

# **UNIFIED FIRE SERVICE AREA**

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## **ANNUAL FINANCIAL REPORT**

**December 31, 2019**

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**For the Year Ended December 31, 2019**

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## **INDEPENDENT AUDITORS' REPORT ON FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION**

Board of Directors  
Unified Fire Service Area  
Salt Lake City, Utah

We have audited the accompanying financial statements of the Unified Fire Service Area (UFSA) as of and for the year ended December 31, 2019 and the related notes to the financial statements, which collectively comprise UFSA's basic financial statements as listed in the table of contents.

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

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

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

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

**Opinion.** In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of UFSA as of December 31, 2019, and the changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Other Matters.** Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4-8 and 24-25 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an

essential part of financial reporting for placing the basic financial statements in 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.

**Other Information.** Our audit was conducted for the purpose of forming our opinion on the financial statements that collectively comprise UFSA's basic financial statements. The introductory section, other supplementary information, as listed in the table of contents, statistical section and schedule of business license fees are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The other supplementary information, as listed in the table of contents, is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such 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 basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the other supplementary information as listed in the table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory section has 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.

**Other Reporting Required by *Government Auditing Standards*.** In accordance with *Government Auditing Standards*, we have also issued our report dated June 22, 2020, on our consideration of UFSA'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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering UFSA's internal control over financial reporting and compliance.

A handwritten signature in blue ink that reads "Penny Bowler Taylor & Kern". The signature is written in a cursive, flowing style.

Salt Lake City, Utah  
June 22, 2020

## MANAGEMENT'S DISCUSSION AND ANALYSIS

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## MANAGEMENT'S DISCUSSION AND ANALYSIS

### For the Year Ended December 31, 2019

As management of Unified Fire Service Area (UFSA), we offer readers of UFSA's financial statements this narrative overview and analysis of the financial activities of UFSA for the fiscal year ended December 31, 2019. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in the notes to the financial statements.

#### **FINANCIAL AND OPERATIONAL HIGHLIGHTS**

UFSA's *government-wide net position* (the amount by which assets and deferred outflows of resources exceeded its liabilities) as of December 31, 2019 was \$24,334,654. This amount increased by nearly \$2.7 million (12%) over the previous year, primarily due to property taxes and fees that exceeded expectation as well as the efficient management of UFSA's budgeted funds. *Unrestricted net position*, the portion of net position which represents the amount UFSA can use to meet ongoing financial obligations, was \$13,807,295 at December 31, 2019. *Net position invested in capital assets, net of related debt*, was \$10,526,600 at December 31, 2019.

UFSA reported combined ending fund balance for governmental funds of \$12,224,028 as of December 31, 2019. Combined fund balance increased by \$2,104,875 (21%) from 2018 to 2019. The total spendable fund balance at December 31, 2019 was \$12,224,028, which represented 21% of total fund expenditures. Of the total spendable fund balance, \$12,223,020 was actually available for appropriation and spending (*unassigned fund balance*). Management believes the current unassigned fund balance to be a good indicator of UFSA's positive financial position.

For information on upcoming changes, see the "Economic Factors and Next Year's Budget" section beginning on page 8.

#### **OVERVIEW OF THE FINANCIAL STATEMENTS**

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

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

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

The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement on an accrual basis. Cash flow from such transactions could impact future fiscal periods.

The government-wide financial statements identify functions of UFSA that are principally supported by taxes and intergovernmental revenues, as *governmental activities*. Revenues designed to recover all or a significant portion of the activity costs are identified as *business-type activities*. UFSA currently does not have any business-type activities.

The Local Building Authority of Unified Fire Service Area (LBA) is chartered under Utah law as a separate governmental entity. However, the government-wide financial statements include the financial statements of this entity since UFSA's Board is the appointed board for the LBA and it is financially accountable to UFSA.

## MANAGEMENT'S DISCUSSION AND ANALYSIS

For the Year Ended December 31, 2019

**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. UFSA, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of UFSA's funds are governmental funds.

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

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

UFSA maintains one major governmental fund, the General fund, and the LBA maintains two major governmental funds, the Capital Projects fund and the Debt Service fund. 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 these funds.

**Notes to the Financial Statements:** The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

**Required Supplementary Information:** UFSA adopts an annual appropriated budget for its funds. A budgetary comparison statement (page 24) has been provided for the General Fund to demonstrate compliance with the budget.

**FINANCIAL ANALYSIS OF UFSA AS A WHOLE**

Current and other assets increased nearly 21% (\$2.17 million) in 2019 primarily due to higher cash balances (\$1.36 million increase) resulting from increased tax and fee collections in addition to more than \$800,000 increase in taxes receivable. UFSA's related party long-term note receivable decreased six percent in 2019 as a result of payments received from Unified Fire Authority. Capital assets, net of accumulated depreciation, decreased \$1,013,382 (2%) due to depreciation exceeding acquisitions in 2019.

Current liabilities increased 19% (\$52,621) over the previous year primarily due to architectural services and capital improvements in process at year end. Long-term liabilities decreased 5% as a result of bond principal payments of \$1,550,000 and amortization of bond premium during the year.

As noted earlier, net position may serve over time as a useful measurement to assist with understanding the financial position of UFSA. As of December 31, 2019, assets and deferred outflows of resources exceeded liabilities by \$24,334,654, an increase of \$2,683,714 (12%) from the previous year. The increase in net position during the year is primarily due to property taxes and fees that exceeded expectation due to new growth and the efficient management of UFSA's budgeted funds.

UFSA's net position invested in capital assets, net of related debt, totaled \$10,526,600, or 43% of total net position. Although UFSA's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since capital assets themselves cannot be used to liquidate these liabilities.

Restricted net position (\$759 for capital projects) represents resources that are subject to external restrictions on how they may be used. Unrestricted net position (\$13,807,295) may be used to meet general, ongoing financial obligations without constraints established by debt covenants or other legal requirements.

