments at June 30, 2010 were with the Utah Public Treasurer's Investment Fund and therefore are not categorized as to custodial credit risk. Additional information regarding the Utah Public Treasurer's Investment Fund is available in Note 3.

Concentration of Credit Risk – Investments
Concentration of credit risk is the risk of a loss attributed to the magnitude of a government's investment in a single issuer. The City's policy for reducing the risk of loss is to comply with the

Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to between 5-10% depending upon the total dollar amount held in the portfolio. The Money Management Council limitations do not apply to securities issued by the U.S. government and its agencies.

All of the City's investments at June 30, 2010 were with the Utah Public Treasurer's Investment Fund and therefore are not categorized as to custodial credit risk. Additional information regarding the Utah Public Treasurer's Investment Fund is available in Note 3.

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

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

General Fund - Developer and other deposits of $944,306, Class B&C Road funds of $2,023,162, and cash restricted for debt service of $458,771, are shown as restricted assets totaling $3,426,239. They are to be used only for the purpose defined by contract or other legal provision. Class B&C Road funds in the amount of $1,995,450 (restricted funds of $2,023,162, less the amount of accounts payable related to B&C Road projects in the amount of $27,712) and funds restricted for debt service are also shown as reserved fund balance. Customer deposits of $944,306 represent a liability and are a restricted asset.

Redevelopment Agency Fund – Total restricted cash of $567,729 consists of $344,992 restricted for debt service, and $222,737 restricted to fulfill the Olene Walker Affordable Housing requirement. Fund balance has been reserved for the same amounts.

Capital Support Fund – Restricted cash in the amount of $200,000 is for construction of a new library as part of an interlocal cooperation agreement with Salt Lake County. Fund balance has been reserved for the same amount.

Road Fund – Restricted cash in the amount of $4,000,000 is for construction of roadway improvements along 7800 South, from New Bingham Highway (NBH) to the railroad crossing, and Airport Road, between 7800 South and NBH, both of which connect to State maintained roads of 7800 South and New Bingham Highway. The intent of the improvements is to improve traffic circulation in the general area. The funds were an earmark from the State Legislature which the City received through the efforts of representative Wayne Harper. Fund balance has been reserved for the same amount.

Non-major Governmental Funds - Total restricted cash in the amount of $9,485,656 consists of; impact fees of $5,542,397, bond proceeds restricted for open space park acquisition of $2,780,054, contributions restricted for the contributions for construction of the Sugar Factory Playhouse of $1,100, revolving loan program revenues of $371,595, and debt service of $790,510.

Water Fund – Restricted cash of $931,753 consists of impact fee reserves of $910,094, debt service reserves of $472, and deposit reserves of $21,187. Net assets are restricted for projects in the amount of the impact fee reserves less amounts payable from restricted assets. Net assets are not restricted for customer deposits because they are offset by liabilities.

Sewer Fund – Restricted cash of $3,564,136 consists of impact fee reserves of $3,564,136. Net assets are restricted for projects in the amount of the impact fee reserves less amounts payable from restricted assets.

NOTE 3

External Investment Pool

The Public Treasurer's Investment Fund (PTIF) is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act, Chapter 51-7, Utah Code Annotated, 1953, as amended. The Act establishes the Money Management Council, which oversees the activities of the State Treasurer and the PTIF. The Act details the investments that are authorized which are high-grade securities and, therefore, there is very little credit risk except in the most unusual and unforeseen circumstances. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah and participants share proportionally in any realized gains or losses on investments.

The PTIF has securities maturing on a regular basis to fund day-to-day operating expenses. However, due to the current lack of liquidity in financial markets, if the need arose to liquidate an investment prior to maturity, a substantial loss would be realized. Any loss will be allocated fairly to pool participants. Large, extraordinary withdrawals by participants will be reviewed on a case by case basis until liquidity returns to the markets. The PTIF allocates income and issues statements on a monthly basis. The PTIF operates and reports to participants on an amortized cost basis. The participants' balance is their investment deposited in the PTIF plus their share of income, gains and losses, net of administration fees, which are allocated to each participant on the ratio of each participant's share to the total funds in the PTIF.

Twice a year, at June 30 and December 31, the investments are valued at fair value to enable participants to adjust their investments in this pool at fair value. The Bank of New York and the State of Utah separately determine each security's fair value in accordance with GASB 31 (i.e., for almost all pool investments the quoted market price as of June 30, 2010) and then compare those values to come up with an agreed upon fair value of the securities.

As of June 30, 2010, the City had $44,598,944 invested in the PTIF, which had a fair value of $44,770,934 for a gain of $171,990. Due to the insignificance of this amount in relation to the funds affected by the unrealized gain, the fair value of the investments in this external investment pool is deemed to be the amortized cost of the investment.

The table below shows statistical information about the investment pool:

Investment Type	Investment Percentage
Corporate bonds and notes	75.20%
Money market accounts and certificates of deposit	23.89%
U.S. Government securities	.91%
	100.00%

NOTE 4

Capital Assets

Capital asset activity for the year ended June 30, 2010 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	$ 147,295,013	$ 8,775	$ (600,349)	$ 146,703,439
Construction in progress	2,958,370	330,148	(1,480,356)	1,808,162
Total capital assets not being depreciated	150,253,383	338,923	(2,080,705)	148,511,601
Capital assets, being depreciated:				
Machinery and equipment	15,017,782	2,165,456	(909,929)	16,273,309
Computer equipment	634,885	-	-	634,885
Buildings and building improvements	26,240,020	-	-	26,240,020
Improvements other than buildings	19,727,256	1,646,260	-	21,373,516
Infrastructure	221,081,955	2,559,300	(2,086,770)	221,554,485
Total capital assets being depreciated	282,701,898	6,371,016	(2,996,699)	286,076,215
Less accumulated depreciation for:				
Machinery and equipment	(9,204,677)	(1,737,105)	909,929	(10,031,853)
Computer equipment	(503,620)	(94,500)	-	(598,120)
Buildings and building improvements	(6,194,002)	(642,997)	-	(6,836,999)
Improvements other than buildings	(8,259,538)	(1,008,103)	-	(9,267,641)
Infrastructure	(94,984,576)	(6,104,289)	2,086,770	(99,002,095)
Total accumulated depreciation	(119,146,413)	(9,586,994)	2,996,699	(125,736,708)
Total capital assets, being depreciated, net	163,555,485	(3,215,978)	-	160,339,507
Governmental activities capital assets, net	$ 313,808,868	$ (2,877,055)	$ (2,080,705)	$ 308,851,108

Capital asset activity for the year ended June 30, 2010 (continued):

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities:				
Capital assets, not being depreciated:				
Land	$ 2,809,742	$ 383,640	$ -	$ 3,193,382
Water rights	283,731	-	-	283,731
Total capital assets not being depreciated	3,093,473	383,640	-	3,477,113
Capital assets, being depreciated:				
Buildings	321,357	-	-	321,357
Improvements other than buildings	139,482,184	4,327,561	(392,745)	143,417,000
Machinery and equipment	2,479,770	-	-	2,479,770
Total capital assets being depreciated	142,283,311	4,327,561	(392,745)	146,218,127
Less accumulated depreciation for:				
Buildings	(180,930)	(7,141)	-	(188,071)
Improvements other than buildings	(37,027,706)	(2,780,294)	364,032	(39,443,968)
Machinery and equipment	(1,373,780)	(214,251)	-	(1,588,031)
Total accumulated depreciation	(38,582,416)	(3,001,686)	364,032	(41,220,070)
Total capital assets, being depreciated, net	103,700,895	1,325,875	(28,713)	104,998,057
Business-type activities capital assets, net	$ 106,794,368	$ 1,709,515	$ (28,713)	$ 108,475,170

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

Governmental activities:	
General government	$ 435,227
Police	679,497
Fire	537,777
Public works (includes depreciation on general infrastructure assets)	6,771,168
Parks and recreation	1,163,325
Total depreciation expense-governmental activities	$ 9,586,994
Business-type activities:	
Water	$ 1,952,871
Sewer	887,774
Solid waste	161,041
Total depreciation expense-business-type activities	$ 3,001,686

NOTE 5

Intangible Asset

South Valley Water Reclamation Facility (the Facility) was created by an Interlocal Cooperative Agreement dated June 23, 1978 for the purpose of developing, acquiring, constructing, financing,

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

The following entities have the rights to the Facility's capacity at December 31, 2009 as follows:

	Percent	MGD
South Valley Sewer District	34.72%	13.2
West Jordan City Corporation	28.22%	10.72
Sandy Suburban Improvement District	20.17%	7.66
Midvalley Improvement District	10.11%	3.84
Midvale City Corporation	6.78%	2.58
Total	100.00%	38

SVWRF is in the process of expanding the operation from 38 MGD (Million Gallons per Day) to 50 MGD. The right to the capacity will be adjusted in accordance with the proportion of the expansion paid by the participating entity. Participation in plant expansion is not required. The estimated new capacity percentages are as follows:

	Percent	MGD
South Valley Sewer District	32.40%	16.2
West Jordan City Corporation	36.44%	18.22
Sandy Suburban Improvement District	17.32%	8.66
Midvalley Improvement District	7.68%	3.84
Midvale City Corporation	6.16%	3.08
Total	100.00%	50

SVWRF is administered by a board of trustees with representatives from the five participating entities. Each entity appoints one member to the board, and voting power is not related to ownership. Therefore, each entity is equal to another for voting privileges. Each entity is billed its share of operating costs based on the entity's metered usage. The City paid operating costs of $2,913,027 and capital contributions of $242,833 to SVWRF for the year ended December 31, 2010. The City annually assesses whether an impairment of this intangible has occurred. Impairment would occur if SVWRF could not provide the capacity the City has a right to receive.

NOTE 6

Long-term debt

Long-term obligations at June 30, 2010 consist of the following:

Governmental Activities:	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Lease revenue refunding bonds	$ 2,075,000	$ -	$ (355,000)	$ 1,720,000	$ 375,000
Lease revenue bonds	2,630,000	-	(150,000)	2,480,000	150,000
Excise tax road bonds	1,050,000	-	(510,000)	540,000	540,000
Sales tax revenue bonds	4,910,000	-	(1,550,000)	3,360,000	1,635,000
Tax increment revenue bonds 2004	250,000	-	(250,000)	-	-
Tax increment revenue bonds 2005	6,355,000	-	(835,000)	5,520,000	790,000
Special assessment bonds 2008	4,497,000	-	-	4,497,000	-
General Obligation Bonds 2004	2,145,000	-	(395,000)	1,750,000	410,000
General Obligation Refunding Bonds 2006	7,445,000	-	(50,000)	7,395,000	50,000
Less deferred amounts					
For issuance premiums	227,208	-	(14,201)	213,007	-
For issuance discounts	(69,438)	-	6,269	(63,169)	-
On refunding	(568,420)	-	35,526	(532,894)	-
Total bonds payable	30,946,350	-	(4,067,406)	26,878,944	3,950,000
Other liabilities:					
Capital leases	574,059	220,000	(149,297)	644,762	168,814
Contracts payable	1,430,000	-	(105,000)	1,325,000	110,000
Compensated absences	5,193,332	175,902	(184,263)	5,184,971	1,929,954
Tax increment notes payable to developers	837,708	-	-	837,708	-
Total other liabilities	8,035,099	395,902	(438,560)	7,992,441	2,208,768
Governmental activities long-term liabilities	$ 38,981,449	$ 395,902	$ (4,505,966)	$ 34,871,385	$ 6,158,768
Business-type Activities:					
Water bond - 2008	$ 2,465,000	$ -	$ (1,425,000)	$ 1,040,000	$ 530,000
Less deferred amounts					
For issuance premiums	19,710	-	(4,928)	14,782	-
On refunding	(121,949)	-	30,487	(91,462)	-
Total bonds payable	2,362,761	-	(1,399,441)	963,320	530,000
Other liabilities:					
Compensated absences	251,637	17,480	(12,848)	256,269	94,191
Total other liabilities	251,637	17,480	(12,848)	256,269	94,191
Business-type activities long-term liabilities	$ 2,614,398	$ 17,480	$ (1,412,289)	$ 1,219,589	$ 624,191

