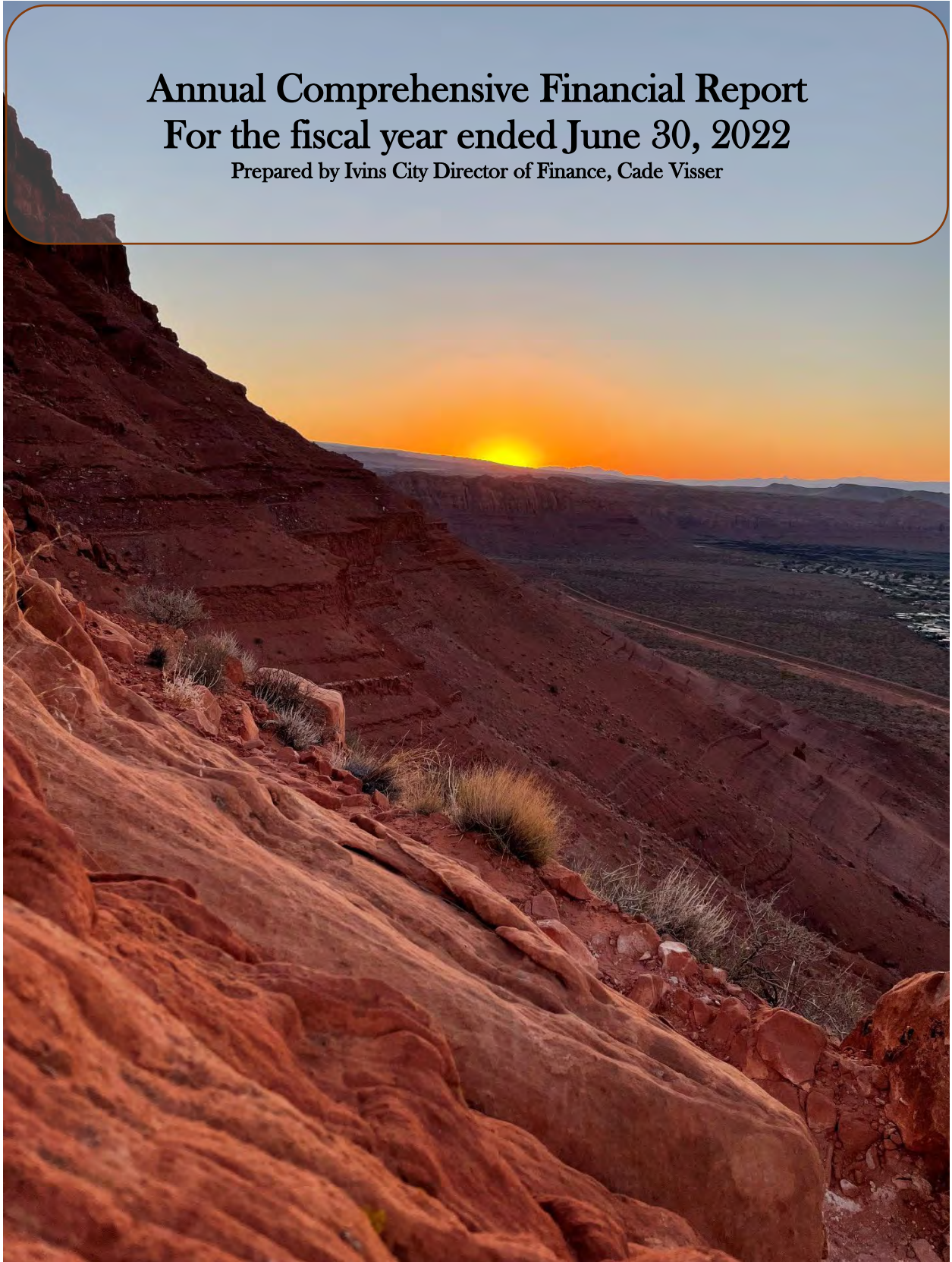


Annual Comprehensive Financial Report For the fiscal year ended June 30, 2022

Prepared by Ivins City Director of Finance, Cade Visser



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INTRODUCTORY SECTION



**Annual Comprehensive Financial Report
June 30, 2022**

Ivins City
85 N. Main Street
Ivins, UT 84738
(435) 628-0606
www.ivins.com
An Equal Opportunity Employer



Mayor Chris Hart
City Council Members:
Mike Scott
Dennis Mehr
Jenny Johnson
Adel Murphy
Lance Anderson

City Manager Dale Coulam

November 22, 2022

To the Honorable Mayor, Members of the City Council, and Citizens of Ivins City,

It is our pleasure to present the Annual Comprehensive Financial Report (ACFR) for Ivins City for the year ended June 30, 2022.

Utah State law requires that all local governments publish, within six months of the close of each fiscal year, the complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the Annual Comprehensive Financial Report (ACFR) of Ivins City for the fiscal year ended June 30, 2022.

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

Larson & Company, PC, a firm of certified public accountants, has audited Ivins City's financial statements. The goal of the independent audit was to provide reasonable assurance that the financial statements of Ivins City, for the fiscal year ended June 30, 2022 are free from material misstatement. The independent audit involves examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. The independent auditor concluded that based upon the audit, there was a reasonable basis for rendering an unmodified opinion that Ivins City's financial statements for the fiscal year ended June 30, 2022, are fairly presented in conformity with generally accepted accounting principles. The independent auditor's report is presented as the first component of the financial section of this report.

Annual Comprehensive Financial Report June 30, 2022

The Annual Comprehensive Financial Report is presented in four sections:

1. ***The Introductory Section***, which is unaudited, includes this letter of transmittal and the City's organizational chart.
2. ***The Financial Section***, which includes the Management Discussion and Analysis (MD&A), the basic financial statements, and the independent auditor's report of the financial statements.
3. ***The Statistical Section***, which is unaudited, includes selected financial and demographic information, generally presented on a multi-year basis.
4. ***The Continuing Disclosure Section***, which includes various schedules necessary to meet the continuing disclosure requirements of various bond issues which the City has undertaken.

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

Profile of the Government

Ivins City was settled from 1922 to 1926 by settlers descended from Swiss immigrants.

The early settlers were sent to the "Santa Clara Bench", as the town was then called, to farm using water brought via a canal from the Santa Clara River. Culinary water was obtained from a spring known as the Snow Canyon Springs, located in Snow Canyon State Park and now known as Johnson Arch Spring. Families supported themselves through agricultural crops and grazed cattle on the Pine Valley Mountain and Pinto areas. The first survey of the original town site, completed in the 1920's, was called the Santa Clara Bench Survey.

The City was named after Anthony W. Ivins, a prominent leader of the Church of Jesus Christ of Latter-Day Saints, which was the predominate religion practiced by the early settlers. The City slowly grew in population until it was designated a Class 3 City in 1998 by the State of Utah. In 2003, Utah State created new classifications of Cities and Ivins is now classified as a Fifth Class City. Utah State statutes detail the functions to be performed by municipalities.

Ivins City is governed by a Mayor and five City Council Members elected at large for staggered four-year terms. The mayor presides over all meetings but casts no vote in the City Council except in the case of a tie vote. The City Manager is responsible for the day-to-day operations of the City as its Chief Operating Officer. Department heads are full-time employees of the City and are responsible for day-to-day operations within the framework established by the City Council. Department heads report to the City Manager and make monthly written and/or verbal reports to the Mayor and City Council.

Ivins City's departments include Public Safety, Public Works, Building and Zoning, Parks and Recreation and Administration.

**Annual Comprehensive Financial Report
June 30, 2022**

- **Public Safety**

- **Law Enforcement**

The department currently has 9 full-time officers, a victim's advocate coordinator, 3 sergeants, a lieutenant, a captain, and a chief. Beginning July 1, 2012 Ivins City law enforcement began covering Santa Clara City under an interlocal agreement.

- **Fire/Emergency Medical Services**

Ivins City fire department operates with 16 full time fire and rescue employees under the direction of a full-time chief. Ivins City provides 24 hour 365 days a year ambulance service under a license from the State of Utah. The Fire / EMS department combined with Santa Clara City on January 1, 2018 with the employees and equipment moving to Santa Clara.

- **Animal Control**

Ivins City has 2 full time animal control officers. The City maintains a no kill animal shelter that is aided by the help of many individuals and group volunteers. Most of the food, and much of the medical required by the animal shelter, is donated. The shelter is also aided by a primary non-profit organization: Ivins No Kill Animal Supporters (INKAS).

- **Public Works**

- **Streets**

The planned road maintenance and needed upgrades of streets was completed. The council has also committed to continue providing an adequate maintenance budget going forward. The purchase of a new street sweeper was delayed until FY23 as there were no available models for purchase.

- **Water**

Water is purchased by Ivins City from the Washington County Water Conservancy District, St George City, and the Snow Canyon Compact. The City is responsible for maintaining the water distribution system inside the City and for billing and collection.

- **Wastewater**

St George City provides wastewater treatment for Ivins City. The City is responsible for maintaining the wastewater system inside the City and for billing and collection. Over the past several years Ivins City began a project to control runoff water in the City. In some areas this includes surface drainage, such as curb and gutter, and in other areas includes subsurface pipes.

- **Garbage**

Garbage service is provided by Republic Services and recycling pickup is provided by Dixie Waste Services. Both are under contract with the Washington County Solid Waste Special Services District. Ivins City is responsible for billing and collection.

- **Engineering**

The City employs a full-time City Engineer. Many of the City's projects are engineered by our City Engineer and is heavily involved in planning out the City's infrastructure.

Annual Comprehensive Financial Report June 30, 2022

- **Building & Zoning**
 - Responsible for building and zoning. Coordinates with the Planning Commission to oversee orderly growth. During the past fiscal year, 141 new home building permits were issued. FY21 there were 210 permits issued.

- **Parks & Recreation**
 - Maintains two large parks with several smaller neighborhood parks, City cemetery & landscape buffers. Also provides, directly or through contract, several recreational programs.

- **Administration**
 - **Administration**

The administration department includes all financial, utility, and other records related to the operation of the City and provides customer support to the residents. This function also is responsible for utility billing and collections.
 - **Legal/HR**

Ivins City Manager also functions as the City attorney. He is assisted in Human Resources and payroll by full time HR Generalist.
 - **General Government**

General government is the operation of the City Council and general City functions.

Economic Outlook

The City's budget for fiscal year 2022 was conservatively forecasted due to lingering effects of the worldwide COVID-19 pandemic and economic uncertainty. The City was not materially impacted by COVID-19 from a financial perspective in FY 2022. Sales tax revenue and other revenues are relatively stable and on pace to beat budgeted FY23 revenues.

Ivins City continues to experience residential growth. FY22 produced 152 residential building permits. This was a decline from FY21 which had 210. With rising costs and interest rates, the interest and activity in the residential housing market has slowed growth. The current demand of housing may cause the amount of budgeted permits to fail to keep pace with the FY23 budgeted amount of 100.

There's also growing interest in commercial opportunities within Ivins City. The Council has approved various commercial projects ranging from resorts and hotels to gas stations. Some of these projects have broken ground already and we expect others to follow soon. While the City's growth has been strongly financed by residential growth, the tax revenues from commercial projects will strengthen the City's position by diversifying its revenue sources.

Overall, there's still a great deal of uncertainty about the economy locally and nationally. ARPA (American Rescue Plan Act) Funds have been awarded to the City. The first round of funding was received by the City July of 2021, with the second round of funding distributed July of 2022 for a total amount received of \$1,087,879. These funds differ from the CARES grants as they are designed to provide capital for larger city projects.

Annual Comprehensive Financial Report June 30, 2022

Long-Term Planning

Utah State law requires that a City must maintain a General Fund balance of at least 5% and may not exceed 35% of General Fund revenues. At year end, Ivins City's General Fund balance is 31.3% of budgeted revenues for a total of \$3,021,275.

Currently, the City is performing an update to the General Plan. This will help guide the City in its financial planning and where resources need to be allocated.

Ivins City has created Capital Facility Plans for each of the functional areas of the government. Those plans are constantly being reviewed considering changes in revenues and funding sources. As these plans are completed, impact fees will be established to generate revenues required for construction of infrastructure attributed to new growth.

A 5-year plan was created during the year. It will be updated annually and includes projects and staffing that the City looks to undertake during the given year. This plan was created to assist with planning and budgeting for the future.

The City sold sixteen acres along the Snow Canyon Parkway in 2020, with the proceeds being used to fund a new city hall. The construction of the new City Hall has been completed and the public feedback on the project has been overwhelmingly positive.

Beginning July 1, 2012, the law enforcement departments of Ivins and Santa Clara were combined. The two Cities have also entered into an agreement to share Justice Court facilities and services. In January 2018 the two Cities combined Fire / EMS services to provide better coverage and service to the residents of both Cities. The Center St Fire Station is currently fully operational and staffed 24/7.

Financial Policies and Procedures

The following serves only as a general overview of established policies and procedures governing daily operation at Ivins City and affecting the outcome of these financial statements.

Balanced Budget

- Pursuant to §10-6-109, Utah Code Annotated, Ivins City will adopt a balanced General Fund budget by June 30.

Long-Range Planning

- Ivins City supports a financial planning process that assesses the long-term financial implications of current and proposed operating and capital budgets, budget policies, cash management and investment policies, programs, and assumptions.

Asset Inventory

- Each department manager is responsible to take all reasonable measures available to prolong and assess the condition of major capital assets in their department on an annual basis.
- Methods of doing so may include such things as the procurement of insurance, regular testing of water and sewer systems, street and sidewalk replacement plans, procurement of secondary and tertiary water systems, etc.
- Ivins City Treasurer, under the direction of the City Manager, is responsible for the diversification of investments. The City currently does not have any funds invested.

**Annual Comprehensive Financial Report
June 30, 2022**

Revenue Policies

- Ivins City is dependent on a variety of revenue sources to cover expenditures. The burden of supporting City non-enterprise services will be equitably distributed and will protect the City from short-term fluctuations in any one revenue source.
- The City maintains timely collection systems and implements necessary enforcement strategies to collect revenues from available sources.
- The City actively supports economic development, recruitment, and retention efforts to provide for a solid revenue base.
- The City conservatively forecasts; such that actual revenues meet or exceed budgeted revenues.
- The City maintains a budgetary control system and prepares reports that compare actual revenues to budgeted amounts on a monthly basis.
- Fees and charges are based on the estimated cost of providing the associated service. Costs associated with the service include the use of human and capital resources and the depreciation of assets. The fee schedule is evaluated annually to extrapolate future trends.
- Ivins City is committed to minimizing the portion of operating expenditures that are funded by one-time growth revenues. To support this policy, the City analyzes current and historical operating trends annually.