**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended December 31, 2019**

**Summary of Statement of Net Position**  
**As of December 31,**

	2019	2018	% Change
<b>Assets</b>			
Current and other assets	\$ 12,297,750	\$ 10,129,677	21%
Long-term note receivable	1,838,021	1,950,118	-6%
Capital assets, net of accumulated depreciation	43,318,206	44,331,587	-2%
Total Assets	<u>57,453,977</u>	<u>56,411,382</u>	2%
<b>Deferred Outflows of Resources</b>			
Deferred charge on refunding	\$ 76,521	\$ 81,560	-6%
Total Assets and Deferred Outflows of Resources	<u>\$ 57,530,498</u>	<u>\$ 56,492,942</u>	2%
<b>Liabilities</b>			
Current and other liabilities	326,958	274,337	19%
Long-term liabilities	32,868,886	34,567,666	-5%
Total Liabilities	<u>\$ 33,195,844</u>	<u>\$ 34,842,003</u>	-5%
<b>Net Position</b>			
Invested in capital assets, net of related debt	10,526,600	9,846,241	7%
Restricted	759	759	0%
Unrestricted	13,807,295	11,803,939	17%
Total Net Position	<u>\$ 24,334,654</u>	<u>\$ 21,650,939</u>	12%

Charges for services (impact fees) decreased 16% in 2019 compared to the prior year due to several large developments begun in 2018. Taxes and motor vehicle fees, which were \$53,825,327 for 2019, increased \$1,622,329 (3%) from 2018 due to new growth. General government expenses exceeded \$52.7 million in 2019 and increased 6% (nearly \$3 million) over 2018 primarily due to higher member fees paid to UFA, increased tax increment payments, and intergovernmental fees paid for fire services provided by Sandy City.

**Summary of Statement of Activities**  
**For the Fiscal Year Ended December 31,**

	2019	2018	% Change
<b>Program revenues</b>			
Charges for services	\$ 1,942,830	\$ 2,303,522	-16%
<b>General revenues</b>			
Property taxes and motor vehicle fees	53,825,327	52,202,998	3%
Unrestricted investment earnings	427,404	1,017,543	-58%
Miscellaneous revenue	115,002	4	2874950%
Total revenues	<u>56,305,856</u>	<u>55,524,067</u>	1%
<b>Program expenses</b>			
General government	52,736,710	49,826,361	6%
Interest on long-term debt	885,431	1,601,315	-45%
Total expenses	<u>53,622,141</u>	<u>51,427,676</u>	4%
Change in net position	2,683,715	4,096,391	-34%
Net position - beginning	21,650,939	17,554,548	23%
Net position - ending	<u>\$ 24,334,654</u>	<u>\$ 21,650,939</u>	12%

## MANAGEMENT'S DISCUSSION AND ANALYSIS

For the Year Ended December 31, 2019

**FINANCIAL ANALYSIS OF UFSA'S FUNDS**

**Governmental Funds:** As of December 31, 2019, the aggregate fund balance of UFSA's governmental funds was \$12,224,028. Unassigned fund balance, which was available for appropriation by the UFSA Board, was \$12,223,020. The remainder of the fund balance was restricted (\$759 for capital outlay and \$249 for debt service) and was not available for new spending because it had already been committed for spending.

**CAPITAL ASSET AND DEBT ADMINISTRATION**

**Capital Assets:** UFSA's investment in capital assets, net of accumulated depreciation, was \$43,318,206 at December 31, 2019. Capital assets decreased \$1,012,382 (2%) from 2018 to 2019 as a result of net additions (\$172,791) offset by depreciation (\$1.19 million).

**Capital Assets, Net of Depreciation  
As of December 31,**

	2019	2018	% Change
Construction in progress	\$ -	\$ 4,707	-100%
Land	10,114,030	10,114,030	0%
Building and improvements	32,333,937	33,430,398	-3%
Land improvements	561,493	595,817	-6%
Machinery and equipment	308,746	186,636	65%
	<u>\$ 43,318,206</u>	<u>\$ 44,331,588</u>	<u>-2%</u>

Major capital asset additions during 2019 included \$118,751 for air filtration replacements for seven stations within the district.

Additional information on UFSA's capital assets is available in the notes to the financial statements.

**Long-term Debt:** In June 2016, the Local Building Authority (LBA) of UFSA issued Lease Revenue & Refunding Bonds Series 2016A in to refund its 2008 Lease Revenue bonds and gain additional funding of \$6 million to complete Station #117 in Taylorsville. UFSA's bonds are rated Aa2 by Moody's. Principal owed for the 2016A bonds is \$30,600,000. Debt payments totaling \$2,589,750 (\$1,550,000 principal and \$1,039,750 interest) were made during the year on the 2016A series bonds. Unamortized premium on the 2016A bonds is \$2,268,888. Amortization of premium on the 2016A bonds was \$148,780.

Additional information about UFSA's long-term liabilities is available in the notes to the financial statements.

**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended December 31, 2019****GENERAL FUND BUDGETARY HIGHLIGHTS**

Significant differences between the original and final budget can be summarized as follows:

- \$355,508 increase to property taxes due to new growth
- \$115,000 increase in reimbursement revenue due to Salt Lake County's reimbursement for capital projects on stations owned by the County
- \$586,662 increase in operating costs predominantly due to the increase in tax increment payments withheld by Salt Lake County on behalf of redevelopment agencies and increased fees paid to Unified Fire Authority

Significant variations in actual results over final budget in the general fund can be summarized as follows:

- New growth within UFSA resulted in property tax, motor vehicle fees, and impact fee revenues higher than anticipated (combined overage exceeded \$720,000)
- Budget exceeded actual operations and general & administrative expenditures by \$743,870 due to delays in planning and preparation for station improvement projects as well as conservative budgeting for capital lease payments and tax increment payments

For a detailed budgetary comparison schedule, see the Required Supplementary Information section, beginning on page 24.

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS**

At the end of 2019, Unified Fire Service Area's economic condition was strong. A key indicator to UFSA of the strong economy is the continued level of impact fee collections showing high growth of new residential and commercial developments in the service area.

Subsequent to the end of 2019, the effects of the coronavirus pandemic are causing economic turmoil in Salt Lake/Utah County, the State of Utah, and the United States. The pandemic is widespread and is causing major volatility with employment and with the stock market leading to a general global economic slowdown. The entities that make up UFSA have widely developed and diverse economic sectors that will hopefully aid in a quick recovery.

UFSA continues to focus on its need to maintain fire stations and is developing capital plans, including the purchase of land for new stations, replacement of aging stations, and remodeling of some existing stations. The 2020 budget has funds allocated to provide predictive modeling for station locations. It also includes money to create station architecture design and rendering. UFSA also applied for grant funding to help retrofit stations identified for needed upgrades in a recently completed seismic evaluation. On March 18<sup>th</sup>, 2020, Salt Lake County experienced a 5.7 magnitude earthquake. The earthquake, as well as the ensuing aftershocks, reinforced the importance of the seismic work we have completed and UFSA will continue to evaluate the safety of the stations within the service area.