Governmental activities:

Lease Revenue Bonds: The City issued 1998 lease revenue bonds in the amounts of $4,995,000 to advance refund 1992 lease revenue bonds. The bonds are due in annual principal installments of $250,000 to $955,000 through December 2012; interest at 4.35 percent to 6.15 percent, secured by City Hall and to be repaid by the Municipal Building Authority.	$1,720,000
The City issued 2001 lease revenue bonds in the amount of $3,490,000 to construct, furnish, and equip a new fire station. The bonds are due in annual principal installments of $105,000 to $795,000 through June 2016; interest at 3.4 percent to 4.7 percent, secured by a fire station and related fixtures, furniture, and equipment and to be repaid by the Municipal Building Authority.	2,480,000
Excise Tax Road Bonds: The City issued 2001 excise tax road bonds in the amount of $4,580,000 to finance the construction of a major road. The bonds are due in annual principal installments of $420,000 to $540,000 through June 2011; interest at 3.25 percent to 4.75 percent, to be repaid by B&C Road (excise tax) funds received from the State of Utah.	540,000
Sales Tax Revenue Bonds: The City issued 2001 sales tax revenue bonds in the amount of $14,460,000 to finance improvements to infrastructure within the City. The bonds are due in annual principal installments of $1,235,000 to $1,725,000 through March 2012; interest at 3 percent to 5.5 percent, to be repaid by sales tax collections.	3,360,000
Tax Increment Revenue Bonds: The City issued 2005 tax increment revenue bonds in the amount of $8,020,000 to pay for infrastructure and improvements in the redevelopment area. The bonds are due in annual installments of $530,000 and $865,000 through June of 2018, 4.790 percent to 5.375 percent, to be repaid by taxes levied on property in one of the City's redevelopment areas.	5,478,755

Special Assessment Bonds:
On January 28, 2008, the City issued special assessment bonds in the amount of $4,497,000 to finance infrastructure within the KraftMaid Special Assessment District. Interest only payments at 4.45 percent are due in annual installments of $200,117 beginning in June 2010 through June 2013. The bond annual principal installments are due in payments of

$135,000 to $927,000, beginning in June 2014 through June 2023. The bonds are to be repaid by taxes levied on property in one of the City's redevelopment areas.	4,475,076
General Obligation Bonds:	
The City issued 2004 general obligation bonds in the amount of $10,920,000 to construct a justice building and for open space acquisition. The bonds are due in annual installments of $345,000 to $460,000 through April of 2014; with interest at 3.0 percent to 4.25 percent, repaid by the City's property tax revenue.	1,963,007
On September 28, 2006 the City issued $7,535,000 in General Obligation Refunding Bonds, Series 2006, which have a maturity date of April 1, 2025 with interest rates of 3.55 to 4.0 percent, to advance refund $6,860,000 of the outstanding 2004 Series bonds with interest rates of 5.00 to 5.25 percent.	6,862,106
Capital Leases:	
The City has entered into a lease agreement as lessee for financing the acquisition of a new sewer vactor truck, street sweeper, and fire engine. The original amount of the lease was $1,107,807. The terms of the lease require annual payments of $157,961 through December 2012, at which time ownership will transfer to the City. The stated rate of interest in the lease agreement is 3.95 percent.	438,773
On September 29, 2009, the City entered into a lease agreement as lessee for financing the acquisition of Fire Apparatus in the amount of $220,000. The terms of the lease require annual payments of $18,271 through September 2016, at which time ownership will transfer to the City. The stated rate of interest in the lease agreement is 4.2 percent.	205,989
Contracts Payable:	
The City borrowed $2,090,000 from HUD to finance the construction of a senior center. The contract payable is due to HUD in annual principal installments of $65,000 to $155,000 through August of 2019; interest at 7.5 percent to 7.9 percent.	1,325,000
Compensated Absences:	5,184,971
Tax Increment Note Payable to Developer:	
On September 26, 2001, the City entered into an agreement to fully reimburse Jordan School District for its cost of installing Public improvements made within the City. Terms of the agreement require the City to repay the costs as sufficient impact fee revenues are collected, or	

within 10 years of the contract date. If sufficient revenues are not collected within 10 years, the City is required to pay the remaining balance in full. The note is interest free.	837,708
Total Governmental Activities	$34,871,385

Business-type activities:

Water Revenue Bonds: On March 14, 2008, the City issued $5,076,000 in Water Revenue Refunding Bonds, which have a maturity date of June 1, 2010, at an interest rate of 4.10 percent. The series 2008 bonds are to advance refund $3,300,000 of the outstanding series 2003 revenue bonds, issued to finance water system expansion and improvements throughout the City, and also to advance refund the series 2004 revenue bonds in the amount of $2,075,000, issued to finance a radio read water meter replacement program throughout the City.	$963,320
Compensated Absences:	256,269
Total Business-type Activities	$1,219,589

Over the past several years, the City defeased debt relating to the 1992 Municipal Building Authority lease revenue bonds. The defeased portion of the 1992 Municipal Building Authority lease revenue bonds was $1,720,000 at June 30, 2010.

As of June 30, 2010, annual debt service requirements to maturity are as follows:

	Governmental Activities-Bonds					
	Lease revenue refunding		Lease revenue		Excise tax	
Year Ended June 30	Principal	Interest	Principal	Interest	Principal	Interest
2011	$ 375,000	$ 71,450	$ 150,000	$ 109,770	$ 540,000	$ 25,650
2012	390,000	53,855	160,000	103,180	-	-
2013	955,000	22,443	135,000	96,770	-	-
2014	-	-	605,000	80,188	-	-
2015	-	-	635,000	51,970	-	-
2016-2019	-	-	795,000	18,683	-	-
Total	$ 1,720,000	$ 147,748	$ 2,480,000	$ 460,561	$ 540,000	$ 25,650

	Governmental Activities-Bonds							
	Sales tax		Tax increment		Special assessment		General obligation	
Year Ended June 30	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2011	$ 1,635,000	$ 184,800	$ 790,000	$ 289,315	$ -	$ 200,117	$ 460,000	$ 361,251
2012	1,725,000	94,875	770,000	249,341	-	200,117	475,000	343,564
2013	-	-	735,000	209,686	-	200,117	510,000	324,564
2014	-	-	690,000	171,466	-	200,117	515,000	303,026
2015	-	-	655,000	135,103	-	200,117	535,000	281,276
2016-2020	-	-	1,880,000	194,813	1,705,000	954,970	3,005,000	1,088,788
2021-2025	-	-	-	-	2,792,000	249,467	3,645,000	448,400
Total	$ 3,360,000	$ 279,675	5,520,000	$ 1,249,724	4,497,000	$ 2,205,021	9,145,000	$ 3,150,869
Less unamortized								
issuance discounts			(41,245)		(21,924)			
issuance premiums							213,007	
loss on defeasance							(532,894)	
			$ 5,478,755		$ 4,475,076		$ 8,825,113	

	Governmental-type Activities-Contracts			Business-type Activities Revenue Bond	
	Contract			2008 Water revenue refunding	
Year Ended June 30	Principal	Interest	Year Ended June 30	Principal	Interest
2011	$ 110,000	$ 98,865	2011	$ 530,000	$ 42,640
2012	115,000	90,457	2012	330,000	20,910
2013	120,000	81,557	2013	180,000	7,380
2014	125,000	72,145	2014	-	-
2015	130,000	62,278	2015	-	-
2016-2020	725,000	147,568	2016-2020	-	-
Total	$ 1,325,000	$ 552,870	Total	1,040,000	$ 70,930
Less unamortized					
issuance premiums				14,782	
loss on bond refunding				(91,462)	
				$ 963,320	

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

NOTE 7

Capital Leases

The City has entered into certain capital lease agreements under which the related equipment will become the property of the City when the terms of the lease agreement are met. The following is a schedule by year of future minimum lease payments as of June 30, 2010:

Fiscal Year Ending June 30	Governmental Activities
2011	$ 194,504
2012	194,504
2013	194,504
2014	36,543
2015	36,543
2016-2020	54,814
Total minimum lease payments	711,412
Less: Amount representing interest	(66,650)
Present value of net minimum lease payments	$ 644,762
Equipment and related accumulated depreciation under capital lease are as follows:	
Cost of equipment	$ 1,342,968
Accumulated depreciation	641,423

NOTE 8

Pledged Revenues

In 2001 the City issued excise tax revenue bonds in the amount of $4,580,000 to finance major road improvements within the City. The bonds are to be repaid by B&C Road (excise tax) funds received from the State of Utah. Excise taxes were projected to produce 550 percent of the debt service requirements over the life of the bonds. The principal and interest remaining on the bonds is $565,650 payable through fiscal year 2011. For the current year, principal and interest was paid in the amount of $510,000 and $48,600, respectively, and total excise tax revenues were $3,043,600.

In 2001, the City issued sales tax revenue bonds in the amount of $14,460,000 to finance improvements to infrastructure within the City. The bonds are to be repaid by sales tax collections.

The amount of projected sales tax revenues that will be produced for the debt service requirements over the life of the bonds has not been determined. The principal and interest remaining on the bonds is $3,639,675 payable through fiscal year 2012. For the current year, principal and interest was paid in the amount of $1,550,000 and $250,675, respectively and total sales tax revenues were $12,109,574.

A tax increment bond and a special assessment bond have been issued to finance infrastructure within the KraftMaid Special Improvement District. The bonds are payable solely from the incremental property tax generated by the increased property tax in the district. Incremental property taxes were projected to produce 140 percent of the debt service requirements over the life of the bonds. The first bond was issued through the redevelopment agency in 2005 in the amount of $8,020,000. The principal and interest remaining on the bonds is $6,769,724 payable through fiscal year 2018. For the current year, principal and interest paid were $835,000 and $331,065, respectively. The second bond was issued in 2008 through the KraftMaid SID in the amount of $4,497,000. The principal and interest remaining on the bonds is $6,702,021 payable through fiscal year 2023. In the current year, interest in the amount of $200,117 was paid, no principal payment was due or paid on the bond and total incremental property tax revenues were $1,401,045.

A bond was also issued in 2004 to repay developers for improvements made in the Independence Square redevelopment area. Incremental property taxes were projected to produce 120 percent of the debt service requirements over the life of the bonds. During fiscal year 2010, the remaining principal balance was paid in the amount of $250,000, and interest was paid in the amount of $10,500. Total incremental property tax revenues were $246,275.

On March 14, 2008, the City issued $5,076,000 in Water Revenue Refunding Bonds. The series 2008 bonds are to advance refund; $3,300,000 of the outstanding series 2003 revenue bonds, issued to finance water system expansion and improvements throughout the City, and also to advance refund the series 2004 revenue bonds in the amount of $2,075,000, issued to finance a radio read water meter replacement program throughout the City. The estimate of projected net revenues that will be produced for the debt service requirements over the life of the bonds is not estimable. The principal and interest remaining on the bonds is $1,110,930 payable through fiscal year 2013. For the current year, principal and interest was paid in the amount of $1,425,000 and $101,065, respectively, and total net revenues in the water fund were $964,569.

NOTE 9

Receivables

A. Notes Receivable

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

	General	Redevelopment Agency	Capital Support Fund	Other Governmental Funds	Total Governmental Funds
Receivables					
Taxes	$ 12,592,078	$ 2,714,452	$ 1,398,843	$ 10,116	$ 16,715,489
Accounts	748,933	-	-	-	748,933
Gross Receivables	13,341,011	2,714,452	1,398,843	10,116	17,464,422
Less:allowance for uncollectibles	254,093	-	-	-	254,093
Net total receivables	$ 13,086,918	$ 2,714,452	$ 1,398,843	$ 10,116	$ 17,210,329

	Water	Sewer	Solid Waste	Total Business-type Funds	Internal Service Funds
Receivables					
Accounts	$ 1,118,840	$ 732,727	$ 591,471	$ 2,443,038	$ 34,164
Less:allowance for uncollectibles	45,318	24,612	17,018	86,948	-
Net total receivables	$ 1,073,522	$ 708,115	$ 574,453	$ 2,356,090	$ 34,164

B. Loans Receivable

Loans receivable consist of rehabilitation loans and down payment assistance loans made with Federal grant monies. These loans bear interest at rates ranging from 0% to 6.61%, depending on the borrower's income level and family size. Certain loans are received in monthly or annual installments; others are due upon the sale or transfer of ownership of the related party. At June 30, 2010, the outstanding balance of the loans is $312,371. The loans are accounted for in the Community Development Block Grant fund (Capital Project Fund). In the fund financial statements, the loans are expended at inception and revenues are recognized as payments as they are received by the City. Deferred revenue is recorded to offset the receivables until the payment is received.