Expenditure Policies

- Ivins City maintains a policy of full disclosure on financial reports and bond prospectus.
- The City pays all capital projects on a pay-as-you-go basis using current revenues when possible and practical. If a project or improvement cannot be financed with current revenue, debt will be considered.
- The City refrains from issuing debt for a period in excess of the expected useful life of the capital project.
- The City uses Special Assessment revenue or other self-supporting bonds instead of general obligation bonds, when feasible.
- The City will seek the refinancing of outstanding debt if it is determined that the City will benefit by reducing interest expense over the remaining life of the debt.
- The City will comply with State Law which limits total bond obligation to 12 percent of prior year's total assessed value for tax purposes of real and personal property, as determined by the most recent tax assessment.
- Ivins City will maintain a minimum unrestricted general fund balance of at least 5 percent (not to exceed 35 percent) of current year operating revenues. If existing reserves exceed the required level, such funds may be used to balance the budget or meet needs that may arise during the year.
- The City will use the funds from the reserve only in times of emergency or fiscal and economic hardship.
- Fund balance in excess of 5 percent may only be transferred to another fund with City Council approval of a budget amendment.

Investment and Cash Management Policy

- All unused cash is invested in a PTIF account or other approved financial institution. By so doing, the issues of safety, liquidity, and yield are addressed.
- Interest earned from investments of available cash is distributed to budgetary funds according to ownership of the investments and are reflected in the annual budget and financial statements.
- The City deposits all receipts according to the requirements of State law.
- Investments made by the City are in conformity with all requirements of the State of Utah Money Management Act and City Ordinance.

**Annual Comprehensive Financial Report
June 30, 2022**

Financial Reporting Policy

- Ivins City's accounting system will maintain records in accordance with accounting standards and principles outlined in the Government Accounting Standards Board (GASB), Financial Accounting Standards Board (FASB) and the State of Utah.
- Financial reports are printed monthly and distributed to the City Manager and Department Heads. Financial reports are reviewed by the City Council at least quarterly.
- The City employs an independent accounting firm to perform an annual audit of the City's finances and make the annual audit available to all required and interested parties. The audit shall be completed and submitted to the State of Utah within 180 days of the close of the fiscal year.
- Copies of the annual budget and financial statements are available at the City offices or on the City's website, www.ivins.com.
- The City will seek annually to qualify for the Government Finance Officers Association's (GFOA) Certificate of Achievement for Excellence in Financial Reporting award.

Acknowledgements

We appreciate all who contributed in any way toward the presentation of this annual comprehensive financial report. The presentation of this report would not have been possible without the efficient and dedicated service of the entire staff.

Most importantly, we express our sincere thanks and appreciation to Mayor Chris Hart, members of the City Council for the many hours they spend in helping to run the City and maintain the quality of life enjoyed by the citizens of this great City and for their commitment to supporting excellence in our financial reporting.

Sincerely,

Cade Visser

Cade Visser
Director of Finance



Dale Coulam
City Manager



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Ivins City
Utah**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

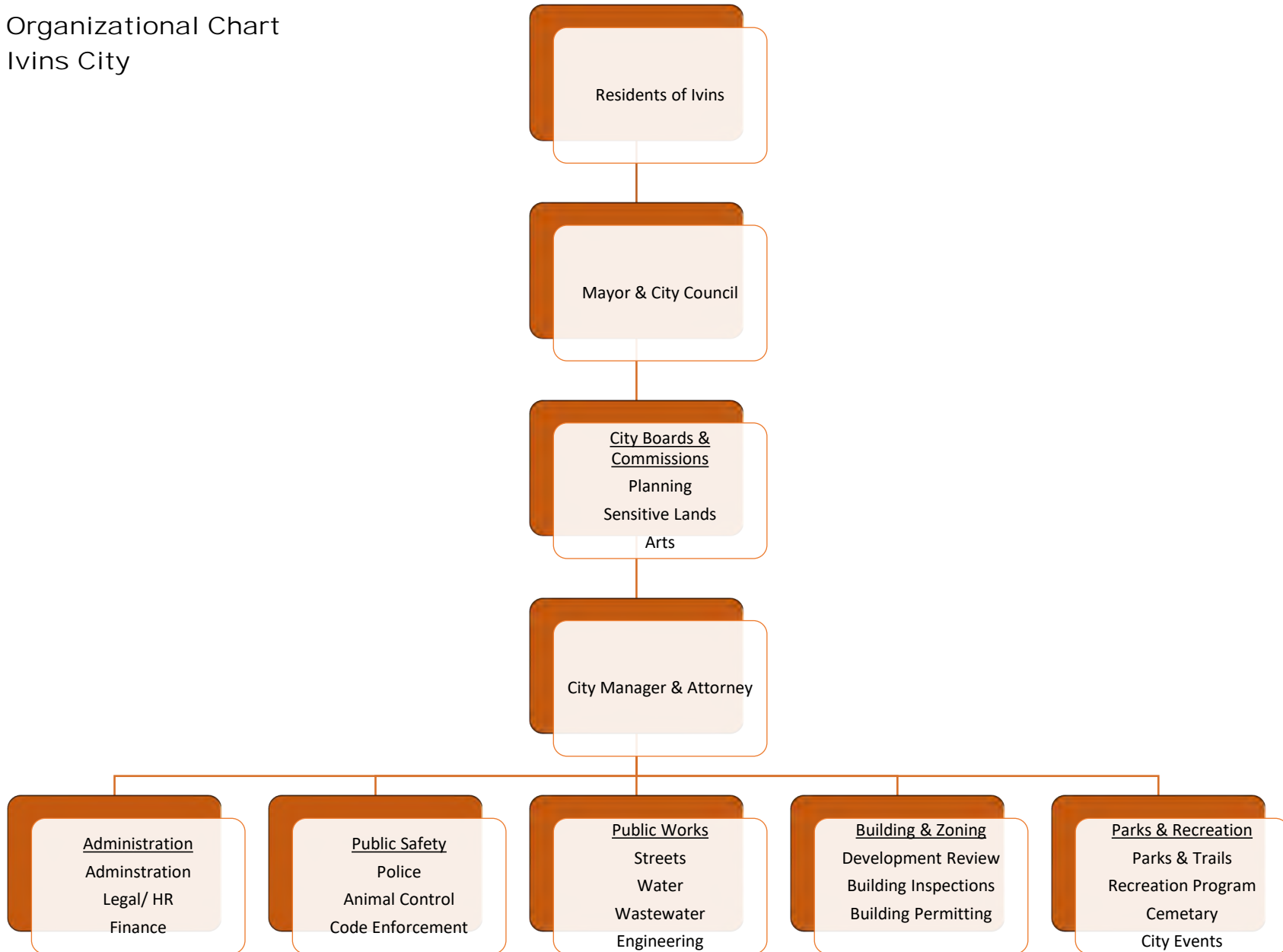
June 30, 2021

Christopher P. Morill

Executive Director/CEO

**Annual Comprehensive Financial Report
June 30, 2022**

Organizational Chart
Ivins City



OFFICIALS OF IVINS CITY, UTAH

Mayor
Chris Hart

City Council
Lance Anderson
Jenny Johnson
Dennis Mehr
Adel Murphy
Mike Scott

City Manager & Attorney
Dale Coulam

Building & Zoning Administrator
Michael Haycock

Public Works Director
Chuck Gillette

Director of Public Safety
Bob Flowers

Parks & Recreation Director
Benny Sorensen

Director of Finance
Cade Visser

City Treasurer
Jennifer Chapman

City Recorder
Kari Jimenez

Financial Section





INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and
Members of the City Council
Ivins City, Utah

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Ivins City, Utah as of and for the year ended June 30, 2022, 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 Ivins City, as of June 30, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year 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 Ivins 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

Ivins City's management is responsible for the preparation and fair presentation of the 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 Ivins City's ability to continue as a going concern for one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities 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 from fraud is higher than for one resulting from error, as fraud may involve collusion, 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 Ivins 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 Ivins 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 and other required supplementary 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.

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 of the annual comprehensive financial report 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 November 22, 2022 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.

Larson & Company, PC

Larson & Company, PC

Spanish Fork, Utah
November 22, 2022

FYE 2022 MANAGEMENT'S DISCUSSION AND ANALYSIS

Prepared by Dale Coulam, City Manager and Cade Visser, Director of Finance

This narrative overview and analysis of the financial activities of Ivins City is presented for readers of Ivins City's financial statements for the fiscal year ended June 30, 2022. This section is intended to be read in conjunction with the City's financial statements, which follow this section.

FINANCIAL HIGHLIGHTS

*Total net position for the City as a whole increased by \$6,156,410

*Total unrestricted net position for the City as a whole increased by \$7,179,049

*Total net position for governmental activities increased by \$3,242,996

*Total net position for business-type activities increased by \$2,913,414

Overview of Financial Statements

This discussion and analysis is intended to serve as an introduction to Ivins City's basic financial statements. The basic financial statements comprise three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements.

Government-wide financial statements

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

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

The *statement of activities* presents information showing how the City's net position changed during the fiscal year reported. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The statement of activities is presented on two pages. The first page reports the extent to which each function or program is self-supporting through fees and intergovernmental aid. The second page

Annual Comprehensive Financial Report
June 30, 2022

identifies the general revenues of the City available to cover any remaining costs of the functions or programs.

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

Governmental funds. These funds are used to account for the same functions reported as governmental activities in the government-wide financial statements. Governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year.

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

The City maintains three major governmental funds, the general fund, the debt service fund, and the capital projects fund. The City adopts an annual appropriated budget for all its funds. A budgetary comparison schedule has been provided to demonstrate legal compliance with the adopted budget for the general fund. The basic governmental fund financial statements can be found later in this report; see Table of Contents.

Proprietary funds. The City maintains one type of proprietary fund, enterprise funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses two enterprise funds to account for the operations of the water, wastewater utilities.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The enterprise funds are considered major funds of the City. The proprietary fund financial statements can be found later in this report; see Table of Contents.

Notes to the financial statements. The notes provide additional information that are essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are reported later in this report; see Table of Contents.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City.

**Annual Comprehensive Financial Report
June 30, 2022**

Government-wide Financial Analysis

FINANCIAL ANALYSIS

Ivins City's Net Position

	Governmental Activities		Business-type Activities		Total Current Year	Total Previous Year
	Current Year	Previous Year	Current Year	Previous Year		
Current and other assets	\$ 14,300,717	10,897,036	11,501,216	9,854,486	25,801,933	20,751,522
Net capital assets	30,597,336	29,251,456	29,507,593	28,978,528	60,104,929	58,229,984
Total assets	44,898,053	40,148,492	41,008,808	38,833,014	85,906,862	78,981,506
Deferred outflows of resources	457,208	349,056	137,657	87,922	594,865	436,978
Total assets and deferred outflows	45,355,262	40,497,549	41,146,465	38,920,936	86,501,727	79,418,484
Long-term debt outstanding	4,363,100	4,862,110	2,516,982	2,801,407	6,880,081	7,663,517
Other liabilities	2,798,448	2,024,890	788,762	1,408,627	3,587,210	3,433,517
Total liabilities	7,161,548	6,887,000	3,305,744	4,210,034	10,467,292	11,097,034
Deferred inflows of resources	3,829,828	2,489,657	402,066	185,660	4,231,894	2,675,317
Total liabilities and deferred inflows	10,991,376	9,376,658	3,707,809	4,395,694	14,699,185	13,772,352
Net position:						
Net investment in capital assets	26,234,236	24,389,346	26,990,611	26,177,121	53,224,847	50,566,467
Restricted	2,498,974	4,293,876	3,564,223	5,450,342	6,063,197	9,744,218
Unrestricted	5,630,676	2,437,669	6,883,821	2,897,779	12,514,497	5,335,448
Total net position	\$ 34,363,886	31,120,890	37,438,656	34,525,242	71,802,542	65,646,132

As noted earlier, net position may serve, over time, as a useful indicator of financial position. Total assets and deferred outflows of resources exceeded total liabilities and deferred inflow of resources at the close of the year by \$71,802,542, an increase of \$6,156,410 from the previous year after a prior period adjustment of \$3,565,854.

Total unrestricted net position at the end of the year is \$12,514,497 which represents an increase of \$7,179,049 from the previous year. Unrestricted net position are those resources available to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements.

The amount of current and other assets represents the amounts of cash and receivables on hand at the end of each year. Other liabilities are the amounts of current and other liabilities due, at year end, for goods and services acquired.

Changes in capital assets are the result of the difference, in the current year, of the cost of acquisition of capital assets and any depreciation charges on capital assets. Change in long-term debt is the difference in the amount of debt issued and that which has been paid during the year.

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Financial Analysis (continued)

Ivins City's Change in Net Position

	Governmental Activities		Business-type Activities		Total Current Year	Total Previous Year
	Current Year	Previous Year	Current Year	Previous Year		
Program revenues:						
Charges for services	\$ 3,349,055	3,330,999	5,402,061	5,171,667	8,751,116	8,502,666
Operating grants	625,164	1,259,540	-	-	625,164	1,259,540
Capital grants	1,218,481	1,451,146	2,507,515	3,997,204	3,725,997	5,448,350
General revenues:						
Property taxes	2,010,485	1,854,734	-	-	2,010,485	1,854,734
Sales tax	2,254,182	1,950,740	-	-	2,254,182	1,950,740
Other taxes	1,067,314	889,068	-	-	1,067,314	889,068
Other revenues	424,132	260,809	29,133	21,351	453,265	282,160
Total revenues	10,948,813	10,997,035	7,938,709	9,190,222	18,887,523	20,187,257
Expenses:						
General government	1,839,647	1,970,802	-	-	1,839,647	1,970,802
Building/Code Enforcement	491,049	419,401	-	-	491,049	419,401
Public safety	2,725,181	2,619,346	-	-	2,725,181	2,619,346
Highways and improvements	1,420,450	261,082	-	-	1,420,450	261,082
Parks and recreation	1,124,510	1,181,028	-	-	1,124,510	1,181,028
Interest on long-term debt	104,980	54,372	-	-	104,980	54,372
Water	-	-	2,997,618	3,078,977	2,997,618	3,078,977
Wastewater	-	-	2,027,678	1,941,017	2,027,678	1,941,017
Total expenses	7,705,818	6,506,029	5,025,295	5,019,994	12,731,113	11,526,024
Change in net position	3,242,996	4,491,006	2,913,414	4,170,228	6,156,410	8,661,233
Net position - beginning	31,120,890	26,629,886	34,525,242	30,355,014	62,080,278	56,984,900
Net position - ending	\$ 34,363,886	31,120,890	37,438,656	34,525,242	68,236,687	65,646,132

For the City as a whole, total revenues decreased by \$1,299,734 compared to the previous year, while total expenses increased by \$1,205,089. The total net change of \$6,156,410 is, in private sector terms, the net income for the year which is \$2,504,823 less than the previous year.