In April 2016, Moody's Investors Service assigned an Aa2 rating for the Service Area's refunding of the 2008 lease revenue bonds, with an implied GO bond rating of Aa1. Key rating drivers were the solid local economy and a sound debt profile.

**REQUESTS FOR INFORMATION**

This financial report is designed to provide a general overview of UFSA's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Chief Financial Officer, 3380 South 900 West, Salt Lake City, UT, 84119.

# **BASIC FINANCIAL STATEMENTS**

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**GOVERNMENT-WIDE FINANCIAL STATEMENTS**  
**GOVERNMENTAL FUND FINANCIAL STATEMENTS**  
**NOTES TO FINANCIAL STATEMENTS**

**UNIFIED FIRE SERVICE AREA****BASIC FINANCIAL STATEMENTS****STATEMENT OF NET POSITION****December 31, 2019**

<b>ASSETS</b>	
Cash and cash equivalents	\$ 10,405,721
Cash and cash equivalents held by fiscal agent	1,008
Receivables	1,891,021
Long term related party note receivable	1,838,021
Capital assets, net of accumulated depreciation	<u>43,318,206</u>
Total Assets	<u>57,453,977</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Loss on refunding	<u>76,521</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 57,530,498</u>
<b>LIABILITIES</b>	
Accounts payable	\$ 73,722
Accrued liabilities	253,236
Lease revenue bonds payable	
Due within one year	1,575,000
Due in more than one year	<u>31,293,886</u>
Total Liabilities	<u>33,195,844</u>
<b>NET POSITION</b>	
Net Investment in Capital Assets	10,526,600
Restricted for capital projects	759
Unrestricted	<u>13,807,295</u>
Total Net Position	<u>\$ 24,334,654</u>

*The accompanying notes are an integral part of the financial statements.*

**UNIFIED FIRE SERVICE AREA****BASIC FINANCIAL STATEMENTS**

**STATEMENT OF ACTIVITIES**  
**Year ended December 31, 2019**

<b>Function/Programs</b>	<b>Expenses</b>	<b>PROGRAM REVENUES Charges for Services</b>	<b>NET EXPENSE AND NET POSITION</b>
<b>GOVERNMENTAL ACTIVITIES:</b>			
General government	\$ 52,736,710	\$ 1,942,830	\$ (50,793,880)
Interest on long-term debt	885,431	-	(885,431)
Total	<u>\$ 53,622,141</u>	<u>\$ 1,942,830</u>	<u>(51,679,311)</u>
<b>GENERAL REVENUES</b>			
Real property taxes			50,922,338
Motor vehicle fees			2,902,989
Unrestricted investment earnings			427,404
Miscellaneous income			<u>115,002</u>
Total general revenues			<u>54,363,026</u>
Change in net position			2,683,715
Net position - beginning			<u>21,650,939</u>
Net position - ending			<u>\$ 24,334,654</u>

*The accompanying notes are an integral part of the financial statements.*

# UNIFIED FIRE SERVICE AREA

# BASIC FINANCIAL STATEMENTS

## BALANCE SHEET GOVERNMENTAL FUNDS December 31, 2019

	MAJOR FUNDS			
	General Fund	Capital Improvement Fund	Debt Service Fund	Total Governmental Funds
<b>ASSETS</b>				
<b>CURRENT ASSETS</b>				
Cash and cash equivalents	\$ 10,405,721	\$ -	\$ -	\$ 10,405,721
Cash and cash equivalents held by fiscal agent	-	-	1,008	1,008
Taxes receivable	1,760,347	-	-	1,760,347
Due from other funds	-	759	-	759
Total Assets	<u>\$ 12,296,742</u>	<u>\$ 759</u>	<u>\$ 1,008</u>	<u>\$ 12,298,509</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>CURRENT LIABILITIES</b>				
Accounts payable	\$ 73,722	\$ -	\$ -	\$ 73,722
Due to other funds	-	-	759	759
Total Liabilities	<u>73,722</u>	<u>-</u>	<u>759</u>	<u>74,481</u>
<b>FUND BALANCES</b>				
Spendable:				
Restricted for:				
Capital outlay	-	759	-	759
Debt service	-	-	249	249
Unassigned	12,223,020	-	-	12,223,020
Total Fund Balances	<u>12,223,020</u>	<u>759</u>	<u>249</u>	<u>12,224,028</u>
Total Liabilities and Fund Balances	<u>\$ 12,296,742</u>	<u>\$ 759</u>	<u>\$ 1,008</u>	<u>\$ 12,298,509</u>

*The accompanying notes are an integral part of the financial statements.*

**UNIFIED FIRE SERVICE AREA****BASIC FINANCIAL STATEMENTS****RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION****December 31, 2019**

Total Fund Balances - Governmental Funds	\$ 12,224,028
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Amounts reported for governmental activities in the Statement of Net Position  
are different because:

Capital assets in governmental activities are not financial therefore are not reported in the funds.	43,318,206
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Related party note receivable	1,838,021
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Long-term liabilities, including lease revenue bonds, are  
not due and payable in the current period and, therefore,  
are not reported in the funds .

Accrued interest on long term debt	\$ (253,236)	
Loss on bond refunding	76,521	
Lease revenue bonds	<u>(32,868,886)</u>	
		<u>(33,045,601)</u>

Net Position of Governmental Activities	<u>\$ 24,334,654</u>
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*The accompanying notes are an integral part of the financial statements.*

**UNIFIED FIRE SERVICE AREA****BASIC FINANCIAL STATEMENTS****STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES****GOVERNMENTAL FUNDS**

Year ended December 31, 2019

	<b>MAJOR FUNDS</b>			
	<b>General Fund</b>	<b>Capital Improvement Fund</b>	<b>Debt Service Fund</b>	<b>Total Governmental Funds</b>
<b>REVENUES</b>				
Real property taxes	\$ 50,922,338	\$ -	\$ -	\$ 50,922,338
Motor vehicle fees	2,902,989	-	-	2,902,989
Impact fees	1,942,830	-	-	1,942,830
Lease revenue	-	-	2,585,549	2,585,549
Investment earnings	423,294	-	4,110	427,404
Other income	115,002	-	-	115,002
Total Revenues	56,306,453	-	2,589,659	58,896,112
<b>EXPENDITURES</b>				
Current				
Operations	53,100,002	-	-	53,100,002
General and administrative	559,355	-	-	559,355
Capital outlay	177,498	-	-	177,498
Debt service				
Principal	-	-	1,550,000	1,550,000
Interest	458,729	-	1,039,750	1,498,479
Debt issuance cost and fees	18,000	-	-	18,000
Total Expenditures	54,313,584	-	2,589,750	56,903,334
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,992,869	-	(91)	1,992,778
<b>OTHER FINANCING SOURCES</b>				
Principal payments received from related party	112,097	-	-	112,097
Total other financing sources	112,097	-	-	112,097
Net change in fund balances	2,104,966	-	(91)	2,104,875
Fund balances at beginning of year	10,118,054	759	340	10,119,153
Fund balances at end of year	\$ 12,223,020	\$ 759	\$ 249	\$ 12,224,028

