



Park City Municipal  
Corporation, Utah

# Annual Comprehensive Financial Report

Fiscal Year Ended  
June 30, 2025





# **PARK CITY MUNICIPAL CORPORATION, UTAH**



## **ANNUAL COMPREHENSIVE FINANCIAL REPORT**

**(Including Internal Control and Compliance Reports  
and Supplementary Information)  
for fiscal year ended June 30, 2025**

**Prepared by:**

**Finance Department**

Mindy Finlinson, CPA, Finance Director

Parker Dougherty, City Treasurer

Kim Atkinson, Accountant



**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**ANNUAL COMPREHENSIVE FINANCIAL REPORT**  
**June 30, 2025**

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# INTRODUCTORY SECTION



December 17, 2025

To the Honorable Mayor, City Council, and Park City community:

Utah State law requires that every general-purpose local government publish, within six months of the close of each fiscal year, a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. In conformance with that requirement, we issue the Annual Comprehensive Financial Report (ACFR) of Park City Municipal Corporation for the fiscal year ended June 30, 2025.

This ACFR has been prepared by the City's Finance Department. The City's management is responsible for the accuracy of the report, as well as the completeness and fairness of the presentation, including all disclosures. To the best of our knowledge and belief, the report is complete and accurate in all material respects. In order to provide a reasonable basis for making these representations, management of the City has established an internal control framework designed to ensure the assets of the government are protected from loss, theft or misuse, and to ensure adequate accounting data is compiled to allow for the preparation of financial statements in conformity with GAAP. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: 1) the cost of the control should not exceed the benefits likely to be derived, and 2) the valuation of costs and benefits requires estimates and judgments by management. As a recipient of federal, state, and local financial assistance, the City is also responsible for ensuring that an adequate internal control structure is in place to ensure and document compliance with applicable laws and regulations related to the appropriate programs. This internal control structure is subject to periodic evaluation by management.

HBME, LLC, a firm of licensed certified public accountants, has audited the City's financial statements. The goal of the independent audit is to provide reasonable assurance that the financial statements of the City for the fiscal year ended June 30, 2025, represent an accurate portrayal of the City's financial position in all material respects. 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.

- ***HBME, LLC concluded, based upon the audit, that there is reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended June 30, 2025, were fairly presented in conformity with GAAP.***

GAAP requires 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 can be found immediately following the Independent Auditor's Report.

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Phone (435) 615-5221 • Fax (435) 615-4917



## **Profile of Park City Municipal Corporation, Utah**

Park City Municipal Corporation (City) was chartered March 15, 1884, under the provisions of the Utah Territorial Government and is in Summit County in the northeast part of Utah, which is one of the top growth areas in the state. Park City currently occupies 22 square miles and serves an estimated full-time resident population of 8,575. The City is empowered to levy a property tax on real property located within its boundaries and empowered by state statute to extend its corporate limits by annexation. The City did not annex any real property during the past year. *We acknowledge that Park City Municipal Corporation is on the traditional land and seized territory of the Eastern Shoshone and Ute people, who have stewarded this land throughout the generations.*

The City is governed by a six member council form of government. Policy-making and legislative authority are vested in the Governing Council (Council) consisting of the mayor and a five-member council, all of whom are elected at large. Council members serve four-year staggered terms. Elections are held every odd numbered year. The Governing Council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring both the City's manager and attorney. The Mayor is the administrative authority by statute; however, the City's manager has been delegated and tasked with the responsibility for carrying out the policies and ordinances of the Governing Council, for overseeing the day-to-day operations of the City, and for appointing the heads of the various departments to achieve Council objectives and goals.

The City provides a full range of public services, including police, parks, recreation, library, water, stormwater, public improvements, streets, planning and zoning, golf course, transportation and parking, licensing and permits, building inspections, affordable housing, and administrative services. This report includes the financial statements of the funds required to report on those activities, organizations and functions which are related to the City and are controlled by or financially accountable to the City Council. The Park City Municipal Building Authority, the Park City Redevelopment Agency, the Park City Housing Authority, and the Park City Water Service District are chartered under Utah law as separate governmental entities. However, this report includes the financial statements of these entities, since the City Council is the appointed board for all four agencies, they are financially accountable to the City, and management (below the level of the elected officials) of the City have operational responsibility for their activities.

The State of Utah, Summit County, Wasatch County, Park City School District, Park City Fire Protection District, Snyderville Basin Special Recreation District, Snyderville Basin Water Reclamation District, and Weber Basin Water Conservancy District are overlapping governments that provide services to City residents; however, they are separately controlled and not financially accountable to the City; therefore, they are not included in this report.

### **Budgetary Control**

The Council is required to adopt a final budget by no later than June 30 of the fiscal year. The annual budget serves as the foundation for the City's financial planning and control. The budget is prepared by fund, function (e.g., public safety), and department (e.g., police). The City Council approves all City budgets at the department level. Budgetary control is maintained at the department level where expenditures may not legally exceed appropriations. Department heads may make transfers within a department. The City Council may amend the budget by ordinance during the budget year but must hold a public hearing to increase a governmental fund's budget before it can pass the ordinance.

## Local Economy and Economic Trends

Park City is located in Summit County, Utah, in the heart of the Wasatch Mountains, 30 miles east of Salt Lake City and 40 minutes by freeway from the Salt Lake International Airport. In 1869, silver bearing quartz was discovered in the area, of what is now Park City, and a silver mining boom began. From the 1930's through the 1950's, the mining boom subsided due to the decline of silver prices, and Park City came very close to becoming a historic ghost town. During that time, the residents began to consider an alternative to mining and began developing Park City into a resort town. Today, Park City is one of the western United States premier multi-season resort communities.

Because of its location in a State with a diverse economic base, recent unemployment rates are historically low. The unemployment rate in Summit County decreased from last year's 2.8 percent to 2.7 percent in June 2025.

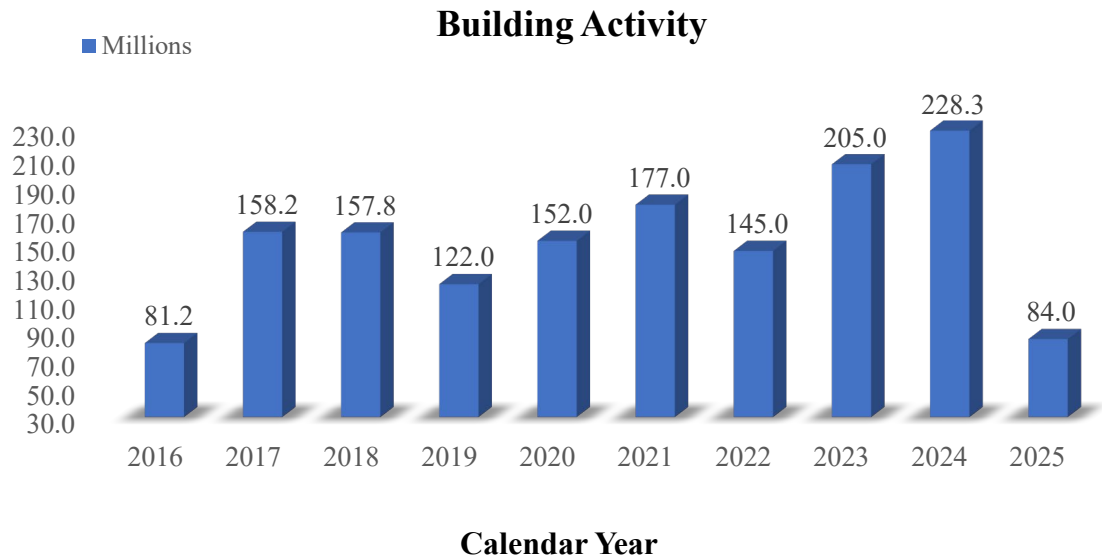
Tourism is the major industry in Park City, with skiing, lodging facilities and restaurants contributing significantly to the local economy. Park City is the home of two major ski resorts, Deer Valley Resort and Park City Mountain. A portion of the latter, formerly known as Canyons Resort, operates outside of municipal boundaries. Vail Resorts acquired the Canyons Resort in 2013 and Park City Mountain in September 2014. In July 2015, Vail linked the two resorts creating the largest skiing resort in the United States with over 7,300 acres of skiable terrain. Alterra Mountain Company acquired Deer Valley Resort in 2018. In 2023, Alterra Mountain Company and Deer Valley agreed to operate a new resort on the southeastern reaches of their boundary, Mayflower Resort. Overall, the growth and consolidation of local ski areas is unprecedented and continues to rank Park City as arguably the premier ski destination in all of North America. Deer Valley Resort and Park City Mountain also host several major international and world ski competitions such as, FIS Freestyle International Ski World Cup. Deer Valley was voted 14<sup>th</sup> and Park City Mountain 29<sup>th</sup> in *Ski Magazine's* Reader's Top 30 Ranked Ski Resorts in the West 2025. During the 2024-2025 season, Utah reported 6.5 million skier days, making it the third busiest in Utah's history with the previous record of 7.1 million skier days set in 2022-2023.

Park City's service population is significant due to the demands of the resort economy and number of secondary homeowners within Park City. The City has approximately 139 restaurants, 143 shops, 26 private art centers and a community art center. Many of Park City's restaurants are award winning and among the finest in the intermountain west. Based on fiscal year 2025 data, the Chamber of Commerce estimates that the City has a nightly rental capacity for 31,084 guests (please see Schedule 24 of the Statistical Section of this report).

The Sundance Film Festival held its 41st annual festival in Park City in January 2025. A recent study revealed that Festival drew at least 85,472 attendees to film screenings, panel discussions, and other interactive storytelling events in Park City, Salt Lake City, and at the Sundance Resort.

The Kimball Arts Center sponsored its 56<sup>th</sup> annual three-day Park City Arts Festival in August 2024. The Park City Arts Festival is Utah's oldest and the longest running arts festival. A recent study revealed that the 2024 Festival attracted an estimated 27,000 visitors, including 184 artists from across the country.

Closely connected to the tourism and ski industries in Park City is the real estate industry. During the past ten years, building activity within the City fluctuated from a low of \$81.2 million in valuation in 2016, to a high of \$228.3 million in valuation in 2024. Building activity over the last decade averaged \$151.1 million per year. In the first six months of 2025, 39.7 percent of the \$84.0 million in building activity was residential construction, with the remaining 60.3 percent consisting of commercial construction. The residential construction total valuation of approximately \$33.3 million consisted of both single and multi-family homes. The commercial construction total valuation of approximately \$50.7 million consisted of a multi-family condominium project. Easy access to Salt Lake City has intensified the role for Park City as a bedroom community to the Wasatch Front. The economy has continued to produce new construction of single-family homes, remodels, and commercial building expansion.



*\* The 2025 number is from January 2025 through June 2025 only. For activity by fiscal year, please see Schedule 26 of the Statistical Section.*

As reported by *Park City Realtors*, the real estate market in Park City continued to experience steady growth during 2025. Single-family home sales increased 21.0 percent and sales volume increased 22.0 percent. The median price of single-family homes across the City remained relatively flat at 3.9 million. Condominium sales increased 5.0 percent and sales volume increased 40.0 percent. The median price of condominiums increased 23.0 percent to \$1.9 million. One sector that saw a decline was the land market. Land sales decreased 71.0 percent and sales volume decreased 85.0 percent. The median price of land declined 28.0 percent to \$1.4 million. It should be noted that land sales went from 14 units in the previous year to 4 which accounts for the large swings mentioned.

Median household incomes within the City are significantly higher than Utah as a whole. According to US Census Bureau’s latest 5-year estimates (2019-2023), the City’s median family income was \$156,332, Summit County’s \$137,058, Utah’s \$91,750, and the National median income \$78,538.

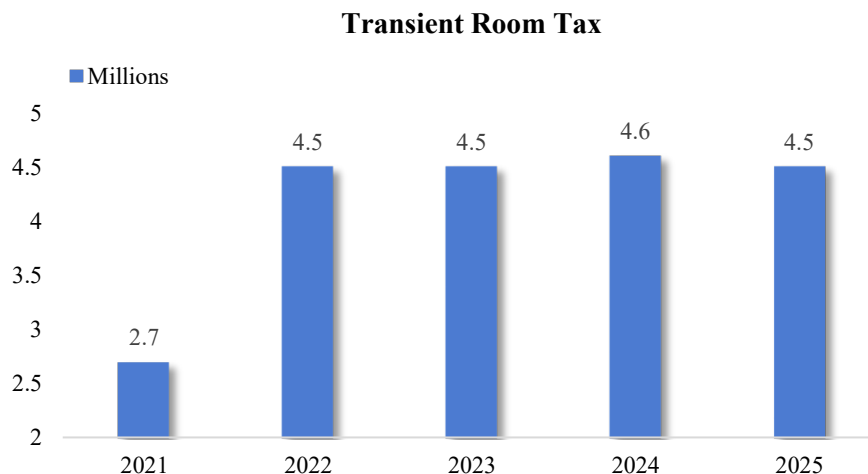
Due to our diverse and healthy local economy, Park City has maintained a strong credit rating of at least Aa2 from Moody’s Investor Service since 2011, including a recently adjusted increase to Aaa rating for general obligation bonds.

## Long-term Financial Planning

**Insurance** – The City maintains a health plan through Aetna and a dental insurance plan through Regence Blue Cross Blue Shield of Utah for its employees. Each year, the City examines its use and total insurance costs to negotiate coverage prices and premiums for the following year. In fiscal year 2025, the City renewed its contract with Aetna after a 10.8 percent premium increase. Employees kept the same low premiums as before, and there were no changes to plan designs outside of IRS requirements. The City also provides a high-deductible medical plan in addition to a traditional plan that offers both the City and its employees cost savings. The City offers a discount on premiums to employees if they participate in employee wellness programs, which require annual physicals, regular dental visits, and numerous other activities to promote a healthier lifestyle and reduce the prevalence of otherwise preventable insurance claims.

**Sales Tax** – The City depends on sales tax revenue to fund City services and fund infrastructure to support the tourism economy. Of the 9.05 percent sales tax on general purchases in Park City, the City levies a 1.0 percent local sales and use tax, a 0.25 county option sales tax, a combined 1.25 percent transit tax, 0.1 county cultural tax, and a 1.6 percent resort community tax.

**Transient Room Tax** – The City levies a 1.0 percent transient room tax and uses the revenue to fund cultural services and capital projects. For the past 5 years, the City has collected the following tax revenue:



**Property Tax** – A property tax comparison that normalized tax rates across 50 states, including the District of Columbia, ranked states by property tax rate. Utah was consistently amongst the lowest in the nation, ranking between 40 and 50. The Property Tax Act provides that all taxable property must be assessed and taxed at a uniform and equal rate on the basis of its fair market value by January 1 each year. Summit County levies, collects, and distributes property taxes for Park City and all other taxing jurisdictions within Summit County. Primary residences are taxed at 55.0 percent of the assessed value while secondary residences are taxed at 100.0 percent of assessed value. The budget for fiscal year 2025 was adopted with no property tax increase.

## Relevant Financial Policies

**Fund Balance** – Unrestricted fund balance (the total of the committed, assigned, and unassigned components of fund balance) in the general fund at year end was 33.2 percent of total general fund revenues. This amount was consistent with the policy guidelines set by the Council for budgetary and planning purposes (i.e., maintain the general fund balance at *approximately* the legal maximum of 35.0 percent). For budgetary purposes, any balance greater than 5.0 percent of the total revenues of the General Fund may be used. The General Fund balance reserve is an important factor in the City’s ability to respond to emergencies and unavoidable revenue shortfalls, and we are confident in the strength of our fund balance.

**Budgeting for Outcomes** – The City employs a Budgeting for Outcomes (BFO) process that focuses on Council priorities and objectives to determine the annual budget. BFO provides a comprehensive review of the entire organization, identifying every program offered and associated cost, evaluating the relevance of every program based upon the community’s priorities and, ultimately, guiding the Governing Council. The City is confident that the BFO process provides the tools needed to build a budget that reflects the Community’s values and needs.

The BFO process is just part of the process the City employs in the development of a responsible annual budget. The other distinctive part of the process is the utilization of cross-departmental teams to develop budget recommendations. The *Results Team* develops operating budget recommendations and the *Capital Improvement Plan Committee* creates the capital budget recommendation. These recommendations are presented to the City Manager. Next, the Finance Director; Human Resources Director; Budget Director and the City Manager hold a Budget Summit to collectively provide a comprehensive budget review and discuss any outstanding issues. The result of this collaborative process and the participation of more than 50 members of the organization is included within the City Manager’s Recommended Budget.

## Major Initiatives

**Transportation** – In 2025, Park City Transportation advanced a unified, data-driven mobility program focused on reliable, year-round service and support for the community’s small-town character amid increasing regional demand. As Park City remains home to long-standing residents who take pride in the City’s historic, small-town character, new growth is occurring across the region and Park City has only become more popular as a year-round destination. New technologies, changing demographics, and evolving travel preferences also continue to disrupt how people move around. Park City’s transportation system embraces innovative technologies and mitigation measures to provide safe, year-round transportation options that promote a connected and inclusive mountain community. Some of this innovation came in the form of a newly implemented policy allowing dogs on transit under defined safety and behavior standards, supported by onboard signage and operator training. Additional examples include:

*Long Range Transportation Planning* – The City restarted looking to the future on the SR248 corridor, a process named ReCreate 248, which evaluates different transit solutions during peak periods and connects the Quinns Junction area with reliable transit options and a locally preferred alternative targeted for early 2026. During the year, priority projects from the bike and pedestrian plan were implemented. Special emphasis crosswalks were added throughout the City during pavement revitalization projects.

*Parking and Mobility Management* – The City implemented a comprehensive wayfinding update to help drivers locate public parking more efficiently and reduce circulation on narrow streets. During the year, the City optimized the parking system through refined dynamic parking rates, residential controls, and event management strategies to balance access with broader mobility goals.

**Sustainability** – Park City became one of the first in a series of mountain communities to commit to 100 percent renewable electricity by 2030. Park City is also a founding partner of Mountain Towns 2030, a coalition of mountain towns committed to achieving ambitious carbon reduction goals by 2030. Park City hosted the first MT2030 Net Zero Summit in October 2019 and broke ground on an 80-megawatt renewable energy facility to support Park City Municipal, Park City Mountain, and Deer Valley Resort’s electricity needs. The facility came online in May of 2024.

**Affordable Housing** – The City Council is committed to making Park City a thriving mountain community through accessible housing opportunities, with the goal of adding 1,190 new housing units to the City’s affordable/attainable housing inventory by 2032. In 2023, the City broke ground on EngineHouse, the largest public-private partnership for affordable housing in Park City’s history to deliver 99 deed-restricted affordable units and 24 market-rate units on City land. Construction is estimated to be completed in December 2025. Future projects and partnerships likely include the Bonanza Park 5-Acre Site and Clark Ranch affordable housing. These two projects will provide nearly 200 new affordable units and potentially up to 40 market-rate units to help cover development costs.

**Neighborhood First Streets Program** – In April of 2023, the City Council approved the Neighborhood First Streets Program (NFSP) to replace the existing Neighborhood Traffic Management Program and enhance the effectiveness of the City’s goals of protecting neighborhoods. The NFSP is a dynamic resident-involved program managed by a committee that includes residents, City departments (Engineering, Public Works, Transportation Planning, Building, Police, and Community Engagement), and representatives from the Park City Fire District and Summit County. The goals of the NFSP include enhancing livability and safety by calming traffic speeds, improving connectivity to the City’s transportation system, involving residents and businesses in addressing local traffic issues, using clear evidence and documented processes to evaluate and implement traffic calming solutions, incorporating public safety and emergency response interests, and balancing the transportation needs of the various land uses in and around Park City neighborhoods.

**Park City General Plan** – The General Plan is the community-driven blueprint that builds upon prior planning documents and visioning to guide future development, growth, and land use policy. Updating the General Plan presents a once-in-a-decade opportunity for community members to confirm our direction and shape our future. Periodic updates confirm the vision for the future and prioritize goals and objectives for policymakers and staff to implement actions addressing community needs. The updates to the General Plan address state requirements like land use, transportation and traffic circulation, and moderate-income housing, and identify community needs and priorities to confirm what we want to preserve and protect, and to lay out how we will evolve, grow, and develop in the coming decade and beyond. The last update was undertaken in 2014, and a new General Plan process kicked off in summer of 2024. On September 25, 2025, the City Council unanimously adopted the 2025 General Plan.

## **Update on Major Projects**

**City Park Community Center** – A new single-story building at City Park that will replace the existing recreation building, built in the early 1980s, began construction in August 2025. To date, demolition, grading, footings and foundation work and all utility infrastructure has been completed. Once completed, estimated December 2026, the Park City Community Center will be a new community gathering place. The new and expanded building and programming capabilities include multipurpose spaces, classrooms, and recreational spaces, as well as new City Park restrooms and maintenance support functions. Importantly, the new building will provide more support to the City’s Summer Day Camp and expand the capacity from 90 to 150 children. The overall site redesign also includes a long-desired replacement of the 2 volleyball courts and basketball court, new parking spaces (including EV charging stalls), a new building entry plaza, outdoor patio, local trails connection, fenced-in and new playground area, and a trash/recycling enclosure

to assist our public works and building maintenance teams. The project is zero-emissions and will be an all-electric building.

**PC MARC Aquatics Projects** – In April 2025 construction on the new aquatics facilities and lap pool began. The lap pool will be an 8-lane / 25-yard facility ranging from 4 to 6 feet in depth. The new aquatics facilities replace the former lap pool which was built in 1991 and the leisure pool in 2003 and is expected to be completed in summer 2026. It will remain in its current location but shift to the northeast to better utilize the site and will increase in surface area by 42.0 percent going from 3,150 square feet to 4,465 square feet. The leisure pool will be relocated to the same area as the lap pool and will be 87.0 percent larger than the current facility going from a surface area of 2,400 square feet to 4,494 square feet. The new leisure pool will have a zero-depth entry, climbing wall, play structure, and slide ranging from 0 to 9 feet in depth. These facilities will have lower maintenance costs and increase operational efficiency.

**Bonanza 5-Acre Site Redevelopment** – Park City purchased a 5.25-acre property in 2017 to bring a centrally located property into public ownership. The envisioned redevelopment will include a local community gathering area and public-private partnerships. Funds for the purchase, development, and maintenance will be generated, in part, by overnight visitors via the 1.0 percent municipal transient room tax, and there are currently no plans for any additional taxes to be assessed on Park City residents. While future development plans for the district are being considered, the City is using the space for temporary uses such as overflow parking and construction material staging for a nearby project.

**Bus Stop Improvements** – The City designed and constructed 24 new or upgraded bus stops including 10 bus shelters. The new designs feature real time information and ski racks. Over the next two years, the City will work to identify, design, and construct 50 more bus stops. The majority of the project was supported with grant funding from Utah Department of Transportation.

**Water Projects** – With the completion of the largest project in the City's history, 3Kings Water Treatment Plant, the focus in fiscal year 2025 and in future years has shifted towards asset replacement. Most notably, in fiscal year 2025 the City replaced all water infrastructure in Main Street, the business core of Park City. Similar future projects will target assets for replacement that are failing or are deficient in some way. Capital spending in the Water Fund is reflective of the City's commitment to secure Park City's water needs and conservation through improvements to the City's water infrastructure. The Water Fund Financial Model is reviewed and updated annually to assess the long-range operating and capital needs of the system and to determine future water rate increases and bonding needs. Additionally, the City continues to improve the culinary water system with funds from the five-year Capital Improvement Plan.

## **Awards and Acknowledgements**

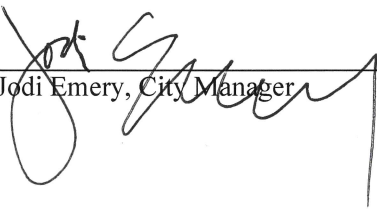
Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to Park City Municipal Corporation for its annual comprehensive financial report for the fiscal year ended June 30, 2024. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

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

Park City Municipal Corporation also received the Distinguished Budget Presentation Award from the GFOA for the City's adopted budget for the period beginning July 1, 2025. In order to qualify for the award, the City's budget document was judged proficient in several categories, including policy documentation, financial planning, and organization.

The preparation of this report on a timely basis could not have been accomplished without the efficient and dedicated services of the Finance Department. We would like to express our appreciation to HBME, LLC, certified public accountants, for their professional service and assistance. We would also like to thank the Mayor and City Council for their interest and support in planning and conducting the financial operations of the City in a responsible and transparent manner.

Respectfully submitted,

  
\_\_\_\_\_  
Jodi Emery, City Manager  
\_\_\_\_\_  
Mindy Finlinson, Finance Director



## **PARK CITY MUNICIPAL CORPORATION, UTAH**

Park City Municipal Building  
445 Marsac Avenue  
Park City, Utah 84060

### **MAYOR AND CITY COUNCIL AS OF JUNE 30, 2025**



#### **Name (left to right):**

#### **Term Expires**

##### **Councilors:**

|               |              |
|---------------|--------------|
| Bill Ciraco   | January 2028 |
| Ryan Dickey   | January 2028 |
| Ed Parigian   | January 2028 |
| Jeremy Rubell | January 2026 |
| Tana Toly     | January 2026 |

##### **Mayor:**

|            |              |
|------------|--------------|
| Nann Worel | January 2026 |
|------------|--------------|

##### **Appointed Officials:**

Jodi Emery, City Manager  
Margaret Plane, City Attorney  
Wade Carpenter, Police Chief  
John Robertson, City Engineer  
Mindy Finlinson, Finance Director  
Parker Dougherty, City Treasurer  
Michelle Kellogg, City Recorder

## PARK CITY MUNICIPAL CORPORATION, UTAH



The above organizational structure also accurately depicts the Park City Redevelopment Agency, the Park City Municipal Building Authority, the Park City Housing Authority and the Park City Water Service District structure.



Government Finance Officers Association

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Reporting

Presented to

**Park City Municipal Corporation  
Utah**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

June 30, 2024

*Christopher P. Morill*

Executive Director/CEO

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# FINANCIAL SECTION



COMMITTED. EXPERIENCED. TRUSTED.

## PARTNERS

MICHAEL L. SMITH, CPA  
JASON L. TANNER, CPA  
ROBERT D. WOOD, CPA  
AARON R. HIXSON, CPA  
TED C. GARDINER, CPA  
JEFFREY B. MILES, CPA  
JESSE S. MALMROSE, EA  
JANICE ANDERSON, EA  
TROY F. NILSON, CPA

## INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members of the City Council  
Park City Municipal Corporation, Utah

### *Report on the Financial Statements*

#### *Opinions*

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Park City Municipal Corporation, Utah (the City), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements 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 Park City Municipal Corporation, Utah, as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, certain pension information, and budgetary comparison information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in 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.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and the budgetary comparison information are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and budgetary comparison information are the responsibility of management and were derived from and relate 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 combining and individual nonmajor fund financial statements and budgetary comparison information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information Included in the Annual Report***

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 17, 2025 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

***ABMC, LLC***

December 17, 2025  
Bountiful, Utah



**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**  
**June 30, 2025**

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**INTRODUCTION**

The following narrative is presented to facilitate a better understanding of the City's financial position and results of operations for the year ended June 30, 2025. When read in conjunction with the letter of transmittal and the notes to the basic financial statements, the financial highlights, overview and analysis should assist the reader to gain a more complete knowledge of the City's financial performance.

**FINANCIAL HIGHLIGHTS**

- The City's government-wide net position (the amount by which assets and deferred outflows exceed liabilities and deferred inflows) as of June 30, 2025, was \$600,955,586. Of this amount, \$226,633,117 (unrestricted net position) is available to meet ongoing financial obligations.
- The City's government-wide net position increased by \$38,791,693. Of this amount, governmental activities increased by \$26,381,337, and business-type activities increased by \$12,410,356, a decline of 12.0 percent and an increase of 56.6 percent, respectively, when compared to last fiscal year.
- The City's governmental funds reported a combined ending fund balance of \$165,500,269, an increase of \$5.2 million (3.3 percent) compared to the beginning of this year's fund balance amount. Total governmental funds revenue increased by \$4.3 million (4.8 percent) compared to prior year, and total governmental expenditures increased \$6.3 million (7.3 percent). Impact fees, permit revenues, and affordable housing contributions were the most significant contributors to the current year increase in revenues. An increase in salaries and benefits and large capital outlays were the most significant contributors to the current year increase in expenditures.
- The General Fund is the primary operating fund of the City. The unassigned fund balance (amount available for spending) of the General Fund at June 30, 2025, totaled \$17,409,078 and is 33.2 percent of the General Fund total revenues for the year and 10.5 percent of total governmental fund balance.
- The City's enterprise funds reported a combined ending net position of \$183,521,483, an increase of \$13.0 million (7.6 percent) compared to the beginning of this year's fund balance amount. The City's enterprise funds operating revenue increased \$7.4 million (22.7 percent increase) compared to the prior year, total enterprise funds operating expenses increased \$3.5 million (7.2 percent). The largest increase in revenues is related to settlement proceeds in the Transportation Fund and rate increases to water service fees.
- The City's total bond debt had a net decrease of \$16,520,000 during fiscal year 2025. This represents a 7.5 percent decrease over the prior fiscal year and is attributable to normal reduction in principal balances from required debt service payments.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The financial section of this report includes four parts: 1) the independent auditors' report on financial statements and supplementary information; 2) this segment, management's discussion and analysis; 3) the basic financial statements; and 4) required supplementary information and supplementary information. Within the basic financial statements are two distinct types of financial statements, 1) the government-wide financial statements, and 2) the fund financial statements. The notes to the basic financial statements are also an integral part of the basic financial statements. The City's basic financial statements are presented in accordance with Governmental Accounting Standards Board Statement No. 34 (GASB 34), *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*, as amended.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued**  
**June 30, 2025**

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**Government-wide Financial Statements:** The government-wide financial statements provide a view of City finances as a whole, similar to a private-sector business. These statements include the Statement of Net Position and the Statement of Activities.

The *Statement of Net Position* includes all of the City's assets, liabilities, and deferred inflows and outflows of resources, with the difference reported as net position. Net position (and the related change in net position from year to year) is one of the most important financial measurements to enable understanding of the financial position of the City, and whether financial position improves or deteriorates each year. To assess the overall health of the City, additional non-financial factors such as changes in the property tax base, the condition of the City's infrastructure, etc. should be considered.

The *Statement of Activities* shows how the City's net position changed as a result of its operations during the most recent fiscal year. To understand the basis of how these numbers are determined, it is important to note that changes in net position are reported whenever an event occurs that requires a revenue or expense to be recognized, regardless of when the related cash is received or disbursed (the accrual basis of accounting). For example, most revenues are reported when the revenues are legally due, even though they may not be collected for some time after that date; and an obligation to pay a supplier is reported as an expense when the goods or services are received, even though the bill may not be paid until sometime later.

There are two distinct types of activities reflected in the government-wide statements: 1) governmental activities; and 2) business-type activities. Governmental activities are those supported primarily by taxes and intergovernmental revenues, while business-type activities are those in which all costs (or at least a significant portion of costs) are intended to be recovered through user fees and charges. The governmental activities for the City include General Government (Council and Mayor, City Manager, City Attorney, Human Resources, Budget Debt and Grants, Finance, Technical Services, Economy, Community Engagement, Environmental, Special Events, Planning, Engineering, Building, and Non-departmental); Public Safety (Police and Communications Center); Public Works (Streets, Snow Removal, Parks, Building Maintenance); Library and Recreation (PC MARC and Ice). The business-type activities include Water, Stormwater, Golf Course, and Transportation and Parking. The Park City Municipal Building Authority, the Park City Redevelopment Agency, the Park City Housing Authority and the Park City Water Service District are chartered under Utah law as separate governmental entities. However, the government-wide financial statements include the financial statements of these entities, since the City Council is the appointed board for all four agencies, and these entities are financially accountable to the City.

**Fund Financial Statements:** The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund balances, revenues and expenditures, or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based on the purposes for which the funds are to be spent as well as by how the activities are to be controlled. The three broad categories of funds are: governmental funds, proprietary funds and fiduciary funds.

**Governmental Funds** – At the fund level, the focus is on changes in short-term spendable resources and the balance available to spend, rather than the long-term focus used for determining government-wide numbers. Because the focus is so different between fund statements and government-wide statements, reconciliation between the two types of statements is necessary to understand how the numbers differ. The City has four governmental type funds. These are the general fund, special revenue funds, the debt service funds and the capital projects funds. Four of these are considered major funds: General Fund, Capital Projects Improvement Fund, Sales Tax Revenue and Refunding Bonds Debt Service Fund, and Park City General Obligation Bonds Debt Service

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued**  
**June 30, 2025**

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Fund. A summary of other funds (nonmajor funds) is combined into one "Nonmajor Governmental Funds" column. The composition of the nonmajor funds is shown in the combining statements later in the report in the supplementary information section.

- The **General Fund** is used to account for all financial resources of the City that are not accounted for by a separate specialized fund. More specifically, the general fund is used to account for ordinary operations such as collection of tax revenues and general government expenditures. The City adopts an annual appropriated budget for the general fund. A budgetary comparison statement is provided for the general fund to demonstrate budgetary compliance.
- **Capital Projects Funds** are used to account for financial resources to be used for the acquisition or construction of major capital improvements. These funds do not account for capital improvements financed by the proprietary funds.
- **Debt Service Funds** are used to account for the accumulation of resources for the payment of general obligation bonds, special assessment bonds and sales tax revenue and refunding bonds. Therefore, this fund is set up to accumulate the resources used to pay both the interest and principal on bond debt.
- **Special Revenue Funds** are used to account for specific revenue sources that are restricted to expenditures for specific purposes.

**Proprietary Funds** – These funds provide the same type of information as the government-wide financial statements, only in more detail. The City uses both enterprise funds and internal service funds.

- **Enterprise Funds** are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes. The City currently operates enterprise funds for the City-owned water system, stormwater system, golf course, and public transportation system (bus and trolley system) and paid parking system.
- **Internal Service Funds** are used to account for the central financing of goods or services provided to various departments of the City or other governments on a cost-reimbursement basis. The City currently has two internal service funds. The Fleet Services Fund provides vehicle storage, repair, and maintenance. The Self-Insurance Fund was established to allow the City to supplement its regular insurance coverage. Because both of these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

**Fiduciary Funds** – These funds are used for assets the City receives wherein the City has temporary custody. Custodial funds are used to account for assets held by the City as an agent for individuals, private organizations, other governments and/or other funds and do not involve measurement of results of operations (assets equal liabilities).

**Notes to the basic Financial Statements** contain additional information important to a complete understanding of the information contained in the government-wide and fund financial statements.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued**  
**June 30, 2025**

**Other Information:** In addition to the basic financial statements and accompanying notes, this report also presents supplementary information. Immediately following the required supplementary information, the supplementary information includes balance sheets and income statements for nonmajor governmental funds, internal service funds, as well as other budgetary information.

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

The following analysis examines the factors that affect the *net position* (Table 1) and the *changes in net position* (Table 2) of both the governmental and the business-type activities. As noted earlier, net position may serve over time as a useful indicator of a government's financial position. At June 30, 2025, the City's assets and deferred outflows exceeded liabilities and deferred inflows by \$600,955,586, an increase of \$38.8 million from the prior fiscal year.

**Table 1 - Net Position**

|   | Governmental Activities |                       | Business-type Activities |                       | Total                 |                       |
|---|-------------------------|-----------------------|--------------------------|-----------------------|-----------------------|-----------------------|
|   | 2025                    | 2024                  | 2025                     | 2024                  | 2025                  | 2024                  |
| Current and other assets                          | \$ 211,388,157          | \$ 205,347,844        | \$ 83,263,012            | \$ 74,213,276         | \$ 294,651,169        | \$ 279,561,120        |
| Capital assets (net)                              | 352,236,894             | 343,875,200           | 256,925,022              | 258,958,983           | 609,161,916           | 602,834,183           |
| Total assets                                      | 563,625,051             | 549,223,044           | 340,188,034              | 333,172,259           | 903,813,085           | 882,395,303           |
| Deferred outflows of resources                    | 6,704,965               | 6,182,180             | 3,351,718                | 3,258,333             | 10,056,683            | 9,440,513             |
| Total assets and deferred outflows of resources   | 570,330,016             | 555,405,224           | 343,539,752              | 336,430,592           | 913,869,768           | 891,835,816           |
| Current and other liabilities                     | 21,912,306              | 22,341,839            | 19,812,717               | 19,310,010            | 41,725,023            | 41,651,849            |
| Long-term liabilities                             | 96,705,032              | 106,770,789           | 140,207,339              | 145,965,267           | 236,912,371           | 252,736,056           |
| Total liabilities                                 | 118,617,338             | 129,112,628           | 160,020,056              | 165,275,277           | 278,637,394           | 294,387,905           |
| Deferred inflows of resources                     | 34,177,482              | 35,138,737            | 99,306                   | 145,281               | 34,276,788            | 35,284,018            |
| Total liability and deferred inflows of resources | 152,794,820             | 164,251,365           | 160,119,362              | 165,420,558           | 312,914,182           | 329,671,923           |
| <b>NET POSITION</b>                               |                         |                       |                          |                       |                       |                       |
| Net investment in capital assets                  | 262,389,754             | 240,616,245           | 111,873,775              | 104,440,532           | 374,263,529           | 345,056,777           |
| Restricted  | 58,940                  | 58,940                | -                        | -                     | 58,940                | 58,940                |
| Unrestricted                                      | 155,086,502             | 150,478,674           | 71,546,615               | 66,569,502            | 226,633,117           | 217,048,176           |
| Total net position                                | <u>\$ 417,535,196</u>   | <u>\$ 391,153,859</u> | <u>\$ 183,420,390</u>    | <u>\$ 171,010,034</u> | <u>\$ 600,955,586</u> | <u>\$ 562,163,893</u> |

By far the largest portion of the City's net position (62.3 percent) reflects its investment in capital assets (e.g., infrastructure, land, buildings, machinery, and equipment); less any related outstanding debt issued to acquire those assets. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Restricted net position of \$58,940 at June 30, 2025 represents resources for drug and tobacco enforcement that are subject to external restrictions on how they may be used.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued**  
**June 30, 2025**

The other sub-classification of net position is unrestricted. The unrestricted balance of \$226,633,117 at June 30, 2025 denotes that this amount may be used to meet general, on-going financial obligations without constraints established by debt covenants or other legal requirements. Unrestricted net position increased \$9.6 million from last fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

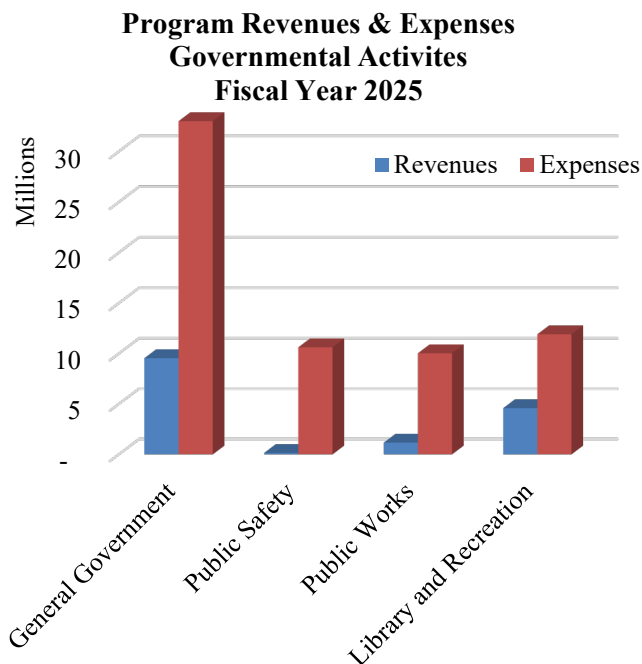
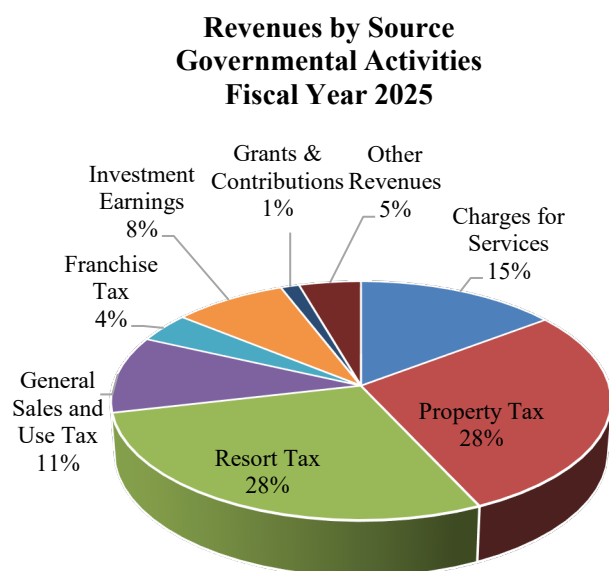
At the end of fiscal year 2025, the City is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

**Table 2 - Changes in Net Position**

|   | Governmental Activities |                       | Business-type Activities |                       | Total                 |                       |
|---|-------------------------|-----------------------|--------------------------|-----------------------|-----------------------|-----------------------|
|   | 2025                    | 2024                  | 2025                     | 2024                  | 2025                  | 2024                  |
| <b>REVENUES</b>                           |                         |                       |                          |                       |                       |                       |
| Program revenues:                         |                         |                       |                          |                       |                       |                       |
| Charges for services                      | \$ 14,147,113           | \$ 10,618,763         | \$ 36,705,664            | \$ 32,485,169         | \$ 50,852,777         | \$ 43,103,932         |
| Operating grants and contributions        | 133,794                 | 119,835               | 4,525,356                | 5,359,920             | 4,659,150             | 5,479,755             |
| Capital grants and contributions          | 1,166,987               | 1,566,828             | 7,812,041                | 6,212,334             | 8,979,028             | 7,779,162             |
| General revenues:                         |                         |                       |                          |                       |                       |                       |
| Property tax, levied for general purposes | 18,824,066              | 18,199,884            | -                        | -                     | 18,824,066            | 18,199,884            |
| Property tax, levied for debt service     | 8,430,525               | 9,478,438             | -                        | -                     | 8,430,525             | 9,478,438             |
| General sales and use tax                 | 10,039,119              | 9,818,123             | 11,858,086               | 11,637,308            | 21,897,205            | 21,455,431            |
| Franchise tax                             | 3,840,403               | 4,096,926             | -                        | -                     | 3,840,403             | 4,096,926             |
| Resort tax                                | 27,249,032              | 26,798,263            | 4,722,478                | 4,605,518             | 31,971,510            | 31,403,781            |
| Investment earnings                       | 7,985,763               | 8,634,826             | 3,111,558                | 3,277,179             | 11,097,321            | 11,912,005            |
| Miscellaneous                             | 3,957,895               | 3,993,541             | 3,322,385                | 322,791               | 7,280,280             | 4,316,332             |
| Gain on sale of capital assets            | 383,364                 | 272,593               | 45,361                   | 110,519               | 428,725               | 383,112               |
| Total revenues                            | <u>96,158,061</u>       | <u>93,598,020</u>     | <u>72,102,929</u>        | <u>64,010,738</u>     | <u>168,260,990</u>    | <u>157,608,758</u>    |
| <b>EXPENSES</b>                           |                         |                       |                          |                       |                       |                       |
| Governmental activities:                  |                         |                       |                          |                       |                       |                       |
| General government                        | 37,686,806              | 32,979,763            | -                        | -                     | 37,686,806            | 32,979,763            |
| Public safety                             | 10,624,215              | 9,970,439             | -                        | -                     | 10,624,215            | 9,970,439             |
| Public works                              | 10,034,804              | 8,979,789             | -                        | -                     | 10,034,804            | 8,979,789             |
| Library and recreation                    | 11,921,273              | 9,052,407             | -                        | -                     | 11,921,273            | 9,052,407             |
| Interest on long-term debt                | 2,682,404               | 3,683,126             | -                        | -                     | 2,682,404             | 3,683,126             |
| Business-type activities:                 |                         |                       |                          |                       |                       |                       |
| Water Fund                                | -                       | -                     | 22,867,136               | 23,161,952            | 22,867,136            | 23,161,952            |
| Stormwater Fund                           | -                       | -                     | 1,814,583                | 1,428,065             | 1,814,583             | 1,428,065             |
| Golf Course Fund                          | -                       | -                     | 2,266,969                | 2,009,620             | 2,266,969             | 2,009,620             |
| Transportation and Parking Fund           | -                       | -                     | 29,571,107               | 28,435,294            | 29,571,107            | 28,435,294            |
| Total expenses                            | <u>72,949,502</u>       | <u>64,665,524</u>     | <u>56,519,795</u>        | <u>55,034,931</u>     | <u>129,469,297</u>    | <u>119,700,455</u>    |
| Change in net position before transfers   | <u>23,208,559</u>       | <u>28,932,496</u>     | <u>15,583,134</u>        | <u>8,975,807</u>      | <u>38,791,693</u>     | <u>37,908,303</u>     |
| Transfers                                 | <u>3,172,778</u>        | <u>1,051,810</u>      | <u>(3,172,778)</u>       | <u>(1,051,810)</u>    | <u>-</u>              | <u>-</u>              |
| Change in net position                    | <u>26,381,337</u>       | <u>29,984,306</u>     | <u>12,410,356</u>        | <u>7,923,997</u>      | <u>38,791,693</u>     | <u>37,908,303</u>     |
| Total net position - beginning            | <u>391,153,859</u>      | <u>361,169,553</u>    | <u>171,010,034</u>       | <u>163,086,037</u>    | <u>562,163,893</u>    | <u>524,255,590</u>    |
| Total net position - ending               | <u>\$ 417,535,196</u>   | <u>\$ 391,153,859</u> | <u>\$ 183,420,390</u>    | <u>\$ 171,010,034</u> | <u>\$ 600,955,586</u> | <u>\$ 562,163,893</u> |

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued**  
**June 30, 2025**

**Governmental Activities:** As shown in *Table 2 – Changes in Net Position* governmental activities increased the City's net position by \$26.5 million. Key elements of this increase were as follows:



***Revenue Highlights:***

For the year ended June 30, 2025, governmental revenues were \$96,158,061, an increase of \$2.6 million from the prior fiscal year.