Governmental activities revenues of \$10,948,813 is a decrease of \$48,222 from the previous year. All significant items of revenue increased. Total grant revenue, operating and capital, decreased by \$880,236. Governmental activities expenses of \$7,705,818 is an increase of \$1,199,789 from the previous year. While general government, and parks and recreation expenses decreased, all other department expenses increased.

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Business-type activities revenue of \$7,938,709 is a decrease of \$1,251,513 from the previous year. Service revenues increased by \$230,394 and capital grants decreased by \$1,489,689. Business-type activities expenses of \$5,025,295 is an increase of \$5,301 from the previous year. This is due to an increase in water and wastewater operation expenses.

Balances and Transactions of Individual Funds

Some of the more significant changes in fund balances and fund net position and any restrictions on those amounts is described below:

General Fund

The fund balance of \$3,021,275 reflects an increase of \$531,608 from the previous year. Total revenues increased by \$204,635. Tax revenues, including property taxes and sales taxes increased by \$637,439. Licenses and permits increased by \$108,040. Intergovernmental revenues decreased by \$634,376. Charges for services decreased by \$56,828. Revenues from sale of capital assets increased by \$156,950. Interest revenues increased by \$13,834. All other revenues increased by \$87,616.

Total expenditures increased by \$241,924. General government expenditures decreased by \$158,094; code enforcement expenditures increased by \$71,648; public safety expenditures increased by \$243,060; streets and highways expenditures increased by \$4,126; and parks and recreation expenditures increased by \$81,183. The transfer out of \$1,365,686 was comprised of \$1,161,629 to capital projects and \$194,057 to the debt service fund, and \$10,000 to the MBA fund.

Water Fund

The change in net position (net income) was \$1,651,275, which included capital contributions of \$844,500. The amount of \$2,165,361 is restricted for construction. Unrestricted net position amounts to \$4,194,651.

Wastewater

The change in net position (net income) was \$1,262,139. Restricted amounts were \$296,046 for debt service, and \$1,102,817 for construction. Unrestricted net position amounts to \$2,689,171.

General Fund Budgetary Highlights

Revenues for the current year, exclusive of transfers and fund balance appropriations, were originally budgeted in the amount of \$8,430,177. This amount was amended in the final budget to \$9,052,492. Actual revenues, excluding transfers, amounted to \$9,468,959.

Expenditures for the current year, excluding transfers, were originally budgeted in the amount of \$7,939,447. This amount was amended in the final budget to \$8,307,433. Actual expenditures amounted to \$7,765,544.

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Net transfers out for the year were originally budgeted in the amount of \$505,687. The final budget for transfers out was \$715,686. Actual net transfers out were made in the amount of \$1,365,686.

Capital Asset and Debt Administration

Capital assets. The total amount of capital assets, net of depreciation, of \$60,104,929 is an increase of \$2,301,810 from the previous year. Governmental activities capital assets, net of depreciation, of \$30,597,336 is an increase of \$1,345,880 from the previous year. Business-type activities capital assets, net of depreciation, of \$29,507,593 is an increase of \$955,930 from the previous year. Additional information regarding capital assets may be found in the notes to the financial statements.

Ivins City's Capital Assets (net of depreciation)

	Governmental Activities		Business-type Activities		Total Current Year	Total Previous Year
	Current Year	Previous Year	Current Year	Previous Year		
Net Capital Assets:						
Land and water rights	\$ 953,852	953,852	1,575,920	1,487,555	2,529,773	2,441,408
Buildings	6,116,511	895,902	714,125	161,429	6,830,636	1,057,331
Improvements other than buildings	930,223	998,952	-	-	930,223	998,952
Automobiles & Trucks	334,149	350,194	47,726	68,033	381,876	418,227
Machinery and equipment	363,365	482,357	393,870	424,510	757,235	906,867
Office equipment	24,216	15,303	-	-	24,216	15,303
Parks	3,919,238	4,096,936	-	-	3,919,238	4,096,936
Infrastructure	17,955,782	17,816,317	-	-	17,955,782	17,816,317
Water system	-	-	9,156,176	8,866,584	9,156,176	8,866,584
Wastewater system	-	-	17,619,776	17,543,552	17,619,776	17,543,552
Work in progress	-	3,641,643	-	-	-	3,641,643
Totals	\$ 30,597,336	29,251,456	29,507,593	28,551,663	60,104,929	57,803,119

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Long-term debt. At year-end, the City had \$7,417,110 in bonds and notes outstanding—an increase of 6.9% over the last year—as shown in the table entitled *IVINS CITY'S OUTSTANDING DEBT*. Moody's Investor Service issued their annual comment on Ivins revenue bonds and the City maintained an A1 rating. More detailed information about the City's long-term liabilities is presented in Note 3-D Long-Term Debt.

Ivins City's Outstanding Debts

	Current Year	Previous Year
Governmental activities:		
2017 Fire Truck Lease	\$ 136,100	179,110
2012 Excise Bond	-	172,000
2016 Sales Tax Refunding	1,825,000	2,011,000
2020 MBA Lease Revenue	2,402,000	2,500,000
Total governmental	\$ 4,363,100	4,862,110
Business-type activities:		
2016 Storm Water Revenue	\$ 2,310,000	2,555,000
Total business-type	\$ 2,310,000	2,555,000
Total outstanding debt	\$ 6,673,100	7,417,110

Additional information regarding the long-term liabilities may be found in the notes to financial statements.

Economic Factors and Next Year's Budgets and Rates

There's a lot of uncertainty around the local and national economy due to rising inflation and other issues such as water supply. Budgets have been set on essentially the same factors as the current year being reported.

Requests for Information

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of Ivins City's finances and to demonstrate the City's accountability for the money it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Dale Coulam, Ivins City Manager, 85 North Main, Ivins City, Utah, 84738 or via e-mail dcoulam@ivins.com.

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**BASIC FINANCIAL
STATEMENTS**

**Annual Comprehensive Financial Report
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Ivins City
STATEMENT OF NET POSITION
June 30, 2022

	Governmental Activities	Business-type Activities	Total
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES:			
Assets:			
Current assets:			
Cash and cash equivalents	\$ 6,105,355	6,776,141	12,881,496
Accounts receivable, net	2,777,417	905,544	3,682,961
Total current assets	<u>8,882,772</u>	<u>7,681,684</u>	<u>16,564,457</u>
Non-current assets:			
Restricted cash and cash equivalents	4,650,876	3,564,227	8,215,102
Capital assets:			
Not being depreciated	953,852	1,575,920	2,529,773
Net of accumulated depreciation	29,643,484	27,931,673	57,575,156
Net pension asset	767,069	255,305	1,022,374
Total non-current assets	<u>36,015,281</u>	<u>33,327,124</u>	<u>69,342,405</u>
Total assets	<u>44,898,053</u>	<u>41,008,808</u>	<u>85,906,862</u>
Deferred outflows of resources - pensions	457,208	137,657	594,865
Total assets and deferred outflows of resources	<u>\$ 45,355,262</u>	<u>41,146,465</u>	<u>86,501,727</u>
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES:			
Liabilities:			
Current liabilities:			
Accounts payable	\$ 233,421	178,680	412,101
Accrued liabilities	25,441	474,454	499,895
Customer deposits	412	52,200	52,612
Developer deposits	2,214,580	-	2,214,580
Unearned Revenue	171,697	-	171,697
Accrued interest payable	5,101	23,100	28,201
Long-term debt outstanding, current portion	237,168	250,000	487,168
Total current liabilities	<u>2,887,820</u>	<u>978,434</u>	<u>3,866,254</u>
Non-current liabilities:			
Compensated absences	147,797	60,328	208,124
Long-term debt outstanding, non-current portion	4,125,932	2,266,982	6,392,914
Total non-current liabilities	<u>4,273,728</u>	<u>2,327,309</u>	<u>6,601,038</u>
Total liabilities	<u>7,161,548</u>	<u>3,305,744</u>	<u>10,467,292</u>
Deferred inflows of resources - property taxes	1,946,553	-	1,946,553
Deferred inflows of resources - ARPA	543,940	-	543,940
Deferred inflows of resources - pensions	1,339,335	402,066	1,741,401
Total liabilities and deferred inflows of resources	<u>10,991,376</u>	<u>3,707,809</u>	<u>14,699,185</u>
NET POSITION:			
Net investment in capital assets	26,234,236	26,990,611	53,224,847
Restricted for:			
Debt service	69,246	296,046	365,292
Construction	2,429,727	3,268,178	5,697,905
Unrestricted	5,630,676	6,883,821	12,514,497
Total net position	<u>34,363,886</u>	<u>37,438,656</u>	<u>71,802,542</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 45,355,262</u>	<u>41,146,465</u>	<u>86,501,727</u>

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

**Annual Comprehensive Financial Report
June 30, 2022**

Ivins City
STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2022

<u>FUNCTIONS/PROGRAMS:</u>	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Net (Expense) Revenue (To Next Page)</u>
Primary government:					
Governmental activities:					
General government	\$ 1,839,647	21,975	-	-	(1,817,672)
Building/Code enforcement	491,049	1,039,098	-	-	548,049
Public safety	2,725,181	1,287,151	136,234	74,564	(1,227,232)
Public works and streets	1,420,450	905,605	488,930	414,305	388,390
Parks, recreation and public property	1,124,510	95,226	-	729,612	(299,672)
Interest on long-term debt	104,980	-	-	-	(104,980)
Total governmental activities	7,705,818	3,349,055	625,164	1,218,481	(2,513,118)
Business-type activities:					
Water	2,997,618	3,118,669	-	1,511,582	1,632,633
Wastewater	2,027,678	2,283,393	-	995,933	1,251,649
Total business-type activities	5,025,295	5,402,061	-	2,507,515	2,884,281
Total primary government	\$ 12,731,113	8,751,116	625,164	3,725,997	371,164

(continued on next page)

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

**Annual Comprehensive Financial Report
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Ivins City
STATEMENT OF ACTIVITIES (continued)
For the Year Ended June 30, 2022

	Governmental Activities	Business-type Activities	Total
CHANGES IN NET POSITION:			
Net (expense) revenue (from previous page)	\$ (2,513,118)	2,884,281	371,164
General revenues:			
Property taxes	2,010,485	-	2,010,485
Sales tax	2,254,182	-	2,254,182
Other taxes	1,067,314	-	1,067,314
Unrestricted investment earnings	72,540	29,133	101,672
Gain (loss) on sales of capital assets	193,879	-	193,879
Special assessments	36,945	-	36,945
Miscellaneous	120,769	-	120,769
Total general revenues	<u>5,756,113</u>	<u>29,133</u>	<u>5,785,246</u>
Change in net position	3,242,996	2,913,414	6,156,410
Net position - beginning	27,555,036	34,525,242	62,080,278
Prior period adjustment	<u>3,565,854</u>	<u>-</u>	<u>3,565,854</u>
Net position - ending	<u>\$ 34,363,886</u>	<u>37,438,656</u>	<u>71,802,542</u>

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

**Annual Comprehensive Financial Report
June 30, 2022**

Ivins City
BALANCE SHEET - GOVERNMENTAL FUNDS
June 30, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Non-Major Municipal Building Authority	Total Governmental Funds
ASSETS					
Cash and cash equivalents	\$ 3,198,623	16,259	2,890,472	-	6,105,355
Accounts receivable, net of allowances	2,517,953	218,115	41,349	-	2,777,417
Restricted cash and cash equivalents	2,214,580	-	2,429,727	6,569	4,650,876
TOTAL ASSETS	\$ 7,931,156	234,375	5,361,548	6,569	13,533,648
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES					
Liabilities:					
Accounts payable	\$ 178,956	-	54,465	-	233,421
Accrued liabilities	25,441	-	-	-	25,441
Customer deposits	412	-	-	-	412
Developer deposits	2,214,580	-	-	-	2,214,580
Unearned revenue	-	171,697	-	-	171,697
Total liabilities	2,419,389	171,697	54,465	-	2,645,551
Deferred inflows of resources - property taxes	1,946,553	-	-	-	1,946,553
Deferred inflows of resources - ARPA	543,940	-	-	-	543,940
TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	4,909,881	171,697	54,465	-	5,136,043
FUND BALANCES:					
Restricted for:					
Construction	-	-	2,429,727	-	2,429,727
Debt service	-	62,678	-	6,569	69,246
Assigned for:					
Construction	-	-	2,877,356	-	2,877,356
Unassigned	3,021,275	-	-	-	3,021,275
TOTAL FUND BALANCES	3,021,275	62,678	5,307,083	6,569	8,397,605
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	\$ 7,931,156	234,375	5,361,548	6,569	13,533,648

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

**Annual Comprehensive Financial Report
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Ivins City
**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION**
June 30, 2022

Total Fund Balance for Governmental Funds	\$ 8,397,605
Total net position reported for governmental activities in the statement of net position is different because:	
Capital assets used in governmental funds are not financial resources and therefore are not reported in the funds:	
Capital assets, at cost	47,555,786
Less accumulated depreciation	<u>(16,958,450)</u>
Net capital assets	<u>30,597,336</u>
Net pension asset and deferred outflows of resources - pensions, consumptions of net position that apply to future periods, are not shown in the funds statements.	
	<u>1,224,278</u>
Long-term liabilities, for funds other than enterprise funds, are recorded in the government-wide statements but not in the fund statements.	
General long-term debt	<u>(4,363,100)</u>
Interest accrued but not yet paid on long-term debt	<u>(5,101)</u>
Compensated absences	<u>(147,797)</u>
Deferred inflows of resources - pensions	<u>(1,339,335)</u>
Total Net Position of Governmental Activities	\$ 34,363,886