*The accompanying notes are an integral part of the financial statements.*

**UNIFIED FIRE SERVICE AREA****BASIC FINANCIAL STATEMENTS****RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF  
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES****Year ended December 31, 2019**

Total Net Change in Fund Balances - Governmental Funds \$ 2,104,875

Amounts reported for governmental activities in the Statement of

Activities are different because:

Capital outlays are reported as expenditures in governmental funds.

However, in the Statement of Activities, the cost of capital assets is allocated over their estimated useful lives as depreciation expense.

In the current year, these amounts were as follows:

Disposition of capital assets	\$ (4,707)	
Depreciation expense	(1,186,173)	
Capital outlay	<u>177,498</u>	
		(1,013,382)

Principal payments received on long-term related party note receivable (112,097)

The issuance of long-term debt provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Costs associated with the issuance of long-term debt are reported as expenditures in the governmental funds, but deferred and amortized throughout the period during which the related debt is outstanding. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.

Repayment of long-term debt 1,550,000

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. These activities consist of the

Amortization of refunding bond premium	\$ 80,589	
Amortization of loss on bond refunding	63,152	
Accrued interest on long-term debt	<u>10,577</u>	
		<u>154,318</u>

Change in Net Position of Governmental Activities \$ 2,683,715

*The accompanying notes are an integral part of the financial statements.*

## NOTES TO BASIC FINANCIAL STATEMENTS

Year ended December 31, 2019

## NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Salt Lake Valley Fire Service Area (SLVFSA) was created effective in 2004 to manage and provide fire protection services. The fire service area was created to provide fire protection and emergency medical services to the unincorporated areas of Salt Lake County. Effective January 1, 2008, SLVFSA assessed and recorded its own property taxes apart from Salt Lake County. Also beginning January 1, 2008, Unified Fire Authority (UFA) assumed management and administrative support for SLVFSA. Prior to these two changes, Salt Lake County reported SLVFSA as a blended component unit of its primary government. Midvale City and Eagle Mountain City joined SLVFSA to provide fire protection and emergency medical services to its citizens in July 2011 and January 2013, respectively. In March 2013, the Board approved changing SLVFSA's entity name to Unified Fire Service Area. The City of Taylorsville joined UFSA in January 1, 2014. UFSA is a separate legal entity, with a fourteen member board of elected officials, three of which represent unincorporated areas of Salt Lake County and eleven of which represent the cities of Eagle Mountain, Herriman, Midvale, Millcreek, Riverton, and Taylorsville, as well as metro townships of Copperton, Emigration Canyon, Kearns, Magna, and White City. The Town of Brighton incorporated and joined UFSA on January 1, 2020.

Blended Component Unit

The Local Building Authority of the Salt Lake Valley Fire Service Area (LBA) was created in 2008. In March 2013, the Board approved changing the LBA's entity name to the Local Building Authority of the Unified Fire Service Area. The LBA is governed by the Board of UFSA. Although it is legally separate from UFSA, it is reported as if it were part of the primary government. The LBA was created solely for the benefit of UFSA with a purpose to acquire, improve, construct, and finance capital facilities within the fire service area. The LBA currently has one capital projects fund and one debt service fund.

Government-Wide and Fund Financial Statements

*Government-wide financial statements* (the statement of net position and the statement of activities) report information on all of the activities of UFSA. The effect of interfund activity has been removed from these statements. The statement of activities demonstrates the degree to which the direct expenses of a given program are offset by program revenues. Direct expenses are those which are clearly identifiable with a specific program. Program revenues include: (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given program, and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Other items not properly included among program revenues are reported as general revenues.

*Fund financial statements* present each major individual fund as a separate column. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. UFSA segregates transactions related to certain functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Property taxes and interest associated with the current period are all considered to be susceptible to accrual and so have been recognized as revenues of the current period. Property taxes are recognized as revenues in the year for which they are levied.

## NOTES TO BASIC FINANCIAL STATEMENTS

Year ended December 31, 2019

## NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Governmental funds are those through which most of the governmental functions typically are financed. Governmental fund reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets, deferred outflows of resources, and liabilities is reported as fund balance. UFSA has presented the following major governmental funds:

- General Fund— the general fund is the main operating fund of UFSA, used for all financial resources not accounted for in other funds. All general revenues and other receipts that are not restricted by law or contractual agreement to some other fund are accounted for in this fund. General operating expenditures, fixed charges, and capital improvement costs that are not paid through other funds are paid from the General Fund.
- Capital Improvements Fund— a capital projects fund used to account for funds received and expended for the acquisition and construction of capital equipment and facilities throughout UFSA's jurisdiction.
- Debt Service Fund— the LBA's debt service fund is used to account for the accumulation of resources for and the payment of long-term debt principal, interest, and related costs.

Cash Equivalents

Cash equivalents are highly liquid investments with maturities of three months or less when purchased.

Capital Assets

Capital assets are reported in the government-wide financial statements. Capital assets are defined by UFSA as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. If purchased, such assets are recorded at historical cost. Assets are recorded at fair value at the date of gift, if donated. Assets transferred from other governmental entities are recorded at the net book value removed from the conveying government's books.

Major additions are capitalized while maintenance and repairs, which do not improve or extend the life of the respective assets, are charged to expense. No depreciation is recognized on construction in progress until the asset is placed in service. UFSA does not possess any infrastructure.

Depreciation is computed using the straight-line method over the estimated useful lives of the assets as follows:

Building and improvements	5 – 40 years
Land improvements	2 – 31 years
Machinery and equipment	5 – 15 years

Restricted Assets

Certain proceeds of UFSA's 2016 lease revenue bonds, as well as certain resources set aside for their repayment, are maintained in separate bank accounts and are classified as restricted assets because their use is limited by bond covenants. The "reserve fund" accounts, with a balance of \$1,008 at December 31, 2019, are used to report resources set aside for the payment of principal and interest on the lease revenue bonds.