NOTE 10

Retirement Plans

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

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

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

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

System	Ended June 30	Employee contribution	Employee contribution paid by employer	Employer contribution	Salary subject to retirement contributions
Local Governmental-Contributory	2010	$ 10,777	$ -	$ 13,741	$ 179,623
	2009	11,909	-	15,106	198,494
	2008	12,040	-	15,270	200,661
	2007	13,518	-	17,078	225,302
	2006	13,044	-	15,393	217,409
Local Governmental-Noncontributory	2010	$ -	$ -	$ 1,298,699	$ 11,138,062
	2009	-	-	1,323,123	11,386,580
	2008	-	-	1,227,241	10,561,478
	2007	-	-	1,085,863	9,368,967
	2006	-	-	930,305	8,388,699
Public Safety-Noncontributory	2010	$ -	$ -	$ 1,429,098	$ 5,452,485
	2009	-	-	1,391,044	5,457,223
	2008	-	-	1,348,415	5,289,898
	2007	-	-	1,127,911	4,424,905
	2006	-	-	949,070	4,252,110
Firefighters System	2010	$ 328,410	$ 87,147	$ -	$ 4,292,924
	2009	319,462	84,773	-	4,175,965
	2008	298,419	64,364	-	3,900,915
	2007	294,408	41,179	-	3,848,461
	2006	281,325	6,619	-	3,677,457

	Employee contribution	Employee contribution paid by employer	Employer contribution
Local Governmental-Contributory	6.00%	N/A	7.65%
Local Governmental-Noncontributory	N/A	N/A	11.66%
Public Safety-Noncontributory	N/A	N/A	26.21%
Firefighters System	7.65%	2.03%	N/A

Contributions were equal to the required contributions.

NOTE 11

Deferred Compensation Plan

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

Defined Contribution Money Purchase Plan

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

An employee is vested immediately with the first contribution to ICMA Retirement Corporation. Contributions to the plan were authorized by council resolution. The plan was established by, and can be amended by City Council. No other federal or state laws obligate the City to participate in this plan. The program is pursuant to section 401(A) and 401(C) the Internal Revenue Service Code. Withdrawals of monies, per federal law are subject to a mandatory withdrawal penalty in the amount of 10% unless the employee has attained the age of 59 1/2. All of the City's full-time employees participate in the ICMA Retirement Corporation. The payroll for the employees covered by the plans was $24,305,492. The City's total payroll for the year ended June 30, 2010 was $25,129,569. The contribution requirement for the year ended June 30, 2010 was $1,830,831.

Sick Leave Conversions

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

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

In the governmental funds, the liability for sick leave conversion is reported only if they have matured, (i.e., unused sick leave has been converted to pay a health insurance premium for a retired employee). These conversion costs are typically liquidated through the general fund. The noncurrent portion of these amounts for government funds is recognized within the government-wide statements. A liability for the noncurrent portion has been accrued in the amount of $2,052,928 for the governmental funds, and $134,512 in the proprietary funds, for a total accrual amount of $2,187,440.

NOTE 12

Redevelopment Agency

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

8600 South 3200-3600 West	$ 63,033
1700 West 6600-7000 South	455,606
7800 South 1300-1600 West	116,078
9000 South 1300-1700 West	424,727
Briarwood	7,672
Independence Square Area	246,275
Kraftmaid	1,401,045
Total	$ 2,714,436

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

Administration Costs	$ 163,492
Interest	342,564
Principal	1,085,000
Total	$ 1,591,056

Outstanding loans to finance RDA projects as of June 30, 2010:

Tax increment revenue bonds 2005	$ 5,520,000

NOTE 13

Interfund Receivables and Payables/Transfers

Interfund receivables and payables as of June 30, 2010 were as follows:

Due From	Due To	Amount
General Fund	Capital Support	$ 268,267
Non-major Governmental	Capital Support	556,074
Total		$ 824,341

The interfund receivables/payables are related to operating funds temporarily loaned from one fund to another. The capital support fund made a loan to the Stone Creek SID, the Parks Capital fund, and the General fund for operating expenditures.

Transfers In/Transfers Out

Interfund transfers during the year ended June 30, 2010 were as follows:

	Transfers In				
Transfers Out	General Fund	Non-major Governmental	Road Capital Improvement Fund	Internal Service	Total
General fund	$ -	$ 30,200	$ 7,065,708	$ 168,746	$ 7,264,654
Redevelopment agency	679,438	-	-	-	679,438
Capital support	840,000	-	-	-	840,000
Water	-	-	-	30,000	30,000
Sewer	-	-	-	30,000	30,000
Total	$ 1,519,438	$ 30,200	$ 7,065,708	$ 228,746	$8,844,092

The purpose of transfers is to distribute administrative costs amongst the funds or to construct capital assets. In the entity-wide statements, transfers within governmental activities and business-type activities are eliminated. The government-wide Statement of Activities reports transfers from business-type activities to governmental activities in the net amount of $60,000. This amount is comprised of $30,000 from both the Water and Sewer funds, to reimburse expenditures to the Risk Management fund, a governmental activity.

NOTE 14

Risk Management

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

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

Claims information for the past two years is as follows:

	2010	2009
Claims liability, July 1	$325,223	$340,927
Claims incurred during the year and changes in estimates	87,764	393,921
Payments on claims during the year		
Payments made by insurance	(57,628)	(409,625)
Coinsurance and deductible insurance payments made by the City	-	-
Claims liability, June 30	$355,359	$325,223

NOTE 15

Jointly Governed Organization

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

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

NOTE 16

Investment in Joint Venture

The City of West Jordan has a 24.67 percent ownership in the Trans-Jordan Cities Landfill (Trans-Jordan) that is accounted for by the equity method. The primary purpose of the Trans-Jordan is the operation, maintenance, and control of a refuse dumping site situated east of Bingham Canyon in Salt Lake County. Residents and businesses from all member cities and Salt Lake County can use the facility by paying a tipping fee for each refuse load. Trans-Jordan is also used for the disposal of weekly garbage pickups of the cities in Trans-Jordan for which an assessment is charged. In addition to West Jordan, the Trans-Jordan Landfill is owned by the cities of Midvale, Murray, Sandy, Draper, South Jordan, and Riverton that have ownership interests of 5.51 percent, 8.67 percent, 31.06 percent, 9.02 percent, 11.80 percent, and 9.27 percent respectively. The complete financial statements for the Trans-Jordan Landfill for the year ended June 30, 2010 can be obtained from the Trans-Jordan Landfill at 10873 South 7200 West, South Jordan, Utah 84095.

Summary financial information for the Trans-Jordan joint venture at June 30, 2010, and for the year then ended is as follows:

Total Assets	$ 23,032,957
Total Liabilities	4,546,369
Total Fund Equity	18,486,588
Total Revenues	$ 5,405,265
Total Expenses	5,420,975
Net Loss Before Contributions	(15,710)
Contributions From Members	390,502
Changes in Net Assets	$ 374,792

NOTE 17

Conduit Debt

The City has issued Industrial Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. The City is not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of June 30, 2010, there were nine series of Industrial Revenue Bonds outstanding. The aggregate principal amount payable for the series could not be determined. However, their original issue amounts totaled $22,246,000.

NOTE 18

Commitments & Contingencies

A. Litigation

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

B. Construction Contracts

At year end, the City had open construction contracts. Work that has been completed, but not yet paid for, is reflected as accounts payable and construction work in progress. The unpaid balance on open contracts for work that has been contracted, but not completed as of year end, totals approximately $1,150,013, as of June 30, 2010.

C. Developer Reimbursements

The City routinely enters into agreements with developers to reimburse costs of installing public improvements constructed within the City. Terms of the agreement require the City to repay the developers' costs when sufficient impact fee revenues are collected. The impact fees collected must be in excess of funds needed for current projects, before repayment to the developers is required. If sufficient impact fee revenues are not received, the City has no obligation to repay the costs. As of year end, the City has unpaid developer reimbursement agreements in the amount of $2,422,982.

D. Related Party Debt

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

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

Year Ended June 30	Principal	Interest
2011	$ 300,000	$ 792,125
2012	360,000	780,125
2013	420,000	764,975
2014	480,000	746,975
2015	535,000	724,000
2016 - 2020	3,420,000	3,201,000
2021 - 2025	4,355,000	2,282,375
2026 - 2030	5,580,000	1,046,000
2031 - 2035	1,285,000	32,125
	$ 16,735,000	$ 10,369,700

NOTE 19

Deficit Fund Balance

The Stone Creek Special Assessment District Fund has a deficit fund balance of $25,846, due to administrative expenditures. In the coming year, the City plans to transfer funds in the amount of the deficit from the General fund to the Stone Creek Special Assessment District fund. The special assessment district will be dissolved during the 2011 fiscal year.

NOTE 20

Expenditure Exceeding Appropriations

The City has a policy of strictly monitoring expenditures to ensure compliance with budgetary appropriations. However, expenditures in the Capital Support fund exceeded appropriations by $42,505. The purpose of the fund is to account for special capital projects constructed within the City. In the upcoming year the City will improve monitoring of the expenditures in comparison to budget and operate the fund within budget.

NOTE 21

Prior Period Adjustments

Prior period adjustments were made in the government-wide and the fund financial statements. Below is a table summarizing the prior period adjustments, followed by an explanation of the adjustments.

	Government-Wide		
	Governmental Activities	Business-type Activities	Governmental Fund Statements
Land	$ 24,224,293	$ 2,210,329	$ -
Accrued compensated absences	(2,052,928)	(134,512)	-
Payable to developers	1,244,209	232,375	837,708
Intangible asset - SVWRF	-	(1,532,560)	-
Investment in joint venture -Trans Jordan	-	421,516	-
	$ 23,415,574	$ 1,197,149	$ 837,708

A. Land

Over the past few years the City has been researching Salt Lake County records to identify real property owned by the City, previously unrecognized as an asset. For many of these properties, there are no documents indicating the actual purchase or transfer value of the asset. The historical cost has been estimated for properties with no documented cost data available. The estimate was calculated using current property values, according to Salt Lake County Assessor's office, multiplied by the consumer price index value in the year the land was acquired. A prior period adjustment was recorded which increased fund balance and capital assets. These accounts were increased in the government-wide statements in both the governmental activities and the business-type activities, in the amounts of $24,224,293 and $2,210,329, respectively.

B. Sick Leave Conversion

Upon retirement, employees may choose to continue participating in the City's health insurance programs at their own cost. Qualified employees may convert their sick leave balance, upon retirement from City employment, to pay for continued medical and dental insurance premiums. In previous years no liability accrued related to this benefit because it was considered a contingent liability, based on the requirements the employee must retire from the City and unused sick leave must be available for the conversion. After further review, it has been determined the liability to the City is both estimable and probable. A prior period adjustment reducing fund balance and increasing the accrued compensated absence liability has been recorded in the government-wide statements; the governmental activities have an adjustment in the amount of $2,052,928, and the business-type activities have an adjustment of $134,512.

C. Long-term Debt Payable to Developers

The City routinely enters into agreements with developers to reimburse certain development costs. In previous years, the liability for certain developer reimbursements was accrued using estimates. A prior period adjustment has been recorded for the difference between the estimated and actual costs. The adjustment reduced liabilities and increased fund balance in the government-wide statements in both the governmental activities and the business-type activities, in the amounts of $1,244,209 and $232,375, respectively.