- Taxes comprise the largest source of revenue for the City's governmental activities: \$68,383,145 or 71.1 percent in fiscal year 2025 of total governmental activities revenues. Taxes remained flat compared to the previous fiscal year. This softening or flattening was expected and is considered to be a return to more normal growth patterns instead of the large spikes seen during and right after the pandemic. Of total taxes revenues, real property taxes are \$27,254,591 or 39.9 percent of total tax revenue in fiscal year 2025.
- Charges for services were \$14,147,113 and represented 14.7 percent of total governmental activities revenues in fiscal year 2025, and a net increase of \$3.5 million from the prior fiscal year. The net increase was primarily related to an increase in plan check fees and impact fees which is consistent with the current fiscal year economic development activity experienced in the City.
- Total governmental operating and capital grant and contribution revenues were \$1,300,781, representing 1.4 percent of total governmental activities revenue in fiscal year 2025, and a net decrease of \$0.4 million from the prior fiscal year. The net decrease was primarily related to large Recreation, Art and Parks and Restaurant Tax grants received in the prior fiscal year the amount of \$0.9 million which were not as substantial in the current fiscal year.
- Interest revenues were \$7,985,763, representing 8.3 percent of total governmental activities revenue in fiscal year 2025, and a net decrease of \$0.6 million from the prior fiscal year.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED), Continued**  
**June 30, 2025**

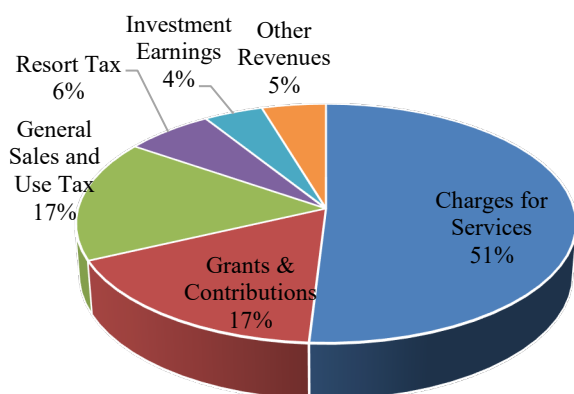
**Expense Highlights:**

For the year ended June 30, 2025, governmental expenditures were \$72,949,502 an increase of \$8.3 million from the prior fiscal year.

- In fiscal year 2025, the City provided a 5.5 percent cost of living adjustment to eligible employees. Total salaries and benefits for general government, public safety, public works, and library and recreation increased \$1.9 million from the prior fiscal year.
- Governmental funds report capital outlays as expenditures. However, in the *Statement of Activities*, the cost of these assets is allocated over the estimated useful lives and reported as depreciation expense. The amount that the capital outlays exceeded depreciation in fiscal year 2025 is \$8,454,486.

**Business-Type Activities:** As shown in *Table 2 – Changes in Net Position* business-type activities increased the City’s net position by \$12.4 million. Key elements of this increase were as follows:

**Revenues by Source  
Business-Type Activities  
Fiscal Year 2025**



**Program Revenues & Expenses  
Business-Type Activities  
Fiscal Year 2025**



**Revenue Highlights:**

For the year ended June 30, 2025, business-type revenues were \$72,102,929, an increase of \$8.1 million from the prior fiscal year.

- Charges for services for business-type activities were \$36,705,664 representing 50.9 percent of total business-type revenue, an increase of \$4.2 million from the prior fiscal year. This increase is primarily related to an increase in water service fees in the Water Fund. For fiscal year 2025, the City adopted a 4.5 percent water rate increase to help mitigate inflation.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued**  
**June 30, 2025**

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- Operating and capital grants and contributions were \$12,337,397 representing 17.1 percent of total business-type revenue, an increase of approximately \$0.8 million from the prior fiscal year. The increase is primarily due to an increase in water impact fees consistent with economic development experienced in the City.
- Miscellaneous revenues were \$3,322,385 representing 4.6 percent of total business-type revenue, an increase of approximately \$3.0 million from the prior fiscal year. The increase is due to settlement proceeds totaling \$3.1 million related to the *Volkswagen Eligible Mitigation Action Renewed Funding Agreement* which reduced the purchase price paid by the City for 5 new replacement electric vehicles.
- Combined general sales and use tax and resort tax revenues were \$16,580,564, representing 23.0 percent of total business-type revenue, an increase of approximately \$0.3 million from the prior fiscal year.

***Expense Highlights:***

For the year ended June 30, 2025, business-type expenses were \$56,519,795, an increase of \$1.5 million from the prior fiscal year.

- In fiscal year 2025, the City provided a 5.5 percent cost of living adjustment to eligible employees. Total salaries and benefits for business-type activities increased \$2.4 million from the prior fiscal year.
- Depreciation and amortization expense was \$10,308,440, an increase of \$1.5 million from the prior fiscal year. The large increase was due to a significant Water Fund capital asset project that went online during the current fiscal year and is discussed in more detail in the Capital Assets and Debt Administration section.

**FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS**

**Governmental Funds:** The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of resources available for appropriation. Such information is useful in assessing the City's financing requirements. GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, establishes criteria for classifying fund balances into specifically defined classifications and clarifies definitions for governmental funds. GASB Statement No. 54 requires that the fund balances be classified into categories based upon the type of restrictions imposed on the use of funds. The City classified fund balances into the following five categories: nonspendable, restricted, committed, assigned and unassigned. In particular, unassigned fund balance is a useful measure of the City's net resources available for spending at the end of the fiscal year. More detailed information about GASB Statement No. 54 is presented in Note A, Section 4.

As of June 30, 2025, the aggregate fund balance of the City's governmental funds was \$165,500,269, an increase of \$5.2 million in comparison with the fiscal year ended June 30, 2024. As of June 30, 2025, \$17,409,078 or 10.5 percent of this amount is in unassigned fund balance. Unassigned fund balance category is available for appropriation by the City Council at their discretion.

Nonspendable fund balance includes amounts that cannot be spent because they are either not in spendable form or legally or contractually required to remain intact. Nonspendable fund balance is \$870,796 in fiscal year 2025, an increase of \$0.3 million in comparison with the fiscal year ended June 30, 2024. The increase is primarily attributable to an increase in prepaid balances.

Restricted fund balance has externally enforceable limitations on use and is not available for new spending. Restricted fund balance is \$31,600,428 in fiscal year 2025, consistent with the prior year balance.



**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued**  
**June 30, 2025**

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The remainder of the fund balance of \$115,619,967 is committed. Of the total committed fund balance, \$107,397,776 is committed to capital projects, \$1,686,274 is committed to debt service and \$6,535,917 is committed to economic development.

The **General Fund** is the principal operating fund of the City. Utah State code establishes a 5.0 percent minimum (\$2,622,791) and a 35.0 percent maximum (\$18,359,537) limit to the amount that may be accumulated as the fund balance in the General Fund. As of June 30, 2025 the unassigned fund balance of the General Fund was \$17,409,078 and was \$950,459 below the 35.0 percent limit. The unassigned fund balance increased by \$1,852,489 in 2025.

As of June 30, 2025, the restricted fund balance in the **Capital Improvements Fund** was \$6,842,194 and the committed fund balance was \$99,403,550. The restricted balance is the amount of unspent general obligation bond proceeds, B&C road funds and impact fees that are restricted to certain projects. This amount will decrease as bond funds are spent each year. The committed balance is the amount of funds budgeted for capital projects. This amount will change based on current projects approved by City Council.

As of June 30, 2025, the restricted fund balance in the **Sales Tax Revenue and Refunding Bonds Debt Service Fund** was \$24,680,770. The fund balances remained consistent with the prior fiscal year. The restricted balance is the amount held in trust by a third party to either make bond payments or hold in reserve until the City requisitions the funds for expenditures made on approved projects identified in the bond agreements.

As of June 30, 2025, the restricted fund balance in the **Park City General Obligation Bonds Debt Service Fund** was \$18,524 and the committed fund balance was \$1,686,274. The fund balances remained consistent with the prior fiscal year. The restricted balance is the amount held in trust by a third party to make bond payments. The committed balance is the amount of funds budgeted for capital projects. This amount will change based on current projects approved by City Council.

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

Net position of the City's enterprise funds totaled \$183,521,483 at June 30, 2025, as compared to \$170,554,356 at the end of fiscal year 2024. The increase in net position from the prior fiscal year was \$13.0 million as compared to an increase of \$7.4 million in fiscal year 2024. Net position at the end of fiscal year 2025 for each of these funds were:

Water Fund net investment in capital assets increased by \$9.4 million, and unrestricted net position decreased by \$2.9 million. The increase in net investment in capital assets was due to the acquisition of capital assets related to ongoing water treatment plant construction offset by the repayment of related debt and depreciation expense.

Stormwater Fund net investment in capital assets of \$7.4 million and unrestricted net position of \$4.6 million remained consistent with the prior fiscal year.

Golf Course Fund net investment in capital assets of \$2.0 million and unrestricted net position of \$3.0 million remained consistent with the prior fiscal year.

Transportation and Parking Fund net investment in capital assets decreased by \$1.4 million, and unrestricted net position increased by \$7.2 million. The largest contributing factor to the increase in unrestricted net position was the settlement proceeds totaling \$3.1 million related to the *Volkswagen Eligible Mitigation Action Renewed Funding Agreement* which reduced the purchase price paid by the City for 5 new replacement electric vehicles.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued**  
**June 30, 2025**

**GENERAL FUND BUDGETARY HIGHLIGHTS**

Park City budgets for full-time regular positions based on two principles: budgeting at the current wage for all filled positions, and budgeting at the maximum rate for associated health and retirement benefits. For vacant positions, we budget at the midpoint of the pay band, which represents the maximum anticipated hiring wage. Given that certain positions may be vacant during the fiscal year, and some employees qualify for benefits below the budgeted maximum, the City typically expends less than the total allocated for personnel and benefits. This difference is formally referred to as the vacancy factor. As the fiscal year concludes, this factor is calculated and allocated to each department based on a review of year-to-date spending, actual benefits utilization, and realized vacancies.

Key differences between the original budget and the final amended budget for expenditures of \$443,385 (net increase) can be briefly summarized as follows:

- The majority of the increase in expense appropriations was to adjust salaries and benefits. As mentioned above, the City provided a 5.5 percent cost of living adjustment to eligible employees. These increases were meant to help remain competitive with other municipalities.

Total actual revenues of \$52,455,821 were \$0.1 million less than the budgeted revenues of \$52,593,426.

Total actual expenditures of \$52,566,024 were \$3.7 million less than the budgeted expenditures of \$56,222,880.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Capital Assets:** The City's investment in capital assets for its governmental and business-type activities totaled \$609,161,916 (net of \$293,265,712 accumulated depreciation) at June 30, 2025, as compared to \$602,834,183 (net of \$278,898,929 accumulated depreciation) at June 30, 2024. This investment in capital assets includes land and water rights, buildings, improvements other than buildings, vehicles and equipment, art, intangibles, infrastructure, right to use assets, and construction in progress.

**Park City Municipal Corporation Capital Assets (net of depreciation/amortization)**

|                                   | <b><u>Governmental Activities</u></b> |                       | <b><u>Business-Type Activities</u></b> |                       | <b><u>Total</u></b>   |                       |
|-----------------------------------|---------------------------------------|-----------------------|--|-----------------------|-----------------------|-----------------------|
|                                   | <b><u>2025</u></b>                    | <b><u>2024</u></b>    | <b><u>2025</u></b>                     | <b><u>2024</u></b>    | <b><u>2025</u></b>    | <b><u>2024</u></b>    |
| Land and water rights             | \$ 246,450,614                        | \$ 246,450,614        | \$ 21,815,673                          | \$ 21,612,188         | \$ 268,266,287        | \$ 268,062,802        |
| Construction in progress          | 21,122,951                            | 9,525,846             | 14,141,725                             | 118,156,795           | 35,264,676            | 127,682,641           |
| Art                               | 828,717                               | 828,717               | 117,850                                | 117,850               | 946,567               | 946,567               |
| Right to use asset / SBITA        | 391,481                               | 391,481               | 3,380,984                              | 3,380,984             | 3,772,465             | 3,772,465             |
| Buildings                         | 51,120,845                            | 50,811,405            | 148,064,516                            | 39,926,880            | 199,185,361           | 90,738,285            |
| Improvements other than buildings | 57,341,363                            | 55,832,385            | 137,263,160                            | 137,393,830           | 194,604,523           | 193,226,215           |
| Vehicles and equipment            | 23,542,806                            | 23,058,838            | 49,254,600                             | 46,812,319            | 72,797,406            | 69,871,157            |
| Infrastructure                    | 117,992,819                           | 117,835,456           | -                                      | -                     | 117,992,819           | 117,835,456           |
| Intangibles                       | 9,511,069                             | 9,511,069             | 86,455                                 | 86,455                | 9,597,524             | 9,597,524             |
| Accumulated depreciation          | (176,065,771)                         | (170,370,611)         | (117,199,941)                          | (108,528,318)         | (293,265,712)         | (278,898,929)         |
| Total assets                      | <u>\$ 352,236,894</u>                 | <u>\$ 343,875,200</u> | <u>\$ 256,925,022</u>                  | <u>\$ 258,958,983</u> | <u>\$ 609,161,916</u> | <u>\$ 602,834,183</u> |

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued**  
**June 30, 2025**

Major capital asset additions during the year ended June 30, 2025 included:

***Governmental Activities:***

- \$7.1 million for the Bonanza Park Substation Relocation project
- \$1.3 million for the Marsac retaining wall replacement
- \$0.9 million for the Community Center project
- \$1.8 million for the MARC pool and expansion projects

***Business-type Activities:***

- \$108.1 million for the completion of the 3Kings Water Treatment Plant
- \$2.8 million for the Main Street Waterline Replacement project
- \$2.4 million for the Shortline & Bus Barn Charger project

Additional information on the City's capital assets can be found in Note F-Capital Assets of this report.

**Long-term Debt:** At June 30, 2025, the City had \$243,859,075 in long-term debt, a decrease of 7.2 percent from fiscal year 2024. Of this amount, \$54,024,832 is considered to be general obligation debt and backed by the full faith and credit of the City. Debt that is secured solely by specific revenue sources is \$187,386,370. Additionally, the City has a contract payable for \$2,447,873.

**Park City Municipal Corporation Outstanding Debt**

|                          | <b>Governmental Activities</b> |                       | <b>Business-Type Activities</b> |                       | <b>Total</b>          |                       |
|--------------------------|--------------------------------|-----------------------|---------------------------------|-----------------------|-----------------------|-----------------------|
|                          | 2025                           | 2024                  | 2025                            | 2024                  | 2025                  | 2024                  |
| General obligation bonds | \$ 54,024,832                  | \$ 60,945,501         | \$ -                            | \$ -                  | \$ 54,024,832         | \$ 60,945,501         |
| Revenue bonds            | 46,546,682                     | 52,200,464            | 140,839,688                     | 146,868,574           | 187,386,370           | 199,069,038           |
| Contract payable         | -                              | 51,625                | 2,447,873                       | 2,599,905             | 2,447,873             | 2,651,530             |
| Total debt               | <u>\$ 100,571,514</u>          | <u>\$ 113,197,590</u> | <u>\$ 143,287,561</u>           | <u>\$ 149,468,479</u> | <u>\$ 243,859,075</u> | <u>\$ 262,666,069</u> |

The City's general obligation bonds, including the recent 2021 Series Bond, were assigned a rating by Moody's of Aaa, and confirmed at AA+ by Standard and Poor's and AA+ by Fitch. Standard and Poor's has assigned a rating of AA- to the most recent Series 2015, 2017 and 2019 Sales Tax Revenue Bonds. The City's 2013, 2014, 2020 and 2021 Water Revenue Bonds are rated Aa2 by Moody's and AA- by Standard and Poor's.

The State of Utah mandates a general obligation debt limit of 4.0 percent of total assessed value of \$22,356,857,970. The current limitation for the City is \$894,274,319 which is significantly in excess of the City's outstanding general obligation debt. The City's net debt subject to this limitation was \$54,024,832 or 0.2 percent of total assessed value, leaving the amount available for future indebtedness at \$840,249,487. See Statistical Schedule 17 of this report for additional details.

More detailed information about the City's long-term liabilities is presented in Note G-Long-term Obligations of this report.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued**  
**June 30, 2025**

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**ECONOMIC FACTORS AND NEXT YEAR'S BUDGET RATES**

- As of June 2025, the unemployment rate for Summit County (of which Park City is the largest city) was 2.7 percent consistent with the State unemployment rate, and a national rate of 4.1 percent. This compares with a rate of 2.8 percent for Summit County in June 2024. (Sources: Utah Dept. of Workforce Services and Bureau of Labor Statistics)
- The fiscal year 2026 City budget does not include a property tax increase. The City Council recently adopted the certified tax rate for the General Fund. In accordance with Utah Statutes, the certified tax rate is intended to generate the same amount of property tax revenue as was received the prior fiscal year plus revenue for “new growth” occurring in the City. All other revenue sources have been estimated on a conservative basis using a multi-year trend analysis and assuming significant changes in the local economy. The City’s approach to budgeting includes preparation of a five-year capital plan. The long-term nature of the City’s financial planning system allows decision makers to better understand the true effect of policy decisions. One of the most powerful aspects of the multi-year financial planning is its capability to recognize trends over time and begin at an early point to consider the necessary steps to alter the long-term forecasted position of the City.
- The rates and fees for most services remained comparable for fiscal year 2025 compared with the prior fiscal year. The most significant changes in rates were in the Water and Stormwater Funds. In the Water Fund, the water base and irrigation base rates were increased 4.5 percent. The energy surcharge also increased 4.5 percent. In the Stormwater Fund, the Equivalent Surface Unit (ESU) charge increased 3.0 percent. The City anticipates rate increases each year over the next several years in order to provide adequate working capital necessary to maintain the water and storm water systems.

**REQUESTS FOR INFORMATION**

This financial report is designed to give its readers a general overview of the City’s finances. Questions regarding any information contained in this report or requests for additional financial information should be addressed to Park City Municipal Corporation, Finance Department at P.O. Box 1480, Park City, Utah 84060-1480.

# **BASIC FINANCIAL STATEMENTS**

**Park City Municipal Corporation**  
**Statement of Net Position**  
**June 30, 2025**

|  | Primary Government      |                          |                |
|--|-------------------------|--------------------------|----------------|
|  | Governmental Activities | Business-type Activities | Total          |
| <b>ASSETS</b>  |                         |                          |                |
| Current assets:  |                         |                          |                |
| Cash, cash equivalents and investments                   | \$ 136,963,293          | \$ 54,476,620            | \$ 191,439,913 |
| Restricted cash and cash equivalents, fiscal agent       | 24,701,394              | 10,934,010               | 35,635,404     |
| Restricted cash, cash equivalents and investments, other | 6,498,586               | -                        | 6,498,586      |
| Taxes receivable   | 29,320,649              | 1,503,379                | 30,824,028     |
| Accounts receivable                                      | 656,604                 | 14,394,188               | 15,050,792     |
| Notes receivable   | 1,030,104               | -                        | 1,030,104      |
| Inventories  | 707,986                 | 1,417,224                | 2,125,210      |
| Prepays  | 352,776                 | 638,684                  | 991,460        |
| Lease receivable   | 68,172                  | -                        | 68,172         |
| Internal balances  | 101,093                 | (101,093)                | -              |
| Total current assets                                     | 200,400,657             | 83,263,012               | 283,663,669    |
| Noncurrent assets:                                       |                         |                          |                |
| Notes receivable   | 422,749                 | -                        | 422,749        |
| Prepays  | 37,705                  | -                        | 37,705         |
| Lease receivable   | 10,527,046              | -                        | 10,527,046     |
| Land and water rights                                    | 246,450,614             | 21,815,673               | 268,266,287    |
| Construction in progress                                 | 21,122,951              | 14,141,725               | 35,264,676     |
| Art  | 828,717                 | 117,850                  | 946,567        |
| Right to use assets                                      | 109,579                 | 2,916,099                | 3,025,678      |
| Buildings  | 27,023,319              | 133,734,426              | 160,757,745    |
| Improvements other than buildings                        | 24,874,262              | 65,626,430               | 90,500,692     |
| Vehicles and equipment                                   | 8,710,251               | 18,569,178               | 27,279,429     |
| Infrastructure   | 14,030,935              | -                        | 14,030,935     |
| Intangibles  | 9,086,266               | 3,641                    | 9,089,907      |
| Total noncurrent assets                                  | 363,224,394             | 256,925,022              | 620,149,416    |
| Total assets   | 563,625,051             | 340,188,034              | 903,813,085    |
| <b>DEFERRED OUTFLOWS OF RESOURCES</b>                    |                         |                          |                |
| Deferred outflows of resources related to pensions       | 6,704,965               | 3,351,718                | 10,056,683     |
| Total assets and deferred outflows of resources          | 570,330,016             | 343,539,752              | 913,869,768    |
| <b>LIABILITIES</b>                                       |                         |                          |                |
| Current liabilities:                                     |                         |                          |                |
| Accounts payable   | 2,747,180               | 9,658,208                | 12,405,388     |
| Accrued liabilities                                      | 7,058,595               | 3,834,948                | 10,893,543     |
| Contract payable   | -                       | 154,837                  | 154,837        |
| Compensated absences                                     | 1,561,531               | 729,724                  | 2,291,255      |
| General obligation bonds                                 | 5,205,000               | -                        | 5,205,000      |
| Revenue bonds  | 5,340,000               | 5,435,000                | 10,775,000     |
| Total current liabilities                                | 21,912,306              | 19,812,717               | 41,725,023     |
| Noncurrent liabilities:                                  |                         |                          |                |
| Contract payable   | -                       | 2,293,036                | 2,293,036      |
| Compensated absences                                     | 99,674                  | 90,190                   | 189,864        |
| General obligation bonds                                 | 48,819,832              | -                        | 48,819,832     |
| Revenue bonds  | 41,206,682              | 135,404,688              | 176,611,370    |
| Net pension liability                                    | 6,578,844               | 2,419,425                | 8,998,269      |
| Total noncurrent liabilities                             | 96,705,032              | 140,207,339              | 236,912,371    |
| Total liabilities  | 118,617,338             | 160,020,056              | 278,637,394    |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                     |                         |                          |                |
| Property taxes   | 23,964,964              | -                        | 23,964,964     |
| Deferred gain on refunding                               | -                       | 61,297                   | 61,297         |
| Deferred inflows of resources related to pensions        | 68,377                  | 38,009                   | 106,386        |
| Deferred inflows of resources related to leases          | 10,144,141              | -                        | 10,144,141     |
| Total deferred inflows of resources                      | 34,177,482              | 99,306                   | 34,276,788     |
| Total liabilities and deferred inflows of resources      | 152,794,820             | 160,119,362              | 312,914,182    |
| <b>NET POSITION</b>                                      |                         |                          |                |
| Net investment in capital assets                         | 262,389,754             | 111,873,775              | 374,263,529    |
| Restricted for:  |                         |                          |                |
| Drug and tobacco enforcement                             | 58,940                  | -                        | 58,940         |
| Unrestricted   | 155,086,502             | 71,546,615               | 226,633,117    |
| Total net position                                       | \$ 417,535,196          | \$ 183,420,390           | \$ 600,955,586 |

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

**Park City Municipal Corporation**  
**Statement of Activities**  
**For the Year Ended June 30, 2025**

| Functions/Programs                                   | Expenses       | Program Revenues     |                                    |                                  | Net (Expense) Revenue and Changes in Net Position |                          |                 |
|--|----------------|----------------------|------------------------------------|----------------------------------|---|--------------------------|-----------------|
|  |                | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | Primary Government                                |                          |                 |
|  |                |                      |                                    |                                  | Governmental Activities                           | Business-type Activities | Total           |
| <b>Primary government:</b>                           |                |                      |                                    |                                  |   |                          |                 |
| Governmental activities:                             |                |                      |                                    |                                  |   |                          |                 |
| General government                                   | \$ 37,686,806  | \$ 9,249,241         | \$ -                               | \$ 295,353                       | \$ (28,142,212)                                   | \$ -                     | \$ (28,142,212) |
| Public safety  | 10,624,215     | 6,627                | 128,187                            | 7,000                            | (10,482,401)                                      | -                        | (10,482,401)    |
| Public works   | 10,034,804     | 541,709              | -                                  | 627,684                          | (8,865,411)                                       | -                        | (8,865,411)     |
| Library and recreation                               | 11,921,273     | 4,349,536            | 5,607                              | 236,950                          | (7,329,180)                                       | -                        | (7,329,180)     |
| Interest on long-term debt                           | 2,682,404      | -                    | -                                  | -                                | (2,682,404)                                       | -                        | (2,682,404)     |
| Total governmental activities                        | 72,949,502     | 14,147,113           | 133,794                            | 1,166,987                        | (57,501,608)                                      | -                        | (57,501,608)    |
| Business-type activities:                            |                |                      |                                    |                                  |   |                          |                 |
| Water Fund   | 22,867,136     | 27,622,346           | -                                  | 2,009,324                        | -   | 6,764,534                | 6,764,534       |
| Stormwater Fund                                      | 1,814,583      | 1,949,856            | -                                  | -                                | -   | 135,273                  | 135,273         |
| Golf Course Fund                                     | 2,266,969      | 2,638,264            | -                                  | -                                | -   | 371,295                  | 371,295         |
| Transportation and Parking Fund                      | 29,571,107     | 4,495,198            | 4,525,356                          | 5,802,717                        | -   | (14,747,836)             | (14,747,836)    |
| Total business-type activities                       | 56,519,795     | 36,705,664           | 4,525,356                          | 7,812,041                        | -   | (7,476,734)              | (7,476,734)     |
| Total primary government                             | \$ 129,469,297 | \$ 50,852,777        | \$ 4,659,150                       | \$ 8,979,028                     | (57,501,608)                                      | (7,476,734)              | (64,978,342)    |
| General revenues:                                    |                |                      |                                    |                                  |   |                          |                 |
| Property tax, levied for general purposes            |                |                      |                                    |                                  | 18,824,066  | -                        | 18,824,066      |
| Property tax, levied for debt service                |                |                      |                                    |                                  | 8,430,525   | -                        | 8,430,525       |
| General sales and use tax                            |                |                      |                                    |                                  | 10,039,119  | 11,858,086               | 21,897,205      |
| Franchise tax  |                |                      |                                    |                                  | 3,840,403   | -                        | 3,840,403       |
| Resort tax   |                |                      |                                    |                                  | 27,249,032  | 4,722,478                | 31,971,510      |
| Investment earnings                                  |                |                      |                                    |                                  | 7,985,763   | 3,111,558                | 11,097,321      |
| Miscellaneous  |                |                      |                                    |                                  | 3,957,895   | 3,322,385                | 7,280,280       |
| Gain on sale of capital assets                       |                |                      |                                    |                                  | 383,364   | 45,361                   | 428,725         |
| Transfers  |                |                      |                                    |                                  | 3,172,778   | (3,172,778)              | -               |
| Total general revenues, special items, and transfers |                |                      |                                    |                                  | 83,882,945  | 19,887,090               | 103,770,035     |
| Change in net position                               |                |                      |                                    |                                  | 26,381,337  | 12,410,356               | 38,791,693      |
| Net position - beginning                             |                |                      |                                    |                                  | 391,153,859                                       | 171,010,034              | 562,163,893     |
| Net position - ending                                |                |                      |                                    |                                  | \$ 417,535,196                                    | \$ 183,420,390           | \$ 600,955,586  |

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

# GOVERNMENTAL FUNDS

## Major Funds

**General Fund** - Accounts for all activities not accounted for by other funds of the City. The General Fund accounts for the normal recurring activities of the City, (*i.e.*, public safety, public works, library, recreation, general government, *etc.*). The principal sources of revenue for this fund are property taxes, sales and use taxes and franchise taxes.

**Capital Projects - Capital Improvements Fund** - Accounts for the acquisition or construction of major capital projects not accounted for in the proprietary funds. The Capital Improvements Fund is used to account for capital projects of the City's general government.

**Debt Service - Sales Tax Revenue and Refunding Bonds Fund** - Accounts for the accumulation of money for the repayment of the 2014B, 2015, 2017 and 2019 Sales Tax Revenue and Refunding Bonds.

**Debt Service - Park City General Obligation Bonds Fund** - Accounts for the accumulation of money for the repayment of 2013A, 2017, 2019 and 2020 General Obligation Bonds. The principal source of revenue is property tax.



**Park City Municipal Corporation  
Balance Sheet  
Governmental Funds  
June 30, 2025**

|  | General Fund         | Capital Improvements Fund | Sales Tax Revenue and Refunding Bonds Debt Service Fund | Park City General Obligation Bonds Debt Service Fund | Total Nonmajor Funds | Total Governmental Funds |
|--|----------------------|---------------------------|---|--|----------------------|--------------------------|
| <b>ASSETS</b>  |                      |                           |   |  |                      |                          |
| Cash, cash equivalents and investments                             | \$ 17,470,722        | \$ 99,260,652             | \$ -  | \$ 1,687,024   | \$ 14,426,651        | \$ 132,845,049           |
| Restricted cash, cash equivalents and investments, fiscal agent    | -                    | -                         | 24,682,870  | 18,524   | -                    | 24,701,394               |
| Restricted cash, cash equivalents and investments, other           | -                    | 6,498,586                 | -   | -  | -                    | 6,498,586                |
| Taxes receivable   | 14,137,584           | 1,111,190                 | -   | 7,150,373  | 5,946,124            | 28,345,271               |
| Accounts receivable  | 232,093              | 251,837                   | -   | -  | 850                  | 484,780                  |
| Notes receivable   | 1,207,853            | 245,000                   | -   | -  | -                    | 1,452,853                |
| Inventory  | 71,656               | -                         | -   | -  | -                    | 71,656                   |
| Prepays  | 348,063              | -                         | -   | -  | -                    | 348,063                  |
| Lease receivable   | 10,595,218           | -                         | -   | -  | -                    | 10,595,218               |
| Total assets   | <u>\$ 44,063,189</u> | <u>\$ 107,367,265</u>     | <u>\$ 24,682,870</u>                                    | <u>\$ 8,855,921</u>                                  | <u>\$ 20,373,625</u> | <u>\$ 205,342,870</u>    |
| <b>LIABILITIES</b>   |                      |                           |   |  |                      |                          |
| Accounts payable   | \$ 1,683,332         | \$ 876,521                | \$ 2,100  | \$ 750   | \$ 128,290           | \$ 2,690,993             |
| Accrued liabilities  | 1,507,210            | -                         | -   | -  | 82,440               | 1,589,650                |
| Total liabilities  | <u>3,190,542</u>     | <u>876,521</u>            | <u>2,100</u>  | <u>750</u>   | <u>210,730</u>       | <u>4,280,643</u>         |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                               |                      |                           |   |  |                      |                          |
| Unavailable revenue - property tax                                 | 11,181,839           | -                         | -   | 7,150,373  | 5,632,752            | 23,964,964               |
| Unavailable revenue - notes  | 1,207,853            | 245,000                   | -   | -  | -                    | 1,452,853                |
| Unavailable revenue - leases                                       | 10,144,141           | -                         | -   | -  | -                    | 10,144,141               |
| Total deferred inflows of resources                                | <u>22,533,833</u>    | <u>245,000</u>            | <u>-</u>  | <u>7,150,373</u>                                     | <u>5,632,752</u>     | <u>35,561,958</u>        |
| Total liabilities and deferred inflows of resources                | <u>25,724,375</u>    | <u>1,121,521</u>          | <u>2,100</u>  | <u>7,151,123</u>                                     | <u>5,843,482</u>     | <u>39,842,601</u>        |
| <b>FUND BALANCES</b>   |                      |                           |   |  |                      |                          |
| Nonspendable   |                      |                           |   |  |                      |                          |
| Inventory  | 71,656               | -                         | -   | -  | -                    | 71,656                   |
| Prepays  | 348,063              | -                         | -   | -  | -                    | 348,063                  |
| Leases   | 451,077              | -                         | -   | -  | -                    | 451,077                  |
| Restricted   |                      |                           |   |  |                      |                          |
| Capital projects   | -                    | 6,842,194                 | 23,350,499  | -  | -                    | 30,192,693               |
| Debt service   | -                    | -                         | 1,330,271   | 18,524   | -                    | 1,348,795                |
| Drug and tobacco enforcement                                       | 58,940               | -                         | -   | -  | -                    | 58,940                   |
| Committed  |                      |                           |   |  |                      |                          |
| Capital projects funds   | -                    | 99,403,550                | -   | -  | 7,994,226            | 107,397,776              |
| Debt service funds   | -                    | -                         | -   | 1,686,274  | -                    | 1,686,274                |
| Economic development   | -                    | -                         | -   | -  | 6,535,917            | 6,535,917                |
| Unassigned   | 17,409,078           | -                         | -   | -  | -                    | 17,409,078               |
| Total fund balances  | <u>18,338,814</u>    | <u>106,245,744</u>        | <u>24,680,770</u>                                       | <u>1,704,798</u>                                     | <u>14,530,143</u>    | <u>165,500,269</u>       |
| Total liabilities, deferred inflows of resources and fund balances | <u>\$ 44,063,189</u> | <u>\$ 107,367,265</u>     | <u>\$ 24,682,870</u>                                    | <u>\$ 8,855,921</u>                                  | <u>\$ 20,373,625</u> | <u>\$ 205,342,870</u>    |

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

**Park City Municipal Corporation**  
**Reconciliation of Balance Sheet - Governmental Funds**  
**to the Statement of Net Position**  
**June 30, 2025**

---

|                                     |    |             |
|-------------------------------------|----|-------------|
| Fund balances of governmental funds | \$ | 165,500,269 |
|-------------------------------------|----|-------------|

Amounts reported for governmental activities in the statement of net position are different because:

|   |  |             |
|---|--|-------------|
| Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds. |  | 352,236,894 |
|---|--|-------------|

Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds:

|  |    |           |           |
|--|----|-----------|-----------|
| Taxes receivable                                   | \$ | 975,378   |           |
| Interest receivable                                |    | 87,474    |           |
| Deferred outflows of resources related to pensions |    | 6,405,423 | 7,468,275 |

|  |  |           |
|--|--|-----------|
| Internal service funds are used by management to charge the costs of certain activities, such as insurance to individual funds. The assets and liabilities of certain internal service funds are included in governmental activities in the statement of net position. |  | 3,720,678 |
|--|--|-----------|

|  |  |           |
|--|--|-----------|
| Certain items not accounted for as unavailable under accrual accounting. |  | 1,452,853 |
|--|--|-----------|

|  |  |             |
|--|--|-------------|
| Pollution remediation liability not reported in the funds. |  | (3,470,000) |
|--|--|-------------|

Noncurrent liabilities, including bonds payable and net pension obligations, are not due and payable in the current period and, therefore, are not reported in the funds. Noncurrent liabilities at year-end consist of:

|                                      |              |  |               |
|--------------------------------------|--------------|--|---------------|
| Compensated absences                 | (1,559,890)  |  |               |
| Revenue bonds                        | (42,725,000) |  |               |
| General obligation bonds             | (47,930,000) |  |               |
| Deferred bond premiums and discounts | (9,916,514)  |  |               |
| Accrued interest on the bonds        | (836,807)    |  |               |
| Net pension liability                | (6,340,713)  |  | (109,308,924) |

Deferred inflows of resources related to pensions are applicable to future periods and, therefore, are not reported in the funds:

|   |          |  |          |
|---|----------|--|----------|
| Deferred inflows of resources related to pensions | (64,849) |  | (64,849) |
|---|----------|--|----------|

|   |    |             |
|---|----|-------------|
| Net position of governmental activities | \$ | 417,535,196 |
|---|----|-------------|

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

**Park City Municipal Corporation**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Governmental Funds**  
**For the Year Ended June 30, 2025**

|   | General Fund         | Capital Improvements Fund | Sales Tax Revenue and Refunding Bonds Debt Service Fund | Park City General Obligation Bonds Debt Service Fund | Total Nonmajor Funds | Total Governmental Funds |
|---|----------------------|---------------------------|---|--|----------------------|--------------------------|
| <b>REVENUES</b>                                   |                      |                           |   |  |                      |                          |
| Taxes and special assessments                     | \$ 38,061,459        | \$ 16,506,598             | \$ -  | \$ 8,430,525   | \$ 1,300,850         | \$ 64,299,432            |
| Licenses and permits                              | 7,414,908            | -                         | -   | -  | -                    | 7,414,908                |
| Intergovernmental                                 | 168,784              | 1,131,997                 | -   | -  | 4,355,020            | 5,655,801                |
| Charges for services                              | 4,479,949            | -                         | -   | -  | -                    | 4,479,949                |
| Fines and forfeitures                             | 28,014               | -                         | -   | -  | -                    | 28,014                   |
| Investment income                                 | 1,335,629            | 4,777,668                 | 1,326,559   | 22,690   | 523,938              | 7,986,484                |
| Impact fees                                       | -                    | 1,676,603                 | -   | -  | -                    | 1,676,603                |
| Rental and other                                  | 168,433              | 219,451                   | -   | -  | -                    | 387,884                  |
| Miscellaneous                                     | 798,645              | 2,086,662                 | -   | -  | -                    | 2,885,307                |
| Total revenues                                    | <u>52,455,821</u>    | <u>26,398,979</u>         | <u>1,326,559</u>  | <u>8,453,215</u>                                     | <u>6,179,808</u>     | <u>94,814,382</u>        |
| <b>EXPENDITURES</b>                               |                      |                           |   |  |                      |                          |
| Current:  |                      |                           |   |  |                      |                          |
| General government                                | 26,663,520           | -                         | -   | -  | -                    | 26,663,520               |
| Public safety                                     | 9,872,690            | -                         | -   | -  | -                    | 9,872,690                |
| Public works                                      | 8,078,292            | -                         | -   | -  | -                    | 8,078,292                |
| Library and recreation                            | 7,951,522            | -                         | -   | -  | -                    | 7,951,522                |
| Economic development                              | -                    | -                         | -   | -  | 873,337              | 873,337                  |
| Debt service:                                     |                      |                           |   |  |                      |                          |
| Interest  | -                    | -                         | 1,819,549   | 2,247,065  | -                    | 4,066,614                |
| Principal retirement                              | -                    | -                         | 5,140,000   | 6,175,000  | -                    | 11,315,000               |
| Capital outlay                                    | -                    | 21,501,863                | -   | -  | 2,694,907            | 24,196,770               |
| Total expenditures                                | <u>52,566,024</u>    | <u>21,501,863</u>         | <u>6,959,549</u>  | <u>8,422,065</u>                                     | <u>3,568,244</u>     | <u>93,017,745</u>        |
| Excess (deficiency) of revenues over expenditures | <u>(110,203)</u>     | <u>4,897,116</u>          | <u>(5,632,990)</u>                                      | <u>31,150</u>  | <u>2,611,564</u>     | <u>1,796,637</u>         |
| <b>OTHER FINANCING SOURCES (USES)</b>             |                      |                           |   |  |                      |                          |
| Sale of capital assets                            | 2,705                | 35,638                    | -   | -  | 241,813              | 280,156                  |
| Transfers in                                      | 4,197,778            | 1,391,041                 | 6,967,266   | -  | 4,978,132            | 17,534,217               |
| Transfers out                                     | (1,910,600)          | (5,176,426)               | (1,391,041)   | -  | (5,883,372)          | (14,361,439)             |
| Total other financing sources (uses)              | <u>2,289,883</u>     | <u>(3,749,747)</u>        | <u>5,576,225</u>  | <u>-</u>   | <u>(663,427)</u>     | <u>3,452,934</u>         |
| Net change in fund balances                       | 2,179,680            | 1,147,369                 | (56,765)  | 31,150   | 1,948,137            | 5,249,571                |
| Fund balances - beginning                         | 16,159,134           | 105,098,375               | 24,737,535  | 1,673,648  | 12,582,006           | 160,250,698              |
| Fund balances - ending                            | <u>\$ 18,338,814</u> | <u>\$ 106,245,744</u>     | <u>\$ 24,680,770</u>                                    | <u>\$ 1,704,798</u>                                  | <u>\$ 14,530,143</u> | <u>\$ 165,500,269</u>    |

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

**Park City Municipal Corporation**  
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Governmental Funds to the Statement of Activities**  
**For the Year Ended June 30, 2025**

---

|  |    |           |
|--|----|-----------|
| Net change in fund balances - total government funds | \$ | 5,249,571 |
|--|----|-----------|

Amounts reported for governmental activities in the statement of activities are 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 as depreciation expense:

|                      |    |             |           |
|----------------------|----|-------------|-----------|
| Capital outlay       | \$ | 15,490,031  |           |
| Depreciation expense |    | (7,035,545) |           |
|                      |    |             | 8,454,486 |

|   |  |  |          |
|---|--|--|----------|
| In the statement of activities, only the gain or (loss) on the sale of capital assets is reported; whereas in the governmental funds, proceeds from sales increase financial resources. |  |  | (92,792) |
|---|--|--|----------|

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds:

|                     |  |           |         |
|---------------------|--|-----------|---------|
| Taxes receivable    |  | (229,128) |         |
| Interest receivable |  | (16,397)  |         |
| Unavailable revenue |  | 1,206,561 | 961,036 |

Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Premiums and discounts associated with the issuance of debt are reported as other financing sources (uses) in the governmental funds, but in the statement of activities they are 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 liabilities in the statement of net position:

|   |  |            |            |
|---|--|------------|------------|
| Principal repayments of long-term debt      |  | 11,315,000 |            |
| Amortization of bond premiums and discounts |  | 1,264,513  | 12,579,513 |

|   |  |  |        |
|---|--|--|--------|
| 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. |  |  | 17,495 |
|---|--|--|--------|

Governmental funds report pension contributions as expenditures. However, in the statement of activities, the cost of pension benefits earned net of employee contributions is reported as pension expense:

|                                      |  |             |             |
|--------------------------------------|--|-------------|-------------|
| Pension contributions                |  | 3,990,922   |             |
| Actuarial calculated pension expense |  | (5,206,930) | (1,216,008) |

Internal service funds are used by management to charge the costs of certain activities, such as insurance and fleet management, to individual funds. Internal service fund net loss of \$128,735 less amount allocated to business-type activities of \$101,093 and reversal of prior year allocation of \$455,678.

|  |  |  |         |
|--|--|--|---------|
|  |  |  | 428,036 |
|--|--|--|---------|

|   |    |            |
|---|----|------------|
| Change in net position of governmental activities | \$ | 26,381,337 |
|---|----|------------|

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

**Park City Municipal Corporation**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual**  
**General Fund**  
**For the Year Ended June 30, 2025**

|   | Budgeted Amounts |               |               | Variance with<br>Final Budget |
|---|------------------|---------------|---------------|-------------------------------|
|   | Original         | Final         | Actual        | Final Budget                  |
| <b>REVENUES</b>                                   |                  |               |               |                               |
| Taxes and special assessments                     | \$ 39,362,970    | \$ 39,362,970 | \$ 38,061,459 | \$ (1,301,511)                |
| Licenses and permits                              | 6,910,841        | 6,910,841     | 7,414,908     | 504,067                       |
| Intergovernmental                                 | 134,741          | 134,741       | 168,784       | 34,043                        |
| Charges for services                              | 4,430,139        | 4,430,139     | 4,479,949     | 49,810                        |
| Fines and forfeitures                             | 43,615           | 43,615        | 28,014        | (15,601)                      |
| Investment income                                 | 1,362,000        | 1,362,000     | 1,335,629     | (26,371)                      |
| Rental and other                                  | 231,889          | 231,889       | 168,433       | (63,456)                      |
| Miscellaneous                                     | 117,231          | 117,231       | 798,645       | 681,414                       |
| Total revenues                                    | 52,593,426       | 52,593,426    | 52,455,821    | (137,605)                     |
| <b>EXPENDITURES</b>                               |                  |               |               |                               |
| General government                                | 28,904,882       | 29,544,260    | 26,663,520    | 2,880,740                     |
| Public safety                                     | 9,731,724        | 9,984,531     | 9,872,690     | 111,841                       |
| Public works                                      | 8,790,314        | 8,367,514     | 8,078,292     | 289,222                       |
| Library and recreation                            | 8,352,575        | 8,326,575     | 7,951,522     | 375,053                       |
| Total expenditures                                | 55,779,495       | 56,222,880    | 52,566,024    | 3,656,856                     |
| Excess (deficiency) of revenues over expenditures | (3,186,069)      | (3,629,454)   | (110,203)     | 3,519,251                     |
| <b>OTHER FINANCING SOURCES (USES)</b>             |                  |               |               |                               |
| Sale of capital assets                            | 814              | 814           | 2,705         | 1,891                         |
| Transfers in                                      | 4,197,778        | 4,197,778     | 4,197,778     | -                             |
| Transfers out                                     | (1,910,600)      | (1,910,600)   | (1,910,600)   | -                             |
| Total other financing sources                     | 2,287,992        | 2,287,992     | 2,289,883     | 1,891                         |
| Net change in fund balances                       | (898,077)        | (1,341,462)   | 2,179,680     | 3,521,142                     |
| Fund balances - beginning                         | 16,159,134       | 16,159,134    | 16,159,134    | -                             |
| Fund balances - ending                            | \$ 15,261,057    | \$ 14,817,672 | \$ 18,338,814 | \$ 3,521,142                  |

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

# PROPRIETARY FUNDS

## **Major Funds**

**Water Fund** - Accounts for the operations of the City's water utility.

**Stormwater Fund** - Accounts for the operations of the City's storm water utility.

**Golf Course Fund** - Accounts for the operations of the City's golf course.

**Transportation and Parking Fund** - Accounts for the operations of the City's public transportation (bus and trolley) system and paid parking system.