## NOTES TO BASIC FINANCIAL STATEMENTS

Year ended December 31, 2019

## NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Expenditure Recognition

In governmental funds, expenditures are generally recorded when the related liability is incurred. However, debt service expenditures, as well as expenditures related to claims and judgments, are recorded only when payment is due. Capital asset acquisitions are reported as expenditures, and proceeds of long-term debt and acquisitions under capital leases are reported as other financing sources. When an expenditure is incurred for purposes for which both restricted and unrestricted resources are available, UFSA generally uses restricted resources first, then unrestricted resources.

Revenues — Exchange and Non-Exchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year.

Nonexchange transactions, in which UFSA receives value without directly giving value in return, include grants and donations. On the accrual basis, revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include: timing requirements, which specify the year when the resources are required to be used or the fiscal year when use is first permitted; matching requirements, in which UFSA must provide local resources to be used for a specific purpose; and expenditure requirements, in which the resources are provided to UFSA on a reimbursement basis. On a modified accrual basis, revenue from nonexchange transactions must be available before it can be recognized.

Net Position/Fund Balances

The difference between assets and deferred outflows of resources and liabilities is reported as net position on the government-wide financial statements and fund balance on the governmental fund statements. UFSA's net position is classified as follows:

- Invested in capital assets, net of related debt— This component of net position consists of UFSA's total investment in capital assets, net of accumulated depreciation, reduced by the outstanding debt obligations related to those assets. To the extent debt has been incurred, but not yet expended for capital assets, such amounts are not included as a component of invested in capital assets, net of related debt.
- Restricted for capital projects— This component of net position consists of net position related to funds held in escrow that are restricted for the completion of capital projects.
- Unrestricted— This component of net position consists of items of net position that do not meet the definition of "restricted" or "invested in capital assets, net of related debt".

In the governmental fund statements, fund balances are classified as nonspendable, restricted, committed, assigned, or unassigned. Restricted represents those portions of fund balance where constraints placed on the resources are either externally imposed or imposed by law through constitutional provisions or enabling legislation. Committed fund balance represents amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the UFSA Board, such as an appropriation. Assigned fund balance is constrained by the Board's intent to be used for specific purposes, by directive of the Board. When an expenditure is incurred for purposes which restricted, committed, assigned and unassigned resources are available, UFSA generally uses restricted resources first, followed by committed and assigned resources before unassigned resources are used.

## NOTES TO BASIC FINANCIAL STATEMENTS

Year ended December 31, 2019

## NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Use of Estimates in the Preparation of Financial Statements

The preparation of financial statements in conformity with U.S. generally accepted accounting principles (GAAP) 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 the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Risk Management

UFSA is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets, errors and omissions, and natural disasters for which it carries commercial insurance. There were no significant reductions in coverage from prior year, and settlement claims resulting from these risks have not exceeded commercial insurance coverage.

## NOTE 2 - CASH, CASH EQUIVALENTS AND INVESTMENTS

Cash, cash equivalents, and investments consisted of the following at December 31, 2019:

## Cash and cash equivalents:

Cash - net of outstanding checks	\$ 599,643
Public Treasurer's Investment Fund (PTIF)	9,806,078
Total unrestricted cash and cash equivalents	10,405,721
Cash and cash equivalents held by fiscal agent (invested in PTIF)	1,008
Total cash, cash equivalents, and investments	<u>\$ 10,406,729</u>

The State of Utah Money Management Council has the responsibility to advise the State Treasurer about investment policies, promote measures and rules that will assist in strengthening the banking and credit structure of the State, and review the rules adopted under the authority of the Utah Money Management Act that relate to the deposit and investment of public funds.

UFSA follows the requirements of the Utah Money Management Act in handling its depository and investment transactions. The Act requires depositing of UFSA's funds in a qualified depository. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of the Federal Government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

Deposits

*Custodial credit risk* for deposits is the risk that, in the event of a bank failure, the local government's deposits may not be recovered. UFSA's deposits are insured up to \$250,000 per institution by the Federal Depositary Insurance Corporation (FDIC). Deposits above \$250,000 are exposed to credit risk. As of December 31, 2019, UFSA's depository bank balance was \$599,708, of which \$349,708 is uninsured. Utah State Law does not require deposits to be insured or collateralized. UFSA does not have a formal deposit policy for custodial credit risk. To date, we have not experienced uninsured losses, and we believe the risk of future loss is negligible.

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

## NOTES TO BASIC FINANCIAL STATEMENTS

Year ended December 31, 2019

## NOTE 2 - CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

Investments

These statutes authorize UFSA to invest in negotiable or nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as "first tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investors Services or Standard & Poor's; bankers' acceptances; obligations of the United States Treasury including bills, notes, and bonds; bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rated "A" or higher, or the equivalent of "A" or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in the Money Management Act; and the Utah State Public Treasurers' Investment Fund (PTIF).

The Utah State Treasurer's Office operates the PTIF and is available for investment of funds administered by any Utah public treasurer. The PTIF is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act. The Act established the Money Management Council which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments. The PTIF operates and reports to participants on an amortized cost basis. The participant's balance is their investment deposited in the PTIF plus their share of income, gains, and losses net of administration fees which is allocated to each participant on the ratio of each participant's share to the total funds in the PTIF. The participant's monthly investment amount is based upon their average daily balance.

At June 30 and December 31 each year, the fair value of the investments is determined to enable participants (public entities having those year ends) to adjust their investments in the pool. As of December 31, 2019, UFSA had \$9,806,078 invested in PTIF. Additionally, \$1,008 held by a fiscal agent was invested in PTIF at December 31, 2019. The entire balance had a maturity of less than one year. The PTIF pool has not been rated. The PTIF is reported as a fiduciary fund by the State of Utah in its Comprehensive Annual Financial Report. A copy of the report may be obtained online at <https://treasurer.utah.gov/investor-information/comprehensive-annual-financial-report-cafr>.