Developer reimbursements previously reported as a liability on the Balance Sheet of the Governmental Funds, will remain unpaid through fiscal year 2011, therefore it should not be classified as a current liability. A prior period adjustment in the amount of $837,708 has been recorded. The adjustment reduced current liabilities and increased fund balances in the governmental fund financials. The liability remains a long-term liability and appears in the governmental activities of the government-wide statements.

D. South Valley Water Reclamation Facility - Intangible Asset

On May 20, 2004, the City's interlocal agreement with SVWRF was amended, changing the nature of the City's ownership. The City continued reporting the investment in SVWRF as a joint venture, using the equity method. It has been determined the investment should be reported as an intangible asset, using the cost method. The investment has reclassified from an investment in a joint venture, to an intangible asset. A prior period adjustment in the amount of $1,532,560 has been recorded, resulting in a decrease to noncurrent assets and fund balance. The adjustments appear in the business-type activities of the government-wide statements and the Sewer fund for the proprietary fund statements.

E. Trans-Jordan Cities Landfill Joint Venture Fund Balance

In previous years, the City's percentage share of the Trans-Jordan Cities Landfill fund balance has been calculated incorrectly. In the current year, the cumulative effect of the error has been corrected in the Solid Waste fund. An adjustment in the amount of $421,516 has been recorded increasing fund balance and the asset investment in joint ventures, in the business-type activities of the government-wide statements and in the Sewer fund for the proprietary fund statements.

COMBINING FINANCIAL STATEMENTS

NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds

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

Western Stampede Fund - This fund is used to account for the activities associated with the annual July 4th celebration.
Fairway Estates Special Service District - This fund is used to develop and maintain recreation areas within the Fairway Estates subdivision.
Stone Creek Special Improvement District - This fund is used to account for the construction of infrastructure within the Stone Creek development.
KraftMaid Special Improvement District – This fund is used to account for the construction of infrastructure within the KraftMaid business development.
Municipal Building Authority – This fund is used to gain financing and construct facilities such as new buildings.

Capital Projects Funds

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

Park Capital Improvement Fund – This fund is used for the acquisition or construction of major park capital facilities.
Storm Capital Improvement Fund – This fund is used to collect storm impact fees and construct or improve storm sewer infrastructure.
Building Capital Improvement Fund – This fund is used to account for impact fee revenue and to construct buildings or major building improvements.
Community Development Block Grant – This fund is used to account for programs funded by Community Development Block Grant funds.

CITY OF WEST JORDAN
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2010

	Special Revenue Funds					
	Western Stampede	Fairway Estates	Stone Creek SID	Kraftmaid SID	Municipal Building Authority	Total
Assets						
Cash and cash equivalents	$ 49,118	$ 15,445	$ -	$ 1,743	$ 1,066,697	$ 1,133,003
Taxes receivable	-	10,116	-	-	-	10,116
Loans receivable	-	-	-	-	-	-
Prepaid expenditures	87,868	-	-	-	-	87,868
Due from other governments	-	-	-	-	-	-
Restricted assets-						
Cash and cash equivalents	-	-	-	93	789,717	789,810
Total assets	136,986	25,561	-	1,836	1,856,414	2,020,797
Liabilities and fund balance						
Liabilities:						
Accounts payable	2,511	634	706	-	-	3,851
Accrued liabilities	-	-	-	-	-	-
Deferred revenue	-	-	-	-	-	-
Unearned revenue	24,335	10,116	-	-	-	34,451
Due to other funds	-	-	25,140	-	-	25,140
Liabilities payable from restricted assets:						
Accounts payable	-	-	-	-	-	-
Total liabilities	26,846	10,750	25,846	-	-	63,442
Fund balances:						
Reserved for:						
Projects	-	-	-	-	-	-
Community development	-	-	-	-	-	-
Debt service	-	-	-	93	789,717	789,810
Prepaid expenditures	87,868	-	-	-	-	87,868
Unreserved, undesignated (deficit)	22,272	14,811	(25,846)	1,743	1,066,697	1,079,677
Total fund balances	110,140	14,811	(25,846)	1,836	1,856,414	1,957,355
Total liabilities and fund balances	$ 136,986	$ 25,561	$ -	$ 1,836	$ 1,856,414	$ 2,020,797

Capital Projects Funds					
Park Capital Improvement Fund	Storm Capital Improvement Fund	Building Capital Improvement Fund	Community Development Block Grant	Total	Total Nonmajor Governmental Funds
$ -	$ 2,965,355	$ 286,958	$ -	$ 3,252,313	$ 4,385,316
-	-	-	-	-	10,116
-	-	-	312,371	312,371	312,371
-	-	-	-	-	87,868
-	-	-	286,067	286,067	286,067
5,529,055	1,064,243	1,730,953	371,595	8,695,846	9,485,656
5,529,055	4,029,598	2,017,911	970,033	12,546,597	14,567,394
2,575	2,678	-	5,291	10,544	14,395
-	-	-	2,551	2,551	2,551
-	-	-	598,438	598,438	598,438
-	-	-	-	-	34,451
287,288	-	-	243,646	530,934	556,074
1,958	-	-	-	1,958	1,958
291,821	2,678	-	849,926	1,144,425	1,207,867
5,527,097	1,064,243	1,730,953	-	8,322,293	8,322,293
-	-	-	371,595	371,595	371,595
-	-	-	-	-	789,810
-	-	-	-	-	87,868
(289,863)	2,962,677	286,958	(251,488)	2,708,284	3,787,961
5,237,234	4,026,920	2,017,911	120,107	11,402,172	13,359,527
$ 5,529,055	$ 4,029,598	$ 2,017,911	$ 970,033	$ 12,546,597	$ 14,567,394

CITY OF WEST JORDAN

Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Nonmajor Governmental Funds

For the fiscal year ended June 30, 2010

	Special Revenue Funds				
	Western Stampede	Fairway Estates	Stone Creek SID	Kraftmaid SID	Municipal Building Authority
Revenues:					
Taxes	$ -	$ 11,476	$ -	$ 201,617	$ -
Intergovernmental	-	-	-	-	-
Charges for services	119,474	-	-	-	712,058
Impact fees	-	-	-	-	-
Interest	622	91	-	336	9,027
Miscellaneous	-	-	-	-	-
Total revenues	120,096	11,567	-	201,953	721,085
Expenditures					
Current:					
Community development	-	-	-	-	-
Parks and recreation	139,868	10,930	8,463	-	-
Debt service:					
Principal payments	-	-	-	-	505,000
Interest and fiscal charges	-	-	-	200,117	206,658
Capital Outlay:					
Parks	-	-	-	-	-
Storm Water	-	-	-	-	-
Total expenditures	139,868	10,930	8,463	200,117	711,658
Excess (deficiency) of revenues over (under) expenditures	(19,772)	637	(8,463)	1,836	9,427
Other financing sources (uses):					
Transfers in	27,000	-	3,200	-	-
Total other financing sources (uses)	27,000	-	3,200	-	-
Net change in fund balance	7,228	637	(5,263)	1,836	9,427
Fund balance (deficit), beginning	102,912	14,174	(20,583)	-	1,846,987
Prior period adjustment	-	-	-	-	-
Fund balance (deficit), ending	$ 110,140	$ 14,811	$ (25,846)	$ 1,836	$ 1,856,414

	Capital Projects Funds						
Total	Park Capital Improvement Fund	Storm Capital Improvement Fund	Building Capital Improvement Fund	Community Development Block Grant	Total	Total Nonmajor Governmental Funds
$ 213,093	$ -	$ -	$ -	$ -	$ -	$ 213,093
-	-	-	-	451,102	451,102	451,102
831,532	-	-	-	-	-	831,532
-	769,543	297,814	229,333	-	1,296,690	1,296,690
10,076	34,338	32,114	11,449	-	77,901	87,977
-	5,000	110,999	-	-	115,999	115,999
1,054,701	808,881	440,927	240,782	451,102	1,941,692	2,996,393
-	-	-	-	675,597	675,597	675,597
159,261	-	-	-	-	-	159,261
-						
505,000	-	-	-	105,000	105,000	610,000
406,775	-	-	-	106,741	106,741	513,516
-	544,896	-	-	-	544,896	544,896
-	-	2,520,303	-	-	2,520,303	2,520,303
1,071,036	544,896	2,520,303	-	887,338	3,952,537	5,023,573
(16,335)	263,985	(2,079,376)	240,782	(436,236)	(2,010,845)	(2,027,180)
30,200	-	-	-	-	-	30,200
30,200	-	-	-	-	-	30,200
13,865	263,985	(2,079,376)	240,782	(436,236)	(2,010,845)	(1,996,980)
1,943,490	4,973,249	6,019,324	1,777,129	556,343	13,326,045	15,269,535
-	-	86,972	-	-	86,972	86,972
$ 1,957,355	$ 5,237,234	$ 4,026,920	$ 2,017,911	$ 120,107	$ 11,402,172	$ 13,359,527

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

Special Revenue and Capital Projects Funds

CITY OF WEST JORDAN

Western Stampede Fund

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended June 30, 2010

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues:				
Charges for services	$ 146,310	$ 146,810	$ 119,474	$ (27,336)
Interest income	-	-	622	622
Total revenues	146,310	146,810	120,096	(26,714)
Expenditures:				
Parks and recreation	153,283	153,783	139,868	13,915
Total expenditures	153,283	153,783	139,868	13,915
Excess of revenues over expenditures	(6,973)	(6,973)	(19,772)	(12,799)
Other financing sources:				
Transfers in	27,000	27,000	27,000	-
Total other financing sources:	27,000	27,000	27,000	-
Net change in fund balance	20,027	20,027	7,228	(12,799)
Fund balance, beginning	102,912	102,912	102,912	-
Fund balance, ending	$ 122,939	$ 122,939	$ 110,140	$ (12,799)

CITY OF WEST JORDAN

Fairway Estates Fund

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended June 30, 2010

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues:				
Taxes	$ 11,962	$ 11,962	$ 11,476	$ (486)
Interest	-	-	91	91
Total revenues	11,962	11,962	11,567	(395)
Expenditures:				
Parks and recreation	12,000	12,000	10,930	1,070
Total expenditures	12,000	12,000	10,930	1,070
Excess of revenues over expenditures	(38)	(38)	637	675
Net change in fund balance	(38)	(38)	637	675
Fund balance, beginning	14,174	14,174	14,174	-
Fund balance, ending	$ 14,136	$ 14,136	$ 14,811	$ 675

CITY OF WEST JORDAN

Stone Creek SID Fund

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended June 30, 2010

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues:				
Charges for services	$ -	$ -	$ -	$ -
Total revenues	-	-	-	-
Expenditures:				
Parks and recreation	16,000	16,000	8,463	7,537
Total expenditures	16,000	16,000	8,463	7,537
Excess of revenues over expenditures	(16,000)	(16,000)	(8,463)	7,537
Other financing sources:				
Transfers in	3,200	3,200	3,200	-
Total other financing sources:	3,200	3,200	3,200	-
Net change in fund balance	(12,800)	(12,800)	(5,263)	7,537
Fund (deficit), beginning	(20,583)	(20,583)	(20,583)	-
Fund (deficit), ending	$ (33,383)	$ (33,383)	$ (25,846)	$ 7,537

CITY OF WEST JORDAN

Kraftmaid SID Fund

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended June 30, 2010

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues:				
Taxes	$ -	$ -	$ 201,617	$ 201,617
Interest	-	-	336	336
Total revenues	-	-	201,953	201,953
Debt service:				
Interest and fiscal charges	201,617	201,617	200,117	1,500
Bond issuance costs	-	-	-	-
Total expenditures	201,617	201,617	200,117	1,500
Excess of revenues over expenditures	(201,617)	(201,617)	1,836	203,453
Other financing sources (uses):				
Transfers In	201,617	201,617	-	(201,617)
Total other financing sources:	201,617	201,617	-	(201,617)
Net change in fund balance	-	-	1,836	1,836
Fund balance, beginning	-	-	-	-
Fund balance (deficit), ending	$ -	$ -	$ 1,836	$ 1,836

CITY OF WEST JORDAN
Municipal Building Authority
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2010