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

**Annual Comprehensive Financial Report
June 30, 2022**

Ivins City
**STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS**
For the Year Ended June 30, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Non-Major Municipal Building Authority	Total Governmental Funds
Revenues:					
Taxes:					
Property	\$ 2,010,485	-	-	-	2,010,485
Sales	2,254,182	-	-	-	2,254,182
Other taxes	1,067,314	-	-	-	1,067,314
License and permits	970,736	-	-	-	970,736
Intergovernmental revenues	625,164	-	-	-	625,164
Charges for services	2,377,968	-	-	-	2,377,968
Fines and forfeitures	351	-	-	-	351
Impact fees	-	-	1,218,481	-	1,218,481
Special assessments	-	36,945	-	-	36,945
Interest	42,869	6,105	20,288	3,278	72,540
Miscellaneous revenue	119,890	878	-	-	120,769
Total revenues	9,468,959	43,929	1,238,769	3,278	10,754,934
Expenditures:					
Current:					
General government	1,756,493	-	1,270,479	-	3,026,972
Building/Code enforcement	491,049	-	-	-	491,049
Public safety	2,906,135	-	430,331	-	3,336,466
Public works and streets	1,600,764	-	-	-	1,600,764
Parks, recreation and public property	963,273	-	4,119	-	967,392
Debt service:					
Principal	43,011	358,000	-	98,000	499,011
Interest	4,818	39,535	-	62,500	106,853
Total expenditures	7,765,544	397,535	1,704,928	160,500	10,028,508
Excess (deficiency) of revenues over (under) expenditures	1,703,415	(353,606)	(466,159)	(157,222)	726,426
Other financing sources and (uses):					
Sale of capital assets	193,879	-	-	-	193,879
Transfers in	-	369,057	3,806,914	10,000	4,185,971
Transfers (out)	(1,365,686)	-	(175,000)	(2,645,285)	(4,185,971)
Total other financing sources and (uses)	(1,171,807)	369,057	3,631,914	(2,635,285)	193,879
Net change in fund balances	531,608	15,451	3,165,755	(2,792,508)	920,305
Fund balances - beginning of year	2,489,667	47,227	2,141,328	2,799,076	7,477,299
Fund balance - end of year	\$ 3,021,275	62,678	5,307,083	6,569	8,397,605

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

**Annual Comprehensive Financial Report
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Ivins City
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
 TO THE STATEMENT OF ACTIVITIES**
 For the Year Ended June 30, 2022

Net Change in Fund Balances - Total Governmental Funds	<u>\$ 920,305</u>
<p>Amounts reported for governmental activities in the statement of activities are different because:</p>	
<p>Governmental funds report capital outlays as expenditures. However, in the statement of activities, assets with a material cost are capitalized and the cost is allocated over their estimated useful lives and reported as depreciation expenses.</p>	
Capital outlays	2,810,681
Depreciation expense	<u>(1,464,801)</u>
Net	<u>1,345,880</u>
<p>The statement of activities show pension benefits, pension expenses, and non-employer contributions related to GASB 68 that are not shown in the fund statements.</p>	
	<u>465,255</u>
<p>Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.</p>	
Long-term debt principal repayments	<u>499,011</u>
<p>Accrued interest for long-term debt is not reported as expenditure for the current period, while it is recorded in the statement of activities.</p>	
Change in accrued interest	<u>1,873</u>
<p>Compensated absences expenses reported in the statement of activities do not require the use of current financial resources and are not reported as expenditures in governmental funds.</p>	
Change in compensated absence liability	<u>10,672</u>
Change in Net Position of Governmental Activities	<u>\$ 3,242,996</u>

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

**Annual Comprehensive Financial Report
June 30, 2022**

Ivins City
STATEMENT OF NET POSITION - PROPRIETARY FUND
June 30, 2022

	Water Fund	Wastewater Fund	Total Proprietary Funds
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES:			
Assets:			
Current assets:			
Cash and cash equivalents	\$ 4,150,317	2,625,823	6,776,141
Accounts receivable, net	698,100	207,444	905,544
Total current assets	<u>4,848,417</u>	<u>2,833,267</u>	<u>7,681,684</u>
Non-current assets:			
Restricted cash and cash equivalents	2,165,361	1,398,866	3,564,227
Capital assets:			
Not being depreciated	1,474,795	101,125	1,575,920
Net of accumulated depreciation	9,800,124	18,131,549	27,931,673
Net pension asset	151,901	103,404	255,305
Total non-current assets	<u>13,592,181</u>	<u>19,734,943</u>	<u>33,327,124</u>
Total assets	<u>18,440,598</u>	<u>22,568,211</u>	<u>41,008,808</u>
Deferred outflows of resources - pensions	80,947	56,710	137,657
Total assets and deferred outflows of resources	<u>\$ 18,521,544</u>	<u>22,624,921</u>	<u>41,146,465</u>
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES:			
Liabilities:			
Current liabilities:			
Accounts payable	\$ 70,853	107,827	178,680
Accrued liabilities	474,454	-	474,454
Customer security deposits	52,200	-	52,200
Accrued interest payable	-	23,100	23,100
Long-term debt outstanding, current portion	-	250,000	250,000
Total current liabilities	<u>597,507</u>	<u>380,927</u>	<u>978,434</u>
Non-current liabilities:			
Compensated absences	37,548	22,780	60,328
Long-term debt outstanding, non-current portion	-	2,266,982	2,266,982
Total non-current liabilities	<u>37,548</u>	<u>2,289,762</u>	<u>2,327,309</u>
Total liabilities	<u>635,054</u>	<u>2,670,689</u>	<u>3,305,744</u>
Deferred inflows of resources - pensions	251,560	150,506	402,066
Total liabilities and deferred inflows of resources	<u>886,614</u>	<u>2,821,195</u>	<u>3,707,809</u>
NET POSITION:			
Net investment in capital assets	11,274,919	15,715,692	26,990,611
Restricted for:			
Debt service	-	296,046	296,046
Construction	2,165,361	1,102,817	3,268,178
Unrestricted	4,194,651	2,689,171	6,883,821
Total net position	<u>17,634,930</u>	<u>19,803,725</u>	<u>37,438,656</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 18,521,544</u>	<u>22,624,921</u>	<u>41,146,465</u>

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

**Annual Comprehensive Financial Report
June 30, 2022**

Ivins City
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES
IN NET POSITION - PROPRIETARY FUND**
For the Year Ended June 30, 2022

	Water Fund	Wastewater Fund	Total Proprietary Funds
Operating income:			
Charges for sales and service	\$ 2,948,618	2,184,827	5,133,445
Connection fees	89,690	96,500	186,190
Other operating income	80,361	2,066	82,427
Total operating income	3,118,669	2,283,393	5,402,061
Operating expenses:			
Purchased product	1,202,624	597,425	1,800,049
Personnel services	714,729	474,487	1,189,216
Utilities	65,748	37,580	103,328
Repair and maintenance	79,436	96,668	176,104
Professional and technical	63,825	55,309	119,134
Other supplies and expenses	160,591	53,533	214,124
Insurance expense	23,395	13,847	37,242
Depreciation expense	687,271	643,404	1,330,675
Total operating expense	2,997,618	1,972,253	4,969,870
Net operating income (loss)	121,051	311,140	432,191
Non-operating income (expense):			
Impact fees	667,082	313,933	981,015
Interest income	18,642	10,491	29,133
Interest on long-term debt	-	(55,425)	(55,425)
Total non-operating income (expense)	685,724	268,999	954,723
Income (loss) before transfers and capital contributions	806,775	580,139	1,386,914
Capital contributions	844,500	682,000	1,526,500
Change in net position	1,651,275	1,262,139	2,913,414
Net position - beginning	15,983,656	18,541,586	34,525,242
Net position - ending	\$ 17,634,930	19,803,725	37,438,656

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

**Annual Comprehensive Financial Report
June 30, 2022**

Ivins City
STATEMENT OF CASH FLOWS
For the Year Ended June 30, 2022

	Water Fund	Wastewater Fund	Total Proprietary Funds
Cash flows from operating activities:			
Cash received from customers - service	\$ 2,809,843	2,282,979	5,092,822
Cash paid to suppliers	(1,949,608)	(1,002,669)	(2,952,277)
Cash paid to employees	(797,572)	(541,495)	(1,339,067)
Net cash provided (used) in operating activities	62,663	738,815	801,478
Cash flows from noncapital financing activities:			
Change in customer deposits	(53,900)	-	(53,900)
Net cash provided (used) in noncapital financing activities	(53,900)	-	(53,900)
Cash flows from capital and related financing activities:			
Cash received from capital contributions	844,500	682,000	1,526,500
Cash received from impact fees	667,082	313,933	981,015
Cash payments for capital assets	(1,023,996)	(835,744)	(1,859,740)
Cash payments for long-term debt principal	-	(284,425)	(284,425)
Cash payments for long-term debt interest	-	(57,875)	(57,875)
Net cash provided (used) in capital and related financing activities	487,586	(182,110)	305,476
Cash flows from investing activities:			
Cash received from interest earned	18,642	10,491	29,133
Net cash provided (used) in investing activities	18,642	10,491	29,133
Net increase (decrease) in cash	514,991	567,195	1,082,186
Cash balance, beginning	5,800,687	3,457,494	9,258,181
Cash balance, ending	\$ 6,315,678	4,024,689	10,340,367
Cash reported on the statement of net position:			
Cash and cash equivalents	\$ 4,150,317	2,625,823	6,776,141
Non-current restricted cash	2,165,361	1,398,866	3,564,227
Total cash and cash equivalents	\$ 6,315,678	4,024,689	10,340,367

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

**Annual Comprehensive Financial Report
June 30, 2022**

Ivins City
STATEMENT OF CASH FLOWS (continued)
For the Year Ended June 30, 2022

**Reconciliation of Operating Income to Net Cash
Provided (Used) in Operating Activities:**

	Water Fund	Wastewater Fund	Total Proprietary Funds
Net operating income (expense)	\$ 121,051	\$ 311,140	432,191
Adjustments to reconcile operating income or (loss) to net cash provided (used) in operating activities:			
Depreciation and amortization	687,271	643,404	1,330,675
Changes in assets and liabilities:			
(Increase) decrease in receivables	(308,825)	(414)	(309,239)
(Increase) decrease in net pension asset	(151,901)	(103,404)	(255,305)
(Increase) decrease in deferred outflows	(25,684)	(24,050)	(49,734)
Increase (decrease) in payables	(353,990)	(148,307)	(502,297)
Increase (decrease) in compensated absences	2,758	3,011	5,769
Increase (decrease) in net pension liabilities	(36,774)	(30,214)	(66,987)
Increase (decrease) in deferred inflows	128,757	87,649	216,406
Net cash provided (used) in operating activities	\$ 62,663	738,815	801,478

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

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1-A. Reporting entity

Ivins City (the City), is a municipal corporation located in Washington County, Utah. The City operates under a Six Member Council form of government with a City Manager by ordinance.

The accompanying financial statements present the City and its component units, entities for which the City is considered to be financially accountable. The financial statements of the City have been prepared in conformity with Generally Accepted Accounting Principles (GAAP) as applied to government units. The Governmental Accounting Standards Board is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below.

1-B. Government-wide and fund financial statements

Government-wide Financial Statements

The government-wide financial statements, consisting of the statement of net position and the statement of changes in net position report information on all of the non-fiduciary activities of the primary government and its component units. For the most part, the effect of inter-fund activity has been removed from these statements. *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.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. *Direct expenses* are those that are clearly identifiable with a specific function or segment. Indirect expenses are not allocated. All expenses are included in the applicable function. *Program revenues* include (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privilege 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*.

Fund Financial Statements

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, if any, 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 statement.

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

1-C. Measurement focus, basis of accounting and financial statement presentation

The financial statements of the City are prepared in accordance with generally accepted accounting principles (GAAP).

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting, generally including the reclassification of internal activity (between or within funds). However, internal eliminations do not include utility services provided to City departments or payments to the general fund by other funds for providing administrative and billing services for such funds. Reimbursements are reported as reductions to expenses. Proprietary and any fiduciary fund financial statements are also reported using this same focus and basis of accounting although internal activity is not eliminated in these statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property tax revenues are recognized in the year for which they are levied while grants are recognized when the grantor eligibility requirements are met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. 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, sales taxes, intergovernmental revenues, 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. Only the portion of special assessments, if any, receivable 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.

Proprietary funds distinguish *operating* revenues and expenses from non-operating items. Operating income and expense reported in proprietary fund financial statements include those revenues and expenses related to the primary, continuing operations of the fund. Principal operating revenues for proprietary funds are charges to customers for sales or services. Principal operating expenses are the costs of providing goods or services, including administrative expenses and depreciation of capital assets. Other revenues and expenses are classified as non-operating in the financial statements.

Policy regarding use of restricted resources

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as needed. Restricted assets and liabilities payable from restricted assets current in nature are reported with current assets and current liabilities. Restricted assets, non-current reports assets restricted for acquisition or construction of non-current assets, or are restricted for liquidation of long-term debt.

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

1-D. Fund types and major funds

Governmental funds

The City reports the following major governmental funds:

The *general fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *debt service fund* accounts for the payment of the general long-term debt of the government.

The *capital projects* fund accounts for financial resources used for the acquisition or construction of the capital facilities of the City (other than those of the enterprise funds).

Proprietary funds

The City reports the following major proprietary funds:

The *water fund* is used to account for the activities of the culinary water distribution.

The *wastewater fund* is used to account for the operations of the sewer system.

1-E. Assets, Liabilities, and Net Position or Equity

1-E-1. Deposit and Investments

Investments are reported at fair value. Deposits are reported at cost, which approximates fair value. Investments of the City are accounts at the Utah Public Treasurers Investments Fund. Additional information is contained in Note 3.

1-E-2. Cash and Cash Equivalents

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

1-E-3. Receivables and Payables

Accounts receivable other than property taxes and intergovernmental receivables are from customers primarily for utility services. Property tax and intergovernmental receivables are considered collectible. Customer accounts are reported net of an allowance for uncollectible accounts. The allowance amount is estimated using accounts receivable past due more than 90 days.

During the course of operations, there may be transactions occur between funds that are representative of lending/borrowing arrangements outstanding at year-end. These are reported as either due to or due from other funds.

Property taxes are assessed and collected for the City by Washington County and remitted to the City shortly after collection. Property taxes become a lien on January 1 and are levied on the first Monday in August. Taxes are due and payable on November 1, and are delinquent after November 30. All dates are in the year of levy.

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

1-E. Assets, Liabilities, and Net Position or Equity (continued)

1-E-4. Restricted Assets

In accordance with certain revenue bond covenants, resources may be required to be set aside for the repayment of such bonds, and, on occasion, for the repair and maintenance of the assets acquired with the bond proceeds. These resources are classified as restricted assets on the balance sheet because of their limited use. Most capital grant agreements mandate that grant proceeds be spent only on capital assets. Unspent resources of this nature are also classified as restricted. The limited use resources described above involve a reported restriction of both cash and net assets.

Unspent proceeds of bonds issued to finance capital assets are also reported as restricted cash

1-E-5. Inventories and Prepaid items

All inventories, which mainly consist of immaterial amounts of expendable supplies for consumption, are not reported. Such supplies are acquired as needed. Proprietary fund inventories, where material, are stated at the lower of cost or market, using the first-in, first-out basis.

Prepaid items record payments to vendors that benefit future reporting and are reported on the consumption basis. Both inventories and prepayments are similarly reported in government-wide and fund financial statements.