Fair Value of Investments

UFSA measures and records its investments using fair value measurement guidelines established by GAAP. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Quoted prices for identical investments in active markets;
- Level 2: Observable inputs other than quoted market prices; and,
- Level 3: Unobservable inputs

At December 31, 2019, UFSA had the following cash and investments:

	Carrying Value	Fair Value Factor	Fair Value	Credit Rating	Weighted Average Maturity
Cash on deposit:					
Cash on deposit	\$ 599,643	1.000000	\$ 599,643	N/A	N/A
Utah State Treasurer's investment pool accounts	9,807,086	1.004153	9,847,813	N/A	N/A
Total cash on deposit	<u>\$ 10,406,729</u>		<u>\$ 10,447,456</u>		

The fair value measurement of UFSA's PTIF investments is considered Level 2.

## NOTES TO BASIC FINANCIAL STATEMENTS

Year ended December 31, 2019

## NOTE 2 - CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

*Interest Rate Risk* is the risk that changes in interest rates will adversely affect the fair value of an investment. UFSA manages its exposure to declines in fair value by investment mainly in the PTIF and by adhering to the Money Management Act. The Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. UFSA's investment policy limits the term of investments to a maximum maturity that shall not exceed five years in order to manage its exposure to fair value losses arising from increasing interest rates. The investment policy also specifies that UFSA's investment portfolio will remain sufficiently liquid to enable UFSA to meet all operating requirements which might be reasonably anticipated.

*Custodial Credit Risk* for investments is the risk that, in the event of a failure of the counterparty, UFSA will not be able to recover the value of the investment or collateral securities that are in possession of an outside party. UFSA's policy for limiting the credit risk of investments is to comply with the Money Management Act, as previously discussed. All of UFSA's investments at December 31, 2019 were with the PTIF and therefore are unrated and are not categorized as to custodial credit risk.

*Concentration of credit risk* is the risk of loss attributed to the magnitude of a government's investment in a single issuer. UFSA's policy for reducing this risk of loss is to comply with the Rules of the Money Management Council, as applicable. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5-10% depending upon the total dollar amount held in the portfolio.

## NOTE 3 - PROPERTY TAXES

Property taxes attach an enforceable lien on property as of January 1 in the year in which due and are assessed in July through billing to the property owner. All unpaid taxes are due and become delinquent on November 30. Property tax revenues are recognized by UFSA when they are collected. Property taxes are billed and collected by Salt Lake County and Utah County on behalf of UFSA and remitted monthly. Property taxes received by UFSA within 60 days after year end are recorded as revenue as of year-end. The 2019 Certified Tax Rate for UFSA is .001858 (.001836 for general operations and .000022 for discharge of judgement).

In addition to various taxes UFSA levies for its own purposes, it levies taxes for other governments; those taxes are forwarded to those other governments as the taxes are collected. Taxes levied in 2019 for other governments are recorded as revenue with an equivalent amount of expenditure totaling \$1,500,330. Incremental taxes forwarded during 2019 to various redevelopment agencies within the service area for the purposes of financing urban renewal, economic development, and community development projects by earmarking property tax revenue from increases in assessed values within the project areas are as follows:

Project	Taxes Abated During Year	
	Percentage	Amount
West Millcreek	80%	\$ 115,643
Magna Main Street	80%	71,834
Magna Arbor Park	90%	44,672
Bingham Junction	80%	961,467
Bennion Point	75%	122,789
Anthem Town Center	75%	54,196
5400 S Bangerter Highway	75%	27,407
6200 S Redwood Road	75%	40,618
Herriman Towne Center Community Development	80%	446,761
Herriman Business Center Community Development	75%	122,224
		<u>\$ 2,007,611</u>

**UNIFIED FIRE SERVICE AREA****BASIC FINANCIAL STATEMENTS****NOTES TO BASIC FINANCIAL STATEMENTS**

Year ended December 31, 2019

**NOTE 4 - CAPITAL ASSETS**

The changes in capital assets for the year ended December 31, 2019 are as follows:

	<b>January 1, 2019</b>	<b>Additions/ Transfers In</b>	<b>Disposals/ Transfers Out</b>	<b>December 31, 2019</b>
Capital assets not being depreciated:				
Construction in progress	\$ 4,707	\$ -	\$ (4,707)	\$ -
Land	10,114,030	-	-	10,114,030
Total capital assets not being depreciated	10,118,737	-	(4,707)	10,114,030
Capital assets being depreciated:				
Building and improvements	41,414,596	-	-	41,414,596
Land improvements	998,927	25,540	-	1,024,467
Machinery and equipment	351,402	151,958	-	503,360
Total capital assets being depreciated	42,764,925	177,498	-	42,942,423
Less accumulated depreciation for:				
Building and improvements	(7,984,198)	(1,096,461)		(9,080,659)
Land improvements	(403,110)	(59,864)		(462,974)
Machinery and equipment	(164,766)	(29,848)		(194,614)
Total accumulated depreciation	(8,552,074)	(1,186,173)	-	(9,738,247)
Total capital assets being depreciated, net	34,212,851	(1,008,675)	-	33,204,176
Total capital assets, net	\$44,331,588	\$ (1,008,675)	\$ (4,707)	\$ 43,318,206

Depreciation charged for governmental activities for the year ended December 31, 2019, was \$1,186,173.

**NOTE 5 - SHORT-TERM DEBT**

In March 2019, UFSA issued Tax and Revenue Anticipation Notes, Series 2019 (TRAN), in the amount of \$25 million at a 2.27% interest rate for a short-term basis until tax revenue was received. Issuance costs related to the TRAN were \$18,000. Principal and interest totaling \$25,877,967 were paid on December 27, 2019.

**NOTE 6 - LONG-TERM DEBT**

	<b>Beginning</b>	<b>Increases</b>	<b>(Decreases)</b>	<b>Ending</b>
Local Building Authority Lease Revenue and Refunding Bonds, series 2016 (issued June 2016)	\$32,150,000	\$ -	\$ (1,550,000)	\$ 30,600,000
Local Building Authority Lease Revenue and Refunding Bonds, series 2016 premium (issued June 2016)	2,417,667	-	(148,780)	2,268,887

## NOTES TO BASIC FINANCIAL STATEMENTS

Year ended December 31, 2019

## NOTE 6 - LONG-TERM DEBT (CONTINUED)

Local Building Authority Lease Revenue and Refunding bonds, series 2016A, were issued on June 14, 2016, in the amount of \$32,375,000 to refund the 2008 LBA Lease Revenue Bonds originally issued in the aggregate principal amount of \$32,950,000. The new bonds bear interest from 2.00% to 4.00% and are due in annual installments ranging from \$1,282,500 to \$2,595,500 through April 1, 2035. These bonds are not considered general obligation bonds of UFSA but are special obligations payable from the lease revenues derived from the assets acquired or constructed with bond proceeds. The new issue provided \$6,000,000 in additional funding to build a fire station in Taylorsville City. The bond refunding reduces debt service payments by \$7,032,548 through 2033.