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues:				
Charges for services	$ 712,058	$ 712,058	$ 712,058	$ -
Interest	9,000	9,000	9,027	27
Total revenues	721,058	721,058	721,085	27
Expenditures:				
Debt service:				
Principal payments	505,000	505,000	505,000	-
Interest and fiscal charges	207,058	207,058	206,658	400
Total expenditures	712,058	712,058	711,658	400
Excess of (deficiency) of revenues over (under) expenditures	9,000	9,000	9,427	427
Net change in fund balance	9,000	9,000	9,427	427
Fund balance, beginning	1,846,987	1,846,987	1,846,987	-
Fund balance, ending	$ 1,855,987	$ 1,855,987	$ 1,856,414	$ 427

CITY OF WEST JORDAN

Capital Support Fund

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended June 30, 2010

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues:				
Taxes	$ 2,626,619	$ 2,626,619	$ 2,118,974	$ (507,645)
Interest	27,000	27,000	24,823	(2,177)
Total revenues	2,653,619	2,653,619	2,143,797	(509,822)
Expenditures:				
Debt service:				
Principal payments	1,995,000	1,995,000	1,995,000	-
Interest and fiscal charges	632,539	632,539	631,789	750
Capital outlay - buildings	28,500	51,215	94,470	(43,255)
Total expenditures	2,656,039	2,678,754	2,721,259	(42,505)
Excess of (deficiency) of revenues over (under) expenditures	(2,420)	(25,135)	(577,462)	(552,327)
Other financing sources (uses):				
Sale of capital assets	-	-	234,834	234,834
Transfers out	-	(840,000)	(840,000)	-
Total other financing sources (uses)	-	(840,000)	(605,166)	234,834
Net change in fund balance	(2,420)	(865,135)	(1,182,628)	(317,493)
Fund balance, beginning	4,399,376	4,399,376	4,399,376	-
Fund balance, ending	$ 4,396,956	$ 3,534,241	$ 3,216,748	$ (317,493)

CITY OF WEST JORDAN

Road Capital Improvement Fund

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended June 30, 2010

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues:				
Impact fees	$ 1,000,000	$ 1,000,000	$ 1,216,436	$ 216,436
Interest	50,000	50,000	36,761	(13,239)
Intergovernmental	1,240,000	1,240,000	-	(1,240,000)
Total revenues	2,290,000	2,290,000	1,253,197	(1,036,803)
Expenditures:				
Debt service:				
Principal payments	510,000	510,000	510,000	-
Interest and fiscal charges	60,000	60,000	50,400	9,600
Capital Outlay:				
Roads	7,789,959	13,373,078	5,897,764	7,475,314
Total expenditures	8,359,959	13,943,078	6,458,164	7,484,914
Excess of (deficiency) of revenues over (under) expenditures	(6,069,959)	(11,653,078)	(5,204,967)	6,448,111
Other financing sources:				
Transfers in	4,508,702	8,715,730	7,065,708	(1,650,022)
Total other financing sources	4,508,702	8,715,730	7,065,708	(1,650,022)
Net change in fund balance	(1,561,257)	(2,937,348)	1,860,741	4,798,089
Fund balance, beginning	6,596,582	6,596,582	6,596,582	-
Prior period adjustment	-	-	750,736	750,736
Fund balance, ending	$ 5,035,325	$ 3,659,234	$ 9,208,059	$ 5,548,825

CITY OF WEST JORDAN
Parks Capital Improvement Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2010

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues:				
Impact fees	$ 400,000	$ 400,000	$ 769,543	$ 369,543
Interest	40,000	40,000	34,338	(5,662)
Miscellaneous	-	-	5,000	5,000
Total revenues	440,000	440,000	808,881	368,881
Expenditures:				
Capital Outlay:				
Parks	13,753	4,781,993	544,896	4,237,097
Total expenditures	13,753	4,781,993	544,896	4,237,097
Excess of (deficiency) of revenues over (under) expenditures	426,247	(4,341,993)	263,985	4,605,978
Net change in fund balance	426,247	(4,341,993)	263,985	4,605,978
Fund balance, beginning	4,973,249	4,973,249	4,973,249	-
Fund balance, ending	$ 5,399,496	$ 631,256	$ 5,237,234	$ 4,605,978

CITY OF WEST JORDAN
Storm Capital Improvement Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended June 30, 2010

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues:				
Impact fees	$ 1,000,000	$ 1,000,000	$ 297,814	$ (702,186)
Interest	80,000	80,000	32,114	(47,886)
Miscellaneous	-	-	110,999	110,999
Total revenues	1,080,000	1,080,000	440,927	(639,073)
Expenditures:				
Capital Outlay:				
Storm	2,131,303	5,783,139	2,520,303	3,262,836
Total expenditures	2,131,303	5,783,139	2,520,303	3,262,836
Excess of (deficiency) of revenues over (under) expenditures	(1,051,303)	(4,703,139)	(2,079,376)	2,623,763
Net change in fund balance	(1,051,303)	(4,703,139)	(2,079,376)	2,623,763
Fund balance, beginning	6,019,324	6,019,324	6,019,324	-
Prior period adjustment	-	-	86,972	86,972
Fund balance, ending	$ $ 4,968,021	$ $ 1,316,185	$ $ 4,026,920	$ $ 2,710,735

CITY OF WEST JORDAN

Buildings Capital Improvement Fund

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended June 30, 2010

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues:				
Impact fees	$ 180,000	$ 180,000	$ 229,333	$ 49,333
Interest	30,500	30,500	11,449	(19,051)
Total revenues	210,500	210,500	240,782	30,282
Excess of (deficiency) of revenues over (under) expenditures	210,500	210,500	240,782	30,282
Net change in fund balance	210,500	210,500	240,782	30,282
Fund balance, beginning	1,777,129	1,777,129	1,777,129	-
Fund balance, ending	$ 1,987,629	$ 1,987,629	$ 2,017,911	$ 30,282

CITY OF WEST JORDAN

Community Development Block Grant Fund

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended June 30, 2010

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
Revenues:				
Intergovernmental	$ 1,779,247	$ 1,779,247	$ 451,102	$ (1,328,145)
Total revenues	1,779,247	1,779,247	451,102	(1,328,145)
Expenditures:				
Current:				
Community development	1,542,270	1,542,270	675,597	866,673
Debt service:				
Principal payments	105,000	105,000	105,000	-
Interest and fiscal charges	106,741	106,741	106,741	-
Total expenditures	1,754,011	1,754,011	887,338	866,673
Excess of (deficiency) of revenues over (under) expenditures	25,236	25,236	(436,236)	(461,472)
Net change in fund balance	25,236	25,236	(436,236)	(461,472)
Fund balance, beginning	556,343	556,343	556,343	-
Fund balance, ending	$ 581,579	$ 581,579	$ 120,107	$ (461,472)

COMBINING FINANCIAL STATEMENTS

INTERNAL SERVICE FUNDS

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

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

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

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

CITY OF WEST JORDAN
Internal Service Funds
Combining Statement of Net Assets
June 30, 2010

	Fleet Operations	Information Technologies	Risk Management	Total
Assets				
Current assets:				
Cash and cash equivalents	$ 4,709,933	$ 187,882	$ 2,339,885	$ 7,237,700
Accounts receivable	-	-	34,164	34,164
Inventory	96,577	-	-	96,577
Total current assets	4,806,510	187,882	2,374,049	7,368,441
Noncurrent assets:				
Capital assets:				
Machinery and equipment	14,056,629	73,001	-	14,129,630
Less accumulated depreciation	(8,860,952)	(64,852)	-	(8,925,804)
Total noncurrent assets	5,195,677	8,149	-	5,203,826
Total assets	10,002,187	196,031	2,374,049	12,572,267
Current liabilities:				
Accounts payable	85,749	-	9,146	94,895
Other accrued payables	25,241	-	-	25,241
Compensated absences	21,263	-	-	21,263
Current portion capital lease payable	140,630	-	-	140,630
Accrued insurance loss payable	-	-	355,359	355,359
Total current liabilities	272,883	-	364,505	637,388
Non-current liabilities:				
Compensated absences	12,633	-	-	12,633
Capital lease payable	298,143	-	-	298,143
Total noncurrent liabilities	310,776	-	-	310,776
Total liabilities	583,659	-	364,505	948,164
Net assets				
Invested in capital assets, net of related debt	4,756,904	8,149	-	4,765,053
Unrestricted	4,661,624	187,882	2,009,544	6,859,050
Total net assets	$ 9,418,528	$ 196,031	$ 2,009,544	$ 11,624,103

CITY OF WEST JORDAN
Internal Service Funds
Combining Statement of Revenues, Expenses and Changes in Net Assets
For the fiscal year ended June 30, 2010

	Fleet Operations	Information Technologies	Risk Management	Total
Operating revenues:				
Charges for services-internal	$ 1,940,170	$ -	$ 1,007,153	$ 2,947,323
Operating expenses:				
Depreciation	1,502,350	24,334	-	1,526,684
Salaries and benefits	621,585	-	-	621,585
Professional and technical	8,426	-	969,612	978,038
Supplies and maintenance	1,101,804	-	-	1,101,804
Total operating expenses	3,234,165	24,334	969,612	4,228,111
Operating income (loss)	(1,293,995)	(24,334)	37,541	(1,280,788)
Nonoperating revenues (expenses):				
Interest earnings	31,132	1,142	-	32,274
Interest expense	(19,558)	-	-	(19,558)
Intergovernmental revenue	4,983	-	-	4,983
Gain (loss) on disposal of equipment	113,745	-	-	113,745
Total nonoperating revenues	130,302	1,142	-	131,444
Income (loss) before transfers	(1,163,693)	(23,192)	37,541	(1,149,344)
Capital contributions	26,799	-	-	26,799
Transfers in	168,746	-	60,000	228,746
Changes in net assets	(968,148)	(23,192)	97,541	(893,799)
Net assets,beginning	10,386,676	219,223	1,912,003	12,517,902
Net assets, ending	$ 9,418,528	$ 196,031	$ 2,009,544	$ 11,624,103

CITY OF WEST JORDAN
Internal Service Funds
Combining Statement of Cash Flows
For the fiscal year ended June 30, 2010

	Fleet Operations	Information Technologies	Risk Management	Total
Increase in cash and cash equivalents				
Cash flows from operating activities:				
Cash received from interfund services provided	$ 1,940,170	$ -	$ 972,989	$ 2,913,159
Cash payments for goods/services	(1,348,476)	-	(851,026)	(2,199,502)
Cash payments to employees	(644,392)	-	-	(644,392)
Net cash provided by (used in) operating activities	(52,698)	-	121,963	69,265
Cash flows from noncapital financing activities:				
Intergovernmental revenue received	4,983	-	-	4,983
Transfers in	168,746	-	60,000	228,746
Net cash provided by noncapital financing activities	173,729	-	60,000	233,729
Cash flows from capital and related financing activities:				
Acquisition of capital assets	(1,364,139)	-	-	(1,364,139)
Payments made on capital leases	(135,286)	-	-	(135,286)
Interest paid on capital leases	(19,558)	-	-	(19,558)
Proceeds from sale of capital assets	113,745	-	-	113,745
Net cash (used in) capital and related financing activities	(1,405,238)	-	-	(1,405,238)
Cash flows from investing activities:				
Interest on investments	31,132	1,142	-	32,274
Net cash provided by investing activities	31,132	1,142	-	32,274
Net increase (decrease) in cash and cash equivalents	(1,253,075)	1,142	181,963	(1,069,970)
Beginning cash and cash equivalents	5,963,008	186,740	2,157,922	8,307,670
Ending cash and cash equivalents	$ 4,709,933	$ 187,882	$ 2,339,885	$ 7,237,700

Statement continued on next page

CITY OF WEST JORDAN
Internal Service Funds
Combining Statement of Cash Flows (continued)
For the fiscal year ended June 30, 2010

	Fleet Operations	Information Technologies	Risk Management	Total
Reconciliation of operating income to net cash provided by operating activities:				
Operating income (loss)	$ (1,293,995)	$ (24,334)	$ 37,541	$ (1,280,788)
Adjustments to operating income:				
Depreciation	1,502,350	24,334	-	1,526,684
Change in assets and liabilities:				
Accounts receivable	-	-	(34,164)	(34,164)
Inventory	24,449	-	-	24,449
Prepaid Expenses	35,090	-	97,208	132,298
Accounts payable	(294,668)	-	(8,758)	(303,426)
Other accrued payables	(6,222)	-	30,136	23,914
Compensated absences	(19,702)	-	-	(19,702)
Total adjustments to operating income	1,241,297	24,334	84,422	1,350,053
Net cash provided by operating activities	$ (52,698)	$ -	$ 121,963	$ 69,265

STATISTICAL SECTION

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

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Financial Trends 92-104

These schedules provide trend information to help the reader understand how the City's financial performance and economic condition have changed over time.