**Park City Municipal Corporation**  
**Statement of Net Position**  
**Proprietary Funds**  
**June 30, 2025**

|  | Business-type Activities |                 |                  |                                 |                        | Governmental Activities |
|--|--------------------------|-----------------|------------------|---------------------------------|------------------------|-------------------------|
|  | Water Fund               | Stormwater Fund | Golf Course Fund | Transportation and Parking Fund | Total Enterprise Funds | Internal Service Funds  |
| <b>ASSETS</b>  |                          |                 |                  |                                 |                        |                         |
| Current assets:  |                          |                 |                  |                                 |                        |                         |
| Cash, cash equivalents and investments                                 | \$ 6,547,096             | \$ 4,526,422    | \$ 2,879,464     | \$ 40,523,638                   | \$ 54,476,620          | \$ 4,118,244            |
| Restricted cash, cash equivalents and investments, fiscal agent        | 10,934,010               | -               | -                | -                               | 10,934,010             | -                       |
| Taxes receivable   | -                        | -               | -                | 1,503,379                       | 1,503,379              | -                       |
| Accounts receivable  | 2,457,332                | 179,390         | 298              | 11,757,168                      | 14,394,188             | 84,350                  |
| Inventories  | 1,024,219                | 2,323           | 300,729          | 89,953                          | 1,417,224              | 636,330                 |
| Prepays  | 564,065                  | -               | -                | 74,619                          | 638,684                | 4,713                   |
| Total current assets   | 21,526,722               | 4,708,135       | 3,180,491        | 53,948,757                      | 83,364,105             | 4,843,637               |
| Noncurrent assets:   |                          |                 |                  |                                 |                        |                         |
| Prepays  | -                        | -               | -                | -                               | -                      | 37,705                  |
| Land and water rights  | 17,785,588               | -               | 828,451          | 3,201,634                       | 21,815,673             | -                       |
| Construction in progress   | 8,801,807                | 113,927         | -                | 5,225,991                       | 14,141,725             | -                       |
| Art  | 8,636                    | -               | -                | 109,214                         | 117,850                | -                       |
| Right to use asset   | 3,380,984                | -               | -                | -                               | 3,380,984              | -                       |
| Buildings  | 125,378,109              | 320,962         | 1,671,487        | 20,693,958                      | 148,064,516            | -                       |
| Improvements other than buildings                                      | 110,456,060              | 15,832,482      | 1,777,052        | 9,197,566                       | 137,263,160            | -                       |
| Vehicles and equipment   | 14,637,394               | 717,428         | 2,121,728        | 31,778,050                      | 49,254,600             | 47,450                  |
| Intangible   | 27,810                   | -               | -                | 58,645                          | 86,455                 | -                       |
| Accumulated depreciation and amortization                              | (71,391,609)             | (9,152,209)     | (4,353,480)      | (32,302,643)                    | (117,199,941)          | (47,450)                |
| Total noncurrent assets  | 209,084,779              | 7,832,590       | 2,045,238        | 37,962,415                      | 256,925,022            | 37,705                  |
| Total assets   | 230,611,501              | 12,540,725      | 5,225,729        | 91,911,172                      | 340,289,127            | 4,881,342               |
| <b>DEFERRED OUTFLOWS OF RESOURCES</b>                                  |                          |                 |                  |                                 |                        |                         |
| Deferred outflows of resources related to pensions                     | 1,248,224                | 22,377          | 135,287          | 1,945,830                       | 3,351,718              | 299,542                 |
| Total assets and deferred outflows of resources                        | 231,859,725              | 12,563,102      | 5,361,016        | 93,857,002                      | 343,640,845            | 5,180,884               |
| <b>LIABILITIES</b>   |                          |                 |                  |                                 |                        |                         |
| Current liabilities:   |                          |                 |                  |                                 |                        |                         |
| Accounts payable   | 6,225,999                | 516,655         | 142,348          | 2,773,206                       | 9,658,208              | 56,187                  |
| Accrued liabilities  | 3,275,788                | 17,895          | 92,214           | 449,051                         | 3,834,948              | 40,427                  |
| Contract payable   | 154,837                  | -               | -                | -                               | 154,837                | -                       |
| Compensated absences   | 167,452                  | 27,832          | 38,288           | 496,152                         | 729,724                | 95,236                  |
| Revenue bonds  | 5,435,000                | -               | -                | -                               | 5,435,000              | -                       |
| Total current liabilities  | 15,259,076               | 562,382         | 272,850          | 3,718,409                       | 19,812,717             | 191,850                 |
| Noncurrent liabilities:  |                          |                 |                  |                                 |                        |                         |
| Accrued liabilities  | -                        | -               | -                | -                               | -                      | 1,121,711               |
| Contract payable   | 2,293,036                | -               | -                | -                               | 2,293,036              | -                       |
| Compensated absences   | 20,696                   | 3,440           | 4,732            | 61,322                          | 90,190                 | 6,079                   |
| Revenue bonds  | 135,404,688              | -               | -                | -                               | 135,404,688            | -                       |
| Net pension liability  | 989,348                  | 12,242          | 102,062          | 1,315,773                       | 2,419,425              | 238,131                 |
| Total noncurrent liabilities   | 138,707,768              | 15,682          | 106,794          | 1,377,095                       | 140,207,339            | 1,365,921               |
| Total liabilities  | 153,966,844              | 578,064         | 379,644          | 5,095,504                       | 160,020,056            | 1,557,771               |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                   |                          |                 |                  |                                 |                        |                         |
| Deferred inflows of resources related to pensions                      | 14,684                   | 230             | 1,561            | 21,534                          | 38,009                 | 3,528                   |
| Deferred inflows of resources related to debt                          | 61,297                   | -               | -                | -                               | 61,297                 | -                       |
| Total deferred inflows of resources                                    | 75,981                   | 230             | 1,561            | 21,534                          | 99,306                 | 3,528                   |
| Total liabilities and deferred inflows of resources                    | 154,042,825              | 578,294         | 381,205          | 5,117,038                       | 160,119,362            | 1,561,299               |
| <b>NET POSITION</b>  |                          |                 |                  |                                 |                        |                         |
| Net investment in capital assets                                       | 66,874,968               | 7,381,260       | 2,008,972        | 35,608,575                      | 111,873,775            | -                       |
| Unrestricted   | 10,941,932               | 4,603,548       | 2,970,839        | 53,131,389                      | 71,647,708             | 3,619,585               |
| Total net position   | \$ 77,816,900            | \$ 11,984,808   | \$ 4,979,811     | \$ 88,739,964                   | 183,521,483            | \$ 3,619,585            |
| Difference between business-type adjustments to assets and liabilities |                          |                 |                  |                                 | (101,093)              |                         |
| Net position of business-type activities                               |                          |                 |                  |                                 | \$ 183,420,390         |                         |

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

**Park City Municipal Corporation**  
**Statement of Revenues, Expenses, and Changes in Net Position**  
**Proprietary Funds**  
**For the Year Ended June 30, 2025**

|   | Business-type Activities |                      |                     |                                 |                        | Governmental Activities |
|---|--------------------------|----------------------|---------------------|---------------------------------|------------------------|-------------------------|
|   | Water Fund               | Stormwater Fund      | Golf Course Fund    | Transportation and Parking Fund | Total Enterprise Funds | Internal Service Funds  |
| <b>OPERATING REVENUES</b>   |                          |                      |                     |                                 |                        |                         |
| Charges for services  | \$ 27,622,346            | \$ 1,949,856         | \$ 2,638,264        | \$ 4,495,198                    | \$ 36,705,664          | \$ 5,371,093            |
| Miscellaneous   | -                        | -                    | 39,862              | 3,282,523                       | 3,322,385              | -                       |
| Total operating revenues  | <u>27,622,346</u>        | <u>1,949,856</u>     | <u>2,678,126</u>    | <u>7,777,721</u>                | <u>40,028,049</u>      | <u>5,371,093</u>        |
| <b>OPERATING EXPENSES</b>   |                          |                      |                     |                                 |                        |                         |
| Salaries and benefits   | 5,554,356                | 723,562              | 1,190,827           | 15,580,615                      | 23,049,360             | 1,501,554               |
| Supplies, maintenance and services  | 6,664,448                | 853,165              | 780,941             | 9,209,724                       | 17,508,278             | 3,201,980               |
| Energy and utilities  | 770,050                  | 39,664               | 58,003              | 843,267                         | 1,710,984              | 796,294                 |
| Depreciation and amortization   | 6,425,565                | 185,808              | 226,992             | 3,470,075                       | 10,308,440             | -                       |
| Total operating expenses  | <u>19,414,419</u>        | <u>1,802,199</u>     | <u>2,256,763</u>    | <u>29,103,681</u>               | <u>52,577,062</u>      | <u>5,499,828</u>        |
| Operating income (loss)   | <u>8,207,927</u>         | <u>147,657</u>       | <u>421,363</u>      | <u>(21,325,960)</u>             | <u>(12,549,013)</u>    | <u>(128,735)</u>        |
| <b>NONOPERATING REVENUES (EXPENSES)</b>   |                          |                      |                     |                                 |                        |                         |
| Taxes and special assessments   | -                        | -                    | -                   | 16,580,564                      | 16,580,564             | -                       |
| Investment income   | 961,108                  | 183,064              | 125,256             | 1,842,130                       | 3,111,558              | -                       |
| Gain on sale of capital assets  | 41,325                   | -                    | 1,425               | 2,611                           | 45,361                 | -                       |
| Operating grants and contributions  | -                        | -                    | -                   | 4,525,356                       | 4,525,356              | -                       |
| Interest expense  | (3,385,962)              | -                    | -                   | -                               | (3,385,962)            | -                       |
| Total nonoperating revenues (expenses)  | <u>(2,383,529)</u>       | <u>183,064</u>       | <u>126,681</u>      | <u>22,950,661</u>               | <u>20,876,877</u>      | <u>-</u>                |
| Income (loss) before contributions and transfers  | <u>5,824,398</u>         | <u>330,721</u>       | <u>548,044</u>      | <u>1,624,701</u>                | <u>8,327,864</u>       | <u>(128,735)</u>        |
| Capital contributions   | 2,009,324                | -                    | -                   | 5,802,717                       | 7,812,041              | -                       |
| Transfers in  | 1,000,000                | -                    | 25,000              | -                               | 1,025,000              | -                       |
| Transfers out   | <u>(2,330,473)</u>       | <u>(140,773)</u>     | <u>(164,005)</u>    | <u>(1,562,527)</u>              | <u>(4,197,778)</u>     | <u>-</u>                |
| Change in net position  | 6,503,249                | 189,948              | 409,039             | 5,864,891                       | 12,967,127             | (128,735)               |
| Total net position - beginning  | 71,313,651               | 11,794,860           | 4,570,772           | 82,875,073                      | 170,554,356            | 3,748,320               |
| Total net position - ending   | <u>\$ 77,816,900</u>     | <u>\$ 11,984,808</u> | <u>\$ 4,979,811</u> | <u>\$ 88,739,964</u>            | <u>183,521,483</u>     | <u>\$ 3,619,585</u>     |
| Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds |                          |                      |                     |                                 | (556,771)              |                         |
| Changes in net position of business-type activities   |                          |                      |                     |                                 | <u>\$ 12,410,356</u>   |                         |

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



**Park City Municipal Corporation**  
**Statement of Cash Flows**  
**Proprietary Funds**  
**For the Year Ended June 30, 2025**

|   | Business-type Activities - Enterprise Funds |                 |                  |                                 |                        | Governmental Activities |
|---|---|-----------------|------------------|---------------------------------|------------------------|-------------------------|
|   | Water Fund                                  | Stormwater Fund | Golf Course Fund | Transportation and Parking Fund | Total Enterprise Funds | Internal Service Funds  |
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>   |   |                 |                  |                                 |                        |                         |
| Cash receipts from customers  | \$ 26,284,016                               | \$ 1,948,207    | \$ 2,678,126     | \$ 2,246,940                    | \$ 33,157,289          | \$ 5,908,426            |
| Payments to employees   | (5,352,332)                                 | (630,381)       | (1,171,705)      | (15,408,928)                    | (22,563,346)           | (1,463,220)             |
| Payments to suppliers   | (10,278,311)                                | (406,524)       | (791,416)        | (7,398,682)                     | (18,874,933)           | (4,638,931)             |
| Net cash provided (used) by operating activities  | 10,653,373                                  | 911,302         | 715,005          | (20,560,670)                    | (8,280,990)            | (193,725)               |
| <b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>  |   |                 |                  |                                 |                        |                         |
| Transfers from other funds  | 1,000,000                                   | -               | 25,000           | -                               | 1,025,000              | -                       |
| Transfers to other funds  | (1,278,663)                                 | (140,773)       | (164,005)        | (1,562,527)                     | (3,145,968)            | -                       |
| Transit and resort sales tax  | -   | -               | -                | 16,911,102                      | 16,911,102             | -                       |
| Operating grants  | -   | -               | -                | 4,611,052                       | 4,611,052              | -                       |
| Net cash provided (used) by noncapital financing activities   | (278,663)                                   | (140,773)       | (139,005)        | 19,959,627                      | 19,401,186             | -                       |
| <b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>                                       |   |                 |                  |                                 |                        |                         |
| Impact fees, contributions and grants   | 2,009,324                                   | -               | -                | 4,692,191                       | 6,701,515              | -                       |
| Acquisition and construction of capital assets  | (3,786,713)                                 | (32,620)        | (258,299)        | (4,058,712)                     | (8,136,344)            | -                       |
| Principal paid on capital debt and interfund loan   | (5,357,032)                                 | -               | -                | -                               | (5,357,032)            | -                       |
| Interest paid on capital debt and interfund loan  | (4,250,284)                                 | -               | -                | -                               | (4,250,284)            | -                       |
| Proceeds from sales of capital assets   | 41,325                                      | -               | 1,425            | 2,611                           | 45,361                 | -                       |
| Net cash provided (used) by capital and related financing activities                                  | (11,343,380)                                | (32,620)        | (256,874)        | 636,090                         | (10,996,784)           | -                       |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>   |   |                 |                  |                                 |                        |                         |
| Interest received by investing activities   | 961,633                                     | 183,196         | 125,342          | 1,844,279                       | 3,114,450              | -                       |
| Net cash provided by investing activities   | 961,633                                     | 183,196         | 125,342          | 1,844,279                       | 3,114,450              | -                       |
| Net increase (decrease) in cash and cash equivalents  | (7,037)                                     | 921,105         | 444,468          | 1,879,326                       | 3,237,862              | (193,725)               |
| Balances - beginning of year  | 17,488,143                                  | 3,605,317       | 2,434,996        | 38,644,312                      | 62,172,768             | 4,311,969               |
| Balances - end of the year  | \$ 17,481,106                               | \$ 4,526,422    | \$ 2,879,464     | \$ 40,523,638                   | \$ 65,410,630          | \$ 4,118,244            |
| <b>Reconciliation of operating income (loss) to net cash provided (used) by operating activities:</b> |   |                 |                  |                                 |                        |                         |
| Operating Income (loss)   | \$ 8,207,927                                | \$ 147,657      | \$ 421,363       | \$ (21,325,960)                 | \$ (12,549,013)        | \$ (128,735)            |
| Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities: |   |                 |                  |                                 |                        |                         |
| Depreciation  | 6,425,565                                   | 185,808         | 226,992          | 3,470,075                       | 10,308,440             | -                       |
| Non-cash water interfund transfer to general fund   | (1,051,810)                                 | -               | -                | -                               | (1,051,810)            | -                       |
| Pension related   | 268,099                                     | 98,212          | 17,700           | 201,161                         | 585,172                | 43,075                  |
| Changes in assets and liabilities:  |   |                 |                  |                                 |                        |                         |
| Accounts receivable   | (322,785)                                   | (1,649)         | -                | (5,214,434)                     | (5,538,868)            | (23,686)                |
| Inventory   | (298,177)                                   | 5,033           | (4,466)          | 21,102                          | (276,508)              | 39,162                  |
| Accounts and other payables   | (2,509,371)                                 | 481,272         | 51,994           | 2,316,860                       | 340,755                | (240,511)               |
| Accrued liabilities   | (74,310)                                    | (6,746)         | (1,703)          | (132,412)                       | (215,171)              | 107,131                 |
| Compensated absences  | 8,235                                       | 1,715           | 3,125            | 102,938                         | 116,013                | 9,839                   |
| Net cash provided (used) by operating activities  | \$ 10,653,373                               | \$ 911,302      | \$ 715,005       | \$ (20,560,670)                 | \$ (8,280,990)         | \$ (193,725)            |

**NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES**

Included in investment income is an increase of \$66,044 in fair value for the year ended June 30, 2025.

Donated capital assets totaling \$138,139 were recognized during the year. No cash was received in connection with this transaction.

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

# FIDUCIARY FUND

**Custodial Fund** - Used to hold deposits and performance bonds from individuals, organizations and other governments.

**Park City Municipal Corporation**  
**Statement of Fiduciary Net Position**  
**Fiduciary Fund**  
**June 30, 2025**

|   | <u>Custodial Funds</u>     |
|---|----------------------------|
| <b>ASSETS</b>                                     |                            |
| Cash, cash equivalents and investments            | <u>\$ 1,600,473</u>        |
| Total assets                                      | <u>1,600,473</u>           |
| <br><b>NET POSITION</b>                           |                            |
| Restricted for:                                   |                            |
| Individuals, organizations, and other governments | <u>1,600,473</u>           |
| Total net position                                | <u><u>\$ 1,600,473</u></u> |

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

**Park City Municipal Corporation**  
**Statement of Changes in Fiduciary Net Position**  
**Fiduciary Fund**  
**For the Year Ended June 30, 2025**

|  | <u>Custodial Funds</u>     |
|--|----------------------------|
| <b>ADDITIONS</b>   |                            |
| Contributions from individuals, organizations, and other governments | \$ 359,090                 |
| Total additions  | <u>359,090</u>             |
| <b>DEDUCTIONS</b>  |                            |
| Refunds to individuals, organizations, and other governments         | <u>396,093</u>             |
| Total deductions   | <u>396,093</u>             |
| Net decrease in fiduciary net position                               | (37,003)                   |
| Net Position - beginning of the year                                 | <u>1,637,476</u>           |
| Net Position - end of the year                                       | <u><u>\$ 1,600,473</u></u> |

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

## **NOTES TO THE BASIC FINANCIAL STATEMENTS**

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The accounting policies of the City conform in all material respects to generally accepted accounting principles in the United States of America (GAAP) as applicable to governments. The City has adopted the provisions of the Governmental Accounting Standards Board (GASB). Preparation of the financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts and disclosures in the financial statements.

The following is a summary of the more significant policies and is presented to assist the reader in interpreting the financial statements and other data in this report. These policies, as presented, should be viewed as an integral part of the accompanying financial statements.

**1. Reporting Entity**

Park City Municipal Corporation (the City) is a municipal corporation governed by an elected mayor and five-member Council elected at large with staggered terms. The City was chartered March 15, 1884, under the provisions of the Utah Territorial Government. The Mayor is the administrative authority by statute; however, that responsibility has been delegated to the City Manager by City Ordinance. Therefore, the City operates under a six member council form of government. The City provides the following services as authorized in its charter: public safety (police), highways and streets, cultural and recreational, library, public improvements, planning and zoning, public transportation, public utilities (water and stormwater), golf and general administrative services.

These financial statements include the City and its component units. The City has considered all potential component units for which it is financially accountable. The criteria to be considered in determining financial accountability have been set forth in GASB Statement No. 61. These criteria include 1) substantively the same governing body, 2) the primary government and the component unit have a financial benefit or burden relationship, or 3) management (below the level of the elected officials) of the primary government have operational responsibility for the activities of the component unit.

Blended component units, although legally separate entities are so intertwined with the City that they are, in substance, the same as the City. They have the same governing board and provide services almost entirely to the City. They are reported as funds of the City. These are organizations for which the City is financially accountable, and the relationship with the City is significant enough that exclusions would possibly lead to misleading or incomplete financial statements.

Included in this report are the following blended component units:

The Park City Redevelopment Agency (RDA) was legally created by City ordinance pursuant to the Utah Limited Purpose Local Government Entities-Community Development and Renewal Agencies Act. The City Council is designated as the governing body of the RDA. The City has accountability for all fiscal and operating activities of the RDA. The RDA currently has two special revenue funds and two capital projects funds.

The Park City Municipal Building Authority (MBA) governing board is comprised of the same individuals as the City Council and was created to provide a mechanism for financing City facilities. The MBA acquires and/or builds facilities by borrowing money secured by a lease agreement between the City and the Authority. The MBA currently has a capital projects fund. The bond issuance authorizations are approved by the City Council and the legal liability for those bonds remains with the City.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued**

The Park City Housing Authority (HA) governing board is comprised of the same individuals as the City Council and was created to accumulate funds for construction of affordable housing within the City. The City has accountability for all fiscal and operating activities of the HA.

The Park City Water Service District (WSD) governing board is comprised of the same individuals as the City Council and was created to furnish municipal water service within the boundaries of the District. The City has accountability for all fiscal and operating activities of the WSD.

On March 26, 2025, the DV Snow Park Public Infrastructure District (PID) was established within the City to provide financing for infrastructure improvements benefiting properties within the district. The PID is a legally separate entity created under state law and governed by an independent board. The City's role is limited to approving the initial formation of the district. The City is not legally obligated for repayment of any PID debt. The City does not appoint a voting majority of the PID board and the PID is not fiscally dependent on the City. In addition, the City does not have the ability to impose its will and there is no financial benefit or burden relationship. Therefore, the PID does not meet the criteria for inclusion as a component unit and is not reported in the City's financial statements.

**2. Government-wide and Fund Financial Statements**

The government-wide financial statements (*i.e.*, the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the City. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Certain eliminations have been made as prescribed by GASB Statement No. 34 for interfund activities. All internal balances in the statement of net position have been eliminated except those representing balances between the governmental activities and the business-type activities, which are presented as internal balances and eliminated in the total primary government column. In the statement of activities, internal service fund transactions have been eliminated except interfund services provided and used by business-type activities, which are not eliminated.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

**3. 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*, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Amounts received or recognized as a receivable at fiscal year end are included in the financial statements as taxes receivable and deferred inflows of resources. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued**

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 City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Property taxes are recognized as revenues in the year for which they are levied. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The City reports the following major governmental funds:

The General Fund is the City's primary operating fund. It is used to account for all financial resources of the City not accounted for by a separate, specialized fund.

The Sales Tax Revenue and Refunding Bonds Debt Service Fund and the Park City General Obligation Bonds Debt Service Fund are used to account for the accumulation of resources for the payment of sales tax revenue bonded debt and general obligation debt.

The Capital Improvements Fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by proprietary funds, the Redevelopment Agencies or Municipal Building Authority).

The City reports the following major proprietary funds:

The Water Fund operates the water distribution system for residents of the City.

The Stormwater Fund operates the storm drain system for residents of the City.

The Golf Course Fund accounts for the operations of the City's golf course.

The Transportation and Parking Fund accounts for the operations of the City's public transportation (bus and trolley) system and paid parking system.

Additionally, the City reports the following fund types:

Capital Project Funds are used to account for the acquisition or construction of capital projects. The City currently has the Lower Park Avenue Redevelopment Agency, the Main Street Redevelopment Agency, the Municipal Building Authority, and the Equipment Replacement capital project funds.



**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued**

Special Revenue Funds are used to account for specific revenue sources that are restricted to expenditures for specific purposes. The City currently has the Lower Park Avenue Redevelopment Agency and the Main Street Redevelopment Agency special revenue funds. These funds account for redevelopment activities that are supported by property tax increment.

Internal Service Funds are used to account for the central financing of goods or services provided to various departments of the City or other governments on a cost-reimbursement basis. The City currently has two internal service funds. The Fleet Services Fund provides vehicle storage, repair and maintenance. The Self-Insurance Fund was established to allow the City to supplement its regular insurance coverage.

Custodial Funds are used to account for the assets held by the City as a fiduciary activity. Custodial funds use the economic resources measurement focus. The City currently has one custodial fund. The Park City Custodial Fund is used to hold deposits and performance bonds.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds and of the internal service funds are charges to customers for sales and services. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

**4. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance**

***Cash, Cash Equivalents and Investments*** – Cash and cash equivalents are generally considered short-term, highly liquid investments with a maturity of three months or less from the purchase date.

Investments are recorded at fair value in accordance with GASB Statement No. 72 *Fair Value Measurement and Application*. Accordingly, the change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

Unrestricted and restricted cash balances of all funds are combined to form a pool of cash and investments which is managed by the City Treasurer. Utah State Statutes allow for investments in the Utah Public Treasurer's Investment Fund and the Utah Money Management Act (UMMA) approved financial institutions. The UMMA provides for a committee to evaluate financial institutions and provides a list of those qualified as depositories for public funds, including the amount they are authorized to maintain over and above insured amounts. The City Treasurer invests unrestricted cash with the Utah Public Treasurer's Investment Fund and with financial institutions on the approved list. Investments in the pooled cash fund consist primarily of certificates of deposit, repurchase agreements, time deposits, commercial paper and government agency securities and are carried at amortized cost which approximates fair value. Interest income earned as a result of pooling is distributed to the appropriate funds based on month end balances of cash and investments.

***Prepaid Items*** – Payments made to vendors for services that will benefit periods beyond June 30, 2025 are recorded as prepaid items in both government-wide and fund financial statements. The costs of governmental fund type prepaid items are recorded as expenditures when consumed rather than when purchased.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued**

***Inventories*** – Inventories of supplies for the proprietary fund types consist principally of items used in repairing and maintaining the water distribution system and transportation equipment. Supplies inventories are valued at cost using the weighted average method. Inventory held for retail sale in the Golf Course Fund is valued at lower-of-cost or market using the first-in, first-out (FIFO) method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased. Reported inventories are equally offset by fund balance which classification indicates that they do not constitute available spendable resources even though they are a component of current assets.

***Leases Receivable*** – The City’s lease receivable is measured at the present value of lease payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received during the lease term. Subsequently, the deferred inflow of resources is recognized as revenue over the lease term. The City uses its effective borrowing rate as the discount rate.

***Capital Assets*** – General capital assets are not capitalized in the governmental funds used to acquire or construct them. Instead, capital acquisition and construction are reflected as expenditures in governmental funds. Capital assets, with an initial, individual cost of more than \$5,000 and a useful life greater than two years, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. All purchased capital assets are valued at cost or estimated historical cost. Donated capital assets or donated works of art are reported at acquisition value rather than fair value. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

In the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities) the government included all assets with acquisition dates as far back as June 30, 1980. Most of the City’s infrastructure assets were valued at historical cost (when available) or estimated historical cost through back trending (i.e., estimating the current replacement cost of the infrastructure to be capitalized and using an appropriate price-level index to deflate the cost to the acquisition year or estimated acquisition year). As the City constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost.

Art represents a collection of the City and is therefore not depreciated. Property, plant, equipment and intangible assets of the primary government are depreciated or amortized using the straight-line method over the following estimated useful lives:

| <b>Assets</b>                       | <b>Years</b> |
|-------------------------------------|--------------|
| Buildings and improvements          | 20-75        |
| Public domain infrastructure        | 20-30        |
| System infrastructure               | 20-30        |
| Vehicles, equipment and intangibles | 3-25         |

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued**

***Subscription Assets*** – The City has recorded subscription assets as a result of implementing GASB 96, *Subscription-Based Information Technology Arrangements*. Subscription assets, with an initial, individual cost of more than \$5,000 and a subscription term greater than one year, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. The subscription assets are initially measured at an amount equal to the initial measurement of the subscription vendor at the commencement of the subscription term, less any subscription vendor incentives received at the commencement of the subscription. The subscription assets are amortized on a straight-line basis over the life of the subscription.

***Compensated Absences*** – Accumulated unpaid vacation is accrued based on the years of service of each employee. Vacation is accumulated on a monthly basis and is fully vested when earned. The maximum amount of accumulated accrued vacation hours is determined by the length of service of each employee. Accumulated vacation cannot exceed these limits at the end of any calendar year and any vacation in excess of this amount is forfeited. At retirement, death, or termination in good standing, all unpaid vacation that has been accrued, up to the above limits, is paid. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. There is no liability for unpaid accumulated sick leave since the City does not have a policy to pay any amounts when employees separate from service.

***Long-term Obligations*** – In the government-wide financial statements, and proprietary fund types in the fund financial statements, noncurrent debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums, discounts, and gains and losses on bond refunding are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Gains and losses on bond refunding are reported as deferred inflows and outflows. Bond issuance costs are expensed in the period in which they are incurred. The unamortized bond premiums/discounts at June 30, 2025 for governmental activities were \$9,916,514 and \$12,229,688 for business-type activities and proprietary funds, respectively. In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current expenditures.

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

***Deferred Outflows of Resources or Deferred Inflows of Resources*** – In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to future periods and will not be recognized as an outflow of resources (expense/expenditure) until then. In accordance with GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*, the government-wide statement of net position and the proprietary fund statement of net position report deferred outflows of resources related to pensions.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued**

In addition to liabilities, the statement of financial position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time. The City has items which qualify for reporting in this category. The governmental funds report unavailable revenue from property taxes, notes receivable, and leases receivable. The government-wide statement of net position reports deferred inflows from property taxes, pension related items, deferred gain on refunding of debt, and leases receivable. Property taxes are deferred and recognized as an inflow of resources in the following fiscal year to correspond with the period in which the taxes are levied. The deferred gain on refunding resulted from the difference in the carrying value of the refunded debt and its reacquisition price. The proprietary fund statement of net position reports items related to pensions.

***Net Position Flow Assumption*** – Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted-net position and unrestricted-net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City’s policy to consider restricted-net position to have been depleted before unrestricted-net position is applied.

***Fund Balance*** – Fund balances presented in the governmental fund financial statements represent the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources. GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, establishes criteria for classifying fund balances into specifically defined classifications and clarifies definitions for governmental funds. GASB Statement No. 54 requires that the fund balances be classified into categories based upon the type of restrictions imposed on the use of funds.

The City evaluated each of its funds at June 30, 2025, and classified fund balances into the following five categories:

**Nonspendable** - Amounts that cannot be spent because they are 1) not in spendable form, such as prepaid items, inventories and long-term receivables for which the payment of proceeds are not restricted or committed with respect to the nature of the specific expenditures of that fund or 2) legally or contractually required to be maintained intact.

**Restricted** - Amounts that are restricted by external parties such as creditors or imposed by grants, laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The City has legislative restrictions on amounts collected and reported in the City’s various governmental funds. As a result, these restrictions have been classified as restricted for capital projects, debt service and drug and tobacco enforcement.

**Committed** - Amounts that can only be used for specific purposes pursuant to constraints imposed by formal action (ordinance) of the City’s “highest level of decision-making authority”, which the City considers to be the Park City Municipal City Council. Commitments may be changed by the government by taking the same action that imposed the constraint initially.

**Assigned** - Amounts that have been allocated by action of the Park City Municipal City Council through a resolution in which the City’s intent is to use the funds for a specific purpose, but that do not meet the criteria to be classified as restricted or committed.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued**

Unassigned - Amounts that constitute the residual balances that have no restrictions placed upon them. If restrictions exceed available resources only deficit amounts are reported in the unassigned category. The general fund is the only fund that reports a positive unassigned balance.

The City reduces restricted amounts first when expenditures are incurred for purposes for which both restricted and unrestricted (committed, assigned or unassigned) amounts are available. The City reduces committed amounts first, followed by assigned amounts and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

The City does not have a minimum fund balance policy. *Utah Code* 10-6-116(4) requires the City to maintain a minimum unrestricted fund balance in the general fund equal to 5.0 percent of general fund revenue, with a maximum of 35.0 percent.

***Restricted Assets*** – Certain proceeds of the City’s Water Revenue and Refunding Bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the proprietary funds’ statement of net position because their use is limited by applicable bond covenants.

Proceeds of the City’s 2013A and 2020 Series General Obligation Bonds in the amount of \$6,118,191 are classified as restricted assets as well as impact fees of \$602,646 and B & C road funds of \$121,357 in the Capital Improvements Fund. Bond proceeds are restricted to acquiring and preserving undeveloped park and recreational land and to acquire, construct, improve and modify pathways, roads and related improvements for use by pedestrians and cyclists. The “reserve fund” account with a balance at June 30, 2025 of \$18,524 is used to report resources set aside to make up potential future deficiencies in the revenue bond debt service account.

Proceeds of the City’s 2015, 2017 and 2019 Sales Tax Revenue Bonds are classified as restricted assets on the governmental funds balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants. The “construction fund” account with a balance at June 30, 2025 of \$23,350,499 is used to report those proceeds of revenue bond issuances that are restricted for the purpose of financing the cost associated with improvements and acquisition of open space. The “reserve fund” account with a balance at June 30, 2025, of \$1,330,271 is used to report resources set aside to make up potential future deficiencies in the revenue bond debt service account.

**5. Budgets**

State law requires the City Council to prepare and adopt budgets for all governmental and proprietary funds. The City Manager submits to the Mayor and City Council a proposed operating budget for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and the proposed sources of revenues. Between May 1 and June 30, the City Council reviews and adjusts the City Manager’s proposed budget. On or before June 30, a public hearing is held and the budget is legally adopted through passage of an ordinance. Budgets are adopted below individual department levels, but control of budget appropriations is exercised, under state law, at the department level (General Government, Public Safety, Public Works and Library and Recreation).

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

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**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued**

After the budget is adopted, transfers of any unexpended appropriation amounts between line items within a major category are to be initiated and approved by each respective department. Transfers between major categories and between programs within the same department and fund are to be initiated by the respective departments and approved by the City Manager. Transfers between capital improvement projects within the same fund are to be initiated by the individual designated as responsible for the project and approved by the City Manager. Transfers that will result in a total change in the appropriation for a project of more than 20.0 percent or if a project would be eliminated by the transfer must be approved by the City Council. The City Council may reduce or increase the budget of any fund by ordinance during the budget year. The City Council must hold a public hearing to increase a fund's budget before it can pass the ordinance. Utah State law prohibits the appropriation of unassigned general fund balance until it exceeds the sum of 5.0 percent of the budgeted general fund revenues. Until unassigned fund balance is greater than the above amount, it cannot be budgeted but is used to provide working capital until tax revenue is received, meet emergency expenditures and cover unanticipated deficits. When the unassigned fund balance is greater than 35.0 percent of actual revenues, the excess must be appropriated to capital projects determined to be in the best long-term interest of the City.

Budgets are prepared on the modified accrual basis of accounting according to GAAP for governmental funds. Budgets are not prepared for the custodial fund since this fund is comprised only of deposits and performance bonds held by the City. Encumbrance accounting is used by the City.

Each year the capital projects fund adjusted budget is comprised of new appropriations from the current year and unexpended appropriations from the prior year, since unexpended capital projects appropriations do not automatically lapse at year end. The adjusted capital projects fund budget represents the amount available for expenditures in the current year. Future projects and appropriations that are to come from funds available in future years are not reflected in the current year budget.

**6. GASB Pronouncements**

GASB Statement No. 103, *Financial Reporting Model Improvements*, was issued in 2024 and establishes targeted improvements to the governmental financial reporting model, including revisions to the Management's Discussion and Analysis, clarification of unusual or infrequent items, modifications to the presentation of operating and nonoperating activities for proprietary funds, and updates to budgetary comparison schedules. The Statement is effective for the City for the fiscal year ending June 30, 2026. The City is currently evaluating the requirements of this Statement and the potential impact on its financial statements.

GASB Statement No. 104, *Disclosure of Certain Capital Assets*, was issued in 2024 and requires enhanced disclosures related to certain capital assets, including separate presentation of specific intangible capital assets and additional requirements for capital assets held for sale. The Statement is effective for the City for the fiscal year ending June 30, 2026. The City is assessing the impact of this Statement on its capital asset note disclosures.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS**

Deposits and investments for the City are governed by the Utah Money Management Act (*Utah Code Annotated*, Title 51, Chapter 7, “the Act”) and by rules of the Utah Money Management Council. Following are discussions of the City’s exposure to various risks related to its cash management activities.

The City follows the practice of pooling deposits and investments of all funds, except for funds required to be held by fiscal agents under the provision of bond indentures. Each fund type’s portion of this pool is displayed on the basic financial statements as “cash, cash equivalents and investments”. Interest income earned on pooled deposits and investments is allocated on an accounting period basis to the various funds based on the period-end deposit and investment balances. Interest income from deposits and investments held with fiscal agents is credited directly to the related fund.

As of June 30, 2025, the City had the following deposits and investments, including \$1,600,473 held in a custodial capacity for others:

| <b>Held by city:</b>                        |                       | Investments maturities |                     |
|---|-----------------------|------------------------|---------------------|
| <u>Investment Type</u>                      | <u>Fair Value</u>     | <u>1 year or less</u>  | <u>1-5 years</u>    |
| Debt securities                             |                       |                        |                     |
| Corporate Bonds                             | \$ 2,116,347          | \$ -                   | \$ 2,116,347        |
| Government Agency Securities                | 499,045               | 248,408                | 250,637             |
| U.S. Obligations                            | 1,549,023             | 499,471                | 1,049,552           |
|   | <u>4,164,415</u>      | <u>\$ 747,879</u>      | <u>\$ 3,416,536</u> |
| Other investments                           |                       |                        |                     |
| State treasurer's investment pool           | <u>189,881,277</u>    | <u>\$ 189,881,277</u>  |                     |
| Total investments                           | <u>194,045,692</u>    |                        |                     |
| <br><u>Deposits</u>                         |                       |                        |                     |
| Cash deposits - net of outstanding checks   | \$ 4,857,486          |                        |                     |
| Cash on hand                                | <u>6,800</u>          |                        |                     |
| Total deposits                              | <u>4,864,286</u>      |                        |                     |
| Total deposits and investments held by city | <u>198,909,978</u>    |                        |                     |
| <br><b>Held by fiscal agent:</b>            |                       |                        |                     |
| State treasurer's investment pool           | 36,264,398            |                        |                     |
| Total deposits and investments              | <u>\$ 235,174,376</u> |                        |                     |

**Deposits**

*Custodial credit risk* for deposits is the risk that, in the event of a bank failure, the City’s deposits may not be returned to it. The City does not have a formal deposit policy for custodial credit risk. The Act requires all deposits of funds to be in a qualified depository, defined 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. As of June 30, 2025, the City’s bank balance was \$6,238,120 of which \$5,988,120 was uninsured and uncollateralized.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued**

**Investments**

The Act defines the types of securities authorized as appropriate investments for the City’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.

Statutes authorize the City to invest in negotiable or nonnegotiable deposits of qualified or permitted depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as “first tier” by two nationally recognized statistical rating organizations; bankers’ acceptances; obligations of the United States Treasury including bills, notes, and bonds; obligations, other than mortgage derivative products, issued by U.S. government sponsored enterprises (U.S. Agencies) such as the Federal Home Loan Bank System, Federal Home Loan Mortgage Corporation (Freddie Mac), and Federal National Mortgage Association (Fannie Mae); 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 Act; and the Utah Public Treasurers’ Investment Fund (PTIF).

The Utah State Treasurer’s Office operates the PTIF. The PTIF is available for investment of funds administered by any Utah public treasurer and is not registered with the Securities and Exchange Commission as an investment company. The PTIF is authorized and regulated by the Act. The Act established the Money Management Council which oversees the activities of the Utah 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.

*Fair Value of Investments:* The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. 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 June 30, 2025 the City had the following recurring fair value measurements:

|   |                       | Fair Value Measurements Using |                       |             |
|---|-----------------------|-------------------------------|-----------------------|-------------|
|   | June 30, 2025         | Level 1                       | Level 2               | Level 3     |
| <u>Investments by fair value level:</u> |                       |                               |                       |             |
| Corporate Bonds                         | \$ 2,116,347          | \$ 2,116,347                  | \$ -                  | \$ -        |
| Government Agency Securities            | 499,045               | 499,045                       | -                     | -           |
| U.S. Obligations                        | 1,549,023             | 1,549,023                     | -                     | -           |
| Utah Public Treasurers' Investment Fund | 189,881,277           | -                             | 189,881,277           | -           |
| Total                                   | <u>\$ 194,045,692</u> | <u>\$ 4,164,415</u>           | <u>\$ 189,881,277</u> | <u>\$ -</u> |

Debt securities classified in Level 1 are valued using prices quoted in active markets for those securities. The Utah Public Treasurers’ Investment Fund classified in Level 2 is valued by application of the June 30, 2025 fair value factor, as calculated by the Utah State Treasurer, to the City’s average daily balance in the Fund.



**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued**

At June 30, 2025, the City’s investments had the following quality ratings:

|                                | Fair Value          | Primary Government  |                              |                     |
|--------------------------------|---------------------|---------------------|------------------------------|---------------------|
|                                |                     | Corporate Bonds     | Government Agency Securities | U.S. Obligations    |
| <b><u>Quality Ratings:</u></b> |                     |                     |                              |                     |
| AA+                            | \$ 2,301,138        | \$ 253,070          | \$ 499,045                   | \$ 1,549,023        |
| AA-                            | 252,332             | 252,332             | -                            | -                   |
| A+                             | 502,818             | 502,818             | -                            | -                   |
| A                              | 1,108,127           | 1,108,127           | -                            | -                   |
|                                | <u>\$ 4,164,415</u> | <u>\$ 2,116,347</u> | <u>\$ 499,045</u>            | <u>\$ 1,549,023</u> |

\* The PTIF is not rated.

*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 fair value loss arising from increasing interest rates is to comply with the Act. Section 51-7-11 of the Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity on all investments in commercial paper, bankers’ acceptances, fixed rate negotiable deposits, and fixed rate corporate obligations to 270 days – 15 months or less. The Act further limits the remaining term to maturity on all investments in obligations of the United States Treasury; obligations issued by U.S. Government-sponsored enterprises; and bonds, notes, and other evidence of indebtedness of political subdivisions of the State to 5 years. In addition, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding 3 years.