1-E-6. Capital Assets

Capital assets includes property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), and are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. Such assets are recorded at historical cost or at estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. Infrastructure is depreciated.

The cost of normal maintenance and repairs that does not add to the value of an asset or materially extend the assets' life is not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. Upon retirement or disposition of capital assets, the cost and related accumulated depreciation are removed from the respective accounts. Depreciation of capital assets is computed using the straight-line method over their estimated useful lives.

Property, plant, and equipment of the primary government, as well as the component units if any, is depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and improvements	30-40
Machinery and equipment	5-10
Autos and trucks	5-7
Infrastructure	20-40
Parks	15-40

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

1-E. Assets, Liabilities, and Net Position or Equity (continued)

1-E-7. Long-term Obligations

In the government-wide and proprietary fund financial statements, long-term debt and obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund statement of net assets. Bond issuance costs, bond discounts or premiums, and the difference between the reacquisition price and the net carrying value of refunded debt are deferred and amortized over the terms of the respective bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

The governmental fund financial statements recognize the proceeds of debt and premiums as other financing sources of the current period. Issuance costs are reported as expenditures.

1-E-8. Pensions

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

1-E-9. Fund Equity

Government-wide Financial Statements

Equity is classified in the government-wide financial statements as net position and is displayed in three components:

Net investment in capital assets - Capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted net position - Net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Unrestricted net position - All other net position that does not meet the definition of "restricted" or "net investment in capital assets."

Fund Financial Statements

In the fund financial statements governmental fund equity is classified as fund balance. Fund balance is further classified as Nonspendable, Restricted, Committed, Assigned or Unassigned. Descriptions of each follow:

Nonspendable fund balance - This classification includes amounts that cannot be spent because they are either (a) not in spendable form, or (b) legally or contractually required to be maintained intact. Fund balance amounts related to inventories, prepaid expenditures, and endowments are classified as nonspendable.

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

1-E. Assets, Liabilities, and Net Position or Equity (continued)

1-E-9. Fund Equity (continued)

Restricted fund balance - This classification includes net fund resources that are subject to external constraints that have been placed on the use of the resources either a) imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of the government or b) imposed by law through constitutional provisions or enabling legislation.

Committed fund balance - This classification includes amounts that can only be used for specific purposes established by formal action of the City Council, with is the City's highest level of decision-making authority. Fund balance commitments can only be removed or changed by the same type of action (for example resolution) of the City Council. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

Assigned fund balance - This classification includes amounts that the City intends to be used for a specific purpose but are neither restricted nor committed. These are established by the City Council. This category includes the remaining positive fund balances for governmental funds other than the general fund.

Unassigned fund balance - Residual classification of the General Fund. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the General Fund.

Proprietary fund equity is classified the same as in the government-wide statements

1-E-10. Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements and the accompanying notes. Actual results may differ from those estimates.

1-E-11. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes include a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City reports deferred outflows of resources related to pensions as required by GASB 68.

In addition to liabilities, the statement of net position will sometimes include a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until then. Property taxes to be collected in November were unavailable in the current fiscal year. Accordingly, these property taxes are deferred and will be recognized as an inflow of resources in the period that the amounts become available. The City also reports deferred inflows of resources related to pensions as required by GASB 68.

Ivins City
NOTES TO FINANCIAL STATEMENTS
 June 30, 2022

NOTE 2 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

2-A. Budgetary data

Annual budgets are prepared and adopted by ordinance by total for each department, in accordance with State law, by the Mayor and City Council on or before June 22 for the following fiscal year beginning July 1. Estimated revenues and appropriations may be increased or decreased by resolution of the City Council at any time during the year. A public hearing must be held prior to any proposed increase in a fund's appropriations. Budgets include activities in the General Fund. The level of the City's budgetary control (the level at which the City's expenditures cannot legally exceed appropriations) is established at the department level. Each department head is responsible for operating within the budget for their department. All annual budgets lapse at fiscal year end.

Utah State law prohibits the appropriation of unassigned General Fund balance to an amount less than 5% of the General Fund revenues. The 5% reserve that cannot be budgeted is used to provide working capital until tax revenue is received, to meet emergency expenditures, and to cover unanticipated deficits. Any unassigned General Fund balance greater than 25% of the current year's actual revenues must be appropriated within the following two years.

Once adopted, the budget may be amended by the City Council without hearing provided the budgeted expenditures do not exceed budgeted revenues and appropriated fund balance. A public hearing must be held if the budgeted expenditures will exceed budgeted revenues and any fund balance which is available for budgeting. With the consent of the Mayor, department heads may reallocate unexpended appropriated balances from one expenditure account to another within that department during the budget year. Budgets for the General Fund are prepared on the modified accrual basis of accounting. Encumbrances are not used.

NOTE 3 - DETAILED NOTES

3-A. Deposits and investments

Cash and investments as of June 30, 2022 consist of the following:

	Fair Value
Cash on hand	\$ 1,320
Demand deposits - checking	94,918
Bond reserve bank trust accounts	296,049
Deposits - PTIF	20,704,311
Total cash	\$ 21,096,598

Cash and investments listed above are classified in the accompanying government-wide statement of net position as follows:

Cash and cash equivalents (current)	\$ 12,881,496
Restricted cash and cash equivalents (non-current)	8,215,102
Total cash and cash equivalents	\$ 21,096,598

Cash equivalents and investments are carried at fair value in accordance with GASB Statement No. 72.

Ivins City
NOTES TO FINANCIAL STATEMENTS
 June 30, 2022

3-A. Deposits and investments (continued)

The Utah Money Management Act (UMMA) establishes specific requirements regarding deposits of public funds by public treasurers. UMMA requires that city funds be deposited with a qualified depository which includes any depository institution which has been certified by the Utah State Commissioner of Financial Institutions as having met the requirements specified in UMMA Section 51, Chapter 7. UMMA provides the formula for determining the amount of public funds which a qualified depository may hold in order to minimize risk of loss and also defines capital requirements which an Institution must maintain to be eligible to accept public funds. UMMA lists the criteria for investments and specifies the assets which are eligible to be invested in, and for some investments, the amount of time to maturity.

UMMA enables the State Treasurer to operate the Public Treasurer's Investment Pool (PTIF). PTIF is managed by the Utah State Treasurer's investment staff and comes under the regulatory authority of the Utah Money Management Council. This council is comprised of a select group of financial professionals from units of local and state government and financial institutions doing business in the state. PTIF operations and portfolio composition is monitored at least semi-annually by the Utah Money Management Council. PTIF is unrated by any nationally recognized statistical rating organizations. Deposits in PTIF are not insured or otherwise guaranteed by the State of Utah. Participants share proportionally in any realized gains or losses on investments which are recorded on an amortized cost basis. The balance available for withdrawal is based on the accounting records maintained by PTIF. The fair value of the investment pool is approximately equal to the value of the pool shares. The City maintains monies not immediately needed for expenditure in PTIF accounts.

Deposit and Investment Risk

The City maintains no investment policy containing any specific provisions intended to limit the City's exposure to interest rate risk, credit risk, and concentration of credit risk other than that imposed by UMMA. The City's compliance with the provisions of UMMA addresses each of these risks.

At June 30, 2022, the City's bank balance of demand and bank trust deposits total \$385,181 and the book balance is \$390,967. Of these deposits, \$339,133 is covered by FDIC insurance; \$46,048 is uninsured and uncollateralized.

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, 2022 the City's investments had the following recurring fair value measurements:

Security Type Category	Level 1	Level 2	Level 3	Other	Total
PTIF	\$ -	20,704,311	-	-	20,704,311
Total Investments	\$ -	20,704,311	-	-	20,704,311

Ivins City
NOTES TO FINANCIAL STATEMENTS
 June 30, 2022

3-A. Deposits and investments (continued)

Interest rate risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. All deposits and investments of the City are available immediately.

Credit risk & custodial credit risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligations.

For an investment, custodial credit risk 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 have a formal policy for custodial credit risk. All investments other than bank deposits or funds invested in the state treasurers fund are to be held by a third party with securities delivered on a delivery vs. purchase basis. As of June 30, 2021, the City kept all investments with custodian counterparty Wells Fargo Bank, NA and all investments which was/were held by the counterparty's trust department or agent are registered in the City's name.

Concentration of credit risk

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. City of Ivins'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 5-10% depending upon the total dollar amount held in the portfolio.

At June 30, 2022, City of Ivins does not hold more than 10 percent of total investments in any single security concentration other than U. S. Government Treasuries and Agencies.

3-B. Receivables

The allowance policy is described in Note 1-E-3. Receivables as of year-end for the City's funds are shown below. All receivables are deemed collectible.

	General Fund	Debt Service Fund	Capital Projects Fund	Water Fund	Wastewater Fund	Total
Property taxes	\$ 1,946,553	-	-	-	-	1,946,553
Intergovernmental	549,095	-	-	-	-	549,095
Customers	22,305	-	41,349	698,100	207,444	969,198
Special assessments	-	218,115	-	-	-	218,115
Total receivables	\$2,517,953	218,115	41,349	698,100	207,444	3,682,961

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

3-C. Capital Assets

Capital asset activity for the governmental activities was as follows:

Governmental activities	Beginning			Ending
	Balance	Additions	Retirements	Balance
Capital assets, not being depreciated:				
Land rights	\$ 953,852	-	-	953,852
Construction in progress	3,641,643	7,929	3,649,572	-
Total capital assets, not being depreciated	4,595,495	7,929	3,649,572	953,852
Capital assets, being depreciated:				
Buildings	1,747,521	5,270,011	-	7,017,532
Improvements other than buildings	1,510,996	1,429	-	1,512,424
Autos and trucks	1,095,346	92,314	-	1,187,660
Machinery and equipment	1,337,780	-	-	1,337,780
Office equipment	153,892	14,821	-	168,713
Parks	6,107,302	5,050	-	6,112,352
Infrastructure	28,196,772	1,068,700	-	29,265,472
Total capital assets, being depreciated	40,149,610	6,452,324	-	46,601,934
Less accumulated depreciation for:				
Buildings	851,619	49,401	-	901,021
Improvements other than buildings	512,044	70,157	-	582,201
Autos and trucks	745,152	108,359	-	853,511
Machinery and equipment	855,424	118,992	-	974,416
Office equipment	138,589	5,908	-	144,497
Parks	2,010,366	182,748	-	2,193,114
Infrastructure	10,380,455	929,236	-	11,309,690
Total accumulated depreciation	15,493,649	1,464,801	-	16,958,450
Total capital assets being depreciated, net	24,655,961	4,987,523	-	29,643,484
Governmental activities capital assets, net	\$ 29,251,456	4,995,452	3,649,572	30,597,336

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

Governmental activities:	
General government	\$ 90,008
Public safety	167,002
Highways and public improvements	974,048
Parks, recreation and public property	233,743
Total	\$ 1,464,801

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

3-C. Capital Assets (continued)

Capital asset activity for the business-type activities was as follows:

Business-type activities	Beginning Balance	Additions	Retirements	Ending Balance
Capital assets, not being depreciated:				
Land and water shares	\$ 1,487,555	88,365	-	1,575,920
Construction in progress	426,865	-	426,865	-
Total capital assets, not being depreciated	1,914,420	88,365	426,865	1,575,920
Capital assets, being depreciated:				
Buildings	312,126	560,606	-	872,733
Machinery and equipment	760,798	23,664	-	784,463
Autos and trucks	493,170	-	-	493,170
Water system	18,349,155	931,969	-	19,281,125
Wastewater system	24,694,896	682,000	-	25,376,896
Total capital assets, being depreciated	44,610,147	2,198,240	-	46,808,387
Less accumulated depreciation for:				
Buildings	150,698	7,910	-	158,608
Machinery and equipment	336,288	54,304	-	390,592
Autos and trucks	425,138	20,307	-	445,444
Water system	9,482,572	642,378	-	10,124,949
Wastewater system	7,151,344	605,776	-	7,757,121
Total accumulated depreciation	17,546,039	1,330,675	-	18,876,714
Total capital assets being depreciated, net	27,064,108	867,565	-	27,931,673
Business-type activities capital assets, net	\$ 28,978,528	955,930	426,865	29,507,593

Depreciation expense was charged to functions/programs of the primary government business-type activities was follows:

Business-type activities:	
Water	\$ 687,271
Wastewater	643,404
Total	\$1,330,675

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

3-D. Long-term debt

Long-term debt activity for the governmental activities was as follows:

	Original Principal	% Rate	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Direct Borrowing:							
2017 Fire Truck Lease							
Matures 2025	\$ 301,500	2.69	\$ 179,110	-	43,011	136,100	44,168
Bonds:							
2012 Excise Bond							
Matured 2022	2,047,000	2.50	172,000	-	172,000	-	-
2016 Sales Tax Refunding							
Matures 2031	2,876,000	1.95	2,011,000	-	186,000	1,825,000	193,000
2020 MBA Lease Revenue							
Matures 2042	2,500,000	1.95	2,500,000	-	98,000	2,402,000	-
Total governmental activity							
long-term liabilities			\$ 4,862,110	-	499,011	4,363,100	237,168

Debt service requirements to maturity for governmental activities are as follows:

	Principal	Interest	Total
2023	\$ 237,168	37,367	274,535
2024	340,356	92,446	432,802
2025	346,576	84,904	431,480
2026	304,000	77,215	381,215
2026	309,000	70,690	379,690
2028 - 2032	1,422,000	252,839	1,674,839
2033 - 2037	659,000	143,350	802,350
2038 - 2042	745,000	56,775	801,775
Total	\$ 4,363,100	815,584	5,178,684

The City has outstanding bonds and other direct borrowings related to governmental activities totaling \$4,363,100. The outstanding bonds and other direct borrowings are all secured with their respective revenues and/or property and equipment.

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

3-D. Long-term debt (continued)

Long-term debt activity for the business-type activities was as follows:

	Original Principal	%	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
2016 Storm Water Revenue							
Matures 10/1/2036	\$ 3,680,000	4.00	\$ 2,555,000	-	245,000	2,310,000	250,000
Total business-type activity							
 long-term liabilities			\$ 2,555,000	-	245,000	2,310,000	250,000

Bond debt service requirements to maturity for business-type activities are as follows:

	Principal	Interest	Total
2013	\$ 250,000	87,400	337,400
2024	265,000	77,100	342,100
2025	275,000	66,300	341,300
2026	290,000	55,000	345,000
2027	300,000	43,200	343,200
2028 - 2032	555,000	111,500	666,500
2033 - 2037	375,000	38,700	413,700
Total	\$ 2,310,000	479,200	2,789,200

The City has outstanding bonds related to business-type activities totaling \$2,310,000. The outstanding bonds are secured with their respective revenues.