Revenue Capacity 105-111

These schedules present information to help the reader assess the City's most significant local revenue sources: sales taxes and property taxes.

Debt Capacity 112-120

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.

Demographic and Economic Information 121-122

These schedules present demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information 123-127

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

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

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

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

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

	Fiscal Year			
	2007	2008	2009	2010
Governmental activities				
Invested in capital assets, net of related debt	$ 252,848,661	$ 254,489,657	$ 257,846,259	$ 281,944,748
Restricted	11,723,148	13,780,323	17,459,735	16,705,648
Unrestricted	21,389,034	23,859,937	21,460,099	15,392,021
Total governmental activities net assets	285,960,843	292,129,917	296,766,093	314,042,417
Business-type activities				
Invested in capital assets, net of related debt	95,458,024	99,404,483	102,008,613	107,511,850
Restricted	15,125,623	14,371,221	5,602,588	4,474,702
Unrestricted	18,472,701	17,783,716	26,631,846	26,375,873
Total business-type activities net assets	129,056,348	131,559,420	134,243,047	138,362,425
Primary government				
Invested in capital assets, net of related debt	348,306,685	353,894,140	359,854,872	389,456,598
Restricted	26,848,771	28,151,544	23,062,323	21,180,350
Unrestricted	39,861,735	41,643,653	48,091,945	41,767,894
Total primary government net assets	$ 415,017,191	$ 423,689,337	$ 431,009,140	$ 452,404,842

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

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

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

	Fiscal Year			
	2007	2008	2009	2010
Expenses				
Governmental activities				
General government	$ 8,804,740	$ 9,746,551	$ 9,764,413	$ 9,627,266
Community development	4,160,156	2,109,908	2,402,580	2,852,768
Police	12,329,732	13,972,204	14,986,605	14,921,245
Fire	8,037,726	8,649,704	8,936,255	9,353,437
Public works	10,821,917	12,489,299	12,182,007	16,794,385
Parks and recreation	2,941,202	3,410,474	3,461,999	3,339,110
Interest on long-term debt	1,666,538	1,928,458	1,691,323	1,588,550
Total governmental activities	48,762,011	52,306,598	53,425,182	58,476,761
Business-type activities				
Water	12,045,088	13,090,117	12,335,078	12,159,629
Sewer	6,065,676	6,488,427	6,110,727	6,480,880
Solid waste	3,272,976	3,735,913	3,883,289	3,656,295
Total business-type activities	21,383,740	23,314,457	22,329,094	22,296,804
Total primary government expenses	$ 70,145,751	$ 75,621,055	$ 75,754,276	$ 80,773,565
Program Revenues				
Governmental activities				
Charges for services				
General government	$ 6,048,472	$ 6,319,951	$ 6,800,536	$ 7,573,566
Community development	2,515,228	1,583,019	2,411,231	1,475,898
Police	440,271	252,266	547,971	548,533
Fire	1,267,587	1,015,782	1,025,915	854,380
Public works	7,877,397	5,911,063	4,733,786	817,446
Parks and recreation	1,187,167	862,782	270,929	355,798
Operating grants and contributions	1,099,903	884,265	3,141,675	3,404,029
Capital grants and contributions	-	6,021,089	3,725,269	2,750,186
Total governmental activities	20,436,025	22,850,217	22,657,312	17,779,836

(continued on next page)

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

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

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

	Fiscal Year			
	2007	2008	2009	2010
Business-type activities				
Charges for services				
Water	10,659,352	10,827,252	10,733,630	10,474,173
Sewer	4,875,646	5,880,083	6,139,043	6,427,663
Solid waste	4,149,564	4,386,064	4,033,183	3,955,366
Operating grants and contributions	-	-	-	-
Capital grants and contributions	6,051,172	2,724,600	3,925,345	4,333,621
Total business-type activities	25,735,734	23,817,999	24,831,201	25,190,823
Total primary government program revenues	$ 46,171,759	$ 46,668,216	$ 47,488,513	$ 42,970,659
Net (Expense)/Revenue				
Governmental activities	$(28,325,986)	$(29,456,381)	$(30,767,870)	$(40,696,925)
Business-type activities	4,351,994	503,542	2,502,107	2,894,019
Total primary government net (expense)/revenue	$(23,973,992)	$(28,952,839)	$(28,265,763)	$(37,802,906)
General Revenues and Other Changes in Net Assets				
Governmental activities				
Taxes				
Property taxes	$ 9,869,419	$ 9,575,021	$ 9,608,570	$ 10,127,235
Tax increments for redevelopment agency	837,415	2,584,234	2,679,868	2,714,436
Sales taxes	15,070,364	16,256,386	14,598,750	13,404,929
Franchise taxes	4,179,410	4,919,397	6,383,768	6,911,183
Fee-in-lieu of property taxes	1,141,299	1,048,851	1,081,519	976,689
Gain on sale of capital assets	-	-	-	113,745
Earnings on investments	2,362,580	2,002,604	697,912	205,146
Miscellaneous	669,744	487,383	287,215	44,312
Transfers	2,000	(1,248,421)	66,444	60,000
Total governmental activities	34,132,231	35,625,455	35,404,046	34,557,675
Business-type activities				
Earnings on investments	924,944	751,109	247,964	88,210
Transfers	(2,000)	1,248,421	(66,444)	(60,000)
Total business-type activities	922,944	1,999,530	181,520	28,210
Total primary government	$ 35,055,175	$ 37,624,985	$ 35,585,566	$ 34,585,885
Change in Net Assets				
Governmental activities	$ 5,806,245	$ 6,169,074	$ 4,636,176	$ (6,139,250)
Business-type activities	5,274,938	2,503,072	2,683,627	2,922,229
Total primary government	$ 11,081,183	$ 8,672,146	$ 7,319,803	$ (3,217,021)

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

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

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

	Fiscal Year			
	2007	2008	2009	2010
General Fund				
Reserved	$ 5,202,356	$ 5,204,521	$ 4,598,621	$ 2,851,500
Unreserved	6,826,800	6,057,814	3,268,157	1,809,974
Total general fund	12,029,156	11,262,335	7,866,778	4,661,474
All Other Governmental Funds				
Reserved	14,373,935	12,578,879	16,334,218	14,339,295
Unreserved, reported in:				
Capital projects funds	11,402,883	9,458,035	10,347,383	10,933,091
Special revenue funds	(3,058,083)	685,985	1,039,201	2,223,725
Total all other governmental funds	22,718,735	22,722,899	27,720,802	27,496,111
Total governmental funds	$ 34,747,891	$ 33,985,234	$ 35,587,580	$ 32,157,585

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

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

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

	Fiscal Year			
	2007	2008	2009	2010
Revenues				
Taxes	$ 31,097,907	$ 34,383,889	$ 34,352,462	$ 34,134,473
Licenses and permits	2,311,943	1,695,805	1,673,568	1,673,932
Intergovernmental	4,124,606	4,352,402	8,472,052	4,198,469
Charges for services	2,794,074	2,185,107	2,751,936	2,993,569
Fines and forfeitures	2,056,503	1,959,221	1,799,419	1,663,079
Interfund charges	3,746,899	3,968,247	4,041,904	4,608,585
Impact fees	4,907,779	2,752,946	3,326,905	2,513,126
Interest	2,021,415	1,653,469	468,217	220,715
Donations	-	-	-	-
Miscellaneous	720,675	489,512	626,272	240,797
Total revenues	53,781,801	53,440,598	57,512,735	52,246,745
Expenditures				
General government	8,209,678	9,444,899	9,303,529	8,665,800
Community development	4,255,681	2,889,794	2,366,317	2,813,022
Police	12,524,025	13,837,413	13,968,643	13,878,366
Fire	7,952,181	8,385,349	8,498,186	8,951,999
Public works	5,616,994	6,210,680	6,084,022	5,514,854
Parks and recreation	2,157,249	2,471,939	2,276,192	2,162,521
Debt Service				
Principal payments	2,983,226	3,963,380	4,035,472	4,214,011
Interest and fiscal charges	1,674,021	1,897,585	1,703,130	1,542,530
Bond issuance costs	180,920	45,686	-	-
Capital outlay	9,167,932	8,731,613	7,342,494	9,057,433
Total expenditures	54,721,907	57,878,338	55,577,985	56,800,536
Excess (deficiency) of revenues over (under) expenditures	(940,106)	(4,437,740)	1,934,750	(4,553,791)

(continued on next page)

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

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

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

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

	Fiscal Year			
	2007	2008	2009	2010
Other Financing Sources (Uses)				
Issuance of bonds	7,535,000	4,497,000	-	-
Discount on bonds issued	-	(26,982)	-	-
Payment to bond refunding escrow agent	(7,531,718)	-	-	-
Interim warrants	(495,000)	-	-	-
Lease	-	-	-	220,000
Sale of capital assets	-	2,936	8,645	234,834
Transfers in	7,789,531	7,036,428	6,912,152	8,615,346
Transfers out	(8,644,379)	(7,834,299)	(7,253,201)	(8,784,092)
Total other financing sources (uses)	(1,346,566)	3,675,083	(332,404)	286,088
Net change in fund balances	$ (2,286,672)	$ (762,657)	$ 1,602,346	$ (4,267,703)
Debt service as a percentage of noncapital expenditures	10.5%	12.0%	11.8%	10.9%

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

Fiscal Year	Property Tax (1)	Motor Vehicle Fee-in-lieu of Property Tax	Sales Tax	Franchise Tax (2)	Total
2001	$ 4,884,985	$ 600,006	$ 9,225,689	$ 2,607,900	$ 17,318,580
2002	6,494,924	808,441	10,530,861	3,244,274	21,078,500
2003	8,696,346	938,140	10,422,430	2,910,135	22,967,051
2004	9,196,239	909,928	11,406,021	3,398,841	24,911,029
2005	9,675,062	1,024,886	12,329,909	3,793,487	26,823,344
2006	10,066,022	1,037,038	13,876,702	4,592,073	29,571,835
2007	10,706,834	1,141,299	15,070,364	4,179,410	31,097,907
2008	12,159,255	1,048,851	16,256,386	4,919,397	34,383,889
2009	12,288,438	1,081,519	14,598,750	6,383,768	34,352,475
2010	12,841,671	976,689	13,404,929	6,911,183	34,134,472
Growth 2001-2010	162.9%	62.8%	45.3%	165.0%	97.1%

Note: Starting in 2003, the redevelopment agency is included with the governmental funds.