*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 Act, as previously discussed.

*Concentration of Credit Risk* is the risk of loss attributed to the magnitude of a government’s investment in a single issuer. The City’s policy for reducing this risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5.0 - 10.0 percent depending upon the total dollar amount held in the portfolio at the time of purchase. None of the City’s investments exceed this limit.

*Custodial Credit Risk* for an investment is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City does not have a formal policy for custodial credit risk. As of June 30, 2025, the City had \$4,164,415 in U.S. negotiable certificate of deposits, corporate bonds, government agency securities and U.S obligations which were held by the counterparty’s trust department or agent but not in the government’s name.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

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**NOTE C – NOTES RECEIVABLE**

Notes receivable of the governmental fund types at June 30, 2025 include an affordable housing loan and a legal settlement both with an interest rate of 0.0 percent and maturing in fiscal years 2026 and 2033, respectively. The following is a schedule of future principal payments required under the terms of the notes receivable as of June 30, 2025:

| <u>Fiscal Year Ending:</u> | <u>Principal</u>    |
|----------------------------|---------------------|
| 2026                       | \$ 1,030,104        |
| 2027                       | 72,471              |
| 2028                       | 84,550              |
| 2029                       | 75,491              |
| 2030                       | 51,334              |
| 2031-2033                  | <u>138,903</u>      |
| Total                      | <u>\$ 1,452,853</u> |

**NOTE D – LEASES RECEIVABLE**

The City leases certain city property and building space to third parties. As of June 30, 2025, the City's receivable for lease payments is shown on the governmental funds balance sheet and the government-wide statement of net position. Also, the City has a deferred inflow of resources associated with these leases that will be recognized as revenue over the lease term. A general description of the lease agreements follows:

The City has 2 active leases for a portion of its land and use of facilities. These leases have a 99-year term. The agreements have increases of 10.0 percent every 5 years. At the end of the lease term, the property must be returned in good standing. During the fiscal year, the City recognized \$29,618 in lease revenue and \$16,582 in interest income related to these agreements. At June 30, 2025, the City recorded \$10,498,631 in lease receivables for these arrangements. The City used an interest rate of 1.89 percent based on incremental borrowing rates.

The City has 1 active lease for building space. The lease is for a period of 5 years; with an option to renew for an additional term of 2 years. The option to extend was exercised during the year ended June 30, 2024. During the fiscal year the City recognized \$13,926 in lease revenue and \$88 in interest income related to this agreement. At June 30, 2025, the City recorded \$41,648 in lease receivable for the arrangement. The City used an interest rate of 1.89 percent based on incremental borrowing rates.

The City has 2 active leases for building space out of its Library. The leases are for a period of 5 and 10 years with no option to renew. The agreements have annual 3.0 and 5.0 percent increases. During the fiscal year the City recognized \$25,071 in lease revenue and \$1,271 in interest income related to these agreements. At June 30, 2025, the City recorded \$54,939 in lease receivable for these arrangements. The City used an interest rate of 1.89 percent based on incremental borrowing rates.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE E – CAPITAL ASSETS**

Capital asset activity for the year ended June 30, 2025 was as follows:

|  | Balance<br>June 30, 2024 | Additions             | Deletions               | Balance<br>June 30, 2025 |
|--|--------------------------|-----------------------|-------------------------|--------------------------|
| <b>Governmental activities:</b>              |                          |                       |                         |                          |
| Capital assets, not being depreciated:       |                          |                       |                         |                          |
| Land and water rights                        | \$ 246,450,614           | \$ -                  | \$ -                    | \$ 246,450,614           |
| Construction in progress                     | 9,525,846                | 11,664,519            | (67,414)                | 21,122,951               |
| Art  | 828,717                  | -                     | -                       | 828,717                  |
| Total capital assets, not being depreciated  | <u>256,805,177</u>       | <u>11,664,519</u>     | <u>(67,414)</u>         | <u>268,402,282</u>       |
| Capital assets, being depreciated:           |                          |                       |                         |                          |
| Right to use asset - SBITA                   | 391,481                  | -                     | -                       | 391,481                  |
| Buildings                                    | 50,811,405               | 309,440               | -                       | 51,120,845               |
| Improvements other than building             | 55,832,385               | 1,550,463             | (41,485)                | 57,341,363               |
| Vehicles and equipment                       | 23,058,838               | 1,875,660             | (1,391,692)             | 23,542,806               |
| Infrastructure                               | 117,835,456              | 157,363               | -                       | 117,992,819              |
| Intangibles                                  | 9,511,069                | -                     | -                       | 9,511,069                |
| Total capital assets, being depreciated      | <u>257,440,634</u>       | <u>3,892,926</u>      | <u>(1,433,177)</u>      | <u>259,900,383</u>       |
| Less accumulated depreciation for:           |                          |                       |                         |                          |
| Right to use asset - SBITA                   | (226,730)                | (55,172)              | -                       | (281,902)                |
| Buildings                                    | (22,776,830)             | (1,320,696)           | -                       | (24,097,526)             |
| Improvements other than building             | (30,702,849)             | (1,805,737)           | 41,485                  | (32,467,101)             |
| Vehicles and equipment                       | (14,051,968)             | (2,079,487)           | 1,298,900               | (14,832,555)             |
| Infrastructure                               | (102,199,115)            | (1,762,769)           | -                       | (103,961,884)            |
| Intangibles                                  | (413,119)                | (11,684)              | -                       | (424,803)                |
| Total accumulated depreciation               | <u>(170,370,611)</u>     | <u>(7,035,545)</u>    | <u>1,340,385</u>        | <u>(176,065,771)</u>     |
| Total capital assets, being depreciated, net | <u>87,070,023</u>        | <u>(3,142,619)</u>    | <u>(92,792)</u>         | <u>83,834,612</u>        |
| Governmental activities capital assets, net  | <u>\$ 343,875,200</u>    | <u>\$ 8,521,900</u>   | <u>\$ (160,206)</u>     | <u>\$ 352,236,894</u>    |
| <b>Business-type activities:</b>             |                          |                       |                         |                          |
| Capital assets, not being depreciated:       |                          |                       |                         |                          |
| Land and water rights                        | \$ 21,612,188            | \$ 203,485            | \$ -                    | \$ 21,815,673            |
| Construction in progress                     | 118,156,795              | 5,029,660             | (109,044,730)           | 14,141,725               |
| Art  | 117,850                  | -                     | -                       | 117,850                  |
| Total capital assets, not being depreciated  | <u>139,886,833</u>       | <u>5,233,145</u>      | <u>(109,044,730)</u>    | <u>36,075,248</u>        |
| Capital assets, being depreciated:           |                          |                       |                         |                          |
| Right to use asset                           | 3,380,984                | -                     | -                       | 3,380,984                |
| Buildings                                    | 39,926,880               | 108,137,636           | -                       | 148,064,516              |
| Improvements other than building             | 137,393,830              | 69,449                | (200,119)               | 137,263,160              |
| Vehicles and equipment                       | 46,812,319               | 3,878,979             | (1,436,698)             | 49,254,600               |
| Intangibles                                  | 86,455                   | -                     | -                       | 86,455                   |
| Total capital assets, being depreciated      | <u>227,600,468</u>       | <u>112,086,064</u>    | <u>(1,636,817)</u>      | <u>338,049,715</u>       |
| Less accumulated depreciation for:           |                          |                       |                         |                          |
| Right to use asset                           | (380,360)                | (84,525)              | -                       | (464,885)                |
| Buildings                                    | (11,872,898)             | (2,457,192)           | -                       | (14,330,090)             |
| Improvements other than building             | (68,040,997)             | (3,795,852)           | 200,119                 | (71,636,730)             |
| Vehicles and equipment                       | (28,153,070)             | (3,969,050)           | 1,436,698               | (30,685,422)             |
| Intangibles                                  | (80,993)                 | (1,821)               | -                       | (82,814)                 |
| Total accumulated depreciation               | <u>(108,528,318)</u>     | <u>(10,308,440)</u>   | <u>1,636,817</u>        | <u>(117,199,941)</u>     |
| Total capital assets, being depreciated, net | <u>119,072,150</u>       | <u>101,777,624</u>    | <u>-</u>                | <u>220,849,774</u>       |
| Business-type activities capital assets, net | <u>\$ 258,958,983</u>    | <u>\$ 107,010,769</u> | <u>\$ (109,044,730)</u> | <u>\$ 256,925,022</u>    |

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE E – CAPITAL ASSETS, Continued**

Depreciation and amortization expense was charged to functions for the year ended June 30, 2025 as follows:

| <b>Governmental activities:</b> |                     | <b>Business-type activities:</b> |                      |
|---------------------------------|---------------------|----------------------------------|----------------------|
| General government              | \$ 3,969,074        | Water                            | \$ 6,425,565         |
| Public safety                   | 514,308             | Stormwater                       | 185,808              |
| Public works                    | 1,011,837           | Golf Course                      | 226,992              |
| Library and recreation          | 1,540,326           | Transportation and parking       | 3,470,075            |
| Total                           | <u>\$ 7,035,545</u> | Total                            | <u>\$ 10,308,440</u> |

**NOTE F – INTERFUND TRANSFERS**

An interfund transfer is a legally authorized transfer between funds in which one fund is responsible for the initial receipt of funds and another fund is responsible for the actual disbursement in accordance with budgetary authorizations. The General Fund transferred \$1,885,600 to the Equipment Replacement Capital Projects Fund for replacement of rolling stock and computer equipment. Additionally, the General Fund transferred \$25,000 to the Golf Course Fund for administrative costs and the Capital Improvements Fund transferred \$1,000,000 to the Water Fund for capital expenditures. The Lower Park Avenue RDA transferred \$3,092,532 to the Special Revenue funds for capital expenditures. Several funds transferred a total of \$6,967,266 to the Sales Tax Revenue Bond Debt Service Fund to support principal and interest payments on debt. The Sales Tax Revenue Debt Service Fund transferred \$1,391,041 to capital project funds for open space, affordable housing and park improvements. Transfers to the General Fund were comprised of: \$2,330,473 from the Water Fund, \$140,773 from the Stormwater Fund, \$164,005 from the Golf Course Fund for administrative expenses, and \$1,562,527 from the Transportation and Parking Fund. All interfund transfers within governmental activities and business-type activities are eliminated in the Government-Wide Financial Statements.

The following are the transfers for the City as of June 30, 2025:

| Transfers into:          |                   |                           |                |                  |                          |                     |              |
|--------------------------|-------------------|---------------------------|----------------|------------------|--------------------------|---------------------|--------------|
| Governmental Activities  |                   |                           |                |                  | Business-Type Activities |                     |              |
| Major Funds              |                   |                           |                |                  |                          |                     |              |
| General Fund             | Capital Imp. Fund | Sales Tax Rev & Ref - DSF | Nonmajor Funds | Golf Course Fund | Water Fund               | Total Transfers Out |              |
| Transfers out from:      |                   |                           |                |                  |                          |                     |              |
| Governmental activities  |                   |                           |                |                  |                          |                     |              |
| General Fund             | \$ -              | \$ -                      | \$ -           | \$ 1,885,600     | \$ 25,000                | \$ -                | \$ 1,910,600 |
| Capital Imp. Fund        | -                 | -                         | 4,176,426      | -                | -                        | 1,000,000           | 5,176,426    |
| Sales Tax - DSF          | -                 | 1,391,041                 | -              | -                | -                        | -                   | 1,391,041    |
| Nonmajor Funds           | -                 | -                         | 2,790,840      | 3,092,532        | -                        | -                   | 5,883,372    |
| Business-type activities |                   |                           |                |                  |                          |                     |              |
| Water Fund               | 2,330,473         | -                         | -              | -                | -                        | -                   | 2,330,473    |
| Stormwater Fund          | 140,773           | -                         | -              | -                | -                        | -                   | 140,773      |
| Golf Course Fund         | 164,005           | -                         | -              | -                | -                        | -                   | 164,005      |
| Trans. & Parking Fund    | 1,562,527         | -                         | -              | -                | -                        | -                   | 1,562,527    |
|                          | \$4,197,778       | \$ 1,391,041              | \$ 6,967,266   | \$4,978,132      | \$ 25,000                | \$1,000,000         | \$18,559,217 |

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE G – LONG-TERM OBLIGATIONS**

The following is a summary of changes in long-term obligations for the year ended June 30, 2025:

|                                    | Beginning<br>Balance<br>July 1, 2024 | Additions  | Reductions      | Amortization   | Ending Balance<br>June 30, 2025 | Due Within<br>One Year |
|------------------------------------|--------------------------------------|------------|-----------------|----------------|---------------------------------|------------------------|
| <b>Governmental activities:</b>    |                                      |            |                 |                |                                 |                        |
| General obligation bonds:          |                                      |            |                 |                |                                 |                        |
| 2013A series-principal             | \$ 2,235,000                         | \$ -       | \$ (530,000)    | \$ -           | \$ 1,705,000                    | \$ 550,000             |
| 2013A series-premium               | 24,297                               | -          | -               | (6,318)        | 17,979                          | -                      |
| 2017 series-principal              | 14,935,000                           | -          | (1,625,000)     | -              | 13,310,000                      | 1,685,000              |
| 2017 series-premium                | 1,484,011                            | -          | -               | (195,264)      | 1,288,747                       | -                      |
| 2019 series-principal              | 33,355,000                           | -          | (3,405,000)     | -              | 29,950,000                      | 2,730,000              |
| 2019 series-premium                | 4,393,161                            | -          | -               | (457,491)      | 3,935,670                       | -                      |
| 2020 series-principal              | 3,580,000                            | -          | (615,000)       | -              | 2,965,000                       | 240,000                |
| 2020 series-premium                | 939,032                              | -          | -               | (86,596)       | 852,436                         | -                      |
| Total general obligation bonds     | 60,945,501                           | -          | (6,175,000)     | (745,669)      | 54,024,832                      | 5,205,000              |
| Revenue bonds (Sales tax revenue): |                                      |            |                 |                |                                 |                        |
| 2014B series-principal             | 3,505,000                            | -          | (660,000)       | -              | 2,845,000                       | 680,000                |
| 2014B series-premium               | 55,860                               | -          | -               | (11,241)       | 44,619                          | -                      |
| 2015 refunding-principal           | 5,350,000                            | -          | (820,000)       | -              | 4,530,000                       | 845,000                |
| 2015 refunding-premium             | 240,126                              | -          | -               | (40,222)       | 199,904                         | -                      |
| 2017 refunding-principal           | 19,235,000                           | -          | (2,060,000)     | -              | 17,175,000                      | 2,165,000              |
| 2017 refunding-premium             | 1,800,868                            | -          | -               | (225,960)      | 1,574,908                       | -                      |
| 2019 refunding-principal           | 19,775,000                           | -          | (1,600,000)     | -              | 18,175,000                      | 1,650,000              |
| 2019 refunding-premium             | 2,238,610                            | -          | -               | (236,359)      | 2,002,251                       | -                      |
| Total revenue bonds                | 52,200,464                           | -          | (5,140,000)     | (513,782)      | 46,546,682                      | 5,340,000              |
| Compensated absences               | 1,497,196                            | 164,009    | -               | -              | 1,661,205                       | 1,561,531              |
| Contract payable - SBITA           | 51,625                               | -          | (51,625)        | -              | -                               | -                      |
| Total governmental activities      | \$ 114,694,786                       | \$ 164,009 | \$ (11,366,625) | \$ (1,259,451) | \$ 102,232,719                  | \$ 12,106,531          |
| <b>Business-type activities:</b>   |                                      |            |                 |                |                                 |                        |
| Revenue bonds:                     |                                      |            |                 |                |                                 |                        |
| 2009A wtr revenue                  | \$ 750,000                           | \$ -       | \$ (125,000)    | \$ -           | \$ 625,000                      | \$ 125,000             |
| 2013A wtr revenue refunding        | 520,000                              | -          | (255,000)       | -              | 265,000                         | 265,000                |
| 2013A wtr revenue-prem/disc.       | 4,296                                | -          | -               | (2,926)        | 1,370                           | -                      |
| 2014 wtr revenue                   | 4,115,000                            | -          | (2,350,000)     | -              | 1,765,000                       | 1,765,000              |
| 2014 wtr revenue-premium           | 36,780                               | -          | -               | (18,695)       | 18,085                          | -                      |
| 2020 wtr revenue refunding         | 66,795,000                           | -          | (175,000)       | -              | 66,620,000                      | -                      |
| 2020 wtr revenue-premium           | 7,773,405                            | -          | -               | (502,442)      | 7,270,963                       | -                      |
| 2021 wtr revenue refunding         | 61,635,000                           | -          | (2,300,000)     | -              | 59,335,000                      | 3,280,000              |
| 2021 wtr revenue-premium           | 5,239,093                            | -          | -               | (299,823)      | 4,939,270                       | -                      |
| Total revenue bonds                | 146,868,574                          | -          | (5,205,000)     | (823,886)      | 140,839,688                     | 5,435,000              |
| Compensated absences               | 703,901                              | 116,013    | -               | -              | 819,914                         | 729,724                |
| Contract payable                   | 2,599,905                            | -          | (152,032)       | -              | 2,447,873                       | 154,837                |
| Total business-type activities     | \$ 150,172,380                       | \$ 116,013 | \$ (5,357,032)  | \$ (823,886)   | \$ 144,107,475                  | \$ 6,319,561           |

Internal service funds predominantly serve the governmental funds. Accordingly, long-term liabilities for these funds are included as part of the above totals for governmental activities. At year end \$101,315 of internal service fund compensated absences are included in the above amounts. The City has complied with all revenue bond covenants.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE G – LONG-TERM OBLIGATIONS, Continued**

**Redevelopment Agency Capital Projects Funds and Bonds**

The City maintains special revenue and capital project funds for the Main Street Redevelopment Agency and the Lower Park Avenue Redevelopment Agency. For the fiscal year ended June 30, 2025, the tax increment collected by the Main Street Redevelopment Agency was \$570 and the tax contributions from other governments were \$1,908. The tax increment collected by the Lower Park Avenue Redevelopment Agency was \$1,300,280 and the tax contributions from other governments were \$4,353,112. The tax increment paid to another taxing agency by the Lower Park Avenue Redevelopment Agency was \$863,759. During the fiscal year, the Lower Park Avenue Redevelopment Agency expended \$382,897 for site improvements and \$2,278 for economic development. The Main Street Redevelopment Agency expended \$463,536 for site improvements, \$7,300 for economic development.

**General Obligation Bonds**

On August 28, 2013, the City issued General Obligation Bonds Series 2013A in the par amount of \$7,170,000, a premium of \$92,774 and issuance costs of \$98,614. Pursuant to a special bond election held on November 6, 2007, the proceeds of the bonds were used to acquire, construct, improve and modify pathways, roads and related improvements for use by pedestrians and cyclists. Repayments are made from property tax revenues recorded in the Park City General Obligation Debt Service Fund.

On June 6, 2017, the City issued General Obligation Bonds Series 2017 in the amount of \$25,000,000 plus a premium of \$2,863,698 and bond issuance costs of \$155,239 pursuant to a bond election held on November 8, 2016. The proceeds of the bonds were used to acquire, improve and forever preserve open space, park and recreational land located in Bonanza Flats. Repayments are made from property tax revenues recorded in the Park City General Obligation Debt Service Fund.

The debt service requirements for the bonds at June 30, 2025 were as follows:

| Fiscal<br>Year Ending<br>June 30, | Series 2013A<br>Dated August 28, 2013<br>\$7,170,000 @ 2.00% to 3.25%<br>per annum paid semi-<br>annually (Nov. & May) |                   | Series 2017<br>Dated June 6, 2017<br>\$25,000,000 @ 3.00% to 5.00%<br>per annum paid semi-<br>annually (Feb. & Aug.) |                     |
|-----------------------------------|--|-------------------|--|---------------------|
|                                   | PRINCIPAL  | INTEREST          | PRINCIPAL  | INTEREST            |
| 2026                              | \$ 550,000   | \$ 54,036         | \$ 1,685,000   | \$ 468,100          |
| 2027                              | 565,000  | 37,538            | 1,755,000  | 383,850             |
| 2028                              | 590,000  | 19,175            | 1,825,000  | 296,100             |
| 2029                              | -  | -                 | 1,900,000  | 241,350             |
| 2030                              | -  | -                 | 1,975,000  | 184,350             |
| 2031                              | -  | -                 | 2,055,000  | 125,100             |
| 2032                              | -  | -                 | 2,115,000  | 63,450              |
| Total                             | 1,705,000  | 110,749           | 13,310,000   | 1,762,300           |
| Plus unamortized<br>premium       | 17,979   | -                 | 1,288,747  | -                   |
| Total                             | <u>\$ 1,722,979</u>  | <u>\$ 110,749</u> | <u>\$ 14,598,747</u>   | <u>\$ 1,762,300</u> |

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE G – LONG-TERM OBLIGATIONS, Continued**

**General Obligation Bonds, Continued**

On March 5, 2019, the City issued General Obligation Bonds Series 2019 in the par amount of \$48,290,000, a premium of \$6,827,264 and issuance costs of \$215,508. Pursuant to a special bond election held on November 6, 2018, the proceeds of the bonds were used to acquire, improve and forever preserve open space, park and recreational land located in Treasure Hill and Armstrong/Snow Ranch Pasture. Additionally, the bonds currently refunded \$4,290,000 principal of the City's General Obligation Bonds Series 2008, plus \$67,993 interest. For government-wide reporting, the gain on refunding is reported as a deferred inflow of resources and amortized over the life of the bond. Repayments are made from property tax revenues and recorded in the Park City General Obligation Debt Service Fund.

On May 6, 2020, the City issued General Obligation Bonds Series 2020 in the par amount of \$9,470,000, a premium of \$1,298,465 and issuance costs of \$83,373. Pursuant to a special bond election held on November 6, 2018, the proceeds of the bonds were used to acquire, improve and forever preserve open space, park and recreational land located in Treasure Hill and Armstrong/Snow Ranch Pasture. The 2020 Bonds were the last block of bonds to be issued from the 2018 bond election. Additionally, the bonds currently refunded \$3,730,000 and \$2,255,000 principal of the City's General Obligation Bonds Series 2009 and Series 2010B, respectively, plus \$1,991 and \$1,562 interest, respectively. For government-wide reporting, the gain on refunding is reported as a deferred inflow of resources and amortized over the life of the bond. Repayments are made from property tax revenues and recorded in the Park City General Obligation Debt Service Fund.

The debt service requirements for the bonds at June 30, 2025 were as follows:

| Fiscal<br>Year Ending<br>June 30, | Series 2019<br>Dated March 5, 2019<br>\$48,290,000 @ 3.00% to 5.00%<br>per annum paid semiannually<br>(February and August) |                     | Series 2020<br>Dated May 6, 2020<br>\$9,470,000 @ 2.125% to 5.00%<br>per annum paid semiannually<br>(May and November) |                   |
|-----------------------------------|---|---------------------|--|-------------------|
|                                   | PRINCIPAL   | INTEREST            | PRINCIPAL  | INTEREST          |
|                                   |   |                     |  |                   |
| 2026                              | \$ 2,730,000  | \$ 1,307,900        | \$ 240,000   | \$ 115,337        |
| 2027                              | 2,870,000   | 1,171,400           | 250,000  | 103,338           |
| 2028                              | 3,015,000   | 1,027,900           | 265,000  | 90,837            |
| 2029                              | 3,165,000   | 877,150             | 275,000  | 77,588            |
| 2030                              | 3,320,000   | 718,900             | 290,000  | 63,837            |
| 2031                              | 3,490,000   | 552,900             | 305,000  | 49,338            |
| 2032                              | 3,625,000   | 413,300             | 320,000  | 37,137            |
| 2033                              | 3,810,000   | 232,050             | 330,000  | 27,538            |
| 2034                              | 3,925,000   | 117,750             | 340,000  | 17,637            |
| 2035                              | -   | -                   | 350,000  | 7,445             |
| Total                             | 29,950,000  | 6,419,250           | 2,965,000  | 590,032           |
| Plus unamortized<br>premium       | 3,935,670   | -                   | 852,436  | -                 |
| Total                             | <u>\$ 33,885,670</u>  | <u>\$ 6,419,250</u> | <u>\$ 3,817,436</u>  | <u>\$ 590,032</u> |

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE G – LONG-TERM OBLIGATIONS, Continued**

**Sales Tax Revenue and Refunding Bonds**

On September 11, 2014, the City issued Sales Tax Revenue Bonds, Series 2014B in the amount of \$5,375,000 plus a premium of \$166,022. The proceeds from the sale of the Series 2014B Sales Tax Revenue Bonds were used for the purpose of financing the cost associated with improvements and acquisition of open space.

On May 12, 2015, the City issued Sales Tax Revenue Bonds, Series 2015 in the amount of \$11,600,000 plus a premium of \$607,524. The proceeds from the sale of the bonds were used for the purpose of financing the cost associated with improvements and acquisition of open space.

The debt service requirements for the bonds at June 30, 2025 were as follows:

| Fiscal<br>Year Ending<br>June 30, | Series 2014B<br>Dated September 11, 2014<br>\$5,375,000 @ 3.00% to 3.25%<br>per annum paid semiannually<br>(June and December) |                   | Series 2015<br>Dated May 12, 2015<br>\$11,600,000 @ 2.00% to 4.00%<br>per annum paid semiannually<br>(June and December) |                   |
|-----------------------------------|--|-------------------|--|-------------------|
|                                   | PRINCIPAL  | INTEREST          | PRINCIPAL  | INTEREST          |
|                                   |  |                   |  |                   |
| 2026                              | \$ 680,000   | \$ 89,013         | \$ 845,000   | \$ 156,075        |
| 2027                              | 700,000  | 68,613            | 880,000  | 122,275           |
| 2028                              | 720,000  | 47,612            | 905,000  | 95,875            |
| 2029                              | 745,000  | 24,212            | 930,000  | 68,725            |
| 2030                              | -  | -                 | 970,000  | 31,525            |
| Total                             | 2,845,000  | 229,450           | 4,530,000  | 474,475           |
| Plus unamortized<br>premium       | 44,619   | -                 | 199,904  | -                 |
| Total                             | <u>\$ 2,889,619</u>  | <u>\$ 229,450</u> | <u>\$ 4,729,904</u>  | <u>\$ 474,475</u> |

On November 11, 2017, the City issued Sales Tax Revenue Bonds, Series 2017 in the amount of \$31,940,000 plus a premium of \$3,287,871. The proceeds from the sale of the bonds were used for the purpose of financing the acquisition and construction of affordable housing units; land acquisition; parking, plaza and walkway improvements; road improvements; open space acquisition; and parks and community center improvements.

On February 21, 2019 the City issued Sales Tax Revenue Bonds, Series 2019 in the amount of \$26,775,000 plus a premium of \$3,495,522. The proceeds from the sale of the bonds were used for the purpose of financing a portion of the cost of a revolving program of acquiring and constructing affordable housing units, parking and plaza improvements, road improvements, open space acquisition, and park, recreation and community center improvements.



**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE G – LONG-TERM OBLIGATIONS, Continued**

**Sales Tax Revenue and Refunding Bonds, Continued**

The debt service requirements for the bonds at June 30, 2025 were as follows:

| Fiscal<br>Year Ending<br>June 30, | Series 2017   |                     | Series 2019   |                     |
|-----------------------------------|---|---------------------|---|---------------------|
|                                   | Dated November 11, 2017   |                     | Dated February 21, 2019   |                     |
|                                   | \$31,940,000 @ 2.85% to 5.00%<br>per annum paid semiannually<br>(June and December) |                     | \$26,775,000 @ 3.00% to 5.00%<br>per annum paid semiannually<br>(June and December) |                     |
|                                   | PRINCIPAL   | INTEREST            | PRINCIPAL   | INTEREST            |
| 2026                              | \$ 2,165,000  | \$ 605,777          | \$ 1,650,000  | \$ 753,750          |
| 2027                              | 2,275,000   | 497,528             | 1,750,000   | 668,750             |
| 2028                              | 2,385,000   | 383,777             | 1,825,000   | 579,375             |
| 2029                              | 2,480,000   | 288,378             | 1,925,000   | 485,625             |
| 2030                              | 2,555,000   | 213,977             | 2,025,000   | 386,875             |
| 2031                              | 2,620,000   | 147,548             | 2,125,000   | 293,750             |
| 2032                              | 2,695,000   | 76,807              | 2,200,000   | 207,250             |
| 2033                              | -   | -                   | 2,300,000   | 117,250             |
| 2034                              | -   | -                   | 2,375,000   | 35,625              |
| Total                             | 17,175,000  | 2,213,792           | 18,175,000  | 3,528,250           |
| Plus unamortized<br>premium       | 1,574,908   | -                   | 2,002,251   | -                   |
| Total                             | <u>\$ 18,749,908</u>  | <u>\$ 2,213,792</u> | <u>\$ 20,177,251</u>  | <u>\$ 3,528,250</u> |

The Series 2014B, 2015, 2017 and 2019 Bonds are special limited obligations of the City, payable solely from and secured solely by a pledge of revenues from (1) 100 percent of the revenues received by the City from the local sales and use tax levied by the City pursuant to the Utah Local Sales and Use Tax Act, Title 59, Chapter 12, Part 2, Utah Code and (2) 100 percent of the revenues received by the City from the resort communities tax levied by the City pursuant to Title 59, Chapter 12, Part 4 of the Utah Code. The bonds do not constitute a pledge of the ad valorem taxing power or the full faith and credit of the City.

The Series 2017 and 2019 Bonds are additionally payable solely from and secured solely by a pledge of revenues from 100 percent of the revenues received by the City from the municipal transient room tax levied by the City pursuant to Title 59, Chapter 12, Part 3A, Utah Code.

In compliance with federal regulations, the City monitored and, when necessary, remitted arbitrage payments to the U.S Treasury related to excess investment earnings on tax-exempt bond proceeds. During the fiscal year 2025, the City remitted no arbitrage.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

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**NOTE G – LONG-TERM OBLIGATIONS, Continued**

**Water Revenue Bonds**

On July 14, 2009, the City issued the par amount of \$2,500,000 in Taxable Water Revenue Bonds Series 2009A to finance the construction of drinking water system improvements. The bonds bear no interest and the principal payment of \$125,000 is paid annually beginning July 15, 2010 and ending July 15, 2029. Repayments on the debt are made from the net revenues of the Water Fund. The outstanding balance at June 30, 2025 is \$625,000.

**Water Revenue Refunding Bonds**

On February 21, 2013, the City issued the par amount of \$3,045,000 in Water Revenue and Refunding Bonds Series 2013 A and B plus a premium of \$37,518 with an interest rate of 2.0 percent. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund \$3,029,000 principal of outstanding Water Revenue Bonds Series 2006 plus interest of \$63,609. The bonds incurred bond issue costs of \$74,516, which were recognized as an expense in the period incurred. Repayments on the debt are made from the net revenues of the Water Fund. As of June 30, 2025, the City had one remaining year of debt service requirements on the Series 2013A bonds. The remaining principal balance of \$265,000 and interest of \$2,650 will be paid in fiscal year 2026. The unamortized bond premium was \$1,370 as of June 30, 2025, and will be fully amortized during fiscal year 2026.

On June 25, 2014, the City issued the par amount of \$4,115,000 in Water Revenue Bonds Series 2014 plus a premium of \$223,986 with a 3.25 interest rate to finance construction of water system infrastructure. The premium was deferred and amortized over the life of the bond on an effective interest method. The bonds incurred bond issue costs of \$93,218, which were recognized as an expense in the period incurred. Repayments on the debt are made from net revenues of the Water Fund. As of June 30, 2025, the City had one remaining year of debt service requirements on the Series 2014 bonds. The remaining principal balance of \$1,765,000 and interest of \$57,362 will be paid in fiscal year 2026. The unamortized bond premium was \$18,085 as of June 30, 2025, and will be fully amortized during fiscal year 2026.

On June 16, 2020, the City issued the par amount of \$75,515,000 in Water Revenue Bonds Series 2020 plus a premium of \$9,802,442. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund \$8,235,000 and \$4,945,000 of outstanding Water Revenue Bonds Series 2009C and 2010, respectively plus interest of \$225,484 and \$99,449, respectively. New money in the amount of \$66,620,000 was received to finance construction of water system infrastructure. The bonds incurred bond issue costs of \$333,785, which were recognized as an expense in the period incurred. Repayments on the debt are made from net revenues of the Water Fund.

On October 13, 2021, the City issued the par amount of \$66,135,000 in Water Revenue Bonds Series 2021 plus a premium of \$6,052,311. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund \$1,925,000 and \$5,525,000 of outstanding Water Revenue Bonds Series 2012 and 2012B, respectively plus interest of \$21,063 and \$62,156, respectively. New money in the amount of \$65,000,000 was received to finance construction of water system infrastructure. The bonds incurred bond issue costs of \$320,994, which were recognized as an expense in the period incurred. Repayments on the debt are made from net revenues of the Water Fund.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE G – LONG-TERM OBLIGATIONS, Continued**

**Water Revenue Refunding Bonds, Continued**

The debt service requirements for these bonds at June 30, 2025 were as follows:

| Fiscal<br>Year Ending<br>June 30, | Series 2020<br>Dated June 16, 2020<br>\$75,515,000 @ 2.125% to 5.00%<br>per annum paid semiannually<br>(June and December) |                      | Series 2021<br>Dated October 13, 2021<br>\$66,135,000 @ 2.00% to 5.00%<br>per annum paid semiannually<br>(June and December) |                      |
|-----------------------------------|--|----------------------|--|----------------------|
|                                   | PRINCIPAL  | INTEREST             | PRINCIPAL  | INTEREST             |
|                                   |  |                      |  |                      |
| 2026                              | \$ -   | \$ 2,134,844         | \$ 3,280,000   | \$ 1,762,882         |
| 2027                              | 1,945,000  | 2,086,219            | 3,645,000  | 1,589,756            |
| 2028                              | 2,000,000  | 1,987,594            | 3,875,000  | 1,401,757            |
| 2029                              | 4,250,000  | 1,831,344            | 1,930,000  | 1,256,631            |
| 2030                              | 4,475,000  | 1,613,219            | 2,020,000  | 1,157,882            |
| 2031                              | 4,700,000  | 1,383,844            | 2,255,000  | 1,051,006            |
| 2032                              | 4,875,000  | 1,193,219            | 2,385,000  | 935,006              |
| 2033                              | 5,025,000  | 1,044,719            | 2,495,000  | 825,481              |
| 2034                              | 5,175,000  | 891,719              | 2,575,000  | 749,831              |
| 2035                              | 5,350,000  | 733,844              | 2,610,000  | 697,981              |
| 2036                              | 5,500,000  | 571,094              | 2,675,000  | 645,131              |
| 2037                              | 5,650,000  | 432,094              | 2,715,000  | 591,231              |
| 2038                              | 5,775,000  | 314,234              | 2,765,000  | 536,431              |
| 2039                              | 5,875,000  | 190,453              | 2,845,000  | 480,331              |
| 2040                              | 6,025,000  | 64,014               | 2,880,000  | 421,281              |
| 2041                              | -  | -                    | 9,095,000  | 294,047              |
| 2042                              | -  | -                    | 9,290,000  | 98,706               |
| Total                             | 66,620,000   | 16,472,454           | 59,335,000   | 14,495,371           |
| Plus unamortized<br>premium       | 7,270,963  | -                    | 4,939,270  | -                    |
| Total                             | <u>\$ 73,890,963</u>   | <u>\$ 16,472,454</u> | <u>\$ 64,274,270</u>   | <u>\$ 14,495,371</u> |

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

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**NOTE G – LONG-TERM OBLIGATIONS, Continued**

**Other Debt**

The City entered into an agreement with Weber Basin Water Conservancy District for the right to share in the existing capacity in the East Canyon Water Treatment Plan and Highway 40 System. In return, the City agreed to make an annual payment of \$200,000 per year beginning January 1, 2020 through January 1, 2039. The contract payable has an effective interest rate of 1.8 percent per annum.

The debt service requirements for the contracts payable at June 30, 2025 were as follows:

| Fiscal Year Ending |                     |                   |
|--------------------|---------------------|-------------------|
| June 30,           | PRINCIPAL           | INTEREST          |
| 2026               | \$ 154,837          | \$ 45,163         |
| 2027               | 157,693             | 42,307            |
| 2028               | 160,603             | 39,397            |
| 2029               | 163,566             | 36,434            |
| 2030               | 166,584             | 33,416            |
| 2031               | 169,657             | 30,343            |
| 2032               | 172,788             | 27,212            |
| 2033               | 175,975             | 24,024            |
| 2034               | 179,222             | 20,778            |
| 2035               | 182,529             | 17,471            |
| 2036               | 185,897             | 14,104            |
| 2037               | 189,326             | 10,674            |
| 2038               | 192,819             | 7,181             |
| 2039               | 196,377             | 3,623             |
| Total              | <u>\$ 2,447,873</u> | <u>\$ 352,127</u> |

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE G – LONG-TERM OBLIGATIONS, Continued**

**Annual Debt Service**

The annual debt service requirements for all long-term debt outstanding as of June 30, 2025 by activity are as follows:

| Fiscal<br>Year Ending<br>June 30,    | Governmental Activities     |                      | Business-Type Activities |                     |
|--------------------------------------|-----------------------------|----------------------|--------------------------|---------------------|
|                                      | General Obligation<br>Bonds | Revenue<br>Bonds     | Revenue<br>Bonds         | Contract<br>Payable |
| Principal                            |                             |                      |                          |                     |
| 2026                                 | \$ 5,205,000                | \$ 5,340,000         | \$ 5,435,000             | \$ 154,837          |
| 2027                                 | 5,440,000                   | 5,605,000            | 5,715,000                | 157,693             |
| 2028                                 | 5,695,000                   | 5,835,000            | 6,000,000                | 160,603             |
| 2029                                 | 5,340,000                   | 6,080,000            | 6,305,000                | 163,566             |
| 2030                                 | 5,585,000                   | 5,550,000            | 6,620,000                | 166,584             |
| 2031-2035                            | 20,665,000                  | 14,315,000           | 37,445,000               | 880,171             |
| 2036-2040                            | -                           | -                    | 42,705,000               | 764,419             |
| 2041-2042                            | -                           | -                    | 18,385,000               | -                   |
| Total                                | 47,930,000                  | 42,725,000           | 128,610,000              | 2,447,873           |
| Plus unamortized<br>premium/discount | 6,094,832                   | 3,821,682            | 12,229,688               | -                   |
| Total                                | <u>\$ 54,024,832</u>        | <u>\$ 46,546,682</u> | <u>\$ 140,839,688</u>    | <u>\$ 2,447,873</u> |
| Interest                             |                             |                      |                          |                     |
| 2026                                 | \$ 1,945,375                | \$ 1,604,616         | \$ 3,957,738             | \$ 45,163           |
| 2027                                 | 1,696,125                   | 1,357,165            | 3,675,975                | 42,307              |
| 2028                                 | 1,434,013                   | 1,106,640            | 3,389,350                | 39,397              |
| 2029                                 | 1,196,088                   | 866,940              | 3,087,975                | 36,434              |
| 2030                                 | 967,088                     | 632,378              | 2,771,100                | 33,416              |
| 2031-2035                            | 1,643,642                   | 878,228              | 9,506,650                | 119,829             |
| 2036-2040                            | -                           | -                    | 4,246,297                | 35,581              |
| 2041-2042                            | -                           | -                    | 392,752                  | -                   |
| Total                                | <u>\$ 8,882,331</u>         | <u>\$ 6,445,967</u>  | <u>\$ 31,027,837</u>     | <u>\$ 352,127</u>   |

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

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**NOTE H – RETIREMENT PLANS**

**General Information about the Pension Plan**

Plan description: Eligible plan participants are provided with pensions through the Utah Retirement Systems. Participation in Utah Retirement Systems are comprised of the following Pension Trust Funds:

**Defined Benefit Plans**

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

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

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Utah State Retirement Board (Board), whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. The Systems are a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

The Systems issue a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 East 200 South, Salt Lake City, Utah 84102 or visiting the website: [www.urs.org/general/publications](http://www.urs.org/general/publications).

Benefits provided: The Systems provide retirement, disability, and death benefits.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE H – RETIREMENT PLANS, Continued**

Retirement benefits are as follows:

| <b>System</b>                               | <b>Final average salary</b> | <b>Years of service required and/or age eligible for benefit</b>                                | <b>Benefit percent per year of service</b>                       | <b>COLA**</b>                                |
|---|-----------------------------|---|--|--|
| Noncontributory System                      | Highest 3 years             | 30 years any age<br>25 years any age*<br>20 years age 60*<br>10 years age 62*<br>4 years age 65 | 2.00% per year all years   | Up to 4.00%                                  |
| Contributory System                         | Highest 5 years             | 30 years any age<br>20 years age 60*<br>10 years age 62*<br>4 years age 65                      | 1.25% per year to June 1975; 2.00% per year July 1975 to present | Up to 4.00%                                  |
| Public Safety System                        | Highest 3 years             | 20 years any age<br>10 years age 60<br>4 years age 65   | 2.50% per year up to 20 years; 2.00% per year over 20 years      | Up to 2.50% or 4.00% depending upon employer |
| Tier 2 Public Employees System              | Highest 5 years             | 35 years any age<br>20 years age 60*<br>10 years age 62*<br>4 years age 65                      | 1.50% per year all years   | Up to 2.50%                                  |
| Tier 2 Public Safety and Firefighter System | Highest 5 years             | 25 years any age<br>20 years age 60*<br>10 years age 62*<br>4 years age 65                      | 1.50% per year to June 2020; 2.00% per year July 2020 to present | Up to 2.50%                                  |

\* Actuarial reductions are applied.

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

**Contribution Rate Summary**

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

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE H – RETIREMENT PLANS, Continued**

Contribution rates as of June 30, 2025 are as follows:

|                               | Tier 1 – DB System |       |           | Tier 2 – DB Hybrid System |      |       |           | Tier 2 – 401(k) Option |    |       |           |
|-------------------------------|--------------------|-------|-----------|---------------------------|------|-------|-----------|------------------------|----|-------|-----------|
|                               | EE                 | ER    | ER 401(k) | Tier 2 Fund               | EE   | ER    | ER 401(k) | Tier 2 Fund            | EE | ER    | ER 401(k) |
| <b>Contributory System</b>    |                    |       |           |                           |      |       |           |                        |    |       |           |
| 11 Local Government           | 6.00               | 12.96 | -         | 111                       | 0.70 | 16.95 | -         | 211                    | -  | 6.95  | 10.00     |
| <b>Noncontributory System</b> |                    |       |           |                           |      |       |           |                        |    |       |           |
| 15 Local Government           | -                  | 16.97 | -         | 111                       | 0.70 | 15.19 | -         | 211                    | -  | 5.19  | 10.00     |
| <b>Public Safety System</b>   |                    |       |           |                           |      |       |           |                        |    |       |           |
| <b>Noncontributory</b>        |                    |       |           |                           |      |       |           |                        |    |       |           |
| 43 Other Div A 2.5% COLA      | -                  | 33.54 | -         | 122                       | 4.73 | 25.33 | -         | 222                    | -  | 11.33 | 14.00     |

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

For the fiscal year ended June 30, 2025, the employer and employee contributions to the Systems were as follows:

| <b>System</b>                                | <b>Employer</b>     | <b>Employee</b>   |
|--|---------------------|-------------------|
| Noncontributory System                       | \$ 1,339,639        | \$ -              |
| Contributory System                          | 27,358              | 12,666            |
| Public Safety System                         | 1,002,044           | -                 |
| Tier 2 Public Employees System               | 3,076,961           | 141,795           |
| Tier 2 Public Safety and Firefighter         | 239,851             | 44,789            |
| Tier 2 DC Public Employees Plan              | 265,361             | 162               |
| Tier 2 DC Public Safety and Firefighter Plan | 12,560              | -                 |
| <b>Total Contributions</b>                   | <b>\$ 5,963,774</b> | <b>\$ 199,412</b> |

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

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

At June 30, 2025, the City reported a net pension asset of \$0 and a net pension liability of \$8,998,269.