The following is a schedule of future maturities on lease revenue and refunding bonds in the LBA as of December 31, 2019:

Maturity Date	Total	Principal	Interest	Interest
				Rates
2020	\$ 2,583,500	\$ 1,575,000	\$ 1,008,500	2.00%
2021	2,576,750	1,600,000	976,750	2.00%
2022	2,577,750	1,650,000	927,750	4.00%
2023	2,585,250	1,725,000	860,250	4.00%
2024	2,589,750	1,800,000	789,750	4.00%
2025	2,591,250	1,875,000	716,250	4.00%
2026	2,589,750	1,950,000	639,750	4.00%
2027	2,595,375	2,025,000	570,375	3.00%
2028	2,583,875	2,075,000	508,875	3.00%
2029	2,595,500	2,150,000	445,500	3.00%
2030	2,580,250	2,200,000	380,250	3.00%
2031	2,588,125	2,275,000	313,125	3.00%
2032	2,582,000	2,350,000	232,000	4.00%
2033	2,586,000	2,450,000	136,000	4.00%
2034	1,490,625	1,425,000	65,625	3.00%
2035	1,497,125	1,475,000	22,125	3.00%
	<u>\$ 39,192,875</u>	<u>\$ 30,600,000</u>	<u>\$ 8,592,875</u>	

## NOTE 7 - INTERFUND ACTIVITY

During the course of operations, UFSA has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities are eliminated.

Debt service on the LBA Lease Revenue Bonds, series 2016, is payable from lease payments by UFSA to the LBA for the use of fire stations. During 2019, lease payments of \$2,585,549 were paid by the General fund to the LBA's Debt Service fund. Future lease payments will be equal to the required debt service payments. Assets recorded under this operating lease are land, buildings, and equipment having original cost of \$30,130,314 with \$4,539,663 of accumulated depreciation.

## NOTES TO BASIC FINANCIAL STATEMENTS

Year ended December 31, 2019

## NOTE 8 - RELATED PARTY TRANSACTIONS

UFSA has been a member of UFA since its inception in July 2004. Beginning in January 2008, UFA assumed management of UFSA from Salt Lake County. UFSA paid member fees of \$47,578,841 to UFA during 2019. UFA provides fire protection service and staffing, equipment, and station maintenance for the fees it receives from UFSA. UFSA paid management fees to UFA for its services totaling \$294,647 for the year ended December 31, 2019.

In February 2012, UFSA entered into an interlocal agreement with UFA to finance the purchase of a warehouse in West Jordan, Utah. In March 2012, UFSA loaned \$2.5 million to UFA for purchase of the building. The agreement requires UFA to pay 228 monthly payments of \$15,672 beginning 30 days following the termination of its current warehouse lease. Prior to the commencement of payments, UFA paid interest monthly at the Utah PTIF rate. Upon commencement of payments, the agreement bears 4% interest. UFA paid \$112,097 in principal and \$75,964 in interest to UFSA in 2019. The following is a schedule by years of future minimum payments required under the agreement as of December 31, 2019:

2020	\$ 116,664
2021	121,417
2022	126,363
2023	131,512
2024	136,870
2025-2029	772,678
2030-2032	432,517
	<u>\$ 1,838,021</u>

## NOTE 9 - SUBSEQUENT EVENTS

Management has made an evaluation for subsequent events for occurrence of events that require adjustments to, or disclosure in, the financial statements through the date the financial statements were available to be issued, and none were identified except as disclosed below.

UFSA issued a Tax and Revenue Anticipation Note of \$25 million in March 2020.

In February 2020, Riverton City stated its intention to terminate its participation in Unified Fire Service Area as of January 2021. In April 2020, the Town of Alta voted to join UFSA effective January 2021.

In December 2019, a novel strain of coronavirus (COVID-19) surfaced. The spread of COVID-19 around the world in the first quarter of 2020 has caused significant volatility in U.S. and international markets. There is significant uncertainty around the breadth and duration of business disruptions related to COVID-19, as well as its impact on the U.S. and international economies and, as such, UFSA is unable to determine if it will have a material impact to its operations.

## NOTE 10 - COMMITMENTS AND CONTINGENCIES

As of December 31, 2019, UFSA did not have any pending litigation or potential nondisclosed liabilities.

## **REQUIRED SUPPLEMENTARY INFORMATION**

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**BUDGETARY COMPARISON SCHEDULE — GENERAL FUND**  
**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

**UNIFIED FIRE SERVICE AREA****REQUIRED SUPPLEMENTARY INFORMATION****BUDGETARY COMPARISON SCHEDULE****GENERAL FUND**

Year ended December 31, 2019

	<b>Budgeted Amounts</b>		<b>Actual</b>	<b>Variance</b>
	<b>Original</b>	<b>Final</b>	<b>Amounts</b>	<b>with Final Budget</b>
<b>REVENUES</b>				
Real property taxes	\$ 50,190,074	\$ 50,545,582	\$ 50,922,338	\$ 376,756
Motor vehicle fees	2,620,000	2,700,000	2,902,989	202,989
Impact fees	1,800,000	1,800,000	1,942,830	142,830
Interest income	275,000	350,000	423,294	73,294
Other income	-	115,000	115,002	2
Total Revenues	<u>54,885,074</u>	<u>55,510,582</u>	<u>56,306,453</u>	<u>795,871</u>
<b>EXPENDITURES</b>				
Current				
Operations	52,682,234	53,268,896	53,100,002	168,894
General and administrative	834,347	830,847	559,355	271,492
Capital outlay	401,870	480,982	177,498	303,484
Debt service				
Interest	500,000	500,000	458,729	41,271
Debt issuance costs and fees	40,000	40,000	18,000	22,000
Total Expenditures	<u>54,458,451</u>	<u>55,120,725</u>	<u>54,313,584</u>	<u>807,141</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	426,623	389,857	1,992,869	1,603,012
<b>OTHER FINANCING SOURCES</b>				
Loan payments from related party	112,097	112,097	112,097	-
Total other financing sources	<u>112,097</u>	<u>112,097</u>	<u>112,097</u>	<u>-</u>
Net change in fund balance	538,720	501,954	2,104,966	<u>\$ 1,603,012</u>
Fund balance at beginning of year	<u>10,118,054</u>	<u>10,118,054</u>	<u>10,118,054</u>	
Fund balance at end of year	<u>\$ 10,656,774</u>	<u>\$ 10,620,008</u>	<u>\$ 12,223,020</u>	

## NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

December 31, 2019

## NOTE 1 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

Unified Fire Service Area (UFSA) adopts an “appropriated budget” for all of its funds. UFSA is required to present the adopted and final amended budgeted revenue and expenditures for each of these funds.