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

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

Calendar Year	Category: Retail	Services	Business Equipment & Utilities	Other	Total	City Direct Sales Tax Rate
2000	$ 441,362,445	$ 45,766,958	$115,732,778	$ 31,838,347	$ 634,700,528	1.000 %
2001	499,779,073	53,013,987	96,822,383	35,538,938	685,154,381	1.000
2002	645,256,966	56,953,637	111,821,493	28,726,768	842,758,864	1.000
2003	721,372,070	59,432,966	127,965,982	66,052,345	974,823,363	1.000
2004	779,610,890	65,804,244	138,978,445	44,577,138	1,028,970,717	1.000
2005	799,387,798	70,187,042	164,123,644	90,713,240	1,124,411,724	1.000
2006	840,530,400	74,945,739	225,298,732	45,877,831	1,186,652,702	1.000
2007	896,521,301	77,333,631	203,463,655	126,530,263	1,303,848,850	1.000
2008	840,773,887	80,591,718	298,670,106	102,267,897	1,322,303,608	1.000
2009	828,022,960	82,399,762	259,685,855	32,070,469	1,202,179,046	1.000

Source: Utah State Tax Commission

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

Fiscal Year	Primary Residential Property	Other Property	Less: Adjustments	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Value (1)	Assessed Value as a Percentage of Actual Value
2001	N/A	N/A	N/A	$ 2,036,053,281	0.002296	$ 2,908,647,544	70.00 %
2002	N/A	N/A	N/A	2,407,894,022	0.002483	3,929,972,290	61.27
2003	N/A	N/A	N/A	2,647,019,329	0.002419	4,453,262,667	59.44
2004	$ 1,913,727,274	$ 1,089,015,730	$ 265,116,877	2,737,626,127	0.002466	4,568,519,865	59.92
2005	2,077,650,682	1,175,997,080	218,199,952	3,035,447,810	0.002695	4,953,543,775	61.28
2006	2,300,533,795	1,244,500,864	239,861,138	3,305,173,521	0.002572	5,427,289,582	60.90
2007	2,702,458,047	1,434,515,162	260,053,168	3,876,920,041	0.002259	6,348,075,247	61.07
2008	3,511,535,262	1,748,285,317	399,449,078	4,860,371,501	0.001856	8,132,894,884	59.76
2009	3,536,115,426	2,109,356,697	380,599,510	5,264,872,613	0.001810	8,538,657,472	61.66
2010	3,148,488,044	1,996,323,713	411,371,675	4,733,440,082	0.002080	7,720,847,429	61.31

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

(1) Years preceding 2002 are based on estimated ratio of assessed to market value. Years 2002 and 2003 are estimated based on ratio of assessed to market value for the prior fiscal year. Years following 2003 are estimated based on ratio of assessed to market value for the current fiscal year.

N/A = Not available

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

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

Fiscal Year	Total Tax Levy	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2001	$ 4,940,754	$ -	-	$ -	$ 4,850,688	98.18 %
2002	6,537,928	-	-	-	6,466,754	98.91
2003	6,750,625	-	-	-	6,743,407	99.89
2004	7,387,101	7,044,284	95.36	243,389	7,287,672	98.65
2005	8,727,713	8,394,805	96.19	258,976	8,653,781	99.15
2006	9,085,903	8,747,963	96.28	238,919	8,986,882	98.91
2007	9,394,263	9,049,085	96.33	224,816	9,273,901	98.72
2008	9,847,784	9,327,041	94.71	246,789	9,573,830	97.22
2009	10,259,693	9,351,921	91.15	196,654	9,548,575	93.07
2010	10,564,715	9,722,647	92.03	-	9,722,647	92.03

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

Source: Salt Lake County Treasurer

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

		Overlapping Rates				
Fiscal Year	City Direct Rate (1)	State of Utah	Salt Lake County	Mass Transit	Botanical, Cultural, Zoo	Total
2001	1.000 %	4.750 %	0.250 %	0.500 %	0.100 %	6.600 %
2002	1.000	4.750	0.250	0.500	0.100	6.600
2003	1.000	4.750	0.250	0.500	0.100	6.600
2004	1.000	4.750	0.250	0.500	0.100	6.600
2005	1.000	4.750	0.250	0.500	0.100	6.600
2006	1.000	4.750	0.250	0.500	0.100	6.600
2007	1.000	4.750	0.500	0.500	0.100	6.850
2008	1.000	4.650	0.500	0.550	0.100	6.800
2009	1.000	4.700	0.500	0.550	0.100	6.850
2010	1.000	4.700	0.500	0.550	0.100	6.850

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

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

Source: Utah State Tax Commission

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

	City Direct Rates (1)			Overlapping Rates			
Fiscal Year	Operating	Debt Service	Total Direct	Salt Lake County	Jordan School District	Other	Total
2001	0.002296	0.000000	0.002296	0.003899	0.008845	0.000377	0.015417
2002	0.002483	0.000000	0.002483	0.003789	0.008424	0.000783	0.015479
2003	0.002419	0.000000	0.002419	0.003683	0.008344	0.000767	0.015213
2004	0.002466	0.000000	0.002466	0.003615	0.008366	0.000789	0.015236
2005	0.002420	0.000275	0.002695	0.003549	0.008856	0.000778	0.015878
2006	0.002319	0.000253	0.002572	0.003378	0.008655	0.000831	0.015436
2007	0.002043	0.000216	0.002259	0.002988	0.007347	0.000737	0.013331
2008	0.001686	0.000170	0.001856	0.002511	0.006617	0.000725	0.011709
2009	0.001654	0.000156	0.001810	0.002431	0.006150	0.000692	0.011083
2010	0.001906	0.000174	0.002080	0.002842	0.005980	0.000825	0.011727

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

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

Source: Utah State Tax Commission

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

	2010			2004		
Taxpayer	Sales Tax (1)	Rank	Percentage of Total Sales Tax (1)	Sales Tax (1)	Rank	Percentage of Total Sales Tax (1)
Wal-Mart Stores	N/A	1	N/A	N/A	1	N/A
Smith's	N/A	2	N/A	N/A	9	N/A
Sam's Club	N/A	3	N/A	N/A	2	N/A
Target	N/A	4	N/A	N/A	8	N/A
Rocky Mountain Power	N/A	5	N/A	N/A		N/A
The Home Depot	N/A	6	N/A	N/A	4	N/A
Sysco Foods	N/A	7	N/A	N/A		N/A
Lowe's	N/A	8	N/A	N/A	10	N/A
Macey's	N/A	9	N/A	N/A	7	N/A
Stock Building Supply	N/A	10	N/A	N/A	3	N/A
Sears Roebuck	N/A		N/A	N/A	5	N/A
BMC West	N/A		N/A	N/A	6	N/A
Total	$ 4,096,206		30.56 %	$ 4,268,655		37.42 %

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

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

N/A = Not applicable

Source: Utah State Tax Commission

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

	2010			2001		
Taxpayer	Assessed Valuation	Rank	Percentage of Total Assessed Valuation	Assessed Valuation	Rank	Percentage of Total Assessed Valuation
Jordan Landing LLC	$ 114,462,200	1	2.42 %	$ 58,139,800	1	2.86 %
Masco Cabinet Group LLC	42,034,700	2	0.89	-		-
CHC Jordan Valley Inc	30,174,400	3	0.64	16,422,000	4	0.81
Willowcove Intntl LLC	25,655,630	4	0.54	11,041,580	6	0.54
WRI West Jordan LLC	20,955,900	5	0.44	-		-
Wal-Mart Stores Inc	18,179,700	6	0.38	-		-
Sears Roebuck	16,568,900	7	0.35	-		-
Mtn America Credit Union	16,531,300	8	0.35	-		-
Sysco Foods	15,306,400	9	0.32	19,951,100	2	0.98
Grand Central Inc	14,961,400	10	0.32	9,828,300	8	0.48
CPI West Jordan	-		-	18,480,800	3	0.91
Dannon Company Inc	-		-	12,353,300	5	0.61
Pacific Coast Bldg Prod	-		-	10,903,123	7	0.54
Broadmoor Holdings Inc	-		-	9,595,905	9	0.47
Dana Commercial Credit	-		-	9,541,800	10	0.47
Total	$ 314,830,530		6.65 %	$ 176,257,708		8.66 %

Source: Salt Lake County Assessor

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

	Governmental Activities						
Fiscal Year	General Obligation Bonds	Lease Revenue Bonds	Sales Tax Revenue Bonds	Excise Tax Road Bonds	Tax Increment Revenue Bonds	Special Assessment Bonds	Notes Payable to Developers
2001	$ -	$ 7,920,000	$ -	$ -	$ 960,000	$ -	$ -
2002	-	7,670,000	14,460,000	4,160,000	655,000	-	-
2003	-	7,305,000	13,225,000	3,760,000	335,000	-	2,677,333
2004	-	6,915,000	11,955,000	3,350,000	1,000,000	-	1,642,147
2005	10,455,000	6,510,000	10,645,000	2,925,000	835,000	-	1,600,690
2006	10,110,000	6,085,000	9,290,000	2,485,000	8,690,000	-	1,466,287
2007	10,430,000	5,645,000	7,890,000	2,025,000	8,555,000	-	1,363,061
2008	10,015,000	5,185,000	6,410,000	1,550,000	7,615,000	4,497,000	1,264,681
2009	9,590,000	4,705,000	4,910,000	1,050,000	6,605,000	4,497,000	1,244,209
2010	9,145,000	4,200,000	3,360,000	540,000	5,520,000	4,497,000	837,708

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

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

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

	Governmental Activities		Business-Type Activities				
Fiscal Year	Capital Leases	Contracts Payable	Water Revenue Bonds	Capital Leases	Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
2001	$ 506,255	$ 2,090,000	$ 1,675,000	$ -	$ 13,151,255	0.58 %	$ 161
2002	389,347	2,025,000	1,145,000	-	30,504,347	1.23	355
2003	399,931	1,955,000	10,500,000	-	40,157,264	1.56	456
2004	253,739	1,880,000	9,600,000	721,483	37,317,369	1.35	404
2005	78,424	1,800,000	11,185,000	583,529	46,617,643	1.58	489
2006	998,890	1,715,000	7,835,000	441,223	49,116,400	1.52	504
2007	847,843	1,625,000	5,375,000	294,427	44,050,331	1.23	432
2008	704,204	1,530,000	3,790,000	143,000	42,703,885	1.16	416
2009	574,059	1,430,000	2,465,000	-	37,070,268	0.98	357
2010	644,762	1,325,000	1,040,000	-	31,109,470	0.79	296

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

Fiscal Year	General Bonded Debt Outstanding: General Obligation Bonds	General Bonded Debt Outstanding: Other Bonds	General Bonded Debt Outstanding: Total	Percentage of Actual Taxable Value of Property (1)	Per Capita (2)
2001	$ -	$ -	$ -	- %	$ -
2002	-	-	-	-	-
2003	-	-	-	-	-
2004	-	-	-	-	-
2005	10,455,000	-	10,455,000	0.34	110
2006	10,110,000	-	10,110,000	0.31	104
2007	10,430,000	-	10,430,000	0.27	102
2008	10,015,000	-	10,015,000	0.21	98
2009	9,590,000	-	9,590,000	0.18	92
2010	9,145,000	-	9,145,000	0.19	87

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

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

Schedule 15
CITY OF WEST JORDAN
Direct and Overlapping Governmental Activities Debt
As of June 30, 2010

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable to West Jordan (1)	Estimated Amount Applicable to West Jordan
City of West Jordan (2)	$ 30,069,470	100.00 %	$ 30,069,470
Jordan School District	110,065,200	35.52	39,095,159
Salt Lake County	259,800,000	6.41	16,653,180
Total			$ 85,817,809

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

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

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

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

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

	Fiscal Year				
	2001	2002	2003	2004	2005
Debt Limit	$ 116,345,902	$ 157,198,892	$ 178,130,507	$ 182,740,795	$ 198,141,751
Total debt applicable to limit (1)	-	-	-	-	10,455,000
Legal debt margin	$ 116,345,902	$ 157,198,892	$ 178,130,507	$ 182,740,795	$ 187,686,751
Total debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	5.28%

Legal Debt Margin Calculation for Fiscal Year 2010

Estimated market value	$ 7,720,847,429
Debt limit (4% of market value)	308,833,897
Debt applicable to limit (1)	9,145,000
Legal debt margin	$ 299,688,897

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

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

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

	Fiscal Year				
	2006	2007	2008	2009	2010
Debt Limit	$ 217,091,583	$ 253,923,010	$ 325,315,795	$ 341,546,299	$ 308,833,897
Total debt applicable to limit (1)	10,110,000	10,430,000	10,015,000	9,590,000	9,145,000
Legal debt margin	$ 206,981,583	$ 243,493,010	$ 315,300,795	$ 331,956,299	$ 299,688,897
Total debt applicable to the limit as a percentage of debt limit	4.66%	4.11%	3.08%	2.81%	2.96%

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

Fiscal Year	Gross Revenues(1)	Operating Expenses(2)	Net Revenue Available for Debt Service	Debt Service Requirements (3)			Coverage
				Principal	Interest	Total	
2001	$ 12,950,898	$ 9,655,722	$ 3,295,176	$ 500,000	$ 100,623	$ 600,623	5.49
2002	11,714,058	10,435,964	1,278,094	530,000	74,350	604,350	2.11
2003	9,761,397	6,621,253	3,140,144	1,145,000	68,649	1,213,649	2.59
2004	12,523,702	8,095,110	4,428,592	900,000	146,086	1,046,086	4.23
2005	12,521,995	6,085,885	6,436,110	1,280,000	237,376	1,517,376	4.24
2006	13,663,327	9,293,479	4,369,848	1,250,000	335,879	1,585,879	2.76
2007	13,477,178	9,870,794	3,606,384	1,260,000	299,163	1,559,163	2.31
2008	12,514,128	10,951,456	1,562,672	1,585,000	92,225	1,677,225	0.93
2009	12,770,209	10,243,566	2,526,643	1,325,000	155,390	1,480,390	1.71
2010	12,330,587	10,044,419	2,286,168	1,425,000	101,065	1,526,065	1.50

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

(1) Total revenues (including interest and impact fees). Prior to 2003, amounts shown are for water and sewer combined.
(2) Total operating expenses exclusive of depreciation. Prior to 2003, amounts shown are for water and sewer combined.
(3) Prior to 2003, amounts shown are for water and sewer combined.