**(Measurement Date): December 31, 2024**

|                                      | <b>Net Pension Asset</b> | <b>Net Pension Liability</b> | <b>Proportionate Share</b> | <b>Proportionate Share December 31, 2023</b> | <b>Change (Decrease)</b> |
|--------------------------------------|--------------------------|------------------------------|----------------------------|--|--------------------------|
| Noncontributory System               | \$ -                     | \$ 4,313,168                 | 1.3601420 %                | 1.2867010 %                                  | 0.0734410 %              |
| Contributory System                  | -                        | 202,534                      | 1.6160615                  | 1.3071133                                    | 0.3089482                |
| Public Safety System                 | -                        | 2,422,430                    | 1.5655836                  | 1.4725477                                    | 0.0930359                |
| Tier 2 Public Employees System       | -                        | 1,974,023                    | 0.6618931                  | 0.6488864                                    | 0.0130067                |
| Tier 2 Public Safety and Firefighter | -                        | 86,114                       | 0.1903961                  | 0.1833582                                    | 0.0070379                |
|                                      | <b>\$ -</b>              | <b>\$ 8,998,269</b>          |                            |  |                          |



**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE H – RETIREMENT PLANS, Continued**

The net pension asset and liability were measured as of December 31, 2024, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2024 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the Systems during the plan year.

For the fiscal year ended June 30, 2025, the City recognized pension expense of \$7,802,446.

At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

|  | <b>Deferred<br/>Outflows of<br/>Resources</b> | <b>Deferred<br/>Inflows of<br/>Resources</b> |
|--|---|--|
| Differences between expected and actual experience   | \$ 3,731,530                                  | \$ 18,124                                    |
| Changes in assumptions   | 1,064,371                                     | 1,556  |
| Net difference between projected and actual earnings on pension plan investments                     | 1,958,940                                     | -  |
| Changes in proportion and differences between contributions and proportionate share of contributions | 321,538                                       | 86,706                                       |
| Contributions subsequent to the measurement date   | 2,980,304                                     | -  |
|  | <u>\$ 10,056,683</u>                          | <u>\$ 106,386</u>                            |

\$2,980,304 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| <b>Year ended December 31,</b> | <b>Net Deferred Outflows<br/>(Inflows) of Resources</b> |
|--------------------------------|---|
| 2025                           | \$ 2,968,163  |
| 2026                           | 3,475,677   |
| 2027                           | (581,413)   |
| 2028                           | 58,511  |
| 2029                           | 457,614   |
| Thereafter                     | 591,445   |

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE H – RETIREMENT PLANS, Continued**

**Noncontributory System Pension Expense, and Deferred Outflows and Inflows of Resources**

For the fiscal year ended June 30, 2025, the City recognized pension expense of \$3,950,569.

At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

|  | <b>Deferred<br/>Outflows of<br/>Resources</b> | <b>Deferred<br/>Inflows of<br/>Resources</b> |
|--|---|--|
| Differences between expected and actual experience   | \$ 2,570,028                                  | \$ -   |
| Changes in assumptions   | 356,779                                       | -  |
| Net difference between projected and actual earnings on pension plan investments                     | 1,299,195                                     | -  |
| Changes in proportion and differences between contributions and proportionate share of contributions | -   | 60,136                                       |
| Contributions subsequent to the measurement date   | 661,634                                       | -  |
|  | <u>\$ 4,887,636</u>                           | <u>\$ 60,136</u>                             |

\$661,634 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| <b>Year ended December 31,</b> | <b>Net Deferred Outflows<br/>(Inflows) of Resources</b> |
|--------------------------------|---|
| 2025                           | \$ 2,428,717  |
| 2026                           | 2,360,590   |
| 2027                           | (527,171)   |
| 2028                           | (96,265)  |
| 2029                           | -   |
| Thereafter                     | -   |

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE H – RETIREMENT PLANS, Continued**

**Contributory System Pension Expense, and Deferred Outflows and Inflows of Resources**

For the fiscal year ended June 30, 2025, the City recognized pension expense of \$61,419.

At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

|  | <b>Deferred<br/>Outflows of<br/>Resources</b> | <b>Deferred<br/>Inflows of<br/>Resources</b> |
|--|---|--|
| Differences between expected and actual experience   | \$ -  | \$ -   |
| Changes in assumptions   | -   | -  |
| Net difference between projected and actual earnings on pension plan investments                     | 108,742                                       | -  |
| Changes in proportion and differences between contributions and proportionate share of contributions | -   | -  |
| Contributions subsequent to the measurement date   | 13,672  | -  |
|  | <u>\$ 122,414</u>                             | <u>\$ -</u>                                  |

\$13,672 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| <b>Year ended December 31,</b> | <b>Net Deferred Outflows<br/>(Inflows) of Resources</b> |
|--------------------------------|---|
| 2025                           | \$ (906)  |
| 2026                           | 155,125   |
| 2027                           | (39,012)  |
| 2028                           | (6,465)   |
| 2029                           | -   |
| Thereafter                     | -   |

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE H – RETIREMENT PLANS, Continued**

**Public Safety System Pension Expense, and Deferred Outflows and Inflows of Resources**

For the fiscal year ended June 30, 2025, the City recognized pension expense of \$1,511,702.

At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

|  | <b>Deferred<br/>Outflows of<br/>Resources</b> | <b>Deferred<br/>Inflows of<br/>Resources</b> |
|--|---|--|
| Differences between expected and actual experience   | \$ 255,981                                    | \$ -   |
| Changes in assumptions   | -   | -  |
| Net difference between projected and actual earnings on pension plan investments                     | 419,251                                       | -  |
| Changes in proportion and differences between contributions and proportionate share of contributions | 23,391  | -  |
| Contributions subsequent to the measurement date   | 492,820                                       | -  |
|  | <u>\$ 1,191,443</u>                           | <u>\$ -</u>                                  |

\$492,820 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| <b>Year ended December 31,</b> | <b>Net Deferred Outflows<br/>(Inflows) of Resources</b> |
|--------------------------------|---|
| 2025                           | \$ 304,686  |
| 2026                           | 595,097   |
| 2027                           | (170,291)   |
| 2028                           | (30,869)  |
| 2029                           | -   |
| Thereafter                     | -   |

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE H – RETIREMENT PLANS, Continued**

**Tier 2 Public Employees System Pension Expense, and Deferred Outflows and Inflows of Resources**

For the fiscal year ended June 30, 2025, the City recognized pension expense of \$2,153,993.

At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

|  | <b>Deferred<br/>Outflows of<br/>Resources</b> | <b>Deferred<br/>Inflows of<br/>Resources</b> |
|--|---|--|
| Differences between expected and actual experience   | \$ 853,386                                    | \$ 13,599                                    |
| Changes in assumptions   | 659,298                                       | 204  |
| Net difference between projected and actual earnings on pension plan investments                     | 126,170                                       | -  |
| Changes in proportion and differences between contributions and proportionate share of contributions | 286,418                                       | 23,338                                       |
| Contributions subsequent to the measurement date   | 1,683,012                                     | -  |
|  | <u>\$ 3,608,284</u>                           | <u>\$ 37,141</u>                             |

\$1,683,012 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| <b>Year ended December 31,</b> | <b>Net Deferred Outflows<br/>(Inflows) of Resources</b> |
|--------------------------------|---|
| 2025                           | \$ 225,566  |
| 2026                           | 349,387   |
| 2027                           | 149,130   |
| 2028                           | 184,064   |
| 2029                           | 438,834   |
| Thereafter                     | 541,151   |

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE H – RETIREMENT PLANS, Continued**

**Tier 2 Public Safety and Firefighter Pension Expense, and Deferred Outflows and Inflows of Resources**

For the fiscal year ended June 30, 2025, the City recognized pension expense of \$124,763.

At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

|  | <b>Deferred<br/>Outflows of<br/>Resources</b> | <b>Deferred<br/>Inflows of<br/>Resources</b> |
|--|---|--|
| Differences between expected and actual experience   | \$ 52,135                                     | \$ 4,525                                     |
| Changes in assumptions   | 48,294  | 1,352  |
| Net difference between projected and actual earnings on pension plan investments                     | 5,582   | -  |
| Changes in proportion and differences between contributions and proportionate share of contributions | 11,729  | 3,232  |
| Contributions subsequent to the measurement date   | 129,166                                       | -  |
|  | <u>\$ 246,906</u>                             | <u>\$ 9,109</u>                              |

\$129,166 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| <b>Year ended December 31,</b> | <b>Net Deferred Outflows<br/>(Inflows) of Resources</b> |
|--------------------------------|---|
| 2025                           | \$ 10,100   |
| 2026                           | 15,478  |
| 2027                           | 5,931   |
| 2028                           | 8,046   |
| 2029                           | 18,780  |
| Thereafter                     | 50,294  |

**Actuarial Assumptions**

The total pension liability in the December 31, 2024, actuarial valuation was determined using the following actuarial assumption, applied to all periods included in the measurement:

|                           |   |
|---------------------------|---|
| Inflation                 | 2.50 percent  |
| Salary increases          | 3.50 - 9.50 percent, average, including inflation                         |
| Investment rate of return | 6.85 percent, net of pension plan investment expense, including inflation |

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE H – RETIREMENT PLANS, Continued**

Mortality rates were adopted from an actuarial experience study dated January 1, 2023. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using the ultimate rates from the MP-2020 improvement scale using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2024 valuation were based on the results of an actuarial experience study for the period ending December 31, 2023.

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

| Asset Class               | Expected Return Arithmetic Basis   |                              |  |
|---------------------------|------------------------------------|------------------------------|--|
|                           | Target Asset Allocation            | Real Return Arithmetic Basis | Long-Term Expected Portfolio Real Rate of Return |
| Equity securities         | 35.000 %                           | 7.01 %                       | 2.45 %   |
| Debt securities           | 20.000                             | 2.54                         | 0.51   |
| Real assets               | 18.000                             | 5.45                         | 0.98   |
| Private equity            | 12.000                             | 10.05                        | 1.21   |
| Absolute return           | 15.000                             | 4.36                         | 0.65   |
| Cash and cash equivalents | -                                  | 0.49                         | 0.00   |
| Totals                    | 100.00 %                           |                              | 5.80 %   |
|                           | Inflation                          |                              | 2.50 %   |
|                           | Expected arithmetic nominal return |                              | 8.30 %   |

The 6.85 percent assumed investment rate of return is comprised of an inflation rate of 2.50 percent, a real return of 4.35 percent that is net of investment expense.

Discount rate: The discount rate used to measure the total pension liability was 6.85 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the Systems' Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE H – RETIREMENT PLANS, Continued**

Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate: The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.85 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (5.85 percent) or 1 percentage point higher (7.85 percent) than the current rate:

| <b>System</b>                               | <b>1% Decrease<br/>or 5.85%</b> | <b>Discount Rate<br/>of 6.85%</b> | <b>1% Increase<br/>or 7.85%</b> |
|---|---------------------------------|-----------------------------------|---------------------------------|
| Noncontributory System                      | \$ 18,241,161                   | \$ 4,313,168                      | \$ (7,367,910)                  |
| Contributory System                         | 860,291                         | 202,534                           | (359,770)                       |
| Public Safety System                        | 7,442,054                       | 2,422,430                         | (1,673,505)                     |
| Tier 2 Public Employees System              | 5,895,928                       | 1,974,023                         | (1,076,832)                     |
| Tier 2 Public Safety and Firefighter System | 293,641                         | 86,114                            | (79,807)                        |
| <b>Total</b>                                | <b>\$ 32,733,075</b>            | <b>\$ 8,998,269</b>               | <b>\$ (10,557,824)</b>          |

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

**Defined Contribution Savings Plans**

The Defined Contribution Savings Plans are administered by the Systems' Board and are generally supplemental plans to the basic retirement benefits of the Systems but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue code. Detailed information regarding plan provisions is available in the separately issued Systems' financial report.

The City participates in the following Defined Contribution Savings Plans with the Systems:

- 401(k) Plan
- 457(b) Plan
- Roth IRA Plan
- Traditional IRA Plan

Employee and employer contributions to the Systems Defined Contribution Savings Plans for fiscal year ended June 30<sup>th</sup> were as follows:

|                        | <b>2025</b> | <b>2024</b> | <b>2023</b> |
|------------------------|-------------|-------------|-------------|
| <b>401(k) Plan</b>     |             |             |             |
| Employer Contributions | \$ 586,863  | \$ 527,908  | \$ 396,984  |
| Employee Contributions | 195,077     | 197,086     | 71,469      |
| <b>457 Plan</b>        |             |             |             |
| Employer Contributions | -           | -           | -           |
| Employee Contributions | 98,853      | 22,845      | -           |
| <b>Roth IRA Plan</b>   |             |             |             |
| Employer Contributions | N/A         | N/A         | N/A         |
| Employee Contributions | 42,769      | 28,368      | 16,470      |
| <b>Traditional IRA</b> |             |             |             |
| Employer Contributions | N/A         | N/A         | N/A         |
| Employee Contributions | 1,770       | 800         | -           |



**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

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**NOTE I - DEFINED CONTRIBUTION PLANS**

**Section 401(a) defined contribution money purchase plan**

The City sponsors a defined contribution plan under Internal Revenue Code Section 401(a) for all full-time City employees not covered by the Public Safety Retirement System for employers with Social Security coverage.

MissionSquare Retirement (MissionSquare) administers this plan. The City's total payroll in the fiscal year ended June 30, 2025 was \$44,339,631. Of that amount, \$4,841,071 was eligible to participate in this plan. The City participated at a rate of 0.50 percent, under City resolution for the year ended June 30, 2025 for employees covered by the State Contributory System retirement plan, 0.50 percent for employees covered by the State Noncontributory System retirement plan, and 18.47 percent under State Statute for a limited number of employees that are exempt from the State plan. During the year ended June 30, 2025 contributions totaling \$23,935 or 0.50 percent of covered payroll were made by the City. Employer contributions are fully vested in one year. All contributions were made by the due dates. The 401(a) defined contribution monies are not available to the City or its general creditors. Therefore, no assets or liabilities of the 401(a) defined contribution plan are reflected in the City's financial statements.

**Section 457 deferred compensation plan**

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time City employees, permits them to defer a portion of their salary until future years. Employees are eligible to voluntarily participate from the date of employment and are vested immediately upon participating. The City's total payroll in the fiscal year ended June 30, 2025 was \$44,339,631 and the City's covered payroll eligible for this plan totaled \$28,266,329. The City participates in employer benefits of \$46.15 per pay period for those employees who have chosen single health insurance coverage and match the employees' voluntary contribution amount at fifty cents on the dollar to a maximum contribution of \$900. Contributions totaling \$303,851 or 1.07 percent of covered payroll were made by the City and voluntary contributions totaling \$1,050,258 or 3.72 percent of covered payroll were made by employees. All contributions were made by the due dates.

All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are held in trust for the exclusive benefit of participants and their beneficiaries, except that expenses and taxes may be paid from the Trust. Participants' rights under the plan are equal to those of general creditors of the City in an amount equal to the fair value of the deferred account for each participant. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

Investments are managed by the plan's administrator under one of seven investment options, or a combination thereof. The choice of the investment option(s) is made by the participants. All of the assets and income of the 457 Plan are held in investment fund trusts by MissionSquare for the exclusive benefit of the participants or their beneficiaries rather than as assets of the employer. As MissionSquare is the fiduciary of these assets, the City is no longer required to report the assets.

**Loans or notes between the City and the defined contribution plans**

There are no securities, loans or notes of the City included in the plans' assets.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

**NOTE J – UNAVAILABLE REVENUE**

**Fund Financial Statements**

At June 30, 2025, the following unavailable revenues were recorded in the fund financial statements as deferred inflows of resources because the funds were not available to finance expenditures of the current period.

|   | General              | Debt Service -<br>Park City<br>General<br>Obligation | Capital Projects -<br>Capital<br>Improvement<br>Fund | Other<br>Governmental<br>Funds | Total                |
|---|----------------------|--|--|--------------------------------|----------------------|
| Notes receivable                          | \$ 1,207,853         | \$ -   | \$ 245,000   | \$ -                           | \$ 1,452,853         |
| Leases receivable                         | 10,144,141           | -  | -  | -                              | 10,144,141           |
| Property tax levied-<br>not yet collected | 11,181,839           | 7,150,373  | -  | 5,632,752                      | 23,964,964           |
|   | <u>\$ 22,533,833</u> | <u>\$ 7,150,373</u>                                  | <u>\$ 245,000</u>                                    | <u>\$ 5,632,752</u>            | <u>\$ 35,561,958</u> |

**NOTE K – INTERGOVERNMENTAL REVENUES**

Intergovernmental revenues were received by governmental fund types for the year ended June 30, 2025. They consist of the following:

|   |                     |
|---|---------------------|
| State of Utah Class "C" road allotments | \$ 627,684          |
| State contributions                     | 101,098             |
| County contributions                    | 1,284,967           |
| Federal contributions                   | 49,554              |
| Fire District                           | 325,413             |
| School District                         | 3,267,085           |
| Total                                   | <u>\$ 5,655,801</u> |

**NOTE L – RISK MANAGEMENT**

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City purchases commercial insurance through the Utah Risk Management Mutual Association to mitigate the costs of these risks.

The City's responsibility includes payment of premiums, self-insured retention of \$275,000 per occurrence for general liability, and deductibles of \$25,000 for property claims, and \$25,000 for auto physical damage. The amount of the settlements has not exceeded insurance coverage for the past three years. Liabilities are recorded for any claim or judgment when information available prior to issuance of the financial statements indicates it is probable that an asset has been impaired or a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated.

The City maintains the Risk Management Fund (an internal service fund) to account for the cost of commercial insurance and to finance its risk of losses not covered by insurance. All departments of the City make payments to the Risk Management Fund based on estimates of each department's insurable risks of loss and on amounts needed to pay prior and current-year uninsured claims.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

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**NOTE L – RISK MANAGEMENT, Continued**

The following is a reconciliation of the changes in the aggregate claim liability for the City from the prior fiscal year to the current fiscal year:

| <u>Fiscal<br/>Year</u> | <u>Unpaid Claims<br/>Beginning Balance</u> | <u>Incurred Claims &amp;<br/>Changes in Estimates</u> | <u>Claim Payments<br/>&amp; Adjustments</u> | <u>Unpaid Claims<br/>Ending Balance</u> |
|------------------------|--|---|---|---|
| 2025                   | \$ 293,337                                 | \$ 999,771  | \$ (171,397)                                | \$ 1,121,711                            |
| 2024                   | 152,295                                    | 561,798   | (420,756)                                   | 293,337                                 |
| 2023                   | 301,140                                    | 369,744   | (518,589)                                   | 152,295                                 |

**NOTE M – LITIGATION AND CONTINGENCIES**

The City records liabilities resulting from claims and legal actions when they become fixed or determinable in amount. The City is currently the defendant in several pending lawsuits. Legal counsel is of the opinion that potential claims against the City resulting from such litigation not covered by insurance do not pose a threat of significant liability to the City. Claims payable reported in the risk management fund at June 30, 2025 represents the City's share of pending claims not covered by insurance and incurred (or to be incurred) through June 30, 2025, including legal defense fees.

The City has received several federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to request for reimbursements to grantor agencies for expenditures disallowed under the terms of the grant. Based upon prior experience, the City believes such disallowances, if any, will be immaterial.

**NOTE N – COMMITMENTS AND CONTINGENCIES**

Commitments for major construction and capital improvements projects at June 30, 2025 are as follows:

|                        |               |
|------------------------|---------------|
| Capital Projects Funds | \$ 22,066,391 |
| Enterprise Funds       | \$ 3,706,502  |

**NOTE O - TAXES**

Before June 15 of each year, the City sets the property tax rate for various municipal purposes. If the City intends to increase property tax revenues above the tax rate of the previous year, state law requires the City to provide public notice to property owners and hold public hearings. All property taxes levied by the City are assessed and collected by Summit and Wasatch Counties. Property taxes are levied on January 1 on real property values assessed as of the same date. Taxes are due November 30 and delinquent taxes are subject to a penalty. Unless the delinquent taxes and penalties are paid before January 15 of the following year, a lien is attached to the property and the amount of taxes and penalties bear interest from January 1 until paid.

If after five years, delinquent taxes have not been paid, the County sells the property at a tax sale. Tax collections are remitted to the City from the County on a monthly basis.

Sales and resort taxes are collected by the State Tax Commission and remitted to the City monthly. Franchise taxes are collected by the telephone, natural gas, electric utilities, cable television and sewer companies and remitted to the City periodically.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO BASIC FINANCIAL STATEMENTS, continued**  
**JUNE 30, 2025**

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**NOTE P – CONDUIT DEBT**

On May 13, 2021, the City issued \$15,670,000 of 2021 Tax-Exempt Industrial Revenue Refunding Bonds on behalf of the United States Ski and Snowboard Association (USSA), a nonprofit corporation. The bonds refunded \$15,455,766 of the 2015 Industrial Revenue Refunding Bonds issued on May 29, 2015, on behalf of USSA. The bonds bear interest at a 2.75 percent rate and mature May 1, 2036. The bonds were used to partially finance the construction of The USSA Center of Excellence, an athletic training and office facility located in Park City. The bonds are secured by a pledge of revenues under the Bond Indenture. Neither the City's General Fund nor the full faith and credit of the City are pledged for the payment of principal or interest on the bonds. Since the bonds do not constitute a debt of the City, they are not reported in the accompanying financial statements. The principal balance of outstanding bonds was \$14,230,314 at June 30, 2025.

**NOTE Q – POLLUTION REMEDIATION**

GAAP addresses accounting and financial reporting standards for pollution (including contamination) remediation obligations, which are obligations to address the current or potential detrimental effects of existing pollution by participating in pollution remediation activities such as site assessments and cleanups. GASB 49 identifies the obligating events, which require the City to estimate the components of expected pollution remediation outlays and determine whether outlays for those components should be accrued as a liability or, if appropriate, capitalized when goods and services are acquired.

The United States Environmental Protection Agency (USEPA) and Utah Department of Environmental Quality have been investigating and evaluating mine sites within the Park City area since the early 1980's. In 1988, pursuant to approval of USEPA, Park City Municipal Corporation enacted the Landscaping and Maintenance of Soil Cover Ordinance for lots within the City limits. In general, the landscaping and soil maintenance cover requirements mandated a 6-inch clean topsoil cap in order to contain the underlying mine related material. The general objective of these measures was to isolate potentially contaminated material from the surface and minimize direct contact. On April 30, 2004, the City implemented an Environmental Management System (EMS) to further strengthen the Soils Ordinance Program on a long-term basis. The EMS Soils Ordinance Boundary contains pollution remediation obligations of Park City Municipal Corporation pursuant to this local ordinance, which is an obligating event pursuant to GASB 49. Park City has evaluated its property holdings and found that there exists remediation obligations. The estimated cost to remediate these properties is \$2,250,000. In addition, Park City, is responsible for assessing environmental damages through an NRDA assessment. The estimated cost for the assessment and potential damages is \$1,720,000. The total estimate of \$3,470,000 is measured at current value using the expected cash flow technique, which measures the liability as the sum of probability-weighted amounts in a range of possible estimated amounts. This technique uses all expectations about possible cash flows. The pollution remediation obligation is an estimate subject to changes resulting from price increases or reductions, technology, or changes in applicable laws and regulations.

## **REQUIRED SUPPLEMENTARY INFORMATION**

Schedule of Required Supplementary Information  
Schedule of the Proportionate Share of the Net Pension Liability  
Park City Municipal Corporation, Utah  
Utah Retirement Systems  
Last 10 Calendar Years

|   | As of<br>calendar year<br>ended<br>December 31, | Proportion of the<br>net pension<br>liability (asset) | Proportionate<br>share of the net<br>pension<br>liability (asset) | Covered<br>payroll | Proportionate<br>share of the net<br>pension liability<br>(asset) as a<br>percentage of its<br>covered payroll | Plan fiduciary<br>net position as a<br>percentage of<br>the total<br>pension liability<br>(asset) |
|---|---|---|---|--------------------|--|---|
| Noncontributory System                      | 2015  | 1.1629907 %   | \$ 6,580,767  | \$ 8,900,339       | 73.94 %  | 87.80 %   |
|   | 2016  | 1.1028763   | 7,081,816   | 8,404,365          | 84.26  | 87.30   |
|   | 2017  | 1.1793561   | 5,167,113   | 8,457,558          | 61.09  | 91.90   |
|   | 2018  | 1.2132077   | 8,933,726   | 8,284,921          | 107.83   | 87.00   |
|   | 2019  | 1.1954718   | 4,505,576   | 7,721,132          | 58.35  | 93.70   |
|   | 2020  | 1.0590082   | 543,211   | 6,406,630          | 8.48   | 99.20   |
|   | 2021  | 1.0837078   | (6,206,510)   | 6,475,027          | (95.85)  | 108.70  |
|   | 2022  | 1.2410208   | 2,125,557   | 7,593,684          | 27.99  | 97.50   |
|   | 2023  | 1.2867010   | 2,984,586   | 7,991,806          | 37.35  | 96.90   |
|   | 2024  | 1.3601420   | 4,313,168   | 8,305,415          | 51.93  | 96.02   |
| Contributory System                         | 2015  | 2.1367876   | 1,501,851   | 910,458            | 164.96   | 85.70   |
|   | 2016  | 3.5528544   | 1,165,731   | 852,469            | 136.75   | 92.90   |
|   | 2017  | 4.2822288   | 348,463   | 868,933            | 40.10  | 98.20   |
|   | 2018  | 4.4140715   | 1,791,243   | 826,181            | 216.81   | 91.20   |
|   | 2019  | 4.3953469   | 288,055   | 787,616            | 36.57  | 98.60   |
|   | 2020  | 3.2448058   | (581,540)   | 535,246            | (108.65)   | (103.90)  |
|   | 2021  | 1.5272379   | (1,105,633)   | 224,323            | (492.87)   | 115.90  |
|   | 2022  | 1.4079842   | 144,808   | 197,103            | 73.47  | 97.70   |
|   | 2023  | 1.3071133   | 107,894   | 175,870            | 61.35  | 98.20   |
|   | 2024  | 1.6160615   | 202,534   | 200,763            | 100.88   | 97.25   |
| Public Safety System                        | 2015  | 1.1316373   | 2,027,047   | 1,850,090          | 109.56   | 87.10   |
|   | 2016  | 1.3348476   | 2,708,774   | 2,154,360          | 125.73   | 86.50   |
|   | 2017  | 1.4076471   | 2,208,117   | 2,326,902          | 94.90  | 90.20   |
|   | 2018  | 1.3792220   | 3,548,166   | 2,335,379          | 151.93   | 84.70   |
|   | 2019  | 1.3778642   | 2,212,323   | 2,376,678          | 93.08  | 90.90   |
|   | 2020  | 1.3794893   | 1,145,309   | 2,435,306          | 47.03  | 95.50   |
|   | 2021  | 1.3752460   | (1,116,896)   | 2,453,207          | (45.53)  | 104.20  |
|   | 2022  | 1.5745754   | 2,036,044   | 2,852,056          | 71.39  | 93.60   |
|   | 2023  | 1.4725477   | 2,105,985   | 2,780,310          | 75.75  | 93.44   |
|   | 2024  | 1.5655836   | 2,422,430   | 3,058,475          | 79.20  | 93.30   |
| Tier 2 Public Employees System              | 2015  | 0.6083725   | (1,328)   | 3,930,779          | (0.03)   | 100.20  |
|   | 2016  | 0.5779839   | 64,474  | 4,739,934          | 1.36   | 95.10   |
|   | 2017  | 0.6412973   | 56,541  | 6,278,394          | 0.90   | 97.40   |
|   | 2018  | 0.6795699   | 291,045   | 7,931,286          | 3.67   | 90.80   |
|   | 2019  | 0.6951133   | 156,336   | 9,661,859          | 1.62   | 96.50   |
|   | 2020  | 0.6133599   | 88,218  | 9,810,802          | 0.90   | 98.30   |
|   | 2021  | 0.5734098   | (242,688)   | 10,647,053         | (2.28)   | 103.80  |
|   | 2022  | 0.6461891   | 703,631   | 14,078,980         | 5.00   | 92.30   |
|   | 2023  | 0.6488864   | 1,262,980   | 16,775,958         | 7.53   | 89.58   |
|   | 2024  | 0.6618931   | 1,974,023   | 19,611,338         | 10.07  | 87.44   |
| Tier 2 Public Safety and Firefighter System | 2015  | 0.4334431   | (6,333)   | 258,047            | (2.45)   | 110.70  |
|   | 2016  | 0.4276917   | (3,713)   | 353,369            | (1.05)   | 103.60  |
|   | 2017  | 0.2907906   | (3,365)   | 307,120            | (1.10)   | 103.00  |
|   | 2018  | 0.1535009   | 3,846   | 205,685            | 1.87   | 95.60   |
|   | 2019  | 0.1264583   | 11,895  | 208,446            | 5.71   | 89.60   |
|   | 2020  | 0.1177901   | 10,565  | 236,532            | 4.47   | 93.10   |
|   | 2021  | 0.0963238   | (4,868)   | 230,346            | (2.11)   | 102.80  |
|   | 2022  | 0.1264571   | 10,550  | 389,082            | 2.71   | 96.40   |
|   | 2023  | 0.1833582   | 69,070  | 694,751            | 9.94   | 89.10   |
|   | 2024  | 0.1903961   | 86,114  | 869,103            | 9.91   | 90.10   |

Schedule of Required Supplementary Information  
Schedule of Contributions  
Park City Municipal Corporation, Utah  
Utah Retirement Systems  
Last 10 Fiscal Years

|   | As of fiscal<br>year ended<br>June 30, | Actuarial<br>determined<br>contributions | Contributions in<br>relation to the<br>contractually required<br>contribution | Contribution<br>deficiency<br>(excess) | Covered payroll | Contributions as<br>a percentage of<br>covered payroll |
|---|--|--|---|--|-----------------|--|
| Noncontributory System                              | 2016                                   | \$ 1,583,281                             | \$ 1,583,281  | \$ -                                   | \$ 8,630,571    | 18.35 %  |
|   | 2017                                   | 1,559,571                                | 1,559,571   | -                                      | 8,480,620       | 18.39  |
|   | 2018                                   | 1,553,648                                | 1,553,648   | -                                      | 8,429,027       | 18.43  |
|   | 2019                                   | 1,486,998                                | 1,486,998   | -                                      | 8,084,781       | 18.39  |
|   | 2020                                   | 1,279,250                                | 1,279,250   | -                                      | 6,988,178       | 18.31  |
|   | 2021                                   | 1,154,993                                | 1,154,993   | -                                      | 6,259,429       | 18.45  |
|   | 2022                                   | 1,257,885                                | 1,257,885   | -                                      | 6,835,882       | 18.40  |
|   | 2023                                   | 1,391,539                                | 1,391,539   | -                                      | 7,851,481       | 17.72  |
|   | 2024                                   | 1,502,533                                | 1,502,533   | -                                      | 8,467,452       | 17.74  |
|   | 2025                                   | 1,339,639                                | 1,339,639   | -                                      | 7,992,170       | 16.76  |
| Contributory System                                 | 2016                                   | 126,506                                  | 126,506   | -                                      | 874,871         | 14.46  |
|   | 2017                                   | 128,811                                  | 128,811   | -                                      | 890,811         | 14.46  |
|   | 2018                                   | 121,856                                  | 121,856   | -                                      | 842,711         | 14.46  |
|   | 2019                                   | 118,253                                  | 118,253   | -                                      | 817,793         | 14.46  |
|   | 2020                                   | 98,228                                   | 98,228  | -                                      | 679,310         | 14.46  |
|   | 2021                                   | 50,519                                   | 50,519  | -                                      | 349,369         | 14.46  |
|   | 2022                                   | 30,760                                   | 30,760  | -                                      | 212,723         | 14.46  |
|   | 2023                                   | 23,410                                   | 23,410  | -                                      | 167,692         | 13.96  |
|   | 2024                                   | 26,281                                   | 26,281  | -                                      | 188,262         | 13.96  |
|   | 2025                                   | 27,358                                   | 27,358  | -                                      | 211,095         | 12.96  |
| Public Safety System                                | 2016                                   | 602,057                                  | 602,057   | -                                      | 2,018,519       | 29.83  |
|   | 2017                                   | 703,564                                  | 703,564   | -                                      | 2,326,004       | 30.25  |
|   | 2018                                   | 696,730                                  | 696,730   | -                                      | 2,306,955       | 30.20  |
|   | 2019                                   | 703,630                                  | 703,630   | -                                      | 2,321,728       | 30.31  |
|   | 2020                                   | 741,934                                  | 741,934   | -                                      | 2,438,344       | 30.43  |
|   | 2021                                   | 738,239                                  | 738,239   | -                                      | 2,427,488       | 30.41  |
|   | 2022                                   | 811,796                                  | 811,796   | -                                      | 2,590,802       | 31.33  |
|   | 2023                                   | 874,787                                  | 874,787   | -                                      | 2,740,314       | 31.92  |
|   | 2024                                   | 945,893                                  | 945,893   | -                                      | 2,971,313       | 31.83  |
|   | 2025                                   | 1,002,044                                | 1,002,044   | -                                      | 3,198,597       | 31.33  |
| Tier 2 Public Employees System                      | 2016                                   | 652,227                                  | 652,227   | -                                      | 4,374,424       | 14.91  |
|   | 2017                                   | 830,304                                  | 830,304   | -                                      | 5,568,772       | 14.91  |
|   | 2018                                   | 1,051,865                                | 1,051,865   | -                                      | 6,961,378       | 15.11  |
|   | 2019                                   | 1,391,549                                | 1,391,549   | -                                      | 8,954,624       | 15.54  |
|   | 2020                                   | 1,568,428                                | 1,568,428   | -                                      | 10,015,507      | 15.66  |
|   | 2021                                   | 1,570,537                                | 1,570,537   | -                                      | 9,940,099       | 15.80  |
|   | 2022                                   | 1,890,094                                | 1,890,094   | -                                      | 11,761,625      | 16.07  |
|   | 2023                                   | 2,464,116                                | 2,464,116   | -                                      | 15,391,105      | 16.01  |
|   | 2024                                   | 3,007,003                                | 3,007,003   | -                                      | 18,782,036      | 16.01  |
|   | 2025                                   | 3,076,961                                | 3,076,961   | -                                      | 20,256,495      | 15.19  |
| Tier 2 Public Safety and Firefighter System         | 2016                                   | 75,876                                   | 75,876  | -                                      | 337,225         | 22.5   |
|   | 2017                                   | 79,353                                   | 79,353  | -                                      | 352,678         | 22.50  |
|   | 2018                                   | 54,182                                   | 54,182  | -                                      | 240,064         | 22.57  |
|   | 2019                                   | 47,136                                   | 47,136  | -                                      | 204,142         | 23.09  |
|   | 2020                                   | 53,529                                   | 53,529  | -                                      | 231,425         | 23.13  |
|   | 2021                                   | 57,846                                   | 57,846  | -                                      | 223,947         | 25.83  |
|   | 2022                                   | 65,258                                   | 65,258  | -                                      | 252,643         | 25.83  |
|   | 2023                                   | 140,141                                  | 140,141   | -                                      | 542,551         | 25.83  |
|   | 2024                                   | 210,244                                  | 210,244   | -                                      | 813,954         | 25.83  |
|   | 2025                                   | 239,851                                  | 239,851   | -                                      | 946,908         | 25.33  |
| Tier 2 Public Employees DC Only System              | 2016                                   | 23,903                                   | 23,903  | -                                      | 357,294         | 6.69   |
|   | 2017                                   | 36,006                                   | 36,006  | -                                      | 538,211         | 6.69   |
|   | 2018                                   | 63,003                                   | 63,003  | -                                      | 941,754         | 6.69   |
|   | 2019                                   | 85,220                                   | 85,220  | -                                      | 1,273,841       | 6.69   |
|   | 2020                                   | 108,323                                  | 108,323   | -                                      | 1,619,186       | 6.69   |
|   | 2021                                   | 134,577                                  | 134,577   | -                                      | 2,011,611       | 6.69   |
|   | 2022                                   | 162,084                                  | 162,087   | -                                      | 2,422,779       | 6.69   |
|   | 2023                                   | 191,025                                  | 191,025   | -                                      | 3,086,025       | 6.19   |
|   | 2024                                   | 263,644                                  | 263,644   | -                                      | 4,234,857       | 6.23   |
|   | 2025                                   | 265,361                                  | 265,361   | -                                      | 4,978,117       | 5.33   |
| Tier 2 Public Safety and Firefighter DC Only System | 2016                                   | 6,153                                    | 6,153   | -                                      | 52,009          | 12   |
|   | 2017                                   | 6,895                                    | 6,895   | -                                      | 58,283          | 11.83  |
|   | 2018                                   | 7,618                                    | 7,618   | -                                      | 64,392          | 11.83  |
|   | 2019                                   | 8,158                                    | 8,158   | -                                      | 68,956          | 11.83  |
|   | 2020                                   | 9,069                                    | 9,069   | -                                      | 76,665          | 11.83  |
|   | 2021                                   | 7,531                                    | 7,531   | -                                      | 63,660          | 11.83  |
|   | 2022                                   | 9,094                                    | 9,094   | -                                      | 76,869          | 11.83  |
|   | 2023                                   | 11,013                                   | 11,013  | -                                      | 93,091          | 11.83  |
|   | 2024                                   | 12,262                                   | 12,262  | -                                      | 103,650         | 11.83  |
|   | 2025                                   | 12,560                                   | 12,560  | -                                      | 110,854         | 11.33  |

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

\*\* Contributions as a percentage of covered payroll may be different than the board certified rate due to rounding and other administrative practices.

**PARK CITY MUNICIPAL CORPORATION, UTAH**  
**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**  
**June 30, 2025**

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**Note 1. Changes in Assumptions**

There were no changes in the actuarial assumptions or methods since the prior actuarial valuation.



## **SUPPLEMENTARY INFORMATION**

# NONMAJOR GOVERNMENTAL FUNDS

**Lower Park Avenue Redevelopment Agency Capital Projects Fund** - Accounts for the acquisition or construction of capital projects in the Lower Park Avenue Redevelopment area.

**Main Street Redevelopment Agency Capital Projects Fund** - Accounts for capital projects in the Main Street Redevelopment area.

**Municipal Building Authority Capital Projects Fund** - The Municipal Building Authority is a legally separate organization that is a mechanism for financing needed City facilities. The Authority acquires and/or builds facilities by borrowing money secured by a lease agreement between the City and the Authority.

**Equipment Replacement Capital Improvements Fund** - Accounts for the accumulation of resources for the future replacement of capital assets such as computers, vehicles and heavy equipment.

**Lower Park Avenue Redevelopment Agency and Main Street Redevelopment Agency Special Revenue Funds** - Special revenue funds are used to account for specific revenue sources that are restricted, committed or assigned to expenditures for particular purposes. These special revenue funds account for the agencies' redevelopment activities which are supported by property tax increment revenue.