Conduit Debt:

In September 2015, the City approved resolution 2015-24R, authorizing the issuance of Industrial Revenue Bonds not to exceed \$7,000,000 on behalf of Tuacahn Center for the Arts, a private enterprise. The issuance of such bonds allows the business to borrow money using tax exempt bonds. The City is not liable for repayment of the debt. Accordingly, the bonds are not reported as a liability in the City's financial statements. Based on the bank's debt service schedule, there was \$4,633,000 outstanding on the Industrial Revenue Bonds, as of June 30, 2022.

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

3-D. Long-term debt (continued)

Lease Commitments:

The City has entered into lease agreements. These leases are included in the schedules on the previous two pages. Accumulated amortization (depreciation) on the equipment acquired under leases was \$332,873 at June 30, 2022.

A summary of the assets acquired through capital leases is as follows:

	Governmental Activities
Asset:	
2017 Fire Truck	\$ 486,284
Accumulated amortization	(332,873)
Net	\$ 153,411

Amortization of capital assets purchased under leases is included in depreciation.

The following is the present value of future minimum lease payments under these leases as of June 30, 2022:

Fiscal Year	Governmental Activities
2023	\$ 47,829
2024	47,829
2025	47,829
Total minimum lease payments	143,487
Less amounts representing interest	(7,387)
Present value of minimum lease payments	\$ 136,100

Other long-term liabilities:

	Beginning	Increase (Decrease)	Ending
Compensated absences:			
Governmental	\$ 158,468	(10,672)	147,797
Business-type	54,559	5,769	60,328
Total	\$ 213,027	(4,903)	208,124
Net pension liability:			
Governmental	\$ 240,231	(240,231)	-
Business-type	66,987	(66,987)	-
Total	\$ 307,218	(307,218)	-

Ivins City
NOTES TO FINANCIAL STATEMENTS
 June 30, 2022

3-E. Interfund receivable, payables, and transfers

Interfund transfers:

	Transfers In	Transfers Out
General Fund	\$ -	1,365,686
Debt Service Fund	369,057	-
Capital Projects Fund	3,806,914	175,000
Municipal Building Authority	10,000	2,645,285
Total	\$4,185,971	4,185,971

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them and (2) move unrestricted revenues collected in the general fund to finance various programs accounted for in the other funds in accordance with budgetary authorizations.

NOTE 4 - OTHER INFORMATION

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. Risk financing activities are accounted for in various operating funds, with unallocated or City-wide activities being accounted for in the general fund.

The City maintains insurance for general liability, auto liability, and employee dishonesty through the Utah Local Government Trust.

Worker's compensation coverage is also carried through the Utah Local Government's Insurance Trust.

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

4-B. Contingent liabilities

Amounts received or receivable from granting agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable fund. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

4-C. Pension Plans

General Information about the Pension Plan

Plan description:

Eligible plan participants are provided with pensions through the Utah Retirement Systems. The Utah Retirement Systems are comprised of the following Pension Trust funds:

- Public Employees Noncontributory Retirement System (Noncontributory System) is a multiple employer, cost sharing, public employee retirement system;
- The Public Safety Retirement System (Public Safety System) is a mixed agent and cost-sharing, multiple-employer public retirement system;
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple employer cost sharing public employer 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 Utah Retirement 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 Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S., Salt Lake City, Utah 84102 or visiting the website: www.urs.org.

Ivins City
NOTES TO FINANCIAL STATEMENTS
 June 30, 2022

4-C. Pension Plans (continued)

Benefits provided:

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

System	Final Average Salary	Years of service required and/or age eligible for benefit	Benefit percentage per year of service	Cola **
Noncontributory System	Highest 3 Years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Public Safety System	Highest 3 Years	20 years an age 10 years age 60 4 years age 65	2.5% per year up to 20 years; 2.0% per year over 20 years	Up to 2.5 % to 4% depending on the employer
Tier 2 Public Employees System	Highest 5 Years	35 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%
Tier 2 Public Safety and Firefighter System	Highest 5 Years	25 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5% per year all years 2.00% per year July 2020 to present	Up to 2.5%

* with actuarial reductions

** All past-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.

Contributions:

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 URS Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability.

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

4-C. Pension Plans (continued)

Contribution rates are as follows:

Utah Retirement Systems	Employee Paid	Employer Contribution Rate	Employer Rate for 401(k) Plan
Contributory System			
111 - Local Government Div - Tier 2	N/A	16.07	0.62
Noncontributory System			
15 - Local Government Div - Tier 1	N/A	18.47	N/A
Public Safety System			
Contributory			
122 - Tier 2 DB Hybrid Public Safety	N/A	25.83	N/A
Noncontributory			
43 - Other Div A with 2.5% COLA	N/A	34.04	N/A
Firefighters Retirement System			
31 - Other Division A	15.05	4.61	N/A
132 - Tier 2 DB Hybrid Firefighters	N/A	14.08	N/A
Tier 2 DC Only			
211 - Local Government	N/A	6.69	10.00
222 - Public Safety	N/A	11.83	14.00
232 - Firefighters	N/A	0.08	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, 2022, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	\$ 195,969	N/A
Public Safety System	111,600	-
Tier 2 Public Employees System	152,060	-
Tier 2 Public Safety and Firefighter	110,838	9,563
Tier 2 DC Only System	5,909	N/A
Tier 2 DC Public Safety and Firefighter System	5,701	N/A
Total Contributions	\$ 582,077	9,563

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

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

4-C. Pension Plans (continued)

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

At June 30, 2022, we reported a net pension asset of \$1,022,374 and a net pension liability of \$0.

	(Measurement Date): December 31, 2021			Proportionate Share 12/31/2020	Change (Decrease)
	Net Pension Asset	Net Pension Liability	Proportionate Share		
Noncontributory System	\$ 768,855	\$ -	0.1342484%	0.1315743%	0.0026741%
Public Safety System	226,688	-	0.2791233%	0.2627614%	0.0163619%
Tier 2 Public Employees System	19,669	-	0.0464721%	0.0483175%	(0.0018454%)
Tier 2 Public Safety and Firefighter	7,162	-	0.1417074%	0.1630381%	(0.0213307%)
Total	\$ 1,022,374	\$ -			

The net pension asset and liability was measured as of December 31, 2020, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2020 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2022, we recognize pension expense of (\$39,798).

At June 30, 2022, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 115,515	\$ 3,711
Changes in assumptions	138,280	8,780
Net difference between projected and actual earnings on pension plan investments	-	1,718,380
Changes in proportion and differences between contributions and proportionate share of contributions	40,064	10,531
Contributions subsequent to the measurement date	301,006	-
Total	\$ 594,865	\$ 1,741,402

\$301,006 was reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2021. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year.

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

4-C. Pension Plans (continued)

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ended December 31,</u>	Net Deferred Outflows (Inflows) of Resources
2022	\$ (276,716)
2023	(503,053)
2024	(414,625)
2025	(281,699)
2026	4,578
Thereafter	23,973

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

For the year ended June 30, 2022, we recognize pension expense of (\$126,228).

At June 30, 2022, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 80,529	\$ -
Changes in assumptions	72,160	4,963
Net difference between projected and actual earnings on pension plan investments	-	1,035,160
Changes in proportion and differences between contributions and proportionate share of contributions	8,690	19,882
Contributions subsequent to the measurement date	100,677	-
Total	\$ 262,056	\$ 1,060,005

\$100,677 was reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2021. 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:

<u>Year Ended December 31,</u>	Net Deferred Outflows (Inflows) of Resources
2022	\$ (170,905)
2023	(291,427)
2024	(250,252)
2025	(171,998)
2026	-
Thereafter	-

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

4-C. Pension Plans (continued)

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

For the year ended June 30, 2022, we recognize pension expense of (\$21,627).

At June 30, 2022, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 19,294	\$ -
Changes in assumptions	39,743	2,358
Net difference between projected and actual earnings on pension plan investments	-	612,729
Changes in proportion and differences between contributions and proportionate share of contributions	16,551	1,427
Contributions subsequent to the measurement date	56,847	-
Total	\$ 132,435	\$ 616,514

\$56,847 was reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2021. 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:

<u>Year Ended December 31,</u>	Net Deferred Outflows (Inflows) of Resources
2022	\$ (93,739)
2023	(194,381)
2024	(151,223)
2025	(101,584)
2026	-
Thereafter	-

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

4-C. Pension Plans (continued)

Firefighters System Pension Expense, and Deferred Outflows and Inflows of Resources:

For the year ended June 30, 2022, we recognize pension expense of \$2,148.

At June 30, 2022, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
	<u>of Resources</u>	<u>of Resources</u>
Difference between expected and actual experience	\$ -	\$ -
Changes in assumptions	-	-
Net difference between projected and actual earnings on pension plan investments	-	-
Changes in proportion and differences between contributions and proportionate share of contributions	2,432	-
Contributions subsequent to the measurement date	-	-
Total	<u><u>\$ 2,432</u></u>	<u><u>\$ -</u></u>

\$0 was reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2021. 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:

<u>Year Ended December 31,</u>	Net Deferred Outflows (Inflows) of Resources
	<u>of Resources</u>
2022	\$ 2,023
2023	410
2024	-
2025	-
2026	-
Thereafter	-

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

4-C. Pension Plans (continued)

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

For the year ended June 30, 2022, we recognize pension expense of 68,368.

At June 30, 2022, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 9,555	\$ 2,534
Changes in assumptions	18,340	186
Net difference between projected and actual earnings on pension plan investments	-	48,599
Changes in proportion and differences between contributions and proportionate share of contributions	11,231	-
Contributions subsequent to the measurement date	80,269	-
Total	\$ 119,395	\$ 51,319

\$80,269 was reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2021. 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:

<u>Year Ended December 31,</u>	Net Deferred Outflows (Inflows) of Resources
2022	\$ (9,061)
2023	(11,636)
2024	(8,421)
2025	(4,819)
2026	3,876
Thereafter	17,868

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

4-C. Pension Plans (continued)

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

For the year ended June 30, 2022, we recognize pension expense of \$37,541

At June 30, 2022, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 6,137	\$ 1,177
Changes in assumptions	8,037	1,273
Net difference between projected and actual earnings on pension plan investments	-	21,892
Changes in proportion and differences between contributions and proportionate share of contributions	1,160	3,267
Contributions subsequent to the measurement date	63,213	-
Total	\$ 78,547	\$ 27,609

\$63,213 was reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2021. 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:

<u>Year Ended December 31,</u>	Net Deferred Outflows (Inflows) of Resources
2022	\$ (5,035)
2023	(6,019)
2024	(4,729)
2025	(3,300)
2026	702
Thereafter	6,104

Ivins City
NOTES TO FINANCIAL STATEMENTS
 June 30, 2022

4-C. Pension Plans (continued)

Actuarial assumptions:

The total pension liability in the December 31, 2020, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 Percent
Salary increases	3.25 - 9.75 percent, average, including inflation
Investment rate of return	6.95 percent, net of pension plan investment expense, including inflation

Mortality rates were adopted from an actuarial experience study dated January 1, 2020. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using 80% of the ultimate rates from the MP-2019 improvement assumption 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, 2020, valuation were based on the results of an actuarial experience study for the five-year period ending December, 31, 2019.

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

Assets class	Expected Return Arithmetic Basis		
	Target Asset Allocation	Real Return Arithmetic Basis	Long Term expected portfolio real rate of return
Equity securities	37%	6.30%	2.33%
Debt securities	20%	0.00%	0.00%
Real assets	15%	6.19%	0.93%
Private equity	12%	9.50%	1.14%
Absolute return	16%	2.75%	0.44%
Cash and cash equivalents	0%	0.00%	0.00%
Totals	100.00%		4.84%
	Inflation		2.50%
	Expected arithmetic nominal return		7.34%

The 6.95% assumed investment rate of return is comprised of an inflation rate of 2.50%, a real return of 4.45% that is net of investment expense.

Ivins City
NOTES TO FINANCIAL STATEMENTS
 June 30, 2022

4-C. Pension Plans (continued)

Discount rate:

The discount rate used to measure the total pension liability was 6.95 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate. The discount remained unchanged at 6.95 percent.

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 6.95 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 (5.95 percent) or 1-percentage-point higher (7.95 percent) than the current rate:

System	1% Decrease (5.95%)	Discount Rate (6.95%)	1% Increase (7.95%)
Noncontributory System	\$ 413,437	\$ (7,668,855)	\$ (1,755,247)
Public Safety System	559,087	(226,688)	(864,791)
Tier 2 Public Employees System	117,191	(19,669)	(124,748)
Tier 2 Public Safety and Firefighter	57,459	(7,162)	(58,463)
Total	\$ 1,147,174	\$ (7,922,374)	\$ (2,803,249)

Pension plan fiduciary net position:

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

Defined Contribution Savings Plan:

The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement 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 URS financial report.

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

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

Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

4-C. Pension Plans (continued)

Employee and employer contributions to the Utah Retirement Contribution Savings Plans for fiscal year ended June 30, 2021, were as follows:

	2022	2021	2020
401(k) Plan			
Employer Contributions	\$ 53,661	\$ 56,504	\$ 50,526
Employee Contributions	23,977	30,555	29,820
457 Plan			
Employer Contributions	-	-	-
Employee Contributions	18,151	13,719	13,574
Roth IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	1,560	1,560	1,560

4-D. Contracts

A few of the more significant contracts are as follows:

The City has entered into an interlocal agreement (Snow Canyon Water Project Interlocal Compact) wherein the City reimburses their share of operating and maintenance cost to St. George City based upon Ivins' proportionate ownership/usage of water in the compact.

The City also has a solid waste collection and disposal contract with Washington County Special Service District No. 1 (the District). The contract provides for Redrock Waste System, a subcontractor, to collect and dispose of residential and commercial solid waste within the City. In connection with the agreement, the City is responsible for the monthly billing, collection, and payment of residential collections to the District.

The City has entered into an interlocal agreement with Santa Clara City for Ivins City to provide law enforcement coverage to Santa Clara City. The combination of law enforcement agencies was completed on July 1, 2012. In 2018, the City and Santa Clara City entered into an agreement for Santa Clara City to provide EMS and Fire coverage for Ivins City. The results of operation are reported in this financial report for the entire year.

The City is committed to participate in the Regional Water Line Project. The City incurred \$194,636 in cost during the current audit period and their future ownership costs are expected to be \$2,521,200, or approximately \$229,200 annually for 12 years.

4-E. Rounding convention

A rounding convention to the nearest whole dollar has been applied throughout this report, therefore the precision displayed in any monetary amount is plus or minus \$1. These financial statements are computer generated and the rounding convention is applied to each amount displayed in a column, whether detail item or total. The maximum difference between any displayed number or total and its actual value will not be more than \$1.