The following procedures are followed in establishing the budgetary data reflected in the financial statements:

- By the first regularly scheduled Board meeting in November, UFSA prepares a tentative budget for the next succeeding fiscal year beginning January 1. The operating budget includes proposed expenditures and the means of financing them.
- The UFSA budget for any calendar year must be adopted by Board Resolution, following a public hearing, before the end of December of the prior calendar year, subject to later amendment as provided by law. The budget includes anticipated property tax revenue to be received during the budget year, which serves as the basis for determining the property tax levy to be set by the Board of Trustees, subject to applicable statutory limitations. Subject to possible “truth in taxation” statutory procedures that are required if the Board determines to exceed the certified tax rate, the Board generally will establish the property tax levy by June 22 of the current tax year.
- Once a budget is approved, it can only be amended at the function and fund level by approval of a majority of the members of the Board. Amendments are presented to the Board at its regular meetings. Each amendment must have Board approval. As required by law, such amendments are made before the fact, as reflected in the official minutes of the Board, and are not made after fiscal year end.
- Each budget is prepared and controlled by the budget officer at the revenue and expenditure function/object level. Budgeted amounts are as amended by the Board of Trustees.
- The budgets for all funds must be filed with the Utah State Auditor within 30 days of adoption.

Budgets are prepared on a modified accrual basis of accounting according to GAAP for governmental funds.

## OTHER SUPPLEMENTARY INFORMATION

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BUDGETARY COMPARISON SCHEDULES  
SUPPLEMENTAL REPORTS

**UNIFIED FIRE SERVICE AREA****OTHER SUPPLEMENTARY INFORMATION****BUDGETARY COMPARISON SCHEDULES**

Year ended December 31, 2019

**LOCAL BUILDING AUTHORITY — DEBT SERVICE FUND**

	<b>Budgeted Amounts</b>		<b>Actual</b>	<b>Variance</b>
	<b>Original</b>	<b>Final</b>	<b>Amounts</b>	<b>with Final Budget</b>
<b>REVENUES</b>				
Rent income	\$ 2,589,750	\$ 2,589,750	\$ 2,585,549	\$ (4,201)
Interest income	-	-	4,110	4,110
Total Revenues	<u>2,589,750</u>	<u>2,589,750</u>	<u>2,589,659</u>	<u>(91)</u>
<b>EXPENDITURES</b>				
Current				
General and administrative	-	-	-	-
Debt service				
Principal	1,550,000	1,550,000	1,550,000	-
Interest	1,039,750	1,039,750	1,039,750	-
Total Expenditures	<u>2,589,750</u>	<u>2,589,750</u>	<u>2,589,750</u>	<u>-</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>-</u>	<u>-</u>	<u>(91)</u>	<u>(91)</u>
Net change in fund balance	<u>-</u>	<u>-</u>	<u>(91)</u>	<u>\$ (91)</u>
Fund balance at beginning of year	<u>340</u>	<u>340</u>	<u>340</u>	
Fund balance at end of year	<u>\$ 340</u>	<u>\$ 340</u>	<u>\$ 249</u>	

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

Board of Directors  
Unified Fire Service Area  
Salt Lake City, Utah

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Unified Fire Service Area (UFSA) as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise UFSA's basic financial statements as listed in the table of contents, and have issued our report thereon dated June 22, 2020.

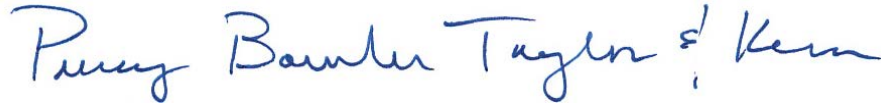
**Internal Control over Financial Reporting.** In planning and performing our audit of the basic financial statements, we considered UFSA's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the basic financial statements, but not for the purpose of expressing an opinion on the effectiveness of UFSA's internal control. Accordingly, we do not express an opinion on the effectiveness of UFSA's internal control.

A *deficiency* in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of UFSA's basic financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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

**Purpose of this Report.** The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of UFSA's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering UFSA internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in blue ink that reads "Percy Bowler Taylor & Kern". The signature is written in a cursive, flowing style.

Salt Lake City, Utah  
June 22, 2020

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE AND  
REPORT ON INTERNAL CONTROL OVER COMPLIANCE  
AS REQUIRED BY THE *STATE COMPLIANCE AUDIT GUIDE***

Board of Directors  
Unified Fire Service Area  
Salt Lake City, Utah

**Report on Compliance**

We have audited Unified Fire Service Area's (UFSA) compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the State Auditor, that could have a direct and material effect on UFSA for the year ended December 31, 2019.

State compliance requirements were tested for the year ended December 31, 2019 in the following areas:

Budgetary Compliance  
Fund Balance  
Open and Public Meetings Act  
Public Treasurer's Bond  
Cash Management

***Management's Responsibility***

Management is responsible for compliance with the state requirements referred to above.

***Auditor's Responsibility***

Our responsibility is to express an opinion on UFSA's compliance based on our audit of the state compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the *State Compliance Audit Guide*. Those standards and the *State Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the state compliance requirements referred to above that could have a direct and material effect on a state compliance requirement occurred. An audit includes examining, on a test basis, evidence about UFSA's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each state compliance requirement referred to above. However, our audit does not provide a legal determination of UFSA's compliance with those requirements.

***Opinion on Compliance***

In our opinion, Unified Fire Service Area complied, in all material respects, with the state compliance requirements referred to above for the year ended December 31, 2019.

## Report On Internal Control Over Compliance

Management of UFSA is responsible for establishing and maintaining effective internal control over compliance with the state compliance requirements referred to above. In planning and performing our audit of compliance, we considered UFSA's internal control over compliance with the state compliance requirements referred to above to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance with those state compliance requirements and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of UFSA's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent or to detect and correct noncompliance with a state compliance requirement on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a state compliance requirement will not be prevented or detected and corrected on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the *State Compliance Audit Guide*. Accordingly, this report is not suitable for any other purpose.



Salt Lake City, Utah  
June 22, 2020