**Park City Municipal Corporation**  
**Combining Balance Sheet**  
**Nonmajor Governmental Funds**  
**June 30, 2025**

|   | Capital Projects  |  |  |   | Special Revenue  |   |   |
|---|---|--|--|---|--|---|---|
|   | Lower Park<br>Avenue<br>Redevelopment<br>Capital Projects<br>Fund | Main Street<br>Redevelopment<br>Capital Projects<br>Fund | Municipal<br>Building<br>Authority<br>Capital Projects<br>Fund | Equipment<br>Replacement<br>Capital<br>Improvements<br>Fund | Lower Park<br>Avenue<br>Redevelopment<br>Special Revenue<br>Fund | Main Street<br>Redevelopment<br>Special Revenue<br>Fund | Total Nonmajor<br>Governmental<br>Funds |
| <b>Assets</b>                                       |   |  |  |   |  |   |   |
| Cash, cash equivalents and investments              | \$ 4,416,240  | \$ 1,528,571   | \$ -   | \$ 2,177,280  | \$ 5,328,654   | \$ 975,906  | \$ 14,426,651                           |
| Taxes receivable                                    | -   | -  | -  | -   | 5,945,920  | 204   | 5,946,124                               |
| Accounts receivable                                 | 298   | 100  | -  | -   | 388  | 64  | 850                                     |
| Total assets  | <u>4,416,538</u>  | <u>1,528,671</u>   | <u>-</u>   | <u>2,177,280</u>  | <u>11,274,962</u>  | <u>976,174</u>  | <u>20,373,625</u>                       |
| <b>Liabilities</b>                                  |   |  |  |   |  |   |   |
| Accounts payable                                    | 98,592  | -  | -  | 29,671  | 27   | -   | 128,290                                 |
| Accrued liabilities                                 | -   | -  | -  | -   | 37,210   | 45,230  | 82,440                                  |
| Total liabilities                                   | <u>98,592</u>   | <u>-</u>   | <u>-</u>   | <u>29,671</u>   | <u>37,237</u>  | <u>45,230</u>   | <u>210,730</u>                          |
| <b>Deferred Inflows of Resources</b>                |   |  |  |   |  |   |   |
| Unavailable revenue - property tax                  | -   | -  | -  | -   | 5,632,752  | -   | 5,632,752                               |
| Total deferred inflows of resources                 | <u>-</u>  | <u>-</u>   | <u>-</u>   | <u>-</u>  | <u>5,632,752</u>   | <u>-</u>  | <u>5,632,752</u>                        |
| Total liabilities and deferred inflows of resources | <u>98,592</u>   | <u>-</u>   | <u>-</u>   | <u>29,671</u>   | <u>5,669,989</u>   | <u>45,230</u>   | <u>5,843,482</u>                        |
| <b>FUND BALANCES</b>                                |   |  |  |   |  |   |   |
| Committed   |   |  |  |   |  |   |   |
| Capital projects funds                              | 4,317,946   | 1,528,671  | -  | 2,147,609   | -  | -   | 7,994,226                               |
| Economic development                                | -   | -  | -  | -   | 5,604,973  | 930,944   | 6,535,917                               |
| Total fund balances                                 | <u>4,317,946</u>  | <u>1,528,671</u>   | <u>-</u>   | <u>2,147,609</u>  | <u>5,604,973</u>   | <u>930,944</u>  | <u>14,530,143</u>                       |
| Total liabilities and fund balances                 | <u>\$ 4,416,538</u>   | <u>\$ 1,528,671</u>                                      | <u>\$ -</u>  | <u>\$ 2,177,280</u>   | <u>\$ 11,274,962</u>   | <u>\$ 976,174</u>                                       | <u>\$ 20,373,625</u>                    |

**Park City Municipal Corporation**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Nonmajor Governmental Funds**  
**For the Year Ended June 30, 2025**

|   | Capital Projects  |  |  |   | Special Revenue  |   | Total Nonmajor<br>Governmental<br>Funds |
|---|---|--|--|---|--|---|---|
|   | Lower Park<br>Avenue<br>Redevelopment<br>Capital Projects<br>Fund | Main Street<br>Redevelopment<br>Capital Projects<br>Fund | Municipal<br>Building<br>Authority<br>Capital Projects<br>Fund | Equipment<br>Replacement<br>Capital<br>Improvements<br>Fund | Lower Park<br>Avenue<br>Redevelopment<br>Special Revenue<br>Fund | Main Street<br>Redevelopment<br>Special Revenue<br>Fund |   |
| <b>REVENUES</b>                                   |   |  |  |   |  |   |   |
| Taxes and special assessments                     | \$ -  | \$ -   | \$ -   | \$ -  | \$ 1,300,280   | \$ 570  | \$ 1,300,850                            |
| Intergovernmental                                 | -   | -  | -  | -   | 4,353,112  | 1,908   | 4,355,020                               |
| Investment income                                 | 198,247   | 77,999   | -  | -   | 204,404  | 43,288  | 523,938                                 |
| Total revenues                                    | 198,247   | 77,999   | -  | -   | 5,857,796  | 45,766  | 6,179,808                               |
| <b>EXPENDITURES</b>                               |   |  |  |   |  |   |   |
| Economic development                              | -   | -  | -  | -   | 866,037  | 7,300   | 873,337                                 |
| Capital outlay                                    | 382,897   | 463,536  | 494,278  | 1,354,196   | -  | -   | 2,694,907                               |
| Total expenditures                                | -   | -  | -  | -   | -  | -   | -                                       |
| Excess (deficiency) of revenues over expenditures | (184,650)   | (385,537)  | (494,278)  | (1,354,196)   | 4,991,759  | 38,466  | 2,611,564                               |
| <b>OTHER FINANCING SOURCES (USES)</b>             |   |  |  |   |  |   |   |
| Sale of capital assets                            | -   | -  | -  | 241,813   | -  | -   | 241,813                                 |
| Transfers in                                      | 3,092,532   | -  | -  | 1,885,600   | -  | -   | 4,978,132                               |
| Transfers out                                     | (2,790,840)   | -  | -  | -   | (3,092,532)  | -   | (5,883,372)                             |
| Total other financing sources (uses)              | 301,692   | -  | -  | 2,127,413   | (3,092,532)  | -   | (663,427)                               |
| Net change in fund balances                       | 117,042   | (385,537)  | (494,278)  | 773,217   | 1,899,227  | 38,466  | 1,948,137                               |
| Fund balances - beginning                         | 4,200,904   | 1,914,208  | 494,278  | 1,374,392   | 3,705,746  | 892,478   | 12,582,006                              |
| Fund balances - ending                            | \$ 4,317,946  | \$ 1,528,671   | \$ -   | \$ 2,147,609  | \$ 5,604,973   | \$ 930,944  | \$ 14,530,143                           |

**Park City Municipal Corporation**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**Lower Park Avenue Redevelopment Capital Projects Fund**  
**For the Year Ended June 30, 2025**

|  | Budgeted Amounts    |                     |                     | Variance with         |
|--|---------------------|---------------------|---------------------|-----------------------|
|  | Original            | Final               | Actual              | Final Budget          |
| <b>REVENUES</b>                          |                     |                     |                     |                       |
| Investment income                        | \$ 137,000          | \$ 137,000          | \$ 198,247          | \$ 61,247             |
| <b>EXPENDITURES</b>                      |                     |                     |                     |                       |
| Capital outlay:                          |                     |                     |                     |                       |
| Building renovation and construction     | -                   | 1,222,649           | 1,500               | 1,221,149             |
| Improvements other than building         | 45,000              | 166,351             | 49,255              | 117,096               |
| City parks and cemetery improvements     | 100,000             | 328,880             | 332,142             | (3,262)               |
| Total expenditures                       | 145,000             | 1,717,880           | 382,897             | 1,334,983             |
| Deficiency of revenues over expenditures | (8,000)             | (1,580,880)         | (184,650)           | (1,273,736)           |
| <b>OTHER FINANCING SOURCES (USES)</b>    |                     |                     |                     |                       |
| Transfers in                             | 3,092,532           | 3,092,532           | 3,092,532           | -                     |
| Transfers out                            | (2,784,590)         | (2,784,590)         | (2,790,840)         | (6,250)               |
| Total other financing sources (uses)     | 307,942             | 307,942             | 301,692             | (6,250)               |
| Net change in fund balances              | 299,942             | (1,272,938)         | 117,042             | (1,279,986)           |
| Fund balance - beginning                 | 4,200,904           | 4,200,904           | 4,200,904           | -                     |
| Fund balance - ending                    | <u>\$ 4,500,846</u> | <u>\$ 2,927,966</u> | <u>\$ 4,317,946</u> | <u>\$ (1,279,986)</u> |

**Park City Municipal Corporation**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**Main Street Redevelopment Capital Projects Fund**  
**For the Year Ended June 30, 2025**

|   | Budgeted Amounts    |                     | Actual              | Variance with<br>Final Budget |
|---|---------------------|---------------------|---------------------|-------------------------------|
|   | Original            | Final               |                     |                               |
| <b>REVENUES</b>                                   |                     |                     |                     |                               |
| Investment income                                 | \$ 94,000           | \$ 94,000           | \$ 77,999           | \$ (16,001)                   |
| <b>EXPENDITURES</b>                               |                     |                     |                     |                               |
| Capital outlay:                                   |                     |                     |                     |                               |
| Street and storm drain improvements               | -                   | 90,000              | -                   | 90,000                        |
| Improvements other than building                  | -                   | 802,659             | 463,536             | 339,123                       |
| Total expenditures                                | -                   | 892,659             | 463,536             | 429,123                       |
| Excess (deficiency) of revenues over expenditures | 94,000              | (798,659)           | (385,537)           | (445,124)                     |
| Net change in fund balances                       | 94,000              | (798,659)           | (385,537)           | (445,124)                     |
| Fund balance - beginning                          | 1,914,208           | 1,914,208           | 1,914,208           | -                             |
| Fund balance - ending                             | <u>\$ 2,008,208</u> | <u>\$ 1,115,549</u> | <u>\$ 1,528,671</u> | <u>\$ (445,124)</u>           |

**Park City Municipal Corporation**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**Municipal Building Authority Capital Projects Fund**  
**For the Year Ended June 30, 2025**

|   | Budgeted Amounts  |              | Actual      | Variance with<br>Final Budget |
|---|-------------------|--------------|-------------|-------------------------------|
|   | Original          | Final        |             |                               |
| <b>REVENUES</b>                                   |                   |              |             |                               |
| Investment income                                 | \$ 355,000        | \$ 5,778     | \$ -        | \$ (5,778)                    |
| <b>EXPENDITURES</b>                               |                   |              |             |                               |
| Capital outlay:                                   |                   |              |             |                               |
| Building renovation and construction              | -                 | 500,000      | 494,278     | 5,722                         |
| Total expenditures                                | -                 | 500,000      | 494,278     | 5,722                         |
| Excess (deficiency) of revenues over expenditures | 355,000           | (494,222)    | (494,278)   | (11,500)                      |
| Net change in fund balances                       | 355,000           | (494,222)    | (494,278)   | (11,500)                      |
| Fund balance - beginning                          | 494,278           | 494,278      | 494,278     | -                             |
| Fund balance - ending                             | <u>\$ 849,278</u> | <u>\$ 56</u> | <u>\$ -</u> | <u>\$ (11,500)</u>            |

**Park City Municipal Corporation**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**Equipment Replacement Capital Improvements Fund**  
**For the Year Ended June 30, 2025**

|  | Budgeted Amounts    |                   | Actual              | Variance with<br>Final Budget |
|--|---------------------|-------------------|---------------------|-------------------------------|
|  | Original            | Final             |                     |                               |
| <b>EXPENDITURES</b>                      |                     |                   |                     |                               |
| Capital outlay:                          |                     |                   |                     |                               |
| Equipment                                | \$ 1,963,000        | \$ 3,155,758      | \$ 1,354,196        | \$ 1,801,562                  |
| Deficiency of revenues over expenditures | (1,963,000)         | (3,155,758)       | (1,354,196)         | (1,801,562)                   |
| <b>OTHER FINANCING SOURCES</b>           |                     |                   |                     |                               |
| Sale of capital assets                   | 150,000             | 150,000           | 241,813             | 91,813                        |
| Transfers in                             | 1,885,600           | 1,885,600         | 1,885,600           | -                             |
| Total other financing sources            | 2,035,600           | 2,035,600         | 2,127,413           | 91,813                        |
| Net change in fund balances              | 72,600              | (1,120,158)       | 773,217             | (1,709,749)                   |
| Fund balance - beginning                 | 1,374,392           | 1,374,392         | 1,374,392           | -                             |
| Fund balance - ending                    | <u>\$ 1,446,992</u> | <u>\$ 254,234</u> | <u>\$ 2,147,609</u> | <u>\$ (1,709,749)</u>         |



**Park City Municipal Corporation**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**Lower Park Avenue Redevelopment Special Revenue Fund**  
**For the Year Ended June 30, 2025**

|                                      | Budgeted Amounts    |                     | Actual              | Variance with<br>Final Budget |
|--------------------------------------|---------------------|---------------------|---------------------|-------------------------------|
|                                      | Original            | Final               |                     |                               |
| <b>REVENUES</b>                      |                     |                     |                     |                               |
| Taxes and special assessments        | \$ 1,188,832        | \$ 1,188,832        | \$ 1,300,280        | \$ 111,448                    |
| Intergovernmental                    | 3,980,002           | 3,980,002           | 4,353,112           | 373,110                       |
| Investment income                    | 134,000             | 134,000             | 204,404             | 70,404                        |
| Total revenues                       | <u>5,302,834</u>    | <u>5,302,834</u>    | <u>5,857,796</u>    | <u>554,962</u>                |
| <b>EXPENDITURES</b>                  |                     |                     |                     |                               |
| Economic development                 | <u>787,823</u>      | <u>787,823</u>      | <u>866,037</u>      | <u>(78,214)</u>               |
| Excess of revenues over expenditures | <u>4,515,011</u>    | <u>4,515,011</u>    | <u>4,991,759</u>    | <u>633,176</u>                |
| <b>OTHER FINANCING USES</b>          |                     |                     |                     |                               |
| Transfers out                        | <u>(3,092,532)</u>  | <u>(3,092,532)</u>  | <u>(3,092,532)</u>  | <u>-</u>                      |
| Total other financing uses           | <u>(3,092,532)</u>  | <u>(3,092,532)</u>  | <u>(3,092,532)</u>  | <u>-</u>                      |
| Net change in fund balances          | 1,422,479           | 1,422,479           | 1,899,227           | 633,176                       |
| Fund balance - beginning             | <u>3,705,746</u>    | <u>3,705,746</u>    | <u>3,705,746</u>    | <u>-</u>                      |
| Fund balance - ending                | <u>\$ 5,128,225</u> | <u>\$ 5,128,225</u> | <u>\$ 5,604,973</u> | <u>\$ 633,176</u>             |

**Park City Municipal Corporation**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**Main Street Redevelopment Special Revenue Fund**  
**For the Year Ended June 30, 2025**

|   | Budgeted Amounts  |                   | Actual            | Variance with<br>Final Budget |
|---|-------------------|-------------------|-------------------|-------------------------------|
|   | Original          | Final             |                   |                               |
| <b>REVENUES</b>                                   |                   |                   |                   |                               |
| Taxes and special assessments                     | \$ 2,053          | \$ 2,053          | \$ 570            | \$ (1,483)                    |
| Intergovernmental                                 | 9,266             | 9,266             | 1,908             | (7,358)                       |
| Investment income                                 | 44,000            | 44,000            | 43,288            | (712)                         |
| Total revenues                                    | <u>55,319</u>     | <u>55,319</u>     | <u>45,766</u>     | <u>(9,553)</u>                |
| <b>EXPENDITURES</b>                               |                   |                   |                   |                               |
| Economic development                              | 455,000           | 50,000            | 7,300             | 42,700                        |
| Excess (deficiency) of revenues over expenditures | <u>(399,681)</u>  | <u>5,319</u>      | <u>38,466</u>     | <u>(52,253)</u>               |
| Net change in fund balances                       | (399,681)         | 5,319             | 38,466            | (52,253)                      |
| Fund balance - beginning                          | 892,478           | 892,478           | 892,478           | -                             |
| Fund balance - ending                             | <u>\$ 492,797</u> | <u>\$ 897,797</u> | <u>\$ 930,944</u> | <u>\$ (52,253)</u>            |

**Park City Municipal Corporation**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**Capital Improvements Fund**  
**For the Year Ended June 30, 2025**

|   | Budgeted Amounts |               |                | Variance with<br>Final Budget |
|---|------------------|---------------|----------------|-------------------------------|
|   | Original         | Final         | Actual         |                               |
| <b>REVENUES</b>                                   |                  |               |                |                               |
| Taxes and special assessments                     | \$ 16,184,158    | \$ 16,184,158 | \$ 16,506,598  | \$ 322,440                    |
| Intergovernmental                                 | 1,546,714        | 1,546,714     | 1,131,997      | (414,717)                     |
| Investment income                                 | 4,529,000        | 4,529,000     | 4,777,668      | 248,668                       |
| Impact fees                                       | 405,471          | 1,524,189     | 1,676,603      | 152,414                       |
| Rental and other                                  | 66,187           | 66,187        | 219,451        | 153,264                       |
| Miscellaneous                                     | 709,064          | 964,531       | 2,086,662      | 1,122,131                     |
| Total revenues                                    | 23,440,594       | 24,814,779    | 26,398,979     | 1,584,200                     |
| <b>EXPENDITURES</b>                               |                  |               |                |                               |
| Capital outlay:                                   |                  |               |                |                               |
| Building renovation and construction              | 2,250,000        | 15,856,215    | 325,770        | 15,530,445                    |
| City parks and cemetery improvements              | 15,020,000       | 15,015,970    | 536,526        | 14,479,444                    |
| Equipment   | 2,637,079        | 5,536,474     | 1,486,498      | 4,049,976                     |
| Improvements other than building                  | 30,350,161       | 62,201,077    | 16,527,050     | 45,674,027                    |
| Land and building acquisition                     | (10,000,000)     | 10,506,329    | 449,988        | 10,056,341                    |
| Street and storm drain improvements               | 9,348,554        | 10,969,652    | 2,176,031      | 8,793,621                     |
| Total expenditures                                | 49,605,794       | 120,085,717   | 21,501,863     | 98,583,854                    |
| Excess (deficiency) of revenues over expenditures | (26,165,200)     | (95,270,938)  | 4,897,116      | 100,168,054                   |
| <b>OTHER FINANCING SOURCES (USES)</b>             |                  |               |                |                               |
| Sale of capital assets                            | -                | -             | 35,638         | 35,638                        |
| Transfers in                                      | -                | -             | 1,391,041      | 1,391,041                     |
| Transfers out                                     | (4,174,675)      | (4,174,675)   | (5,176,426)    | (1,001,751)                   |
| Total other financing sources (uses)              | (4,174,675)      | (4,174,675)   | (3,749,747)    | 424,928                       |
| Net change in fund balances                       | (30,339,875)     | (99,445,613)  | 1,147,369      | 100,592,982                   |
| Fund balance - beginning                          | 105,098,375      | 105,098,375   | 105,098,375    | -                             |
| Fund balance - ending                             | \$ 74,758,500    | \$ 5,652,762  | \$ 106,245,744 | \$ 100,592,982                |

**Park City Municipal Corporation**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**Sales Tax Revenue and Refunding Bonds Debt Service Fund**  
**For the Year Ended June 30, 2025**

|   | Budgeted Amounts |               | Actual        | Variance with<br>Final Budget |
|---|------------------|---------------|---------------|-------------------------------|
|   | Original         | Final         |               |                               |
| <b>REVENUES</b>                                   |                  |               |               |                               |
| Investment income                                 | \$ 1,284,410     | \$ 1,284,410  | \$ 1,326,559  | \$ 42,149                     |
| <b>EXPENDITURES</b>                               |                  |               |               |                               |
| Debt service:                                     |                  |               |               |                               |
| Interest  | 1,829,266        | 1,829,266     | 1,819,549     | 9,717                         |
| Principal retirement                              | 5,140,000        | 5,140,000     | 5,140,000     | -                             |
| Total expenditures                                | 6,969,266        | 6,969,266     | 6,959,549     | 9,717                         |
| Excess (deficiency) of revenues over expenditures | (5,684,856)      | (5,684,856)   | (5,632,990)   | 32,432                        |
| <b>OTHER FINANCING SOURCES (USES)</b>             |                  |               |               |                               |
| Transfers in                                      | 6,959,265        | 6,959,265     | 6,967,266     | 8,001                         |
| Transfers out                                     | -                | -             | (1,391,041)   | (1,391,041)                   |
| Total other financing sources (uses)              | 6,959,265        | 6,959,265     | 5,576,225     | (1,383,040)                   |
| Net change in fund balances                       | 1,274,409        | 1,274,409     | (56,765)      | (1,350,608)                   |
| Fund balance - beginning                          | 24,737,535       | 24,737,535    | 24,737,535    | -                             |
| Fund balance - ending                             | \$ 26,011,944    | \$ 26,011,944 | \$ 24,680,770 | \$ (1,350,608)                |

**Park City Municipal Corporation**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**Park City General Obligation Bonds Debt Service Fund**  
**For the Year Ended June 30, 2025**

|                                      | Budgeted Amounts    |                     | Actual              | Variance with<br>Final Budget |
|--------------------------------------|---------------------|---------------------|---------------------|-------------------------------|
|                                      | Original            | Final               |                     |                               |
| <b>REVENUES</b>                      |                     |                     |                     |                               |
| Taxes and special assessments        | \$ 11,638,656       | \$ 8,430,525        | \$ 8,430,525        | \$ -                          |
| Investment income                    | 28,648              | 28,648              | 22,690              | (5,958)                       |
| Total revenues                       | 11,667,304          | 8,459,173           | 8,453,215           | (5,958)                       |
| <b>EXPENDITURES</b>                  |                     |                     |                     |                               |
| Debt service:                        |                     |                     |                     |                               |
| Interest                             | 2,255,526           | 2,255,526           | 2,247,065           | 8,461                         |
| Principal retirement                 | 6,175,000           | 6,175,000           | 6,175,000           | -                             |
| Total expenditures                   | 8,430,526           | 8,430,526           | 8,422,065           | 8,461                         |
| Excess of revenues over expenditures | 3,236,778           | 28,647              | 31,150              | 2,503                         |
| Net change in fund balances          | 3,236,778           | 28,647              | 31,150              | 2,503                         |
| Fund balance - beginning             | 1,673,648           | 1,673,648           | 1,673,648           | -                             |
| Fund balance - ending                | <u>\$ 4,910,426</u> | <u>\$ 1,702,295</u> | <u>\$ 1,704,798</u> | <u>\$ 2,503</u>               |

# INTERNAL SERVICE FUNDS

The Internal Service Funds are used to account for the financing and operations of services provided to various City departments and other governments, on a cost-reimbursement basis. Included are:

**Fleet Services Fund:** Fleet Services Fund accounts for the cost of storage, repair and maintenance of City-owned vehicles.

**Self-Insurance Fund:** Self-Insurance Fund accounts for the establishment of a self-insurance program.

**Park City Municipal Corporation**  
**Combining Statement of Net Position**  
**Internal Service Funds**  
**June 30, 2025**

|   | Fleet Services<br>Fund | Self- Insurance<br>Fund | Total Nonmajor<br>Internal service<br>funds |
|---|------------------------|-------------------------|---|
| <b>ASSETS</b>                                       |                        |                         |   |
| Current assets:                                     |                        |                         |   |
| Cash, cash equivalents and investments              | \$ 1,091,495           | \$ 3,026,749            | \$ 4,118,244                                |
| Accounts receivable                                 | 64,990                 | 19,360                  | 84,350                                      |
| Inventories   | 636,330                | -                       | 636,330                                     |
| Prepays   | -                      | 4,713                   | 4,713                                       |
| Total current assets                                | <u>1,792,815</u>       | <u>3,050,822</u>        | <u>4,843,637</u>                            |
| Noncurrent assets:                                  |                        |                         |   |
| Prepays   | -                      | 37,705                  | 37,705                                      |
| Vehicles and equipment                              | 47,450                 | -                       | 47,450                                      |
| Accumulated depreciation and amortization           | (47,450)               | -                       | (47,450)                                    |
| Total noncurrent assets                             | <u>-</u>               | <u>37,705</u>           | <u>37,705</u>                               |
| Total assets  | <u>1,792,815</u>       | <u>3,088,527</u>        | <u>4,881,342</u>                            |
| <b>DEFERRED OUTFLOWS OF RESOURCES</b>               |                        |                         |   |
| Deferred outflows of resources related to pensions  | <u>299,542</u>         | <u>-</u>                | <u>299,542</u>                              |
| Total assets and deferred outflows of resources     | <u>2,092,357</u>       | <u>3,088,527</u>        | <u>5,180,884</u>                            |
| <b>LIABILITIES</b>                                  |                        |                         |   |
| Current liabilities:                                |                        |                         |   |
| Accounts payable                                    | 45,151                 | 11,036                  | 56,187                                      |
| Accrued liabilities                                 | 40,427                 | -                       | 40,427                                      |
| Compensated absences                                | 95,236                 | -                       | 95,236                                      |
| Total current liabilities                           | <u>180,814</u>         | <u>11,036</u>           | <u>191,850</u>                              |
| Noncurrent liabilities:                             |                        |                         |   |
| Accrued liabilities                                 | -                      | 1,121,711               | 1,121,711                                   |
| Net pension liability                               | 238,131                | -                       | 238,131                                     |
| Compensated absences                                | 6,079                  | -                       | 6,079                                       |
| Total noncurrent liabilities                        | <u>244,210</u>         | <u>1,121,711</u>        | <u>1,365,921</u>                            |
| Total liabilities                                   | <u>425,024</u>         | <u>1,132,747</u>        | <u>1,557,771</u>                            |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                |                        |                         |   |
| Deferred inflows of resources related to pensions   | <u>3,528</u>           | <u>-</u>                | <u>3,528</u>                                |
| Total liabilities and deferred inflows of resources | <u>428,552</u>         | <u>1,132,747</u>        | <u>1,561,299</u>                            |
| <b>NET POSITION</b>                                 |                        |                         |   |
| Unrestricted  | 1,663,805              | 1,955,780               | 3,619,585                                   |
| Total net position                                  | <u>\$ 1,663,805</u>    | <u>\$ 1,955,780</u>     | <u>\$ 3,619,585</u>                         |

**Park City Municipal Corporation**  
**Combining Statement of Revenues, Expenses, and Changes in Net Position**  
**Internal Service Funds**  
**For the Year Ended June 30, 2025**

|                                    | Fleet Services<br>Fund     | Self- Insurance<br>Fund    | Total Internal<br>Service Funds |
|------------------------------------|----------------------------|----------------------------|---------------------------------|
| <b>OPERATING REVENUES</b>          |                            |                            |                                 |
| Charges for services               | \$ 2,926,350               | \$ 2,444,743               | \$ 5,371,093                    |
| Total operating revenues           | <u>2,926,350</u>           | <u>2,444,743</u>           | <u>5,371,093</u>                |
| <b>OPERATING EXPENSES</b>          |                            |                            |                                 |
| Salaries and benefits              | 1,501,554                  | -                          | 1,501,554                       |
| Supplies, maintenance and services | 846,299                    | 2,355,681                  | 3,201,980                       |
| Energy and utilities               | 796,294                    | -                          | 796,294                         |
| Total operating expenses           | <u>3,144,147</u>           | <u>2,355,681</u>           | <u>5,499,828</u>                |
| Operating income (loss)            | (217,797)                  | 89,062                     | (128,735)                       |
| Total net position - beginning     | <u>1,881,602</u>           | <u>1,866,718</u>           | <u>3,748,320</u>                |
| Total net position - ending        | <u><u>\$ 1,663,805</u></u> | <u><u>\$ 1,955,780</u></u> | <u><u>\$ 3,619,585</u></u>      |



**Park City Municipal Corporation**  
**Statement of Cash Flows**  
**Internal Service Funds**  
**For the Year Ended June 30, 2025**

|  | Fleet Services<br>Fund | Self- Insurance<br>Fund | Total               |
|--|------------------------|-------------------------|---------------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>  |                        |                         |                     |
| Cash receipts from customers   | \$ 3,432,542           | \$ 2,475,884            | \$ 5,908,426        |
| Payments to employees  | (1,463,220)            | -                       | (1,463,220)         |
| Payments to suppliers  | (2,150,199)            | (2,488,732)             | (4,638,931)         |
| Net cash used by operating activities  | (180,877)              | (12,848)                | (193,725)           |
| Net decrease in cash and cash equivalents  | (180,877)              | (12,848)                | (193,725)           |
| Balances - beginning of year   | 1,272,372              | 3,039,597               | 4,311,969           |
| Balances - end of the year   | <u>\$ 1,091,495</u>    | <u>\$ 3,026,749</u>     | <u>\$ 4,118,244</u> |
| <br><b>Reconciliation of operating income (loss) to net cash used by operating activities:</b> |                        |                         |                     |
| Operating income (loss)  | \$ (217,797)           | \$ 89,062               | \$ (128,735)        |
| Adjustments to reconcile operating income (loss) to net cash used by operating activities:     |                        |                         |                     |
| Pension related  | 43,075                 | -                       | 43,075              |
| Changes in assets and liabilities:   |                        |                         |                     |
| Accounts receivable  | (12,409)               | (11,277)                | (23,686)            |
| Inventory  | 39,162                 | -                       | 39,162              |
| Accounts and other payables  | (28,167)               | (212,344)               | (240,511)           |
| Accrued liabilities  | (14,580)               | 121,711                 | 107,131             |
| Compensated absences   | 9,839                  | -                       | 9,839               |
| Net cash used by operating activities  | <u>\$ (180,877)</u>    | <u>\$ (12,848)</u>      | <u>\$ (193,725)</u> |

# STATISTICAL SECTION

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

## **Financial Trends**

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

## **Revenue Capacity**

These schedules contain information to help the reader assess the City's most significant local revenue source, property tax, in addition to other types of tax revenues.

## **Debt Capacity**

These schedules present 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**

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

## **Operating Information**

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

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

**Schedule 1**  
**Park City Municipal Corporation, Utah**  
**Net Position by Component**  
**Last Ten Fiscal Years**  
**(accrual basis of accounting)**

|   | Fiscal Year           |                       |                       |                       |                       |                       |                       |                       |                       |                       |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|   | 2016 (1)              | 2017 (1)              | 2018                  | 2019 (1)              | 2020                  | 2021                  | 2022                  | 2023 (1)              | 2024                  | 2025                  |
| Governmental activities                     |                       |                       |                       |                       |                       |                       |                       |                       |                       |                       |
| Net investment in capital assets            | \$ 169,437,708        | \$ 182,684,418        | \$ 190,028,413        | \$ 198,327,763        | \$ 213,716,372        | \$ 228,182,259        | \$ 237,974,910        | \$ 246,886,924        | \$ 240,616,245        | \$ 262,389,754        |
| Restricted                                  | 48,640 (2)            | 56,674 (2)            | 195,157 (2)           | 58,940 (2)            | 58,940 (2)            | 58,940 (2)            | 58,940 (2)            | 58,940                | 58,940                | 58,940                |
| Unrestricted                                | 42,502,471 (2)        | 39,242,238 (2)        | 51,507,390 (2)        | 59,369,908 (2)        | 65,383,963 (2)        | 74,810,843 (2)        | 96,208,965 (2)        | 114,223,689           | 150,478,674           | 155,086,502           |
| Total governmental activities net position  | <u>\$ 211,988,819</u> | <u>\$ 221,983,330</u> | <u>\$ 241,730,960</u> | <u>\$ 257,756,611</u> | <u>\$ 279,159,275</u> | <u>\$ 303,052,042</u> | <u>\$ 334,242,815</u> | <u>\$ 361,169,553</u> | <u>\$ 391,153,859</u> | <u>\$ 417,535,196</u> |
| Business-type activities                    |                       |                       |                       |                       |                       |                       |                       |                       |                       |                       |
| Net investment in capital assets            | \$ 64,172,905         | \$ 91,043,049         | \$ 104,256,756        | \$ 113,503,024        | \$ 117,863,860        | \$ 15,263,564         | \$ 88,280,161         | \$ 92,621,212         | \$ 104,440,532        | \$ 111,873,775        |
| Restricted                                  | - (2)                 | - (2)                 | - (2)                 | -                     | -                     | -                     | -                     | 1,096,717             | -                     | -                     |
| Unrestricted                                | 27,577,761 (2)        | 26,506,386 (2)        | 18,602,068 (2)        | 14,994,253            | 12,098,879            | 123,136,277           | 62,281,137            | 69,368,108            | 66,569,502            | 71,546,615            |
| Total business-type activities net position | <u>\$ 91,750,666</u>  | <u>\$ 117,549,435</u> | <u>\$ 122,858,824</u> | <u>\$ 128,497,277</u> | <u>\$ 129,962,739</u> | <u>\$ 138,399,841</u> | <u>\$ 150,561,298</u> | <u>\$ 163,086,037</u> | <u>\$ 171,010,034</u> | <u>\$ 183,420,390</u> |
| Primary government                          |                       |                       |                       |                       |                       |                       |                       |                       |                       |                       |
| Net investment in capital assets            | \$ 233,610,613        | \$ 273,727,467        | \$ 294,285,169        | \$ 311,830,787        | \$ 331,580,232        | \$ 243,445,823        | \$ 326,255,071        | \$ 339,508,136        | \$ 345,056,777        | \$ 374,263,529        |
| Restricted                                  | 48,640                | 56,674                | 195,157               | 58,940                | 58,940                | 58,940                | 58,940                | 1,155,657             | 58,940                | 58,940                |
| Unrestricted                                | 70,080,232            | 65,748,624            | 70,109,458            | 74,364,161            | 77,482,842            | 197,947,120           | 158,490,102           | 183,591,797           | 217,048,176           | 226,633,117           |
| Total primary government net position       | <u>\$ 303,739,485</u> | <u>\$ 339,532,765</u> | <u>\$ 364,589,784</u> | <u>\$ 386,253,888</u> | <u>\$ 409,122,014</u> | <u>\$ 441,451,883</u> | <u>\$ 484,804,113</u> | <u>\$ 524,255,590</u> | <u>\$ 562,163,893</u> | <u>\$ 600,955,586</u> |

Notes:

(1) Restated.

(2) Reclassified long-term debt related to net assets restricted for debt service and capital projects out of unrestricted net assets.

**Schedule 2**  
**Park City Municipal Corporation, Utah**  
**Changes in Net Position**  
**Last Ten Fiscal Years**  
**(accrual basis of accounting)**

|   | Fiscal Year            |                        |                        |                        |                        |                        |                        |                        |                        |                        |
|---|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
|   | 2016 (1)               | 2017 (1)               | 2018                   | 2019 (1)               | 2020                   | 2021                   | 2022                   | 2023                   | 2024                   | 2025                   |
| <b>Expenses</b>                                 |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Governmental activities:                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| General government                              | \$ 19,676,565          | \$ 21,909,746          | \$ 21,793,758          | \$ 23,755,044          | \$ 22,198,830          | \$ 25,563,919          | \$ 26,040,817          | \$ 31,996,433          | \$ 32,979,763          | \$ 37,686,806          |
| Public safety                                   | 5,705,960              | 6,254,164              | 6,736,639              | 6,747,797              | 7,438,463              | 7,114,475              | 7,919,533              | 9,325,631              | 9,970,439              | 10,624,215             |
| Public works                                    | 7,088,647              | 7,263,125              | 7,209,164              | 6,929,871              | 6,794,406              | 6,615,287              | 7,208,853              | 8,838,131              | 8,979,789              | 10,034,804             |
| Library and recreation                          | 5,671,823              | 5,843,178              | 5,726,489              | 5,729,844              | 5,556,544              | 5,527,008              | 6,195,430              | 8,213,984              | 9,052,407              | 11,921,273             |
| Interest on long-term debt                      | 1,456,433              | 1,366,939              | 2,537,159              | 3,558,591              | 9,041,292              | 4,685,097              | 3,965,283              | 3,661,987              | 3,683,126              | 2,682,404              |
| Total governmental activities expenses          | <u>39,599,428</u>      | <u>42,637,152</u>      | <u>44,003,209</u>      | <u>46,721,147</u>      | <u>51,029,535</u>      | <u>49,505,786</u>      | <u>51,329,916</u>      | <u>62,036,166</u>      | <u>64,665,524</u>      | <u>72,949,502</u>      |
| Business-type activities:                       |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Water   | 12,934,161             | 13,086,302             | 13,314,440             | 14,305,035 (14)        | 17,145,476             | 24,406,117 (10)        | 21,214,590             | 23,626,444             | 23,161,952             | 22,867,136             |
| Stormwater                                      | -                      | 1,162,202 (2)          | 921,138                | 1,470,837              | 1,276,945              | 1,054,170              | 1,198,846              | 1,048,489              | 1,428,065              | 1,814,583              |
| Golf course                                     | 1,541,601              | 1,546,036              | 1,711,826              | 1,488,121              | 1,578,559              | 1,641,690              | 1,645,691              | 1,764,238              | 2,009,620              | 2,266,969              |
| Transportation and parking                      | 11,801,545             | 13,848,109             | 19,435,515             | 22,521,490             | 23,485,955             | 18,208,111 (11)        | 17,636,896 (14)        | 28,877,355             | 28,435,294             | 29,571,107             |
| Total business-type activities expenses         | <u>26,277,307</u>      | <u>29,642,649</u>      | <u>35,382,919</u>      | <u>39,785,483</u>      | <u>43,486,935</u>      | <u>45,310,088</u>      | <u>41,696,023</u>      | <u>55,316,526</u>      | <u>55,034,931</u>      | <u>56,519,795</u>      |
| Total primary government expenses               | <u>\$ 65,876,735</u>   | <u>\$ 72,279,801</u>   | <u>\$ 79,386,128</u>   | <u>\$ 86,506,630</u>   | <u>\$ 94,516,470</u>   | <u>\$ 94,815,874</u>   | <u>\$ 93,025,939</u>   | <u>\$ 117,352,692</u>  | <u>\$ 119,700,455</u>  | <u>\$ 129,469,297</u>  |
| <b>Program Revenues</b>                         |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Governmental activities:                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Charges for services                            |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| General government                              | \$ 3,734,852           | \$ 3,668,799           | \$ 4,724,514           | \$ 5,647,186           | \$ 7,004,032           | \$ 4,442,102           | \$ 5,886,012           | \$ 7,383,081           | \$ 6,141,252           | \$ 9,249,241 (17)      |
| Public safety                                   | 3,996                  | 9,685                  | 2,880                  | 10                     | -                      | 6,062                  | 4,698                  | 5,105                  | 5,729                  | 6,627                  |
| Public works                                    | 200,761                | 174,917                | 189,117                | 129,171                | 113,087                | -                      | 151,778                | 505,568                | 557,387                | 541,709                |
| Library and recreation                          | 1,295,132              | 1,253,491              | 1,356,186              | 1,203,836              | 1,831,546              | 2,345,843              | 2,746,782              | 2,732,259              | 3,914,395              | 4,349,536              |
| Operating grants and contributions              | 145,704                | 187,166                | 161,075                | 195,542                | 344,543                | 3,315,938              | 711,048                | 648,943                | 119,835                | 133,794                |
| Capital grants and contributions                | 324,650                | 2,652,254              | 9,028,885              | 1,608,966              | 4,636,167              | 2,547,350              | 2,265,605              | 555,424                | 1,566,828              | 1,166,987              |
| Total governmental activities program revenues  | <u>5,705,095</u>       | <u>7,946,312</u>       | <u>15,462,657</u>      | <u>8,784,711</u>       | <u>13,929,375</u>      | <u>12,657,295</u>      | <u>11,765,923</u>      | <u>11,830,380</u>      | <u>12,305,426</u>      | <u>15,447,894</u>      |
| Business-type activities:                       |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Charges for services                            |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Water   | 15,205,729             | 17,237,175             | 17,924,616             | 18,606,759             | 18,538,414             | 21,117,232             | 20,169,220             | 20,737,127             | 23,977,559             | 27,622,346             |
| Stormwater                                      | -                      | 979,419 (2)            | 1,277,767              | 1,572,044              | 1,437,517              | 1,480,432              | 1,755,631              | 1,801,575              | 1,882,321              | 1,949,856              |
| Golf course                                     | 1,139,839              | 1,153,794              | 1,203,560              | 1,131,283              | 1,232,521              | 1,922,248              | 1,922,752              | 1,966,555              | 2,248,565              | 2,638,264              |
| Transportation and parking                      | 4,497,989              | 5,227,316              | 9,789,087              | 11,113,961             | 8,210,423              | 4,441,511 (11)         | 7,148,954              | 5,298,210              | 4,376,724              | 4,495,198              |
| Operating grants and contributions              | -                      | 2,813,864              | 2,307,083              | -                      | 5,586,097              | 10,654,184             | 5,661,227              | 9,620,080 (15)         | 5,359,920 (15)         | 4,525,356              |
| Capital grants and contributions                | 1,956,426              | 14,612,633             | 2,439,682              | 6,524,981              | 2,286,289              | 5,835,341              | 2,431,291              | 10,397,791 (15)        | 6,212,334 (15)         | 7,812,041              |
| Total business-type activities program revenues | <u>22,799,983</u>      | <u>42,024,201</u>      | <u>34,941,795</u>      | <u>38,949,028</u>      | <u>37,291,261</u>      | <u>45,450,948</u>      | <u>39,089,075</u>      | <u>49,821,338</u>      | <u>44,057,423</u>      | <u>49,043,061</u>      |
| Total primary government program revenues       | <u>\$ 28,505,078</u>   | <u>\$ 49,970,513</u>   | <u>\$ 50,404,452</u>   | <u>\$ 47,733,739</u>   | <u>\$ 51,220,636</u>   | <u>\$ 58,108,243</u>   | <u>\$ 50,854,998</u>   | <u>\$ 61,651,718</u>   | <u>\$ 56,362,849</u>   | <u>\$ 64,490,955</u>   |
| <b>Net (expense)/revenue</b>                    |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Governmental activities                         | \$ (33,894,333)        | \$ (34,690,840)        | \$ (28,540,552)        | \$ (37,936,436)        | \$ (37,100,160)        | \$ (36,848,491)        | \$ (39,563,993)        | \$ (50,205,786)        | \$ (52,360,098)        | \$ (57,501,608)        |
| Business-type activities                        | (3,477,324)            | 12,381,552             | (441,124)              | (836,455)              | (6,195,674)            | 140,860                | (2,606,948)            | (5,495,188)            | (10,977,508)           | (7,476,734)            |
| Total primary government net expense            | <u>\$ (37,371,657)</u> | <u>\$ (22,309,288)</u> | <u>\$ (28,981,676)</u> | <u>\$ (38,772,891)</u> | <u>\$ (43,295,834)</u> | <u>\$ (36,707,631)</u> | <u>\$ (42,170,941)</u> | <u>\$ (55,700,974)</u> | <u>\$ (63,337,606)</u> | <u>\$ (64,978,342)</u> |

**Schedule 2, Continued**  
**Park City Municipal Corporation, Utah**  
**Changes in Net Position**  
**Last Ten Fiscal Years**  
**(accrual basis of accounting)**

|   | Fiscal Year   |               |                   |                   |               |                   |                 |                    |                |                |
|---|---------------|---------------|-------------------|-------------------|---------------|-------------------|-----------------|--------------------|----------------|----------------|
|   | 2016 (1)      | 2017 (1)      | 2018              | 2019 (1)          | 2020          | 2021              | 2022            | 2023               | 2024           | 2025           |
| <b>General Revenues and Other Changes in Net Position</b> |               |               |                   |                   |               |                   |                 |                    |                |                |
| Governmental activities:                                  |               |               |                   |                   |               |                   |                 |                    |                |                |
| Taxes   |               |               |                   |                   |               |                   |                 |                    |                |                |
| Property tax, levied for gen. purposes                    | \$ 14,755,299 | \$ 14,350,265 | \$ 14,686,693     | \$ 15,499,965     | \$ 17,445,636 | \$ 17,977,155     | \$ 18,496,739   | \$ 16,783,697      | \$ 18,199,884  | \$ 18,824,066  |
| Property tax, levied for debt service                     | 3,723,453     | 4,220,158     | 6,432,184         | 6,036,374         | 9,281,384     | 9,506,281         | 9,509,688       | 9,509,688          | 9,478,438      | 8,430,525      |
| General sales and use tax                                 | 5,180,094     | 5,620,687     | 5,915,331         | 6,403,710         | 6,389,540     | 7,161,106         | 9,234,210       | 9,598,138          | 9,818,123      | 10,039,119     |
| Franchise tax   | 3,185,820     | 3,194,392     | 3,147,847         | 3,230,881         | 3,161,759     | 3,253,431         | 3,526,042       | 4,368,710          | 4,096,926      | 3,840,403      |
| Resort tax  | 11,154,870    | 12,253,267    | 14,491,767        | 16,741,000        | 16,460,084    | 18,004,460        | 24,934,554      | 26,043,857         | 26,798,263     | 27,249,032     |
| Investment earnings                                       | 434,588       | 582,208       | 1,122,856         | 2,297,088         | 2,041,844     | 739,741           | 651,862         | 5,381,810          | 8,634,838      | 7,985,763      |
| Miscellaneous   | 492,730       | 4,856,960     | 1,776,504         | 2,963,178         | 2,938,083     | 4,170,268         | 3,622,380       | 4,638,111          | 3,993,529      | 3,957,895      |
| Gain/Loss on sale of capital assets                       | 1,328,784     | -             | -                 | 74,891            | 69,494        | (786,184)         | 64,291          | 93,513             | 272,593        | 383,364        |
| Transfers   | 715,000       | (7,534,613)   | 715,000           | 715,000           | 715,000       | 715,000           | 715,000         | 715,000            | 1,051,810      | 3,172,778      |
| Total governmental activities                             | 40,970,638    | 37,543,324    | 48,288,182        | 53,962,087        | 58,502,824    | 60,741,258        | 70,754,766      | 77,132,524         | 82,344,404     | 83,882,945     |
| Business-type activities:                                 |               |               |                   |                   |               |                   |                 |                    |                |                |
| General sales and use tax                                 | 4,877,098     | 5,233,194     | 5,617,865         | 6,128,331         | 7,560,305     | 8,448,444         | 14,888,043      | 15,887,737         | 16,242,826     | 16,580,564     |
| Investments earnings                                      | 327,289       | 402,924       | 372,627           | 581,900           | 243,778       | 358,905           | 374,145         | 2,705,144          | 3,277,179      | 3,111,558      |
| Miscellaneous   | 458,603       | 456,419       | 475,021           | 468,998           | 562,355       | 171,514           | 120,470         | 137,151            | 322,791        | 3,322,385      |
| Gain on sale of capital assets                            | -             | -             | -                 | 10,679            | 9,698         | 32,379            | 100,747         | 4,895              | 110,519        | 45,361         |
| Transfers   | (715,000)     | 7,534,613     | (715,000)         | (715,000)         | (715,000)     | (715,000)         | (715,000)       | (715,000)          | (1,051,810)    | (3,172,778)    |
| Total business-type activities                            | 4,947,990     | 13,627,150    | 5,750,513         | 6,474,908         | 7,661,136     | 8,296,242         | 14,768,405      | 18,019,927         | 18,901,505     | 19,887,090     |
| Total primary government                                  | \$ 45,918,628 | \$ 51,170,474 | \$ 54,038,695     | \$ 60,436,995     | \$ 66,163,960 | \$ 69,037,500     | \$ 85,523,171   | \$ 95,152,451      | \$ 101,245,909 | \$ 103,770,035 |
| <b>Change in Net Position</b>                             |               |               |                   |                   |               |                   |                 |                    |                |                |
| Governmental activities                                   | \$ 7,076,305  | \$ 2,852,484  | (3) \$ 19,747,630 | (6) \$ 16,025,651 | \$ 21,402,664 | (8) \$ 23,892,767 | \$ 31,190,773   | (13) \$ 26,926,738 | \$ 29,984,306  | \$ 26,381,337  |
| Adj. to governmental activities net position              | 7,366,587     | 7,142,027     | (5) -             | -                 | -             | -                 | -               | -                  | -              | -              |
| Business-type activities                                  | 1,470,666     | 26,008,702    | (4) 5,309,389     | (7) 5,638,453     | 1,465,462     | (9) 8,437,102     | (12) 12,161,457 | 12,524,739         | 7,923,997      | 12,410,356     |
| Adj. to business-type activities net position             | -             | (209,933)     | (5) -             | -                 | -             | -                 | -               | -                  | -              | -              |
| Total primary government                                  | \$ 15,913,558 | \$ 35,793,280 | \$ 25,057,019     | \$ 21,664,104     | \$ 22,868,126 | \$ 32,329,869     | \$ 43,352,230   | \$ 39,451,477      | \$ 37,908,303  | \$ 38,791,693  |

Notes:

- (1) Restated.
- (2) Stormwater fund was added in fiscal year 2017.
- (3) Decrease in governmental activities net position is due to increased capital outlay.
- (4) Increase in business-type activities net position is due to increases in capitalizable grants and contributions.
- (5) Fiscal year 2018 - Capital asset adjustment, required restatement of fiscal year 2017.
- (6) Increase in governmental activities net position is due to increases in capitalizable grants and contributions and increases in tax revenues.
- (7) Decrease in business-type activities net position is due to decreases in capitalizable grants and contributions.
- (8) Increase in governmental activities net position due to increases in capitalizable grants and contributions.
- (9) Decrease in business-type activities net position is due to decreases in charges for services and increases in expenses.
- (10) Increase in Water expenses due to non-capitalizable expenses related to current construction projects.
- (11) Decrease in Transportation and parking revenue and expenses due to a reduction in major events due to COVID-19 and a moratorium on parking fees.
- (12) Increase in business-type activities net position due to increases in capitalizable grants and contributions.
- (13) Increase in governmental activities net position due to an increase in general sales and use and resort taxes which was in line with the City's rebound in tourism from COVID-19.
- (14) Reclassified the loss on sale of assets to an expense in the identifiable activity.
- (15) Large transportation federal grants were received in fiscal year 2023 and not repeated in fiscal year 2024.
- (16) Increase in interest earnings due to higher than usual interest rates.
- (17) Increase in Governmental charges for services due to increased impact and permit fees consistent with the current year economic activity.
- (18) Increase in Governmental and Business-type miscellaneous revenues is due to the organization receiving two separate settlement payment during the current fiscal year.