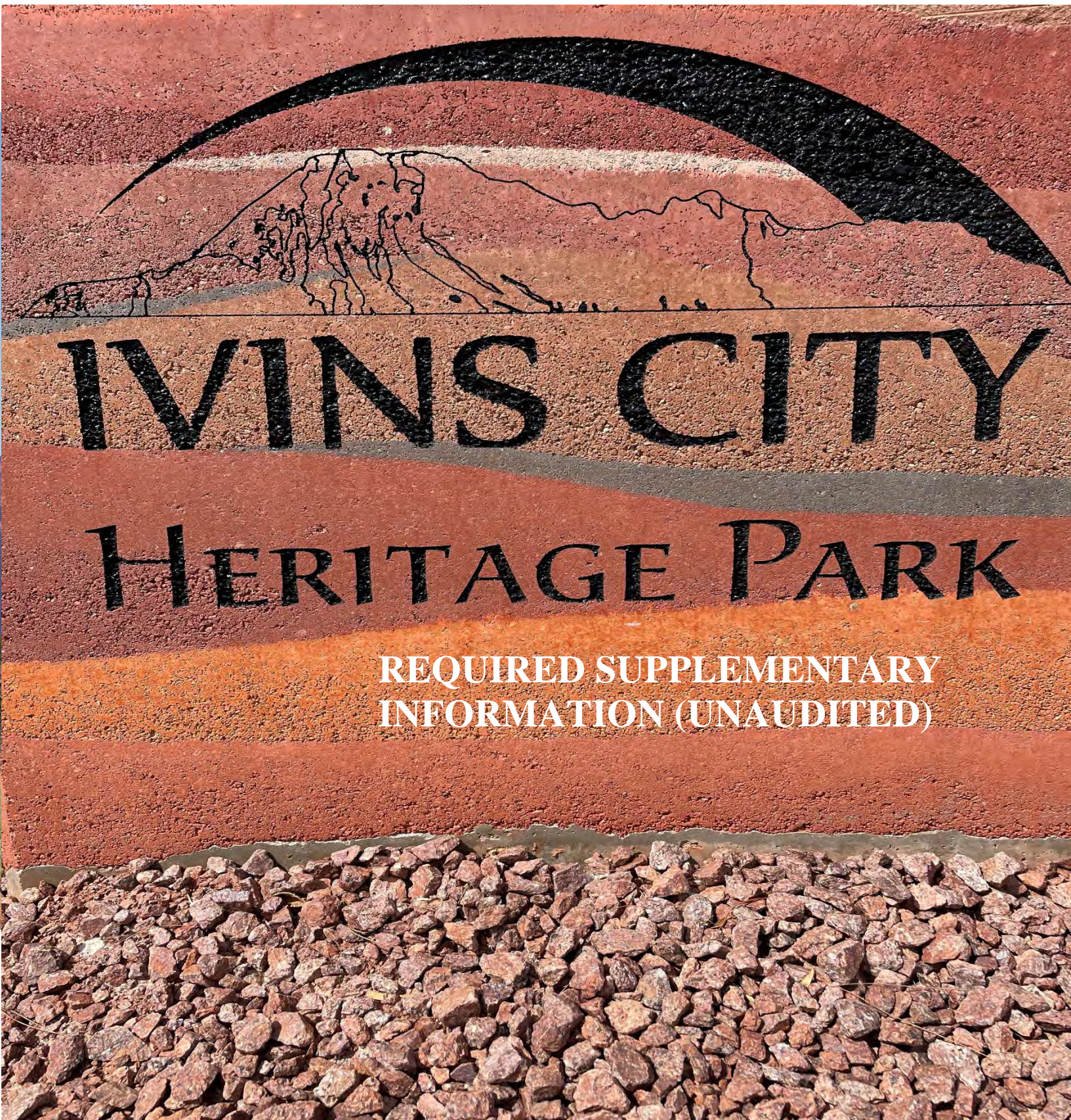
Ivins City
NOTES TO FINANCIAL STATEMENTS
June 30, 2022

4-F. Prior period adjustments

A prior period adjustment for \$3,565,854 has been recorded to properly account for additions to capital assets in fiscal year 2021. The result of this adjustment increases the beginning net position for governmental activities in the statement of activities of the government-wide financial statements.

4-G. Subsequent events

In preparing these financial statements, the City has evaluated events and transactions for potential recognition or disclosure through the date of the audit report, which is the date the financial statements were available to be issued.



**REQUIRED SUPPLEMENTARY
INFORMATION (UNAUDITED)**

Ivins City
Notes to Required Supplementary Information
June 30, 2022

Budgetary Comparison Schedules

The Budgetary Comparison Schedule presented in this section of the report is for the City's General Fund.

Budgeting and Budgetary Control

The budget for the General Fund is legally required and is prepared and adopted on the modified accrual basis of accounting.

Original budgets represent the revenue estimates and spending authority authorized by the City Council prior to the beginning of the year. Final budgets represent the original budget amounts plus any amendments made to the budget during the year by the Council through formal resolution. Final budgets do not include unexpended balances from the prior year because such balances automatically lapse to unreserved fund balance at the end of each year.

Current Year Excess of Expenditures over Appropriations

For the year ended June 30, 2022, Expenditures within all departments were under the appropriated budget.

Changes in Assumptions Related to Pensions

The investment return assumption was decreased by 0.10% to 6.85% for use in the January 1, 2021 actuarial valuation. This assumption change was based on analysis performed by the actuary and adopted by the Utah State Retirement Board. In aggregate, this assumption change resulted in a \$509 million increase in the Total Pension Liability, which is about 1.3% of the Total Pension Liability as of December 31, 2020 for all systems combined. The demographic assumptions were reviewed and updated in the January 1, 2020 actuarial valuation and are currently scheduled to be reviewed in the year 2023.

Ivins City
**SCHEDULE OF REVENUES, EXPENDITURES, AND
 CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND**
 For the Year Ended June 30, 2022

	Budgeted Original	Budgeted Final	Actual	Variance with Final Budget
Revenues				
Taxes	\$ 4,431,144	5,110,804	5,331,981	221,177
Licenses and permits	463,489	905,528	970,736	65,208
Intergovernmental revenues	1,030,379	609,911	625,164	15,253
Charges for services	2,182,337	2,289,532	2,377,968	88,436
Fines and forfeitures	11,764	-	351	351
Interest	195,907	34,348	42,869	8,521
Miscellaneous revenue	115,157	102,369	119,890	17,521
Total revenues	8,430,177	9,052,492	9,468,959	416,467
Expenditures				
General government	1,889,074	2,009,651	1,804,322	205,329
Building/Code enforcement	419,001	522,276	491,049	31,227
Public safety	2,776,299	3,057,041	2,906,135	150,906
Public works and streets	1,851,833	1,668,311	1,600,764	67,547
Parks, recreation and public property	1,003,240	1,050,154	963,273	86,881
Total expenditures	7,939,447	8,307,433	7,765,544	541,889
Excess (deficiency) of revenues over (under) expenditures	490,730	745,059	1,703,415	958,356
Other financing sources and (uses)				
Sale of capital assets	14,957	193,879	193,879	-
Transfers in (out)	(505,687)	(715,686)	(1,365,686)	(650,000)
Total other financing sources and (uses)	(490,730)	(521,807)	(1,171,807)	650,000
Net change in fund balances	-	223,252	531,608	308,356
Fund balances - beginning of year	2,489,667	2,489,667	2,489,667	-
Fund balances - end of year	\$ 2,489,667	2,712,919	3,021,275	308,356

Ivins City
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
 June 30, 2022
 Last 10 Fiscal Years*

	Measurement Date of December 31,	Proportion of the net pension liability (asset)	Proportionate share of the net pension liability (asset)	Covered employee payroll	Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	Plan fiduciary net position as a percentage of the total pension liability (asset)
Noncontributory Retirement System	2015	0.1640461%	\$ 928,253	\$ 1,377,490	67.39%	87.80%
	2016	0.1512086%	\$ 970,944	\$ 1,255,576	77.33%	87.30%
	2017	0.1397454%	\$ 512,267	\$ 1,102,368	55.54%	91.90%
	2018	0.1391147%	\$ 1,024,402	\$ 1,110,446	92.25%	87.00%
	2019	0.1300399%	\$ 490,103	\$ 1,019,301	48.08%	93.70%
	2020	0.1315743%	\$ 67,490	\$ 1,004,893	6.72%	99.20%
	2021	0.1342484%	\$ (768,855)	\$ 1,030,007	-74.65%	108.70%
Public Safety System	2015	0.3518822%	\$ 630,309	\$ 626,291	100.64%	87.10%
	2016	0.3947426%	\$ 801,042	\$ 657,696	121.80%	86.50%
	2017	0.3554897%	\$ 557,642	\$ 592,474	94.12%	90.20%
	2018	0.3062241%	\$ 787,788	\$ 499,146	157.83%	84.70%
	2019	0.2659734%	\$ 427,052	\$ 448,038	95.32%	90.90%
	2020	0.2627614%	\$ 218,155	\$ 453,734	48.08%	95.50%
	2021	0.2791233%	\$ (226,688)	\$ 495,890	-45.71%	104.20%
Firefighters System	2015	0.2519685%	\$ (4,564)	\$ 67,725	-6.74%	101.00%
	2016	0.1147079%	\$ (904)	\$ 31,812	-2.84%	100.40%
Tier 2 Public Employees Retirement System**	2015	0.0402451%	\$ (88)	\$ 260,033	-0.03%	100.20%
	2016	0.0482819%	\$ 5,386	\$ 395,951	1.36%	95.10%
	2017	0.0462752%	\$ 4,080	\$ 451,966	0.90%	97.40%
	2018	0.0434702%	\$ 18,617	\$ 507,203	3.67%	90.80%
	2019	0.0455433%	\$ 10,243	\$ 632,856	1.62%	96.50%
	2020	0.0483175%	\$ 6,949	\$ 772,508	0.90%	98.30%
	2021	0.0464721%	\$ (19,669)	\$ 862,236	-2.28%	103.80%
Tier 2 Public Safety and Firefighter System**	2015	0.1096770%	\$ (1,602)	\$ 65,303	-2.45%	110.70%
	2016	0.1203410%	\$ (1,045)	\$ 99,428	-1.05%	103.60%
	2017	0.1479603%	\$ (1,712)	\$ 156,096	-1.10%	103.00%
	2018	0.1737393%	\$ 4,353	\$ 231,621	1.88%	95.60%
	2019	0.1996096%	\$ 18,776	\$ 329,009	5.71%	89.60%
	2020	0.1630381%	\$ 14,624	\$ 326,253	4.48%	93.10%
	2021	0.1417074%	\$ (7,162)	\$ 338,875	-2.11%	102.80%

* Paragraph 81.b of GASB 68 requires employers to disclose a 10-year history of contributions in RSI. The 10-year schedule will need to be built prospectively.

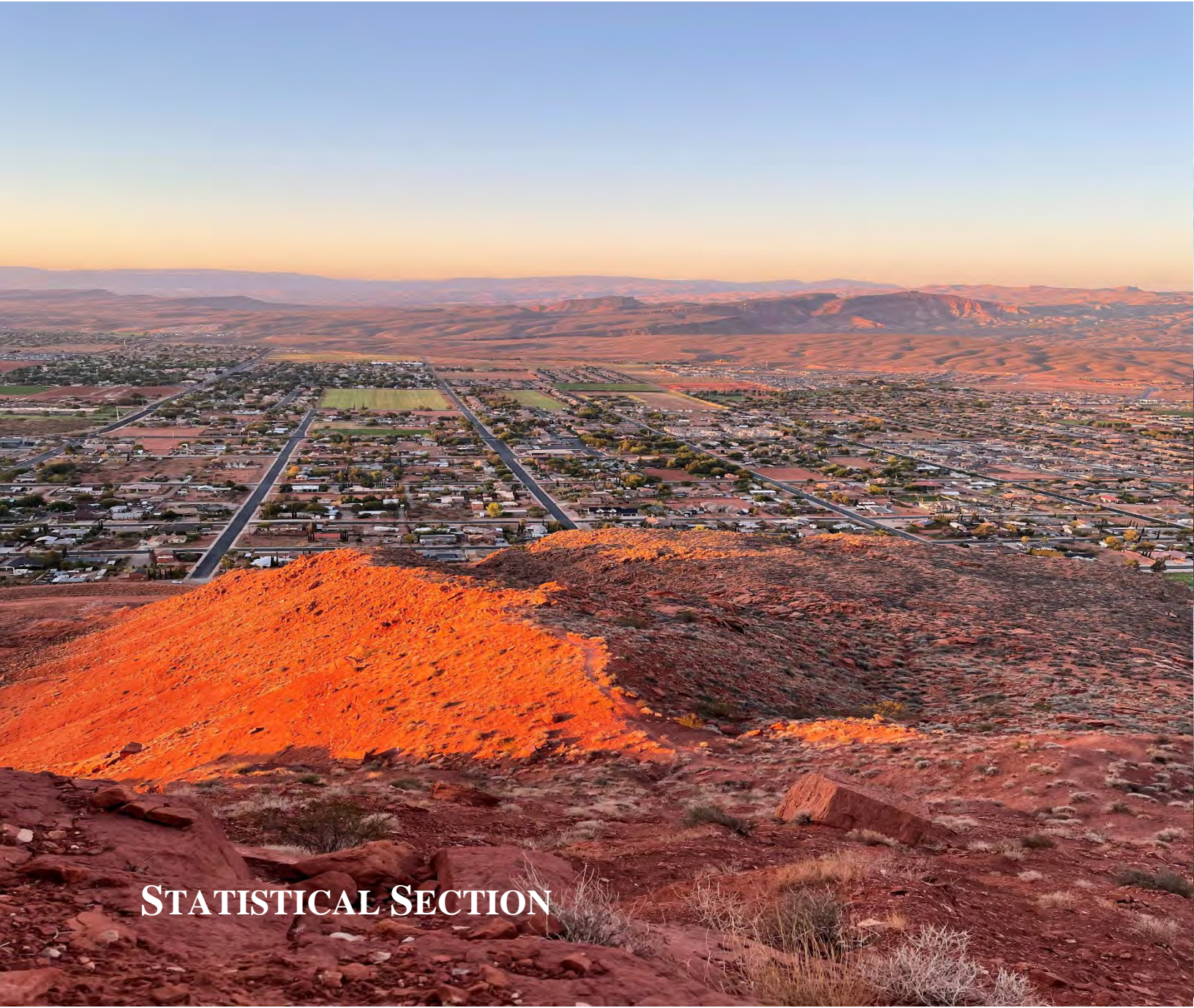
** Contributions as a percentage of covered-payroll may be different than the board certified rate due to rounding and other administrative issues.