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

Fiscal Year	Sales Tax Revenue	Debt Service Requirements			Coverage
		Principal	Interest	Total	
2001	$ 9,225,688	$ -	$ -	$ -	-
2002	10,530,861	-	172,993	172,993	60.87
2003	10,422,430	1,235,000	589,335	1,824,335	5.71
2004	11,406,021	1,270,000	550,476	1,820,476	6.27
2005	12,329,909	1,310,000	514,175	1,824,175	6.76
2006	13,876,702	1,355,000	469,800	1,824,800	7.60
2007	15,070,364	1,400,000	422,375	1,822,375	8.27
2008	16,256,386	1,480,000	369,875	1,849,875	8.79
2009	14,598,750	1,500,000	310,675	1,810,675	8.06
2010	13,404,929	1,550,000	250,675	1,800,675	7.44

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

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

Fiscal Year	Class C Road Tax Allotment	Debt Service Requirements			Coverage
		Principal	Interest	Total	
2001	$ 2,226,675	$ -	$ -	$ -	-
2002	2,725,943	420,000	228,018	648,018	4.21
2003	2,727,564	400,000	163,848	563,848	4.84
2004	3,113,374	410,000	154,962	564,962	5.51
2005	2,357,115	425,000	142,413	567,413	4.15
2006	2,843,839	440,000	124,675	564,675	5.04
2007	3,124,425	460,000	108,175	568,175	5.50
2008	3,336,326	475,000	89,775	564,775	5.91
2009	2,988,010	500,000	71,725	571,725	5.23
2010	3,043,600	510,000	48,600	558,600	5.45

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

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

Fiscal Year	Tax Increment Revenue	Debt Service Requirements			Coverage
		Principal	Interest	Total	
2001	$ 1,145,086	$ 320,000	$ 37,264	$ 357,264	3.21
2002	1,636,422	305,000	51,911	356,911	4.58
2003	1,927,527	320,000	35,764	355,764	5.42
2004	1,864,268	335,000	18,578	353,578	5.27
2005	1,001,561	165,000	44,849	209,849	4.77
2006	985,063	165,000	266,915	431,915	2.28
2007	1,366,587	135,000	440,083	575,083	2.38
2008	2,584,234	940,000	434,413	1,374,413	1.88
2009	2,679,868	1,010,000	390,213	1,400,213	1.91
2010	2,714,436	1,085,000	341,565	1,426,565	1.90

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

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

Fiscal Year	Community Development Block Grant Revenue	Debt Service Requirements			Coverage
		Principal	Interest	Total	
2001	$ 593,966	$ -	$ 99,403	$ 99,403	5.98
2002	798,511	65,000	155,368	220,368	3.62
2003	588,465	70,000	150,620	220,620	2.67
2004	559,642	75,000	145,475	220,475	2.54
2005	501,878	80,000	139,943	219,943	2.28
2006	541,696	85,000	134,048	219,048	2.47
2007	555,568	90,000	127,805	217,805	2.55
2008	501,969	95,000	121,167	216,167	2.32
2009	743,878	100,000	114,127	214,127	3.47
2010	451,102	105,000	106,740	211,740	2.13

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

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

Fiscal Year	Population	Personal Income (1)	Per Capita Personal Income (2)	Unemployment Rate (3)
2001	81,619	$ 2,258,724,206	$ 27,674	3.2 %
2002	85,865	2,482,700,610	28,914	4.4
2003	87,969	2,581,802,181	29,349	5.9
2004	92,475	2,759,269,050	29,838	5.8
2005	95,422	2,949,112,332	30,906	5.1
2006	97,365	3,224,047,245	33,113	4.1
2007	101,915	3,567,025,000	35,000	3.0
2008	102,660	3,675,741,300	35,805	2.7
2009	103,740	3,802,071,000	36,650	3.6
2010	104,969	3,924,056,127	37,383	6.4

(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 Salt Lake 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 2010. Amounts for calendar year 2009 are estimated at 2 percent greater than calendar year 2008 amounts.
(3) Unemployment rates are for the Salt Lake City, UT metropolitan area. The rates shown are for the calendar year that ended during the specified fiscal year, e.g., rates for calendar year 2009 are shown in fiscal year 2010.

N/A = Not available

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

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

	2010			2001		
Employer	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Jordan School District	3,165	1	9.65 %	1,905	1	7.20 %
Jordan Valley Medical Center	740	2	2.26	368	5	1.39
Wal-Mart	581	3	1.77	-		-
Fairchild Semi-conductor	575	4	1.75	500	3	1.89
West Jordan City	549	5	1.67	383	4	1.45
Sysco Intermountain Food Services	449	6	1.37	550	2	2.08
Mountain America Credit Union	392	7	1.19	-		-
SME Industries	375	8	1.14	250	7	0.95
Smith's	364	9	1.11	-		-
Copper Hills Youth Center	260	10	0.79	-		-
Ream's	-		-	283	6	1.07
Fred Meyer	-		-	246	8	0.93
Dana Corporation	-		-	225	9	0.85
Albertson's	-		-	224	10	0.85
Total	7,450		22.71 %	4,934		18.65 %

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

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

Function/Program	2004	2005	2006	2007	2008	2009	2010
General government							
Mayor & city council	4.00	4.10	4.10	4.60	4.60	4.60	4.56
Administration	9.50	8.90	14.40	13.90	15.90	15.10	6.45
Support services	15.63	14.63	-	-	-	-	-
Finance/Admin. services	11.50	17.50	27.50	23.00	23.33	23.33	32.26
Information Technologies	-	-	-	7.00	7.00	7.00	-
Facilities	-	-	4.93	5.93	6.93	6.93	4.00
Attorney	8.75	10.75	10.75	11.00	11.00	11.00	10.00
Court	10.00	10.00	11.00	11.00	11.00	11.00	10.00
Community development							
Planning & zoning	9.50	9.50	10.50	10.50	10.50	10.50	11.29
Economic development	1.00	1.00	-	-	-	-	1.71
Building safety	12.25	12.17	12.27	11.62	11.62	10.20	9.23
Police							
Support services	25.20	54.20	58.70	60.70	62.50	64.50	61.97
Line services	108.80	86.80	86.35	90.25	89.25	90.10	89.78
Animal control	5.00	5.00	5.00	5.00	6.00	6.00	6.28
Fire	85.00	85.00	85.00	85.00	85.00	86.00	86.00
Public works							
Public works admin.	0.75	4.00	6.00	7.00	7.00	6.75	6.00
Engineering	15.33	18.33	23.15	24.40	24.40	24.90	17.75
Streets	21.00	21.00	21.00	21.00	24.00	24.00	21.60
Storm drain	-	-	-	-	2.00	2.00	2.00
Fleet operations	8.75	8.00	8.00	8.00	8.00	9.00	7.00
Parks and recreation	13.00	15.50	14.50	15.50	18.00	18.00	15.00
Water	17.59	14.00	15.00	15.00	18.00	17.25	18.00
Sewer	12.16	11.00	11.00	11.00	11.00	11.00	11.00
Solid waste	3.75	1.00	1.00	1.00	1.50	1.50	1.90
Total	398.45	412.37	430.15	442.40	458.53	460.66	433.78

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

Source: West Jordan Human Resources Division

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

	Fiscal Year				
Function/Program	2001	2002	2003	2004	2005
Community development					
Residential building permits issued	811	864	1,162	1,757	1,299
Commercial building permits issued	437	241	339	258	182
Police					
Calls for service (1)	N/A	53,630	55,661	59,247	46,352
Arrests	N/A	3,392	3,036	2,718	2,998
Violations cited	N/A	14,591	14,724	16,158	14,942
Fire					
Medical responses	2,301	2,574	2,610	3,473	3,251
Fire responses	1,250	1,154	1,015	1,059	1,033
Water					
Residential accounts serviced	16,058	16,459	16,859	17,847	18,806
Commercial accounts serviced	800	884	943	1,044	1,107
Average daily consumption (thousands of gallons)	15,852	15,688	14,202	15,611	13,980
Sewer					
Sewer line miles inspected	N/A	N/A	N/A	64	55
Sewer line miles cleaned (2)	N/A	N/A	N/A	214	181

Note: Indicators are not available for the general government, public works, parks & recreation, or solid waste functions. Some of the amounts shown are for the calendar year that ended during the specified fiscal year, e.g., amounts for calendar year 2009 would be shown in fiscal year 2010.

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

N/A = Not available

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

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

	Fiscal Year				
Function/Program	2006	2007	2008	2009	2010
Community development					
Residential building permits issued	1,339	957	721	641	770
Commercial building permits issued	258	287	267	270	232
Police					
Calls for service (1)	59,866	57,299	54,506	55,183	65,186
Arrests	3,237	3,436	3,437	3,738	3,719
Violations cited	15,531	15,975	16,996	13,452	13,686
Fire					
Medical responses	3,296	3,038	3,586	3,448	3,441
Fire responses	1,193	1,222	1,558	1,356	1,286
Water					
Residential accounts serviced	19,174	19,605	19,852	19,877	19,923
Commercial accounts serviced	1,099	1,234	1,381	1,416	1,489
Average daily consumption (thousands of gallons)	16,455	17,001	18,092	17,613	16,015
Sewer					
Sewer line miles inspected	45	27	38	37	41
Sewer line miles cleaned (2)	105	103	99	113	112

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

	Fiscal Year				
Function/Program	2001	2002	2003	2004	2005
Police					
Marked patrol vehicles	N/A	N/A	N/A	71	71
Fire					
Fire stations	4	4	4	4	4
Fire engines	N/A	N/A	N/A	6	6
Ambulances	N/A	N/A	N/A	5	5
Public works					
Street miles	271	286	325	325	325
Streetlights	3,045	3,376	3,605	3,834	4,303
Parks and recreation					
Park acreage	418	407	407	442	442
Baseball/softball diamonds	16	25	25	25	25
Soccer fields	23	23	23	24	24
Water					
Water main miles	N/A	N/A	N/A	272	316
Storage capacity (thousands of gallons)	N/A	N/A	N/A	28,000	26,500

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

N/A = Not available

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

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

	Fiscal Year				
Function/Program	2006	2007	2008	2009	2010
Police					
Marked patrol vehicles	71	71	71	75	77
Fire					
Fire stations	4	4	4	4	4
Fire engines	6	7	6	6	6
Ambulances	5	5	5	5	5
Public works					
Street miles	327	329	335	328	309
Streetlights	4,528	4,633	4,713	4,852	4,900
Parks and recreation					
Park acreage	448	448	472	489	497
Baseball/softball diamonds	26	26	19	19	19
Soccer fields	24	24	24	24	20
Water					
Water main miles	326	339	343	347	360
Storage capacity (thousands of gallons)	26,500	30,500	30,500	30,500	30,500