**Schedule 3**  
**Park City Municipal Corporation, Utah**  
**Fund Balances of Governmental Funds**  
**Last Ten Fiscal Years**  
**(modified accrual basis of accounting)**

|                                    | Fiscal Year          |                      |                      |                      |                      |                       |                       |                       |                       |                       |
|------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                    | 2016 (1)             | 2017 (1)             | 2018                 | 2019 (1)             | 2020 (1)             | 2021 (2)              | 2022                  | 2023                  | 2024                  | 2025                  |
| General fund                       |                      |                      |                      |                      |                      |                       |                       |                       |                       |                       |
| Nonspendable                       |                      |                      |                      |                      |                      |                       |                       |                       |                       |                       |
| Prepays                            | \$ -                 | \$ -                 | \$ -                 | \$ 494,360           | \$ 24,011            | \$ 27,801             | \$ 281,485            | \$ 97,144             | \$ 94,818             | \$ 348,063            |
| Interfund loan                     | -                    | -                    | 86,867               | 55,761               | 24,107               | -                     | -                     | -                     | -                     | -                     |
| Inventory                          | -                    | -                    | 50,719               | 30,226               | 40,468               | 27,686                | 31,400                | 87,092                | 75,819                | 71,656                |
| Leases                             | -                    | -                    | -                    | -                    | -                    | -                     | 212,961               | 293,566               | 372,968               | 451,077               |
| Unassigned                         | 6,779,674            | 7,497,277            | 7,730,233            | 8,705,419            | 7,811,877            | 13,640,848            | 14,145,271            | 15,936,018            | 15,556,589            | 17,409,078            |
| Restricted                         |                      |                      |                      |                      |                      |                       |                       |                       |                       |                       |
| Drug & tobacco enforcement         | 48,640               | 59,674               | 57,571               | 58,940               | 58,940               | 58,940                | 58,940                | 58,940                | 58,940                | 58,940                |
| Total general fund                 | <u>\$ 6,828,314</u>  | <u>\$ 7,556,951</u>  | <u>\$ 7,925,390</u>  | <u>\$ 9,344,706</u>  | <u>\$ 7,959,403</u>  | <u>\$ 13,755,275</u>  | <u>\$ 14,730,057</u>  | <u>\$ 16,472,760</u>  | <u>\$ 16,159,134</u>  | <u>\$ 18,338,814</u>  |
| Restricted for:                    |                      |                      |                      |                      |                      |                       |                       |                       |                       |                       |
| Capital projects                   | \$ 7,872,086         | \$ 7,545,300         | \$ 12,804,288        | \$ 31,699,288        | \$ 33,778,218        | \$ 32,526,314         | \$ 32,602,991         | \$ 33,015,194         | \$ 30,194,111         | \$ 30,192,693         |
| Debt service                       | 2,496                | 3,816                | 11,900               | 652,977              | 490,581              | 702,267               | 599,256               | 621,324               | 1,083,956             | 1,348,795             |
| Committed:                         |                      |                      |                      |                      |                      |                       |                       |                       |                       |                       |
| Capital projects funds             | 34,849,188           | 28,665,290           | 38,875,896           | 47,456,335           | 58,162,066           | 68,180,079            | 84,757,785            | 96,919,910            | 106,463,015           | 107,397,776           |
| Debt service funds                 | 1,816,767            | 1,778,077            | 1,856,470            | 2,129,030            | 2,429,496            | 2,222,710             | 2,347,208             | 2,471,813             | 1,752,258             | 1,686,274             |
| Economic development               | 516,758              | 785,600              | 1,591,335            | 2,517,207            | 2,322,093            | 2,198,209             | 2,729,112             | 2,797,608             | 4,598,224             | 6,535,917             |
| Total all other governmental funds | <u>\$ 45,057,295</u> | <u>\$ 38,778,083</u> | <u>\$ 55,139,889</u> | <u>\$ 84,454,837</u> | <u>\$ 97,182,454</u> | <u>\$ 105,829,579</u> | <u>\$ 123,036,352</u> | <u>\$ 135,825,849</u> | <u>\$ 144,091,564</u> | <u>\$ 147,161,455</u> |

Notes:

- (1) Restated
- (2) Utah Code 10-6-116 increased maximum general fund balance allowed.

**Schedule 4**  
**Park City Municipal Corporation, Utah**  
**Changes in Fund Balances of Governmental Funds**  
**Last Ten Fiscal Years**  
**(modified accrual basis of accounting)**

|   | Fiscal Year        |                       |                      |                      |                      |                      |                      |                      |                     |                     |
|---|--------------------|-----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------|---------------------|
|   | 2016               | 2017                  | 2018                 | 2019                 | 2020                 | 2021                 | 2022                 | 2023                 | 2024                | 2025                |
| <b>Revenues</b>   |                    |                       |                      |                      |                      |                      |                      |                      |                     |                     |
| Taxes and special assessments                           | \$ 35,194,462      | \$ 36,830,205         | \$ 41,592,343        | \$ 44,639,055        | \$ 49,004,820        | \$ 52,100,408        | \$ 61,520,667        | \$ 62,988,245        | \$ 64,365,480       | \$ 64,299,432       |
| Licenses and permits                                    | 2,462,374          | 2,464,561             | 3,390,668            | 3,899,003            | 5,776,248            | 3,350,157            | 4,670,531            | 5,719,878            | 5,559,413           | 7,414,908           |
| Intergovernmental                                       | 3,288,064          | 4,044,959             | 6,214,905            | 4,345,873            | 8,693,506            | 8,754,272            | 7,015,004            | 4,584,972            | 5,897,034           | 5,655,801           |
| Charges for services                                    | 2,119,339          | 2,115,794             | 2,225,204            | 2,837,729            | 2,687,766            | 3,031,107            | 3,652,733            | 3,752,249            | 4,068,811           | 4,479,949           |
| Fines and forfeitures                                   | 26,902             | 42,834                | 35,327               | 23,108               | 22,313               | 25,900               | 28,843               | 44,171               | 54,069              | 28,014              |
| Investment income                                       | 434,588            | 582,208               | 1,122,856            | 2,297,089            | 2,041,844            | 739,741              | 651,866              | 5,381,810            | 8,634,838           | 7,986,484           |
| Impact fees   | 425,365            | 308,786               | 432,381              | 620,441              | 456,053              | 386,843              | 285,385              | 604,147              | 375,061             | 1,676,603           |
| Rental and other miscellaneous                          | 1,546,004          | 5,041,320             | 2,496,363            | 1,500,515            | 1,305,612            | 2,194,018            | 1,506,745            | 2,020,280            | 1,538,963           | 3,273,191           |
| Total revenues  | <u>45,497,098</u>  | <u>51,430,667</u>     | <u>57,510,047</u>    | <u>60,162,813</u>    | <u>69,988,162</u>    | <u>70,582,446</u>    | <u>79,331,774</u>    | <u>85,095,752</u>    | <u>90,493,669</u>   | <u>94,814,382</u>   |
| <b>Expenditures</b>                                     |                    |                       |                      |                      |                      |                      |                      |                      |                     |                     |
| General government                                      | 14,604,316         | 15,005,872            | 16,235,727           | 16,175,897           | 18,616,889           | 19,264,758           | 20,762,811           | 23,851,112           | 25,654,848          | 26,663,520          |
| Public safety   | 5,349,433          | 5,970,451             | 6,392,525            | 6,360,284            | 6,998,527            | 6,698,058            | 7,527,330            | 8,811,048            | 9,464,264           | 9,872,690           |
| Public works  | 4,878,647          | 5,194,880             | 5,648,653            | 5,935,423            | 5,782,998            | 5,694,072            | 6,342,372            | 7,752,671            | 7,938,515           | 8,078,292           |
| Library and recreation                                  | 3,824,435          | 4,080,211             | 4,237,835            | 4,367,960            | 4,273,728            | 4,327,567            | 5,028,537            | 5,457,652            | 7,536,657           | 7,951,522           |
| Economic development                                    | 951,268            | 864,697               | 870,588              | 878,578              | 861,560              | 916,602              | 936,374              | 945,308              | 773,096             | 873,337             |
| Debt Service  |                    |                       |                      |                      |                      |                      |                      |                      |                     |                     |
| Principal retirement                                    | 5,118,024          | 4,850,000             | 8,625,000            | 6,905,000            | 9,275,000            | 10,885,000           | 10,820,000           | 11,325,000           | 11,840,000          | 11,315,000          |
| Interest  | 1,788,808          | 1,615,725             | 2,827,016            | 3,745,578            | 6,169,326            | 6,070,488            | 5,644,104            | 5,134,453            | 5,147,872           | 4,066,614           |
| Bond issuance costs                                     | -                  | 155,239               | 223,553              | 529,457              | 118,027              | -                    | -                    | -                    | -                   | -                   |
| Capital outlay  | 11,953,996         | 51,844,299            | 39,052,752           | 70,133,504           | 17,207,904           | 6,901,426            | 7,023,060            | 11,842,705           | 18,353,237          | 24,196,770          |
| Total expenditures                                      | <u>48,468,927</u>  | <u>89,581,374</u>     | <u>84,113,649</u>    | <u>115,031,681</u>   | <u>69,303,959</u>    | <u>60,757,971</u>    | <u>64,084,588</u>    | <u>75,119,949</u>    | <u>86,708,489</u>   | <u>93,017,745</u>   |
| Revenues (under) expenditures                           | <u>(2,971,829)</u> | <u>(38,150,707)</u>   | <u>(26,603,602)</u>  | <u>(54,868,868)</u>  | <u>684,203</u>       | <u>9,824,475</u>     | <u>15,247,186</u>    | <u>9,975,803</u>     | <u>3,785,180</u>    | <u>1,796,637</u>    |
| <b>Other financing sources (uses)</b>                   |                    |                       |                      |                      |                      |                      |                      |                      |                     |                     |
| Debt issuance   | -                  | 25,000,000            | 31,940,000           | 70,775,000           | 4,000,000            | -                    | -                    | -                    | -                   | -                   |
| Refunding bonds issued                                  | -                  | -                     | -                    | 4,290,000            | 5,470,000            | -                    | -                    | -                    | -                   | -                   |
| Payment to refunded bondholders                         | -                  | -                     | -                    | (4,675,000)          | (7,245,000)          | -                    | -                    | -                    | -                   | -                   |
| Premium on debt issuance                                | -                  | 2,863,698             | 3,287,871            | 9,840,127            | 1,206,669            | -                    | -                    | -                    | -                   | -                   |
| Premium on refunding bonds                              | -                  | -                     | -                    | 482,659              | 91,796               | -                    | -                    | -                    | -                   | -                   |
| Sale of capital assets                                  | 755,648            | 2,363,887             | 5,553,794            | 241,682              | 4,434,799            | 1,918,675            | 9,078                | 758,933              | 180,506             | 280,156             |
| Subscription-base IT arrangement                        | -                  | -                     | -                    | -                    | -                    | -                    | -                    | 391,481              | -                   | -                   |
| Transfers in  | 11,965,394         | 36,237,414            | 44,274,635           | 75,835,185           | 20,581,027           | 15,916,383           | 18,740,940           | 18,431,893           | 18,621,548          | 17,534,217          |
| Transfers out   | (9,734,034)        | (33,864,867)          | (41,722,453)         | (73,186,521)         | (17,881,180)         | (13,216,536)         | (15,815,649)         | (15,025,910)         | (14,635,145)        | (14,361,439)        |
| Total other financing sources                           | <u>2,987,008</u>   | <u>32,600,132</u>     | <u>43,333,847</u>    | <u>83,603,132</u>    | <u>10,658,111</u>    | <u>4,618,522</u>     | <u>2,934,369</u>     | <u>4,556,397</u>     | <u>4,166,909</u>    | <u>3,452,934</u>    |
| Net change in fund balances                             | <u>\$ 15,179</u>   | <u>\$ (5,550,575)</u> | <u>\$ 16,730,245</u> | <u>\$ 28,734,264</u> | <u>\$ 11,342,314</u> | <u>\$ 14,442,997</u> | <u>\$ 18,181,555</u> | <u>\$ 14,532,200</u> | <u>\$ 7,952,089</u> | <u>\$ 5,249,571</u> |
| Debt Service as a percentage of noncapital expenditures | 16.9% (1)          | 15.9% (1)             | 24.4% (1)            | 22.5%                | 27.9%                | 29.5%                | 27.8%                | 23.9%                | 23.6%               | 19.8%               |

Notes:  
(1) Restated.

**Schedule 5**  
**Park City Municipal Corporation, Utah**  
**General Government Tax Revenues by Source (1)**  
**Last Ten Fiscal Years**  
**(modified accrual basis of accounting)**

| <b>Fiscal Year</b> | <b>Property Tax</b> | <b>Sales and Use Tax</b> | <b>Franchise Tax</b> | <b>Resort Tax (2)</b> | <b>Transient Room Tax (3)</b> | <b>Total</b>      |
|--------------------|---------------------|--------------------------|----------------------|-----------------------|-------------------------------|-------------------|
| 2016               | \$ 14,832,024       | \$ 5,180,094             | \$ 3,185,820         | \$ 11,154,870         | \$ -                          | \$ 34,352,808     |
| 2017               | 14,953,711          | 5,620,687                | 3,194,392            | 12,253,266            | -                             | 36,022,056        |
| 2018               | 17,107,856          | 5,915,331                | 3,147,847            | 12,899,048            | 1,592,720                     | 40,662,802        |
| 2019               | 17,336,112          | 6,403,710                | 3,230,881            | 14,007,916            | 2,733,084                     | 43,711,703        |
| 2020               | 21,869,486          | 6,389,540                | 3,161,759            | 13,767,415            | 2,692,669                     | 47,880,869        |
| 2021               | 22,515,259          | 7,161,106                | 3,253,431            | 15,262,710            | 2,741,751                     | 50,934,257        |
| 2022               | 22,619,601          | 9,234,210                | 3,526,042            | 20,444,391            | 4,490,163                     | 60,314,407        |
| 2023               | 21,902,989          | 9,598,138                | 4,368,710            | 21,530,232            | 4,513,625                     | 61,913,694        |
| 2024               | 22,394,524          | 9,818,123                | 4,096,926            | 22,190,071            | 4,608,192                     | 63,107,836        |
| <b>2025</b>        | <b>21,870,028</b>   | <b>10,039,119</b>        | <b>3,840,403</b>     | <b>22,751,209</b>     | <b>4,497,823</b>              | <b>62,998,582</b> |

Change:

|           |       |       |       |        |       |       |
|-----------|-------|-------|-------|--------|-------|-------|
| 2016-2025 | 47.5% | 93.8% | 20.5% | 104.0% | 63.0% | 83.4% |
|-----------|-------|-------|-------|--------|-------|-------|

Note:

- (1) Includes general fund, capital improvement fund and debt service funds.
- (2) Restated in 2022 to include the 0.50 percent Additional Resort Communities Sales and Use Tax.
- (3) The 1.0 percent Municipal Transient Room Tax was implemented on January 1, 2018.



**Schedule 6**  
**Park City Municipal Corporation, Utah**  
**Assessed Value of Taxable Property Excluding Fee-In-Lieu**  
**Summit and Wasatch Counties Combined**  
**Last Ten Calendar Years**  
**(in thousands of dollars)**

| <u>Calendar<br/>Year</u> |    | <u>Residential<br/>Property</u> |    | <u>Commercial<br/>Property</u> |    | <u>Miscellaneous<br/>Property</u> |    | <u>Total<br/>Assessed<br/>Value</u> |    | <u>Market Value<br/>of Taxable<br/>Property</u> |  | <u>Total<br/>Direct<br/>Tax Rate</u> |
|--------------------------|----|---------------------------------|----|--------------------------------|----|-----------------------------------|----|-------------------------------------|----|---|--|--------------------------------------|
| 2015                     | \$ | 6,740,782                       | \$ | 689,374                        | \$ | 390,248                           | \$ | 7,820,404                           | \$ | 8,748,413                                       |  | 0.001972 %                           |
| 2016                     |    | 7,112,582                       |    | 739,074                        |    | 376,177                           |    | 8,227,833                           |    | 9,195,067                                       |  | 0.001884                             |
| 2017                     |    | 7,491,154                       |    | 780,964                        |    | 375,229                           |    | 8,647,347                           |    | 9,658,862                                       |  | 0.002059                             |
| 2018                     |    | 8,380,192                       |    | 857,857                        |    | 89,161                            |    | 9,327,210                           |    | 10,436,645                                      |  | 0.001934                             |
| 2019                     |    | 9,197,865                       |    | 814,250                        |    | 91,437                            |    | 10,103,552                          |    | 11,331,385                                      |  | 0.002125                             |
| 2020                     |    | 9,584,752                       |    | 857,017                        |    | 98,257                            |    | 10,540,026                          |    | 11,942,032                                      |  | 0.002076                             |
| 2021                     |    | 10,603,628                      |    | 987,945                        |    | 109,659                           |    | 11,701,232                          |    | 13,291,359                                      |  | 0.001898                             |
| 2022                     |    | 14,124,930                      |    | 1,344,268                      |    | 112,723                           |    | 15,581,921                          |    | 17,825,627                                      |  | 0.001392                             |
| 2023                     |    | 19,410,085                      |    | 2,045,774                      |    | 150,961                           |    | 21,606,819                          |    | 24,651,527                                      |  | 0.001018                             |
| <b>2024</b>              |    | <b>20,226,641</b>               |    | <b>1,985,791</b>               |    | <b>144,425</b>                    |    | <b>22,356,858</b>                   |    | <b>25,639,847</b>                               |  | <b>0.000815</b>                      |

Source: Utah State Tax Commission, Property Tax Division

**Schedule 7**  
**Park City Municipal Corporation, Utah**  
**Assessed Value of Taxable Property Including Fee-In-Lieu**  
**Summit and Wasatch Counties Combined**  
**Last Ten Calendar Years**  
**(in thousands of dollars)**

| <b>Calendar<br/>Year</b> |    | <b>Residential<br/>Property</b> |    | <b>Commercial<br/>Property</b> |    | <b>Miscellaneous<br/>Property</b> |    | <b>Fee-In-Lieu<br/>Value</b> |    | <b>Total<br/>Assessed<br/>Value</b> |
|--------------------------|----|---------------------------------|----|--------------------------------|----|-----------------------------------|----|------------------------------|----|-------------------------------------|
| 2015                     | \$ | 6,740,782                       | \$ | 689,374                        | \$ | 390,248                           | \$ | 14,252                       | \$ | 7,834,656                           |
| 2016                     |    | 7,112,582                       |    | 739,074                        |    | 376,177                           |    | 14,809                       |    | 8,242,642                           |
| 2017                     |    | 7,491,154                       |    | 780,964                        |    | 375,229                           |    | 14,814                       |    | 8,662,161                           |
| 2018                     |    | 8,380,192                       |    | 857,857                        |    | 89,161                            |    | 17,484                       |    | 9,344,694                           |
| 2019                     |    | 9,197,865                       |    | 814,250                        |    | 91,437                            |    | 15,657                       |    | 10,119,209                          |
| 2020                     |    | 9,584,752                       |    | 857,017                        |    | 98,257                            |    | 16,308                       |    | 10,556,334                          |
| 2021                     |    | 10,603,628                      |    | 987,945                        |    | 109,659                           |    | 18,505                       |    | 11,719,737                          |
| 2022                     |    | 14,124,930                      |    | 1,344,268                      |    | 112,723                           |    | 15,908                       |    | 15,597,829                          |
| 2023                     |    | 19,410,085                      |    | 2,045,774                      |    | 150,961                           |    | 13,739                       |    | 21,620,558                          |
| <b>2024</b>              |    | <b>20,226,641</b>               |    | <b>1,985,791</b>               |    | <b>144,425</b>                    |    | <b>12,117</b>                |    | <b>22,368,975</b>                   |

Source: Utah State Tax Commission, Property Tax Division

**Schedule 8**  
**Park City Municipal Corporation, Utah**  
**Taxable Retail Sales by Category**  
**Last Ten Calendar Years**  
**(in thousands of dollars)**

|                                       | Calendar Year     |                   |                   |                   |                   |                   |                   |                   |                   |                   |
|---------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|                                       | 2015              | 2016              | 2017              | 2018              | 2019              | 2020              | 2021              | 2022              | 2023              | 2024              |
| Apparel stores                        | \$ 35,245         | \$ 34,510         | \$ 65,299         | \$ 67,912         | \$ 72,213         | \$ 60,445         | \$ 68,108         | \$ 63,815         | \$ 65,728         | \$ 64,587         |
| Food stores                           | 60,862            | 64,630            | 67,490            | 65,618            | 70,454            | 79,901            | 79,750            | 83,232            | 84,079            | 84,290            |
| Sporting goods, hobby, book and music | 43,363            | 45,380            | 47,282            | 48,461            | 51,007            | 44,294            | 55,007            | 58,639            | 56,415            | 52,933            |
| Home furnishings and appliances       | 12,735            | 14,806            | 12,250            | 17,707            | 14,500            | 11,750            | 17,000            | 15,250            | 11,000            | 11,250            |
| Building materials and farm tools     | 5,695             | 6,199             | 4,750             | 5,000             | 6,000             | 5,000             | 6,000             | 5,750             | 6,250             | 6,000             |
| Miscellaneous retail stores           | 30,691            | 31,403            | 13,044            | 16,331            | 29,821            | 28,848            | 34,906            | 33,738            | 37,611            | 41,388            |
| All other outlets                     | 4,283             | 5,240             | 1,989             | 3,314             | 3,875             | 4,250             | 5,845             | 5,750             | 5,250             | 5,000             |
| Total                                 | \$ <u>192,874</u> | \$ <u>202,168</u> | \$ <u>212,104</u> | \$ <u>224,343</u> | \$ <u>247,870</u> | \$ <u>234,488</u> | \$ <u>266,616</u> | \$ <u>266,174</u> | \$ <u>266,333</u> | \$ <u>265,447</u> |
| City direct sales tax rate            | 2.90 %            | 2.90 %            | 3.15 %            | 3.15 %            | 3.15 %            | 3.15 %            | 3.15 %            | 3.15 %            | 3.15 %            | 3.15 %            |

Source: Utah State Tax Commission website: Taxable Sales by Major City

**Schedule 9**  
**Park City Municipal Corporation, Utah**  
**Direct and Overlapping Property Tax Rates**  
**Last Ten Calendar Years**

|                                     | City Direct Rates     |                 |                 | Overlapping Rates        |                                     |                         |                      |                        |                                     | Total<br>Levy for<br>Park City<br>Residents |
|-------------------------------------|-----------------------|-----------------|-----------------|--------------------------|-------------------------------------|-------------------------|----------------------|------------------------|-------------------------------------|---|
| Calendar<br>Year                    | General<br>Obligation |                 |                 | Summit<br>County<br>Levy | County<br>Assessment/<br>Collecting | Weber<br>Basin<br>Water | Park<br>City<br>Fire | Park<br>City<br>School | Summit Co.<br>Mosquito<br>Abatement |   |
|                                     | Basic<br>Rate         | Debt<br>Service | Total<br>Direct |                          |                                     |                         |                      |                        |                                     |   |
| Tax Rate (per \$1 of taxable value) |                       |                 |                 |                          |                                     |                         |                      |                        |                                     |   |
| 2015                                | 0.001362              | 0.000610        | 0.001972        | 0.000767                 | 0.000205                            | 0.000199                | 0.000841             | 0.004461               | 0.000035                            | 0.008480                                    |
| 2016                                | 0.001304              | 0.000580        | 0.001884        | 0.000726                 | 0.000191                            | 0.000187                | 0.000793             | 0.004220               | 0.000033                            | 0.008034                                    |
| 2017                                | 0.001237              | 0.000822        | 0.002059        | 0.000680                 | 0.000183                            | 0.000174                | 0.000742             | 0.003951               | 0.000031                            | 0.007820                                    |
| 2018                                | 0.001202              | 0.000732        | 0.001934        | 0.000831                 | 0.000169                            | 0.000164                | 0.000726             | 0.004408               | 0.000030                            | 0.008262                                    |
| 2019                                | 0.001107              | 0.001018        | 0.002125        | 0.000756                 | 0.000155                            | 0.000153                | 0.000667             | 0.004411               | 0.000027                            | 0.008294                                    |
| 2020                                | 0.001079              | 0.000997        | 0.002076        | 0.000730                 | 0.000150                            | 0.000146                | 0.000641             | 0.004308               | 0.000026                            | 0.008077                                    |
| 2021                                | 0.001000              | 0.000898        | 0.001898        | 0.000619                 | 0.000104                            | 0.000167                | 0.000443             | 0.003829               | 0.000018                            | 0.007078                                    |
| 2022                                | 0.000737              | 0.000655        | 0.001392        | 0.000482                 | 0.000082                            | 0.000200                | 0.000343             | 0.003484               | 0.000014                            | 0.005997                                    |
| 2023                                | 0.000542              | 0.000476        | 0.001018        | 0.000491                 | 0.000114                            | 0.000196                | 0.000350             | 0.003701               | 0.000014                            | 0.005884                                    |
| 2024                                | 0.000497              | 0.000318        | 0.000815        | 0.000382                 | 0.000109                            | 0.000191                | 0.000335             | 0.003432               | 0.000013                            | 0.005277                                    |

Source: Summit County property tax notices

Note: The City's basic property tax rate may be increased only by a majority vote of the City's residents. Rates for debt service are set based on each year's requirements.

**Schedule 10**  
**Park City Municipal Corporation, Utah**  
**Direct and Overlapping Sales Tax Rates**  
**Last Ten Calendar Years**

| <b><u>Calendar<br/>Year (5)</u></b> | <b><u>City<br/>Direct<br/>Rate</u></b> | <b><u>Summit<br/>County</u></b> | <b><u>State<br/>of Utah</u></b> | <b><u>Total</u></b> |
|-------------------------------------|--|---------------------------------|---------------------------------|---------------------|
| 2016                                | 2.90 %                                 | 0.35 %                          | 4.70 %                          | 7.95 %              |
| 2017                                | 3.15 (1)                               | 0.60 (2)                        | 4.70                            | 8.45                |
| 2018                                | 3.15                                   | 0.85 (3)                        | 4.70                            | 8.70                |
| 2019                                | 3.15                                   | 1.05 (4)                        | 4.85                            | 9.05                |
| 2020                                | 3.15                                   | 1.05                            | 4.85                            | 9.05                |
| 2021                                | 3.15                                   | 1.05                            | 4.85                            | 9.05                |
| 2022                                | 3.15                                   | 1.05                            | 4.85                            | 9.05                |
| 2023                                | 3.15                                   | 1.05                            | 4.85                            | 9.05                |
| 2024                                | 3.15                                   | 1.05                            | 4.85                            | 9.05                |
| <b>2025</b>                         | <b>3.15</b>                            | <b>1.05</b>                     | <b>4.85</b>                     | <b>9.05</b>         |

Source: Utah State Tax Commission

Notes:

- (1) Includes 0.25 percent Additional Mass Transit Tax implemented in calendar year 2017.
- (2) Includes 0.25 percent County Option Transportation Tax implemented in calendar year 2017.
- (3) Includes 0.25 percent County Transportation Infrastructure Tax implemented in calendar year 2018.
- (4) Includes 0.20 percent County Option for Public Transit Tax implemented in calendar year 2019.
- (5) The Utah State Tax Commission releases updated sales tax rate data quarterly for the subsequent quarter.

**Schedule 11**  
**Park City Municipal Corporation, Utah**  
**Principal Property Taxpayers**  
**Current Year and Nine Years Ago**

| Taxpayer                                 | 2025                         |      |   | 2016                         |      |   |
|--|------------------------------|------|---|------------------------------|------|---|
|  | Taxable<br>Assessed<br>Value | Rank | Percentage<br>of Total City<br>Taxable<br>Assessed<br>Value | Taxable<br>Assessed<br>Value | Rank | Percentage<br>of Total City<br>Taxable<br>Assessed<br>Value |
| Talisker Empire Pass Hotel LLC (Montage) | \$ 219,678,974               | 1    | 0.86 %  | \$ 227,153,300               | 1    | 2.47 %  |
| TCFS Leaseco LLC                         | 163,690,897                  | 2    | 0.64  | -                            | -    | -   |
| Marriott Ownership Resorts               | 141,305,346                  | 3    | 0.55  | 114,504,078                  | 2    | 1.25  |
| Deer Valley Resort Company LLC           | 106,911,294                  | 4    | 0.42  | 30,892,906                   | 4    | 0.34  |
| Deer Valley Development Company          | 86,212,090                   | 5    | 0.34  | -                            | -    | -   |
| DVP LLC                                  | 47,239,991                   | 6    | 0.18  | -                            | -    | -   |
| Deer Valley Resort Company               | 44,179,527                   | 7    | 0.17  | -                            | -    | -   |
| Dahnke Scott (JT)                        | 38,213,716                   | 8    | 0.15  | -                            | -    | -   |
| Deer Valley Resort Company LLC           | 37,339,887                   | 9    | 0.15  | -                            | -    | -   |
| Yarrow Hotel Owner LLC                   | 37,230,537                   | 10   | 0.15  | -                            | -    | -   |
| AG-WIP 333 Main Street Owner LLC         | -                            | -    | -   | 35,167,000                   | 3    | 0.38  |
| VR CPC Holdings Inc                      | -                            | -    | -   | 29,253,568                   | 5    | 0.32  |
| United Park City Mines                   | -                            | -    | -   | 28,098,000                   | 6    | 0.31  |
| SR Silver Lake LLC                       | -                            | -    | -   | 27,500,000                   | 7    | 0.30  |
| Chateaux at Silver Lake                  | -                            | -    | -   | 21,521,376                   | 8    | 0.23  |
| Silver Lake Development Corp.            | -                            | -    | -   | 19,540,360                   | 9    | 0.21  |
| Residences at the Chateaux               | -                            | -    | -   | 16,000,000                   | 10   | 0.17  |
| <b>Totals</b>                            | <b>\$ 922,002,259</b>        |      | <b>3.61 %</b>   | <b>\$ 549,630,588</b>        |      | <b>5.98 %</b>   |

Source: Summit County Treasurer and Park City Finance Department

**Schedule 12**  
**Park City Municipal Corporation, Utah**  
**City Tax Revenue Collected by County**  
**Last Ten Calendar Years**

| Tax Year<br>End<br>12/31     | Original<br>Levy (1) | Adjusted<br>Levy | Collected Within the<br>Year of the Levy |                                | Collections<br>in Subsequent<br>Years | Total Collections to Date |                        |
|------------------------------|----------------------|------------------|--|--------------------------------|---------------------------------------|---------------------------|------------------------|
|                              |                      |                  | Amount (2)                               | Percent<br>of Adjusted<br>Levy |                                       | Amount (2)                | Percent<br>of Net Levy |
| <b><u>Summit County</u></b>  |                      |                  |  |                                |                                       |                           |                        |
| 2015                         | \$ 14,747,175        | \$ 14,862,169    | \$ 14,731,910                            | 99.12 %                        | \$ 111,730                            | \$ 14,843,640             | 99.88 %                |
| 2016                         | 14,856,934           | 14,971,746       | 14,908,200                               | 99.58                          | 49,384                                | 14,957,584                | 99.91                  |
| 2017                         | 17,140,149           | 17,267,351       | 17,167,415                               | 99.42                          | 96,674                                | 17,264,089                | 99.98                  |
| 2018                         | 17,403,473           | 17,509,024       | 17,342,944                               | 99.05                          | 147,545                               | 17,490,489                | 99.89                  |
| 2019                         | 20,759,599           | 20,866,783       | 19,523,979                               | 93.56                          | 1,317,668                             | 20,841,647                | 99.88                  |
| 2020                         | 21,213,526           | 21,105,210       | 19,827,759                               | 93.95                          | 1,262,071                             | 21,089,830                | 99.93                  |
| 2021                         | 21,555,702           | 21,434,606       | 20,269,497                               | 94.56                          | 1,139,442                             | 21,408,939                | 99.88                  |
| 2022                         | 21,204,980           | 21,062,045       | 20,099,040                               | 95.43                          | 912,600                               | 21,011,640                | 99.76                  |
| 2023                         | 21,749,284           | 21,477,070       | 20,496,118                               | 95.43                          | 878,228                               | 21,374,346                | 99.52                  |
| 2024                         | 20,768,339           | 20,683,114       | 19,258,773                               | 93.11                          | -                                     | 19,258,773                | 93.11                  |
| <b><u>Wasatch County</u></b> |                      |                  |  |                                |                                       |                           |                        |
| 2015                         | \$ 588,597           | \$ 580,842       | \$ 580,842                               | 100.00 %                       | \$ - (3)                              | \$ 580,842                | 100.00 %               |
| 2016                         | 582,082              | 581,989          | 570,597                                  | 98.04                          | - (3)                                 | 570,597                   | 98.04                  |
| 2017                         | 639,263              | 640,331          | 633,356                                  | 98.91                          | - (3)                                 | 633,356                   | 98.91                  |
| 2018                         | 626,749              | 624,919          | 608,868                                  | 97.43                          | - (3)                                 | 608,868                   | 97.43                  |
| 2019                         | 729,099              | 739,991          | 737,765                                  | 99.70                          | - (3)                                 | 737,765                   | 99.70                  |
| 2020                         | 711,496              | 711,748          | 697,471                                  | 97.99                          | - (3)                                 | 697,471                   | 97.99                  |
| 2021                         | 689,976              | 689,976          | 673,127                                  | 97.56                          | - (3)                                 | 673,127                   | 97.56                  |
| 2022                         | 566,596              | 566,596          | 541,286                                  | 95.53                          | - (3)                                 | 541,286                   | 95.53                  |
| 2023                         | 422,845              | 422,845          | 401,454                                  | 94.94                          | - (3)                                 | 401,454                   | 94.94                  |
| 2024                         | 677,232              | 677,232          | 529,841                                  | 78.24                          | - (3)                                 | 529,841                   | 78.24                  |

Source: Summit and Wasatch County Annual Financial Reports

Notes:

- (1) Excludes redevelopment agencies valuation.
- (2) Total collection amounts do not include any fee-in-lieu payments.
- (3) Prior year collection data not available for Wasatch County.

**Schedule 13**  
**Park City Municipal Corporation, Utah**  
**Property Tax Levies and Collections (1)**  
**Last Ten Calendar Years**

| <b>Calendar<br/>Year<br/>Ended<br/>December 31,</b> | <b>Taxes Levied<br/>for the<br/>Calendar Year</b> | <b>Collected within the<br/>Calendar Year of the Levy</b> |                               |    | <b>Collections<br/>in Subsequent<br/>Years</b> | <b>Total Collections to Date</b> |                               |
|---|---|---|-------------------------------|----|--|----------------------------------|-------------------------------|
|   |   | <b>Amount</b>   | <b>Percentage<br/>of Levy</b> |    |  | <b>Amount</b>                    | <b>Percentage<br/>of Levy</b> |
| 2015  | \$ 15,443,011                                     | \$ 15,312,752   | 99.16 %                       | \$ | 111,730  | \$ 15,424,482                    | 99.88 %                       |
| 2016  | 15,553,735  | 15,478,797  | 99.52                         |    | 49,384   | 15,528,181                       | 99.84                         |
| 2017  | 17,907,682  | 17,800,771  | 99.40                         |    | 96,674   | 17,897,445                       | 99.94                         |
| 2018  | 18,133,943  | 17,951,812  | 99.00                         |    | 147,545  | 18,099,357                       | 99.81                         |
| 2019  | 21,606,774  | 20,261,744  | 93.78                         |    | 1,317,668                                      | 21,579,412                       | 99.87                         |
| 2020  | 21,816,958  | 20,525,230  | 94.08                         |    | 1,262,071                                      | 21,787,301                       | 99.86                         |
| 2021  | 22,124,582  | 20,942,624  | 94.66                         |    | 1,139,442                                      | 22,082,066                       | 99.81                         |
| 2022  | 21,628,641  | 20,640,326  | 95.43                         |    | 912,600  | 21,552,926                       | 99.65                         |
| 2023  | 21,899,915  | 20,897,572  | 95.42                         |    | 878,228  | 21,775,800                       | 99.43                         |
| <b>2024</b>   | <b>21,360,346</b>                                 | <b>19,788,614</b>   | <b>92.64</b>                  |    | <b>-</b>                                       | <b>19,788,614</b>                | <b>92.64</b>                  |

Source: Summit and Wasatch County Annual Financial Reports, and Park City Finance Department

Notes:

(1) Includes general fund and debt service funds.



**Schedule 14**

**Park City Municipal Corporation, Utah**

**Ratios of Outstanding Debt by Type**

**Last Ten Fiscal Years**

| Fiscal<br>Year | Governmental Activities            |                                     |                      | Business-type Activities |                      | Total<br>Primary<br>Government | Percentage<br>of Personal<br>Income (2) | Per<br>Capita (2) |
|----------------|------------------------------------|-------------------------------------|----------------------|--------------------------|----------------------|--------------------------------|---|-------------------|
|                | General<br>Obligation<br>Bonds (1) | Sales Tax<br>Increment<br>Bonds (1) | Contracts<br>Payable | Water<br>Bonds (1)       | Contracts<br>Payable |                                |   |                   |
| 2016           | \$ 26,009,111                      | \$ 22,393,581                       | \$ -                 | \$ 42,041,117            | \$ -                 | \$ 90,443,809                  | 4.19 %                                  | \$ 11,127         |
| 2017           | 50,485,922 (3)                     | 20,715,393                          | -                    | 38,797,758               | -                    | 109,999,073                    | 3.74                                    | 13,254            |
| 2018           | 45,273,366                         | 52,003,833 (4)                      | -                    | 35,419,397               | -                    | 132,696,597                    | 3.30                                    | 15,839            |
| 2019           | 91,632,655 (5)                     | 78,605,090 (6)                      | -                    | 31,906,489               | -                    | 202,144,235                    | 2.73                                    | 24,414            |
| 2020           | 89,738,177 (7)                     | 73,389,583                          | -                    | 100,237,316 (8)          | 3,180,985 (9)        | 266,546,063                    | 2.39                                    | 31,403            |
| 2021           | 82,962,508                         | 67,946,810                          | -                    | 97,009,196               | 3,039,674            | 250,958,188                    | 2.65                                    | 29,469            |
| 2022           | 75,916,839                         | 62,913,028                          | -                    | 158,336,346 (10)         | 2,895,756            | 300,061,969                    | 2.22                                    | 34,553            |
| 2023           | 68,581,170                         | 57,664,246                          | 222,271 (11)         | 152,717,460              | 2,749,182            | 281,934,329                    | 2.81                                    | 32,195            |
| 2024           | 60,945,501                         | 52,200,464                          | 51,625               | 146,868,574              | 2,599,905            | 262,666,069                    | 3.70                                    | 30,489            |
| <b>2025</b>    | <b>54,024,832</b>                  | <b>46,546,682</b>                   | <b>-</b>             | <b>140,839,688</b>       | <b>2,447,873</b>     | <b>243,859,075</b>             | <b>4.56</b>                             | <b>28,438</b>     |

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

(1) Presented net of original issuance discounts and premiums.

(2) See Schedule 20 for personal income and population data.

(3) The City issued GO Bonds Series 2017 for \$27.8 million in fiscal year 2017.

(4) The City issued Sales Tax Bonds Series 2017 for \$31.9 million, in fiscal year 2018.

(5) The City issued GO Bonds Series 2019 for \$48.3 million in fiscal year 2019.

(6) The City issued Sales Tax Bonds Series 2019 for \$26.8 million, in fiscal year 2019.

(7) The City issued GO Bonds Series 2020 for \$9.5 million in fiscal year 2020.

(8) The City issued Water Revenue Bonds Series 2020 for \$75.5 million in fiscal year 2020.

(9) The City entered into an agreement with Weber Basin Water Conservancy District for \$3.2 million in fiscal year 2020.

(10) The City issued Water Revenue Bonds Series 2021 for \$66.1 million in fiscal year 2022.

(11) The City implemented GASB Statement No. 96 *Subscription-based IT Arrangements*. This contract payable is related to current year SBITAs.

**Schedule 15**  
**Park City Municipal Corporation, Utah**  
**Ratios of General Bonded Debt Outstanding**  
**Last Ten Fiscal Years**

| <b>Fiscal<br/>Year</b> |    | <b>General<br/>Obligation<br/>Bonds (1)</b> | <b>Percentage<br/>of Actual<br/>Property<br/>Value (2)</b> |    | <b>Per<br/>Capita (3)</b> |
|------------------------|----|---|--|----|---------------------------|
| 2016                   | \$ | 26,009,111                                  | 0.30 %   | \$ | 3,200                     |
| 2017                   |    | 50,485,922                                  | 0.55   |    | 6,083                     |
| 2018                   |    | 45,273,366                                  | 0.47   |    | 5,404                     |
| 2019                   |    | 91,632,655                                  | 0.88   |    | 11,067                    |
| 2020                   |    | 89,738,177                                  | 0.79   |    | 10,572                    |
| 2021                   |    | 82,962,508                                  | 0.69   |    | 9,742                     |
| 2022                   |    | 75,916,839                                  | 0.57   |    | 8,742                     |
| 2023                   |    | 68,581,170                                  | 0.38   |    | 7,832                     |
| 2024                   |    | 60,945,501                                  | 0.25   |    | 7,074                     |
| <b>2025</b>            |    | <b>54,024,832</b>                           | <b>0.21</b>  |    | <b>6,300</b>              |

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

- (1) Presented net of original issuance discounts and premiums.
- (2) See Schedule 6 for property value data.
- (3) See Schedule 20 for population and personal income data.

**Schedule 16**  
**Park City Municipal Corporation, Utah**  
**Direct and Overlapping Governmental Activities Debt (2)**  
**As of June 30, 2025**

| <u>Governmental Unit</u>                           | <u>Net Debt<br/>Outstanding</u> | <u>Estimated<br/>Percentage<br/>Applicable to<br/>Park City (1)</u> | <u>Estimated<br/>Amount<br/>Applicable to<br/>Park City</u> |
|--|---------------------------------|---|---|
| <b>Overlapping Debt</b>                            |                                 |   |   |
| Summit County                                      | \$ 39,415,000                   | 55.65 %   | \$ 21,934,448   |
| Snyderville Basin Recreation District Tax District | 15,820,000                      | 15.53   | 2,456,846   |
| Wasatch County                                     | 3,935,000                       | 3.1   | 121,985   |
| Wasatch County School District                     | 39,655,000                      | 3.1   | 1,229,305   |
| Weber Basin Water Conservancy District             | 7,135,000                       | 14.63   | 1,043,851   |
| Subtotal - overlapping debt                        |                                 |   | <u>26,786,434</u>   |
| <b>Direct Debt</b>                                 |                                 |   |   |
| Park City Municipal Corporation                    | 54,024,832                      | 100.00  | <u>54,024,832</u>   |
| <b>Total Direct and Overlapping</b>                |                                 |   | <u><b>\$ 80,811,266</b></u>                                 |

Sources: Assessed value data used to estimate applicable percentages provided by the Utah State Tax Commission. Debt outstanding data provided by each governmental unit.

**Notes:**

- (1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another government unit's taxable assessed value that is within the City's boundaries and dividing it by each unit's total taxable assessed value.
- (2) 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 Park City. 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.

**Schedule 17**  
**Park City Municipal Corporation, Utah**  
**Legal Debt Margin Information**  
**Last Ten Fiscal Years**

|   | Fiscal Year           |                       |                       |                       |                       |                       |                       |                       |                       |                       |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|   | 2016                  | 2017                  | 2018                  | 2019                  | 2020                  | 2021                  | 2022                  | 2023                  | 2024                  | 2025                  |
| Debt limit  | \$ 312,816,159        | \$ 329,113,324        | \$ 345,893,884        | \$ 373,088,393        | \$ 404,142,080        | \$ 421,601,040        | \$ 468,049,280        | \$ 623,276,859        | \$ 864,272,763        | \$ 894,274,319        |
| Total net debt applicable to limit                                      | <u>26,009,111</u>     | <u>50,485,922</u>     | <u>45,273,366</u>     | <u>91,632,655</u>     | <u>89,738,177</u>     | <u>82,962,508</u>     | <u>75,916,839</u>     | <u>68,581,170</u>     | <u>60,945,501</u>     | <u>54,024,832</u>     |
| Legal debt margin   | <u>\$ 286,807,048</u> | <u>\$ 278,627,402</u> | <u>\$ 300,620,518</u> | <u>\$ 281,455,738</u> | <u>\$ 314,403,903</u> | <u>\$ 338,638,532</u> | <u>\$ 392,132,441</u> | <u>\$ 554,695,689</u> | <u>\$ 803,327,262</u> | <u>\$ 840,249,487</u> |
| Total net debt applicable to the limit<br>as a percentage of debt limit | 8.31%                 | 15.34%                | 13.09%                | 24.56%                | 22.20%                | 19.68%                | 16.22%                | 11.00%                | 7.05%                 | 6.04%                 |

**Legal Debt Margin Calculation for Fiscal Year 2025**

|  |                          |
|--|--------------------------|
| Total assessed value   | <u>\$ 22,356,857,970</u> |
| Debt limit - 4.0% of total assessed value                        | \$ 894,274,319           |
| Amount of debt applicable to debt limits:                        |                          |
| General Obligation Bonds 2013A, 2017, 2019 and 2020              | 54,024,832               |
| Less: Amount available for repayment of general obligation bonds | <u>-</u>                 |
| Total net debt applicable to limit                               | <u>54,024,832</u>        |
| Legal debt margin  | <u>\$ 840,249,487</u>    |

Notes: Under Utah State Law, Park City 's outstanding general obligation debt should not exceed 4.0 percent of total assessed property value. The general obligation debt subject to the limitation may be offset by resources set aside for the repayment of the principal that are externally restricted.

**Schedule 18**  
**Park City Municipal Corporation, Utah**  
**Pledged-Revenue Coverage**  
**Last Ten Fiscal Years**

| Fiscal Year | Sales Tax Increment Bonds |              |            |          |  |
|-------------|---------------------------|--------------|------------|----------|--|
|             | Sales<br>Tax<br>Increment | Debt Service |            | Coverage |  |
|             |                           | Principal    | Interest   |          |  |
|             |                           |              |            |          |  |
| 2016        | \$ 16,334,964             | \$ 1,810,000 | \$ 782,290 | 6.3      |  |
| 2017        | 17,873,953                | 1,550,000    | 705,380    | 7.9      |  |
| 2018        | 18,814,379                | 3,680,000    | 1,351,082  | 3.7      |  |
| 2019        | 20,411,626                | 3,240,000    | 2,110,324  | 3.8      |  |
| 2020        | 20,156,955                | 4,625,000    | 2,792,440  | 2.7      |  |
| 2021        | 22,423,816                | 4,855,000    | 2,576,365  | 3.0      |  |
| 2022        | 29,678,601                | 4,520,000    | 2,432,215  | 4.3      |  |
| 2023        | 31,128,370                | 4,735,000    | 2,223,790  | 4.5      |  |
| 2024        | 32,008,194                | 4,950,000    | 2,005,316  | 4.6      |  |
| 2025        | 32,790,328                | 5,340,000    | 1,604,616  | 4.7      |  |

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements. See Schedule 19 for information on water revenue bond coverage.

**Schedule 19**  
**Park City Municipal Corporation, Utah**  
**Water Fund Refunding and Revenue Bonds**  
**Schedule of Net Revenues to Aggregate Debt Service**  
**As of June 30, 2025**

|  |                          | <b>Coverage Ratio</b> |                |
|--|--------------------------|-----------------------|----------------|
|  |                          | <b>Actual</b>         | <b>Minimum</b> |
| <b>Net revenues (change in net position)</b> | <b>\$ 6,503,249</b>      |                       |                |
| Add  |                          |                       |                |
| Excluded transfer to general fund            | 2,330,473                |                       |                |
| Noncapital improvements                      | 3,217,541                |                       |                |
| Depreciation and amortization                | 6,425,565                |                       |                |
| Bond interest expense                        | 4,183,188 <sup>(1)</sup> |                       |                |
| <b>Revenues pledged to debt</b>              | <b>22,660,016</b>        | <b>2.41</b>           | <b>1.20</b>    |

|                          | <b>Principal</b>    | <b>Interest</b>     | <b>Total</b>        |
|--------------------------|---------------------|---------------------|---------------------|
| 2009A Water Bonds-DEQ    | \$ 125,000          | \$ -                | \$ 125,000          |
| 2013A Water Revenue      | 255,000             | 7,850               | 262,850             |
| 2014 Water Revenue Bonds | 2,350,000           | 133,738             | 2,483,738           |
| 2020 Water Revenue Bonds | 175,000             | 2,139,219           | 2,314,219           |
| 2021 Water Revenue Bonds | 2,300,000           | 1,902,381           | 4,202,381           |
|                          | <b>\$ 5,205,000</b> | <b>\$ 4,183,188</b> | <b>\$ 9,388,188</b> |

Less water development fees and capital contributions collected in fiscal year 2025 (2,009,324)

**Net revenues less development fees and capital contributions** **\$ 20,650,692** **2.20** **1.00**

| <b>Year</b> | <b>Net Revenue (Loss)</b> | <b>Gross Revenues (Less Development Fees) Available for Debt Service</b> | <b>Total Debt Service (1)</b> | <b>Coverage</b> | <b>Gross Revenue Available for Debt Service</b> | <b>Debt</b>      | <b>Coverage</b> |
|-------------|---------------------------|--|-------------------------------|-----------------|---|------------------|-----------------|
| 2016        | \$ 3,074,564              | \$ 7,474,148   | \$ 4,247,871                  | 1.76            | \$ 8,657,335                                    | \$ 4,247,871     | 2.04            |
| 2017        | 4,972,598                 | 9,821,604  | 4,245,164                     | 2.31            | 10,912,626                                      | 4,245,164        | 2.57            |
| 2018        | 5,484,037                 | 10,299,731   | 4,245,644                     | 2.43            | 11,555,071                                      | 4,245,644        | 2.72            |
| 2019        | 6,190,191                 | 10,256,385   | 4,399,869                     | 2.33            | 12,345,168                                      | 4,399,869        | 2.81            |
| 2020        | 2,599,792                 | 6,990,691  | 4,453,990                     | 1.57            | 8,767,845                                       | 4,453,990        | 1.97            |
| 2021        | 45,434                    | 3,414,339  | 2,910,430                     | 1.17            | 7,128,699                                       | 2,910,430        | 2.45            |
| 2022        | (309,495)                 | 7,552,733  | 5,805,691                     | 1.30            | 8,813,246                                       | 5,805,691        | 1.52            |
| 2023        | (1,364,750)               | 10,910,412   | 9,393,188                     | 1.16            | 11,795,461                                      | 9,393,188        | 1.26            |
| 2024        | 1,983,019                 | 16,412,620   | 9,391,363                     | 1.75            | 17,421,958                                      | 9,391,363        | 1.86            |
| <b>2025</b> | <b>6,503,249</b>          | <b>20,650,692</b>  | <b>9,388,188</b>              | <b>2.20</b>     | <b>22,660,016</b>                               | <b>9,388,188</b> | <b>2.41</b>     |

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

(1) Amount is less current year bond premium amortization

**Schedule 20**  
**Park City Municipal Corporation, Utah**  
**Demographic and Economic Statistics**  
**Last Ten Fiscal Years**

| <b>Fiscal<br/>Year</b> | <b>Population</b> | <b>Personal<br/>Income<br/>(thousands<br/>of dollars) (1)</b> | <b>Per<br/>Capita<br/>Personal<br/>Income (1)</b> | <b>Median<br/>Age</b> | <b>School<br/>Enrollment</b> | <b>Unemployment<br/>Rate (1)</b> |
|------------------------|-------------------|---|---|-----------------------|------------------------------|----------------------------------|
| 2016                   | 8,128             | \$ 3,784,040  | \$ 96,766   | 38.5                  | 4,763                        | 3.4 %                            |
| 2017                   | 8,299             | 4,110,805   | 102,053   | 40.4                  | 4,891                        | 3.1                              |
| 2018                   | 8,378             | 4,380,364   | 108,675   | 40.6                  | 4,780                        | 2.9                              |
| 2019                   | 8,280             | 5,518,624   | 131,606   | 40.3                  | 4,816                        | 2.7                              |
| 2020                   | 8,488             | 6,377,651   | 152,310   | 39.3                  | 4,757                        | 9.8                              |
| 2021                   | 8,516             | 6,652,663   | 156,537   | 40.0                  | 4,696                        | 2.4                              |
| 2022                   | 8,684             | 6,652,663   | 156,537   | 41.2                  | 4,592                        | 1.7                              |
| 2023                   | 8,757             | 7,927,922   | 183,972   | 41.1                  | 4,350                        | 2.4                              |
| 2024                   | 8,615             | 9,725,951   | 225,996   | 41.9                  | 4,246                        | 2.8                              |
| <b>2025</b>            | <b>8,575</b>      | <b>11,117,028</b>   | <b>259,993</b>                                    | <b>47.7</b>           | <b>4,117</b>                 | <b>2.7</b>                       |

Sources:

Utah Department of Workforce Services  
Park City School District  
U.S. Census Bureau

Notes:

(1) Applies to Summit County.

**Schedule 21**  
**Park City Municipal Corporation, Utah**  
**Principal Employers**  
**Current Year and Nine Years Ago**

| Employer  | 2025                     |                          |      |   | 2016                     |                          |      |   |
|---|--------------------------|--------------------------|------|---|--------------------------|--------------------------|------|---|
|   | Yearly Maximum Employees | Yearly Minimum Employees | Rank | Percentage of Total City Employment (1) | Yearly Maximum Employees | Yearly Minimum Employees | Rank | Percentage of Total City Employment (1) |
| Park City Municipal Corporation                 | 1951                     | 1,073                    | 1    | 7.12 %                                  | 543                      | 461                      | 3    | 4.27 %                                  |
| Royal Street of Utah ET AL (Deer Valley Resort) | 999                      | 500                      | 2    | 3.65                                    | 2,778                    | 812                      | 1    | 21.84                                   |
| IHC/Park City Surgical Center                   | 999                      | 500                      | 3    | 3.65                                    | 499                      | 250                      | 4    | 3.92                                    |
| Stein Eriksen Lodge                             | 999                      | 500                      | 4    | 3.65                                    | 485                      | 406                      | 7    | 3.81                                    |
| Park City School District                       | 789                      | 608                      | 5    | 2.88                                    | 731                      | 694                      | 2    | 5.75                                    |
| Montage Hotels & Resorts, LLC                   | 499                      | 250                      | 6    | 1.82                                    | 499                      | 250                      | 6    | 3.92                                    |
| Park City Mountain Resort                       | 499                      | 250                      | 7    | 1.82                                    | 499                      | 250                      | 5    | 3.92                                    |
| St Regis Resort                                 | 499                      | 250                      | 8    | 1.82                                    | -                        | -                        | -    | -                                       |
| Park Meadows Country Club                       | 249                      | 100                      | 9    | 0.91                                    | -                        | -                        | -    | -                                       |
| United States Ski and Snowboard Association     | 249                      | 100                      | 10   | 0.91                                    | -                        | -                        | -    | -                                       |
| Resort Express, Inc.                            | -                        | -                        | -    | -                                       | 249                      | 100                      | 8    | 1.96                                    |
| Jan's Mountain Outfitters                       | -                        | -                        | -    | -                                       | 249                      | 100                      | 9    | 1.96                                    |
| Fresh Market (Albertson's)                      | -                        | -                        | -    | -                                       | 249                      | 100                      | 10   | 1.96                                    |
| Total   | <u>7,732</u>             | <u>4,131</u>             |      | <u>28.25 %</u>                          | <u>6,781</u>             | <u>3,423</u>             |      | <u>53.30 %</u>                          |

Source: Utah Department of Workforce Services

Notes:

(1) Percentage is based on the maximum number of employees in the range divided by the total labor force of Summit County.



**Schedule 22**  
**Park City Municipal Corporation, Utah**  
**Full-time Equivalent City Government Employees by Function**  
**Last Ten Fiscal Years**

| <b>Function</b>                       | <b>Fiscal Year</b> |              |              |              |              |              |              |              |              |              |
|---------------------------------------|--------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|                                       | <b>2016</b>        | <b>2017</b>  | <b>2018</b>  | <b>2019</b>  | <b>2020</b>  | <b>2021</b>  | <b>2022</b>  | <b>2023</b>  | <b>2024</b>  | <b>2025</b>  |
| <b>Full-time Equivalent Employees</b> |                    |              |              |              |              |              |              |              |              |              |
| General government                    |                    |              |              |              |              |              |              |              |              |              |
| Executive                             | 4.0                | 4.1          | 4.6          | 6.0 (3)      | 6.0          | 6.0          | 7.5          | 7.5          | 7.0          | 7.0          |
| Finance                               | 6.7                | 6.7          | 6.6          | 6.2          | 6.7          | 6.3          | 7.0          | 7.6          | 7.7          | 7.7          |
| Human resources                       | 5.1                | 5.1          | 5.1          | 6.3          | 6.3          | 4.7          | 4.7          | 5.7          | 6.7          | 6.7          |
| Budget, debt and grants               | 3.3                | 3.3          | 3.3          | 3.5          | 3.1          | 3.1          | 4.0          | 4.0          | 5.0          | 5.0          |
| Planning                              | 9.2                | 9.7          | 10.0         | 10.2         | 10.2         | 9.0          | 10.0         | 10.0         | 11.0         | 11.1         |
| Building                              | 16.0               | 17.3         | 17.6         | 19.2         | 20.2         | 19.0         | 19.0         | 19.0         | 19.0         | 19.0         |
| Engineering                           | 4.0                | 4.3          | 4.8          | 5.5          | 5.5          | 4.3          | 4.8          | 5.8          | 8.8 (10)     | 8.8          |
| Legal                                 | 7.0                | 7.0          | 7.0          | 7.1          | 7.1          | 7.9          | 8.9          | 8.9          | 8.0          | 8.0          |
| Sustainability                        | 11.3               | 12.3         | 13.8         | 12.8         | 13.8         | 13.8         | 16.8 (6)     | 18.5         | 17.5         | 17.5         |
| I.T.                                  | 9.5                | 9.5          | 8.5          | 8.5          | 8.5          | 8.4          | 9.4          | 11.4 (8)     | 12.4         | 12.4         |
| Other                                 | 6.0                | 6.0          | 6.0          | 7.5          | 9.9 (4)      | 13.4 (5)     | 11.8         | 14.0 (9)     | 14.0         | 13.4         |
| Public safety                         |                    |              |              |              |              |              |              |              |              |              |
| Police                                | 34.0               | 36.5         | 41.1         | 41.3         | 43.6         | 43.6         | 46.5         | 49.5         | 48.5         | 48.5         |
| Communication center                  | 10.4               | 10.4         | 2.5          | -            | -            | -            | -            | -            | -            | -            |
| Other                                 | 1.5                | 1.5          | 1.5          | 1.5          | 1.5          | 1.5          | 1.5          | 1.5          | 1.5          | 1.5          |
| Public works                          |                    |              |              |              |              |              |              |              |              |              |
| Transit                               | 75.6               | 75.7         | 107.8 (2)    | 123.8 (2)    | 124.6        | 118.6        | 86.3 (7)     | 95.5         | 111.6 (11)   | 109.6        |
| Fleet services                        | 9.8                | 9.8          | 9.9          | 10.1         | 9.9          | 10.0         | 10.0         | 10.0         | 10.0         | 10.1         |
| Parking                               | 8.2                | 8.2          | 10.5         | 12.5         | 10.7         | 10.2         | 11.7         | 12.7         | 13.5         | 13.5         |
| Street maintenance                    | 17.0               | 14.8         | 15.3         | 15.3         | 17.2         | 16.8         | 17.8         | 19.8         | 20.1         | 20.3         |
| Parks and cemetery                    | 19.0               | 19.0         | 19.0         | 19.0         | 19.3         | 18.7         | 18.7         | 18.8         | 20.1         | 20.2         |
| Other                                 | 9.0                | 9.0          | 9.0          | 9.0          | 8.5          | 8.5          | 8.5          | 8.5          | 8.5          | 9.5          |
| Library and recreation                |                    |              |              |              |              |              |              |              |              |              |
| Library                               | 11.9               | 12.3         | 13.0         | 13.5         | 13.5         | 13.5         | 13.5         | 13.5         | 15.0         | 15.0         |
| Golf                                  | 6.0                | 7.8          | 7.8          | 8.1          | 8.1          | 8.1          | 8.1          | 8.1          | 9.2          | 9.2          |
| Recreation                            | 28.2               | 29.3         | 27.8         | 27.0         | 27.0         | 25.0         | 25.3         | 26.2         | 27.2         | 27.2         |
| Tennis                                | 4.7                | 4.7          | 5.2          | 2.9          | 2.9          | 2.4          | 3.6          | 3.8          | 7.8 (12)     | 7.8          |
| Ice                                   | 11.3               | 12.3         | 11.3         | 11.3         | 11.6         | 10.9         | 10.9         | 12.2         | 15.2 (13)    | 15.3         |
| Water                                 |                    |              |              |              |              |              |              |              |              |              |
| Water operations                      | 24.4               | 26.5         | 27.5         | 29.5         | 29.2         | 29.2         | 32.2         | 33.0         | 33.0         | 33.0         |
| Stormwater                            |                    |              |              |              |              |              |              |              |              |              |
| Stormwater operations                 | -                  | 6.1 (1)      | 6.6          | 6.6          | 5.9          | 5.9          | 5.9          | 5.9          | 5.9          | 7.0          |
| <b>Total</b>                          | <b>353.1</b>       | <b>369.2</b> | <b>403.1</b> | <b>424.2</b> | <b>430.8</b> | <b>418.8</b> | <b>404.4</b> | <b>431.3</b> | <b>464.0</b> | <b>464.2</b> |

Source: Park City Budget Department

Notes: A full-time employee is scheduled to work 2,080 hours per year (including vacation). Full-time equivalent employment is calculated by dividing total labor hours by 2,080.

- (1) In 2017 the Stormwater Operations Department was created.
- (2) Significant increase in transit operators and total route miles.
- (3) McPolin Barn FTE transferred from Recreation to Executive.
- (4) In 2020 the Social Equity position was created.
- (5) In 2021 the Affordable Housing positions were created.
- (6) In 2022 the Trails department expanded and several Trails positions were created.
- (7) Significant decrease in transit operators and total route miles due to separation with Summit County.
- (8) In 2023 the IT department expanded its help desk and several new positions were created.
- (9) Significant increase in other is due to an increase in existing and creation of new building maintenance positions.
- (10) In 2024, 2 contract positions were absorbed and converted to FTE positions by the Engineering department.
- (11) In 2024, the Richardson Flat route was added and the City increased the frequency / provided higher levels of service for existing routes.
- (12) In 2024, several contract positions were converted to FTE positions in the Tennis department.
- (13) In 2024, Ice increased seasonal FTE hours to accommodate youth programs and instruction.

**Schedule 23**  
**Park City Municipal Corporation, Utah**  
**Population Statistics**

| <b>Census:</b> | <b><u>Calendar Year</u></b> | <b><u>Park City Population</u></b> | <b><u>Percent Change from Prior Period</u></b> | <b><u>Summit County Population</u></b> | <b><u>Percent Change from Prior Period</u></b> |
|----------------|-----------------------------|------------------------------------|--|--|--|
|                | 2015                        | 8,128                              | (4.24) %                                       | 39,633                                 | 1.35 %   |
|                | 2016                        | 8,299                              | 2.10   | 40,307                                 | 1.70   |
|                | 2017                        | 8,378                              | 0.95   | 41,106                                 | 1.98   |
|                | 2018                        | 8,280                              | (1.17)   | 41,933                                 | 2.01   |
|                | 2019                        | 8,488                              | 2.51   | 42,145                                 | 0.51   |
|                | 2020                        | 8,516                              | 0.33   | 42,400                                 | 0.61   |
|                | 2021                        | 8,684                              | 1.97   | 42,655                                 | 0.60   |
|                | 2022                        | 8,757                              | 0.84   | 43,563                                 | 2.13   |
|                | 2023                        | 8,615                              | (1.62)   | 42,759                                 | (1.85)   |
|                | <b>2024</b>                 | <b>8,575</b>                       | <b>(0.46)</b>                                  | <b>42,709</b>                          | <b>(0.12)</b>                                  |

**Age distribution of population per the U.S. Census 5 year estimates:**

| <b><u>Age</u></b> | <b><u>Number</u></b> | <b><u>Percent</u></b> |
|-------------------|----------------------|-----------------------|
| Under 5 Years     | 215                  | 2.51 %                |
| 5-14              | 894                  | 10.43                 |
| 15-24             | 1,018                | 11.87                 |
| 25-34             | 919                  | 10.72                 |
| 35-44             | 1,014                | 11.83                 |
| 45-54             | 1,071                | 12.49                 |
| 55-64             | 1,749                | 20.40                 |
| 65-74             | 1,016                | 11.85                 |
| 75 and over       | 679                  | 7.91                  |
|                   | <b>8,575</b>         | <b>100.00 %</b>       |

Median age: 47.7

**Sources:**

U.S. Census Bureau, ACS Demographic and Housing Estimates  
Utah Department of Workforce Services

**Schedule 24**  
**Park City Municipal Corporation, Utah**  
**Transient Room Capacity as a Percentage of Population**  
**Last Ten Fiscal Years**

| <b>Fiscal<br/>Year</b> | <b>Transient<br/>Room<br/>Capacity</b> | <b>Park<br/>City<br/>Population</b> | <b>Resort<br/>Percentage</b> |
|------------------------|--|-------------------------------------|------------------------------|
| 2016                   | 28,275                                 | 8,128                               | 348                          |
| 2017                   | 23,119                                 | 8,299                               | 279                          |
| 2018                   | 27,422                                 | 8,378                               | 327                          |
| 2019                   | 27,422 (1)                             | 8,280                               | 331                          |
| 2020                   | 28,670                                 | 8,488                               | 338                          |
| 2021                   | 28,670 (2)                             | 8,516                               | 337                          |
| 2022                   | 32,669                                 | 8,684                               | 376                          |
| 2023                   | 32,669 (3)                             | 8,757                               | 373                          |
| 2024                   | 32,669 (4)                             | 8,615                               | 379                          |
| <b>2025</b>            | <b>31,084</b>                          | <b>8,575</b>                        | <b>362</b>                   |

Sources:

Park City Chamber/Visitor Bureau

Note:

- (1) Beginning in 2019, the City used Park City Chamber/Visitor Bureau data for room capacity and restated all previous year's data for consistency.
- (2) Park City Chamber/Visitor Bureau did not report any data for FY2021. Data from the last report available used.
- (3) Park City Chamber/Visitor Bureau did not report any data for FY2023. Data from the last report available used.
- (4) Park City Chamber/Visitor Bureau did not report any data for FY2024. Data from the last report available used.

**Schedule 25**

**Park City Municipal Corporation, Utah**

**Historical Pledged Taxes**

**Last Ten Fiscal Years**

| <b>Fiscal<br/>Year</b> | <b>Pledged<br/>Sales &amp; Use<br/>Taxes</b> | <b>% Change<br/>From Prior<br/>Year</b> | <b>Pledged<br/>Resort<br/>Tax</b> | <b>% Change<br/>From Prior<br/>Year</b> | <b>Municipal<br/>Transient<br/>Room Tax</b> | <b>% Change<br/>From Prior<br/>Year</b> | <b>Total<br/>Pledged<br/>Taxes</b> | <b>% Change<br/>From Prior<br/>Year</b> |
|------------------------|--|---|-----------------------------------|---|---|---|------------------------------------|---|
| 2016                   | \$ 5,180,094                                 | 9.5 %                                   | \$ 13,472,260                     | 10.8 %                                  | \$ -  | n/a                                     | \$ 18,652,354                      | 10.4 %                                  |
| 2017                   | 5,620,687                                    | 8.5                                     | 14,695,621                        | 9.1                                     | -   | n/a                                     | 20,316,308                         | 8.9                                     |
| 2018                   | 5,915,331                                    | 5.2                                     | 15,576,576                        | 6.0                                     | 1,592,720 (1)                               | n/a                                     | 23,084,627                         | 13.6                                    |
| 2019                   | 6,403,710                                    | 8.3                                     | 16,915,887                        | 8.6                                     | 2,733,084                                   | 71.6 %                                  | 26,052,681                         | 12.9                                    |
| 2020                   | 6,389,540                                    | (0.2)                                   | 16,624,398                        | (1.7)                                   | 2,692,669                                   | (1.5)                                   | 25,706,607                         | (1.3)                                   |
| 2021                   | 7,161,106                                    | 12.1                                    | 18,431,079                        | 10.9                                    | 2,741,751                                   | 1.8                                     | 28,333,936                         | 10.2                                    |
| 2022                   | 9,234,210                                    | 28.9                                    | 24,687,643                        | 33.9                                    | 4,490,163                                   | 63.8                                    | 38,412,016                         | 35.6                                    |
| 2023                   | 9,598,138                                    | 3.9                                     | 25,998,773                        | 5.3                                     | 4,513,625                                   | 0.5                                     | 40,110,536                         | 4.4                                     |
| 2024                   | 9,818,123                                    | 2.3                                     | 26,795,589                        | 3.1                                     | 4,608,192                                   | 2.1                                     | 41,221,904                         | 2.8                                     |
| <b>2025</b>            | <b>10,039,119</b>                            | <b>2.3</b>                              | <b>27,473,687</b>                 | <b>2.5</b>                              | <b>4,497,823</b>                            | <b>(2.4)</b>                            | <b>42,010,629</b>                  | <b>1.9</b>                              |

Sources:

Park City Municipal Corporation Finance Department

Notes:

(1) The 1.0 percent Municipal Transient Room Tax was implemented on January 1, 2018.

**Schedule 26**  
**Park City Municipal Corporation, Utah**  
**Operating Indicators by Function**  
**Last Ten Fiscal Years**

| Function                              | Fiscal Year |           |               |             |               |               |             |               |               |           |
|---------------------------------------|-------------|-----------|---------------|-------------|---------------|---------------|-------------|---------------|---------------|-----------|
|                                       | 2016        | 2017      | 2018          | 2019        | 2020          | 2021          | 2022        | 2023          | 2024          | 2025      |
| <b>Police</b>                         |             |           |               |             |               |               |             |               |               |           |
| Physical arrests                      | 506         | 449       | 426           | 318         | 255           | 256           | 300         | 275           | 243           | 270       |
| Parking citations                     | 236         | 291       | 129           | 132         | 214           | 219           | 348         | 358           | 248           | 163       |
| Traffic citations                     | 966         | 712       | 697           | 608         | 761           | 1,410         | 578         | 599           | 917           | 869       |
| <b>Public works</b>                   |             |           |               |             |               |               |             |               |               |           |
| Street resurfacing (tons of asphalt)  | 6,034       | 5,486     | 6,500         | 6,000       | 8,200         | 5,523         | 5,819       | 8,500         | 8,838         | 9,088     |
| Potholes repaired                     | 380         | 400       | 200           | 800         | 1,100         | 850           | 780         | 1,750         | 1,800         | 1,900     |
| <b>Water</b>                          |             |           |               |             |               |               |             |               |               |           |
| Number of customers                   | 5,230       | 5,276     | 5,331         | 5,450       | 5,502         | 5,563         | 5,570       | 5,617         | 5,672         | 5,725     |
| New connections                       | 56          | 56        | 75            | 82          | 100           | 35            | 44          | 45            | 47            | 53        |
| Water main breaks                     | 25          | 12        | 14            |             |               |               |             |               |               |           |
| Average daily consumption (Tgal)      | 4,647       | 4,890     | 3,475         | 3,475       | 4,326         | 4,726         | 4,445       | 4,955         | 3,807         | 4,853     |
| Peak daily consumption (Tgal)         | 7,767       | 8,660     | 5,839         | 5,839       | 8,669         | 7,599         | 8,104       | 7,923         | 8,730         | 8,119     |
| Average monthly billings (3/4" meter) | 83.32       | 105.87    | 90.63         | 111.32      | 100.44        | 118.29        | 105.54      | 103.80        | 99.28         | 109.00    |
| <b>Residential billing rates</b>      |             |           |               |             |               |               |             |               |               |           |
| Base rate (per 3/4" meter)            | 44.07       | 44.95     | 47.65         | 49.08       | 50.55         | 52.07         | 53.63       | 55.24         | 55.24         | 57.73     |
| Base rate (per 1" meter)              | 59.49       | 60.68     | 64.32         | 66.25       | 68.24         | 70.29         | 72.40       | 74.57         | 74.57         | 77.93     |
| Base rate (per 1-1/2" meter)          | 70.55       | 71.96     | 76.28         | 78.57       | 80.93         | 83.36         | 85.86       | 88.44         | 88.44         | 92.42     |
| Rate per Tgal (winter months only)    | 7.72        | 5.60      | 5.94          | 6.12        | 6.30          | 6.49          | 6.68        | 6.88          | 6.88          | 7.19      |
| <b>Commercial billing rates</b>       |             |           |               |             |               |               |             |               |               |           |
| Base rate (per 3/4" meter)            | 57.29       | 58.44     | 61.95         | 63.61       | 65.52         | 67.49         | 69.51       | 71.60         | 85.92         | 89.79     |
| Base rate (per 1" meter)              | 96.94       | 98.88     | 104.81        | 107.95      | 111.19        | 114.53        | 117.97      | 121.51        | 145.81        | 152.37    |
| Base rate (per 1-1/2" meter)          | 207.08      | 211.22    | 223.89        | 230.61      | 237.53        | 244.66        | 252.00      | 259.56        | 311.47        | 325.49    |
| Base rate (per 2" meter)              | 431.84      | 440.48    | 466.91        | 480.92      | 495.35        | 510.21        | 525.52      | 541.29        | 649.25        | 678.78    |
| Base rate (per 3" meter)              | 1,123.75    | 1,146.23  | 1,215.15      | 1,251.60    | 1,289.15      | 1,327.82      | 1,367.65    | 1,408.68      | 1,690.30      | 1,766.36  |
| Base rate (per 4" meter)              | 2,040.32    | 2,081.13  | 2,206.00      | 2,272.18    | 2,340.35      | 2,410.56      | 2,482.88    | 2,557.37      | 3,068.84      | 3,206.94  |
| Base rate (per 6" meter)              | 3,846.10    | 3,923.02  | 4,158.40      | 4,283.15    | 4,411.64      | 4,543.99      | 4,680.31    | 4,820.72      | 5,784.86      | 6,045.18  |
| Base rate (per 8" meter)              | 6,623.31    | 6,755.78  | 7,161.13      | 7,375.96    | 7,597.24      | 7,825.16      | 8,059.91    | - (8)         | -             | -         |
| Rate per 1,000 gallons                | 7.72        | 7.87      | 8.34          | 8.59        | 8.85          | 9.12          | 9.39        | 9.67          | 9.08          | 9.49      |
| <b>Building activity</b>              |             |           |               |             |               |               |             |               |               |           |
| Building permits issued               | 1,102       | 999       | 1,422         | 1,252       | 1,575         | 1,331         | 1,438       | 1,389         | 1,644         | 1,073     |
| Number of residential units           | 57          | 54        | 66            | 132         | 39            | 56            | 56          | 42            | 44            | 42        |
| Residential value (in thousands)      | 30,826      | 36,092    | 48,420        | 97,683      | 68,878        | 105,888       | 95,755      | 74,177        | 110,280       | 74,579    |
| Commercial value (in thousands)       | 3,663       | 8,912     | 40,266        | 46,236      | 125,390       | 11,915        | 14,614      | 88,928        | 55,480        | 219,860   |
| <b>Parks and recreation</b>           |             |           |               |             |               |               |             |               |               |           |
| Racquet club passes                   | 7,922       | 7,067     | 7,415         | 7,859       | 8,476         | 12,218        | 17,582      | 18,060        | 21,421        | 22,755    |
| Golf rounds                           | 29,537      | 30,731    | 29,484        | 27,382      | 30,085        | 38,036        | 34,806      | 34,702        | 33,817        | 36,164    |
| <b>Library</b>                        |             |           |               |             |               |               |             |               |               |           |
| Total volumes borrowed                | 98,930 (1)  | 111,388   | 155,683 (2)   | 193,795 (2) | 115,463       | 392,488 (5)   | 388,329     | 494,801       | 385,762       | 239,293   |
| Circulation per capita                | 12          | 13        | 13            | 14          | 14            | 14            | 14          | 17            | 19            | 18        |
| <b>Transit</b>                        |             |           |               |             |               |               |             |               |               |           |
| Total route miles                     | 1,065,755   | 1,141,405 | 1,924,148 (3) | 2,159,537   | 1,942,609 (4) | 1,311,564 (4) | 910,646 (6) | 1,122,097 (7) | 1,369,469 (9) | 1,169,698 |
| Passengers                            | 1,798,482   | 2,100,455 | 2,288,730 (3) | 2,659,826   | 2,394,311 (4) | 1,185,629 (4) | 1,541,419   | 1,118,663 (7) | 1,741,238 (9) | 1,438,441 |

Sources: Various City departments

Notes: Indicators are not available for the general government function.

- (1) Significant increase in Library total volumes borrowed and circulation per capita was due to the completion of the Library renovation.
- (2) Significant increase in Library total volumes borrowed due to a change in how electronic material was tracked (count now includes number of units instead of number of titles).
- (3) Significant increase in total route miles in 2018 was due to the addition of several new routes including the Kamas circulator.
- (4) Significant decrease is due to the COVID-19 pandemic. The City cut back on Transit routes and limited passenger numbers.
- (5) Significant increase is due the library joining a consortium that gives full access to statewide materials collections in digital format.
- (6) Significant decrease is due to the City no longer running routes in the County. High Valley Transit District now services those areas.
- (7) Significant increase is due to adding Micro Transit routes.
- (8) Beginning in fiscal year 2023, Park City no longer bills for 8" meters.
- (9) Increase is due to the addition of the Richardson Flat route and an increase in frequency/higher level of service for existing routes.

**Schedule 27**  
**Park City Municipal Corporation, Utah**  
**Capital Asset Statistics by Function**  
**Last Ten Fiscal Years**

| Function                      | Fiscal Year |           |        |           |           |        |        |        |           |        |
|-------------------------------|-------------|-----------|--------|-----------|-----------|--------|--------|--------|-----------|--------|
|                               | 2016        | 2017      | 2018   | 2019      | 2020      | 2021   | 2022   | 2023   | 2024      | 2025   |
| <b>General Government</b>     |             |           |        |           |           |        |        |        |           |        |
| City Area (sq. miles)         | 20          | 20        | 20     | 20        | 20        | 20     | 22     | 22     | 22        | 22     |
| <b>Police</b>                 |             |           |        |           |           |        |        |        |           |        |
| Police station                | 1           | 1         | 1      | 1         | 1         | 1      | 1      | 1      | 1         | 1      |
| Patrol units                  | -           | -         | -      | -         | -         | -      | -      | -      | -         | 25 (7) |
| Motorcycle units              | -           | -         | -      | -         | -         | -      | -      | -      | -         | 4 (7)  |
| <b>Transportation</b>         |             |           |        |           |           |        |        |        |           |        |
| Transit buses                 | 37          | 38        | 39     | 47        | 41        | 41     | 38 (4) | 46 (5) | 41        | 38     |
| <b>Public works</b>           |             |           |        |           |           |        |        |        |           |        |
| Streets (lane miles)          | 126         | 126       | 126    | 128       | 128       | 130    | 130    | 130    | 133       | 133    |
| Street lights                 | 712         | 964       | 985    | 985       | 985       | 970    | 970    | 970    | 970       | 970    |
| <b>Water</b>                  |             |           |        |           |           |        |        |        |           |        |
| Fire hydrants                 | 1,090       | 1,091     | 1,104  | 1,131     | 1,137     | 1,141  | 1,140  | 1,147  | 1,147     | 1,169  |
| Water mains (miles)           | 140         | 142       | 142    | 142       | 142       | 144    | 144    | 144    | 144       | 144    |
| Storage capacity (Tgal)       | 13,650      | 13,650    | 18,250 | 18,250    | 18,250    | 18,250 | 14,946 | 14,946 | 14,946    | 15,692 |
| <b>Recreation and culture</b> |             |           |        |           |           |        |        |        |           |        |
| Community center              | 1           | 1         | 1      | 1         | 1         | 1      | 1      | 1      | 1         | 1      |
| Senior Center                 | 1           | 1         | 1      | 1         | 1         | 1      | 1      | 1      | 1         | 1      |
| Recreation acreage            | 223         | 1,536 (1) | 1,580  | 1,675 (2) | 1,625 (3) | 1,625  | 1,626  | 1,626  | 1,653 (6) | 1,647  |
| Parks acreage                 | 40          | 42        | 42     | 42        | 42        | 42     | 43     | 43     | 43        | 43     |
| Covered picnic areas          | 4           | 6         | 6      | 6         | 6         | 6      | 7      | 7      | 7         | 7      |
| Tennis courts                 | 14          | 14        | 14     | 14        | 14        | 14     | 14     | 14     | 14        | 14     |
| Soccer fields                 | 6           | 6         | 6      | 6         | 6         | 6      | 6      | 6      | 6         | 6      |
| Baseball diamonds             | 10          | 10        | 10     | 10        | 10        | 10     | 10     | 10     | 10        | 7      |
| Swimming pools                | 1           | 1         | 1      | 1         | 1         | 1      | 1      | 1      | 1         | 1      |
| Library                       | 1           | 1         | 1      | 1         | 1         | 1      | 1      | 1      | 1         | 1      |
| Golf course                   | 1           | 1         | 1      | 1         | 1         | 1      | 1      | 1      | 1         | 1      |
| Ice Rink                      | 1           | 1         | 1      | 1         | 1         | 1      | 1      | 1      | 1         | 1      |

Sources: Various City departments

Notes: Fire protection is provided by the Park City Fire District and not included here.

(1) Bonanza Flat (1,350 acres) open space was purchased in fiscal year 2017.

(2) Treasure Hill (105 acres) open space was purchased in fiscal year 2019.

(3) Bonanza Flat (55 acres) sold to Salt Lake City Corporation in fiscal year 2020. Armstrong Property (5 acres) purchased in fiscal year 2020.

(4) Decrease in buses is due to the City no longer servicing all of the County.

(5) Increase in buses is due to the City holding onto older buses longer while sticking to the replacement schedule.

(6) Increase in recreational acreage is due to the purchase of the Red Maple property.

(7) Prior to fiscal year 2025, the City did not report the number of patrol units and motorcycles in the Police fleet.

**Schedule 28**  
**Park City Municipal Corporation, Utah**  
**Five-Year Financial Summaries**  
**Last Five Fiscal Years**

|   | Fiscal Year Ended June 30 |                       |                       |                       |                       |
|---|---------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|   | 2025                      | 2024                  | 2023                  | 2022                  | 2021                  |
| <b>ASSETS</b>   |                           |                       |                       |                       |                       |
| Cash, cash equivalents and investments held by city         | \$ 191,439,913            | \$ 184,022,451        | \$ 173,456,023        | \$ 149,676,414        | \$ 110,483,787        |
| Cash, cash equivalents and investments held by fiscal agent | 35,635,404                | 35,157,538            | 39,056,082            | 62,902,204            | 37,681,751            |
| Restricted cash, cash equivalents and investments, other    | 6,498,586                 | 6,619,142             | 11,035,765            | 9,438,370             | 9,470,859             |
| Receivables:  |                           |                       |                       |                       |                       |
| Taxes   | 30,824,028                | 31,682,068            | 30,666,328            | 31,510,573            | 30,870,614            |
| Accounts  | 15,050,792                | 8,207,562             | 16,128,542            | 7,559,093             | 10,915,585            |
| Notes receivable  | 1,452,853                 | 246,291               | 249,477               | 252,387               | 258,161               |
| Inventories   | 2,125,210                 | 1,892,027             | 1,648,843             | 1,462,526             | 1,064,127             |
| Prepays   | 1,029,165                 | 1,070,208             | 1,443,591             | 1,932,728             | 1,788,013             |
| Lease receivable  | 10,595,218                | 10,663,833            | 10,731,865            | 10,800,780            | -                     |
| Capital assets not being depreciated:                       |                           |                       |                       |                       |                       |
| Land and water rights                                       | 268,266,287               | 268,062,802           | 266,062,802           | 266,062,802           | 266,062,802           |
| Construction in progress                                    | 35,264,676                | 127,682,641           | 123,666,341           | 105,532,708           | 65,717,025            |
| Art   | 946,567                   | 946,567               | 946,567               | 946,567               | 926,239               |
| Capital assets (net of accumulated depreciation):           |                           |                       |                       |                       |                       |
| Right to use asset  | 3,025,678                 | 3,165,375             | 3,342,530             | 3,169,673             | 3,254,198             |
| Buildings   | 160,757,745               | 56,088,557            | 58,008,995            | 59,912,541            | 62,002,012            |
| Improvements other than buildings                           | 90,500,692                | 94,482,369            | 80,581,001            | 83,228,324            | 86,770,848            |
| Vehicles and equipment                                      | 27,279,429                | 27,666,119            | 26,365,706            | 20,774,073            | 23,553,590            |
| Infrastructure  | 14,030,935                | 15,636,341            | 17,516,970            | 19,287,123            | 21,176,661            |
| Intangibles   | 9,089,907                 | 9,103,412             | 8,728,906             | 8,540,614             | 8,554,756             |
| Net pension assets  | -                         | -                     | -                     | 8,676,595             | 581,540               |
| <b>Total assets</b>   | <b>903,813,085</b>        | <b>882,395,303</b>    | <b>869,636,334</b>    | <b>851,666,095</b>    | <b>741,132,568</b>    |
| <b>Deferred outflows of resources</b>                       |                           |                       |                       |                       |                       |
| Deferred outflows of resources related to pensions          | 10,056,683                | 9,440,513             | 6,664,309             | 4,314,061             | 3,200,339             |
| <b>LIABILITIES</b>  |                           |                       |                       |                       |                       |
| Accounts payable  | 12,405,388                | 4,497,158             | 14,437,708            | 8,991,484             | 8,760,571             |
| Accrued liabilities   | 10,893,543                | 18,493,066            | 13,543,834            | 11,117,507            | 7,251,284             |
| Long-term debt due within one year:                         |                           |                       |                       |                       |                       |
| Compensated absences  | 2,291,255                 | 1,937,968             | 1,381,561             | 1,033,464             | 945,902               |
| Contracts payable   | 154,837                   | 192,797               | 319,924               | 146,573               | 143,918               |
| General obligation bonds                                    | 5,205,000                 | 6,175,000             | 6,890,000             | 6,590,000             | 6,300,000             |
| Revenue bonds   | 10,775,000                | 10,345,000            | 9,975,000             | 9,530,000             | 7,315,000             |
| Long-term debt due in more than one year:                   |                           |                       |                       |                       |                       |
| Compensated absences  | 189,864                   | 263,129               | 228,994               | 254,059               | 282,541               |
| Contracts payable   | 2,293,036                 | 2,458,733             | 2,651,529             | 2,749,183             | 2,895,756             |
| General obligation bonds                                    | 48,819,832                | 54,770,501            | 61,691,170            | 69,326,839            | 76,662,508            |
| Revenue bonds   | 176,611,370               | 188,724,038           | 200,406,706           | 211,719,374           | 157,641,006           |
| Net pension liability                                       | 8,998,269                 | 6,530,515             | 5,020,590             | -                     | 1,787,303             |
| <b>Total liabilities</b>                                    | <b>278,637,394</b>        | <b>294,387,905</b>    | <b>316,547,016</b>    | <b>321,458,483</b>    | <b>269,985,789</b>    |
| <b>Deferred inflows of resources</b>                        |                           |                       |                       |                       |                       |
| Property taxes  | 23,964,964                | 24,755,882            | 24,641,351            | 25,384,115            | 25,035,612            |
| Deferred gain on refunding                                  | 61,297                    | 123,556               | 294,874               | 480,573               | 488,747               |
| Deferred inflows of resources related to pensions           | 106,386                   | 113,715               | 123,513               | 13,265,041            | 7,370,876             |
| Deferred inflows of resources - leases                      | 10,144,141                | 10,290,865            | 10,438,299            | 10,587,831            | -                     |
| <b>Total deferred inflows of resources</b>                  | <b>34,276,788</b>         | <b>35,284,018</b>     | <b>35,498,037</b>     | <b>49,717,560</b>     | <b>32,895,235</b>     |
| <b>NET POSITION</b>   |                           |                       |                       |                       |                       |
| Net investment in capital assets                            | 374,263,529               | 345,056,777           | 339,730,407           | 326,255,071           | 243,445,823           |
| Restricted for:   |                           |                       |                       |                       |                       |
| Capital projects  | -                         | -                     | 1,096,717             | - (1)                 | - (1)                 |
| Other   | 58,940                    | 58,940                | 58,940                | 58,940                | 58,940                |
| Unrestricted  | 226,633,117               | 217,048,176           | 183,369,526           | 158,490,102           | 197,947,120           |
| <b>Total net position</b>                                   | <b>\$ 600,955,586</b>     | <b>\$ 562,163,893</b> | <b>\$ 524,255,590</b> | <b>\$ 484,804,113</b> | <b>\$ 441,451,883</b> |

Source: Information extracted from the City's fiscal years ended June 30, 2021 through 2025 general purpose financial statements.

Notes:

(1) Restated.