Ivins City
SCHEDULE OF CONTRIBUTIONS
 June 30, 2022
 Last 10 Fiscal Years*

	As of fiscal year ended June 30,	Actuarial Determined Contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered employee payroll	Contributions as a percentage of covered employee payroll
Noncontributory Retirement System	2014	\$ 203,403	\$ 203,403	\$ -	\$ 1,183,501	17.19%
	2015	254,743	254,743	-	1,391,333	18.31%
	2016	236,400	236,400	-	1,290,304	18.32%
	2017	211,093	211,093	-	1,150,205	18.35%
	2018	208,558	208,558	-	1,136,216	18.36%
	2019	201,560	201,560	-	1,098,415	18.35%
	2020	184,912	184,912	-	1,003,590	18.43%
	2021	187,991	187,991	-	1,018,661	18.45%
	2022	195,969	195,969	-	1,061,685	18.46%
	Public Safety System	2014	139,962	139,962	-	592,082
2015		169,240	169,240	-	651,617	25.97%
2016		167,825	167,825	-	604,667	27.76%
2017		184,841	184,841	-	651,285	28.38%
2018		145,589	145,589	-	544,012	26.76%
2019		114,900	114,900	-	486,494	23.62%
2020		99,116	99,116	-	447,494	22.15%
2021		109,175	109,175	-	480,166	22.74%
2022		111,600	111,600	-	501,486	22.25%
Firefighters System		2014	3,563	3,563	-	120,768
	2015	2,958	2,958	-	69,390	4.26%
	2016	2,668	2,668	-	66,866	3.89%
	2017	93	93	-	2,388	3.89%
Tier 2 Public Employees Retirement System**	2014	15,075	15,075	-	107,759	13.99%
	2015	29,724	29,724	-	197,272	15.07%
	2016	50,371	50,371	-	337,833	14.91%
	2017	56,977	56,977	-	382,140	14.91%
	2018	77,584	77,584	-	513,460	15.11%
	2019	88,461	88,461	-	569,824	15.52%
	2020	111,741	111,741	-	713,546	15.66%
	2021	125,319	125,319	-	793,156	15.80%
	2022	152,060	152,060	-	946,237	16.07%
	Tier 2 Public Safety and Firefighter System**	2014	26,747	26,747	-	128,284
2015		10,272	10,272	-	45,553	22.55%
2016		21,196	21,196	-	94,200	22.50%
2017		22,148	22,148	-	108,982	20.32%
2018		39,684	39,684	-	188,184	21.09%
2019		68,649	68,649	-	297,551	23.07%
2020		78,355	78,355	-	338,760	23.13%
2021		75,946	75,946	-	308,274	24.64%
2022		110,838	110,838	-	425,652	26.04%
Tier 2 Public Employees DC Only System**		2017	4,519	4,519	-	67,541
	2018	8,225	8,225	-	122,949	6.69%
	2019	5,422	5,422	-	81,050	6.69%
	2020	5,225	5,225	-	78,105	6.69%
	2021	5,330	5,330	-	79,665	6.69%
	2022	5,909	5,909	-	88,325	6.69%
Tier 2 Public Safety and Firefighter DC Only System**	2014	3,046	3,046	-	30,175	10.09%
	2015	7,184	7,184	-	60,725	11.83%
	2016	5,671	5,671	-	47,940	11.83%
	2017	10,698	10,698	-	90,425	11.83%
	2018	12,232	12,232	-	103,402	11.83%
	2019	7,583	7,583	-	64,103	11.83%
	2020	6,952	6,952	-	58,769	11.83%
	2021	9,238	9,238	-	78,094	11.83%
	2022	5,701	5,701	-	48,191	11.83%

* Paragraph 81.b of GASB 68 requires employers to disclose a 10-year history of contributions in RSI. The 10-year schedule will need to be built

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



STATISTICAL SECTION

STATISTICAL SECTION

This part of the Ivins City Comprehensive Annual Financial Report presents detailed information as a context for understanding what the information in financial statements, note disclosures, and required supplemental information says about the government's overall financial health.

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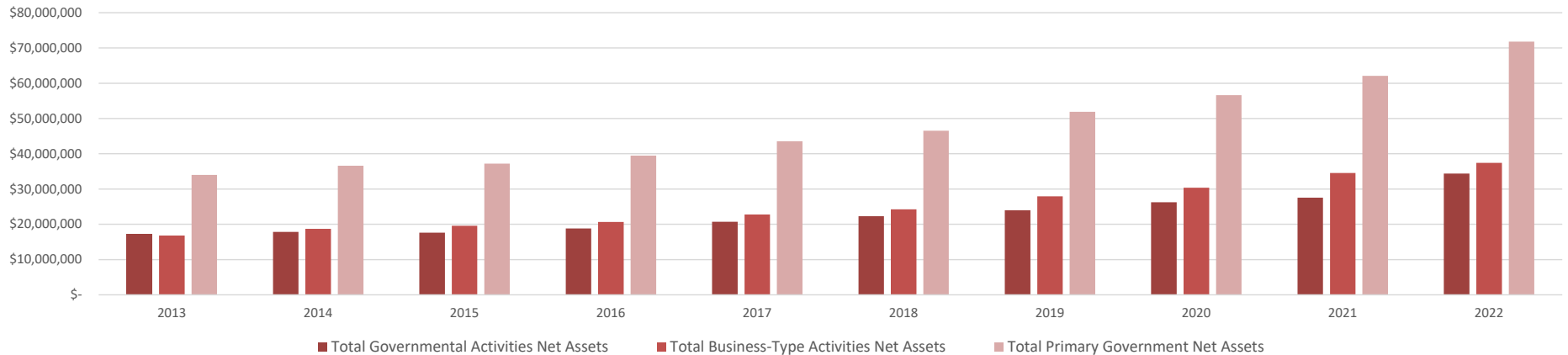
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<i>These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.</i>	
Revenue Capacity	77
<i>These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.</i>	
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<i>These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future years.</i>	
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<i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.</i>	
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<i>These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.</i>	

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

Ivins City
Net Position by Component
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Governmental Activities										
Net Investment in Capital Assets	\$ 14,613,390	\$ 15,330,960	\$ 16,022,387	\$ 16,547,300	\$ 17,932,858	\$ 19,463,505	\$ 20,988,318	\$ 20,474,307	\$ 20,823,492	\$ 26,234,236
Restricted	1,680,250	1,569,547	1,647,232	1,881,649	2,000,079	1,652,079	1,126,113	1,770,490	4,293,876	2,498,973
Unrestricted	911,541	963,998	(21,386)	395,350	795,937	1,182,317	1,828,900	4,000,067	2,437,669	5,630,676
Total Governmental Activities Net Assets	\$ 17,205,181	\$ 17,864,506	\$ 17,648,234	\$ 18,824,299	\$ 20,728,874	\$ 22,297,901	\$ 23,943,331	\$ 26,244,864	\$ 27,555,036	\$ 34,363,886
Business-Type Assets										
Net Investment in Capital Assets	\$ 11,691,389	\$ 13,370,965	\$ 14,030,935	\$ 12,867,379	\$ 16,400,625	\$ 18,574,673	\$ 21,779,559	\$ 23,852,814	\$ 26,177,121	\$ 26,990,611
Restricted	2,180,820	2,480,714	2,480,714	4,748,115	3,720,914	2,655,628	3,151,469	4,110,089	5,450,342	3,564,224
Unrestricted	2,921,919	2,870,117	3,049,906	3,036,361	2,679,744	2,985,421	2,998,507	2,392,111	2,897,779	6,883,821
Total Business-Type Activities Net Assets	\$ 16,794,128	\$ 18,721,796	\$ 19,561,555	\$ 20,651,855	\$ 22,801,283	\$ 24,215,721	\$ 27,929,535	\$ 30,355,014	\$ 34,525,242	\$ 37,438,656
Primary Government										
Net Investment in Capital Assets	\$ 26,304,779	\$ 28,701,925	\$ 30,053,322	\$ 29,414,679	\$ 34,333,483	\$ 38,038,178	\$ 42,767,877	\$ 44,327,121	\$ 47,000,613	\$ 53,224,847
Restricted	3,861,070	4,050,261	4,127,946	6,629,764	5,720,993	4,307,707	4,277,582	5,880,579	9,744,218	6,063,197
Unrestricted	3,833,460	3,834,115	3,028,520	3,431,711	3,475,681	4,167,737	4,827,408	6,392,178	5,335,448	12,514,497
Total Primary Government Net Assets	\$ 33,999,309	\$ 36,586,302	\$ 37,209,789	\$ 39,476,154	\$ 43,530,157	\$ 46,513,622	\$ 51,872,867	\$ 56,599,878	\$ 62,080,279	\$ 71,802,542

Net Position by Component



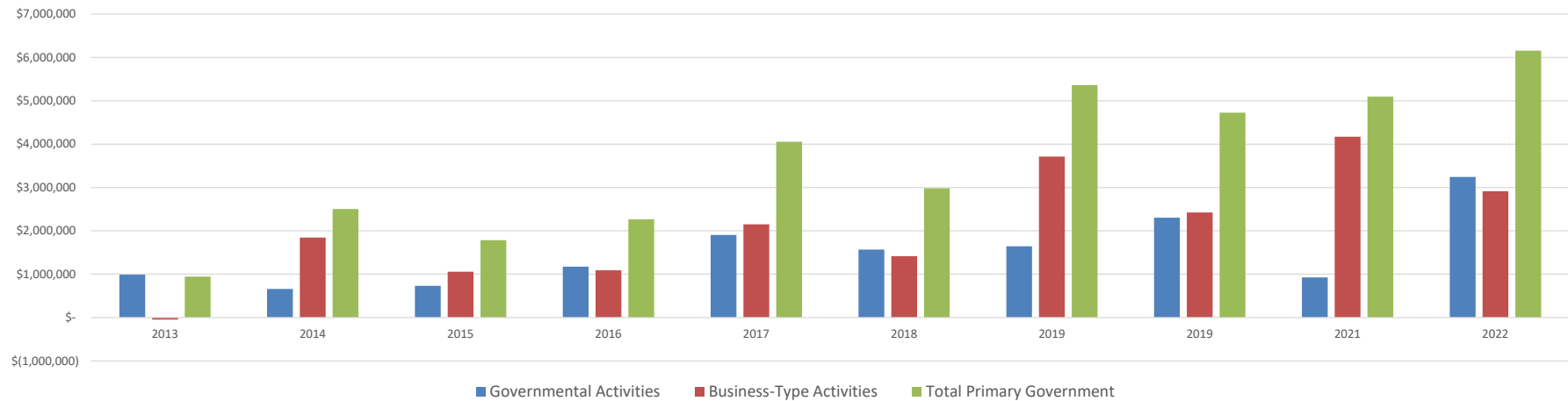
Ivins City
Changes in Net Position
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2019	2021	2022
Expenses										
<u>Government Activities</u>										
General Government	\$ 718,361	\$ 447,032	\$ 692,614	\$ 666,238	\$ 625,443	\$ 1,088,878	\$ 1,631,421	\$ 1,405,651	\$ 5,536,656	\$ 1,839,647
Building	80,134	146,954	276,823	361,040	318,637	348,694	350,810	393,334	419,401	491,049
Public Safety	2,308,097	2,558,918	2,558,756	2,784,857	2,943,537	2,697,290	2,528,306	2,604,405	2,619,346	2,725,181
Public Works/Streets	1,495,076	1,783,208	1,693,933	1,832,155	1,888,451	2,081,536	1,397,135	2,340,027	261,082	1,420,450
Parks and Recreation	655,366	612,313	755,842	734,869	918,595	958,473	709,423	1,416,391	1,181,028	1,124,510
Community Development	134,094	141,481	18,858	-	-	-	-	-	-	-
Interest on Long-Term Debt	218,422	205,870	196,039	193,309	172,457	124,748	127,096	106,327	54,372	104,980
Total Governmental Activities Expense	\$ 5,609,550	\$ 5,895,776	\$ 6,192,866	\$ 6,572,468	\$ 6,867,120	\$ 7,299,619	\$ 6,744,191	\$ 8,266,135	\$ 10,071,883	\$ 7,705,815
<u>Business-Type Activities</u>										
Water	\$ 1,947,141	\$ 1,919,190	\$ 1,994,970	\$ 2,031,836	\$ 2,310,287	\$ 2,494,184	\$ 2,519,459	\$ 2,923,299	\$ 3,078,977	\$ 2,997,618
Waste Water	1,442,346	1,062,811	1,204,801	1,303,458	1,310,646	1,319,609	1,590,449	1,801,342	1,941,017	2,027,678
Total Business-Type Activities	\$ 3,389,487	\$ 2,982,001	\$ 3,199,771	\$ 3,335,294	\$ 3,620,933	\$ 3,813,792	\$ 4,109,908	\$ 4,724,641	\$ 5,019,994	\$ 5,025,296
Total Primary Governmental Expense	\$ 8,999,037	\$ 8,877,777	\$ 9,392,638	\$ 9,907,762	\$ 10,488,053	\$ 11,113,411	\$ 10,854,099	\$ 12,990,776	\$ 15,091,877	\$ 12,731,113
Program Revenues										
<u>Governmental Activities</u>										
Charges for Services										
General Government	\$ 54,889	\$ 49,007	\$ 36,356	\$ 2,462	\$ 782	\$ 11,786	\$ 12,754	\$ 1,734	\$ 10,818	\$ 21,975
Building/Zoning	277,666	292,898	253,411	463,279	380,535	467,978	521,996	597,445	947,025	1,039,098
Public Safety	932,289	1,423,494	1,202,747	1,210,059	1,302,185	1,267,474	1,269,272	1,251,503	1,477,263	1,287,151
Public Works/Streets	638,796	443,954	762,155	552,530	644,456	666,565	688,307	722,388	805,344	905,605
Parks and Recreation	28,660	43,818	48,252	45,000	42,050	57,900	62,500	50,150	90,550	95,226
Operating Grants & Contributions	-	-	-	334,910	405,213	555,860	647,527	886,826	1,259,540	625,164
Capital Grants & Contributions	1,571,562	1,421,813	1,590,492	1,717,873	2,309,414	1,917,195	1,022,503	943,624	1,451,145	1,218,481
Total Governmental Activities Program Revenues	\$ 3,503,862	\$ 3,674,984	\$ 3,893,413	\$ 4,326,113	\$ 5,084,635	\$ 4,944,758	\$ 4,224,859	\$ 4,453,670	\$ 6,041,685	\$ 5,192,700
<u>Business-Type Activities</u>										
Charges for Services										
Water	\$ 1,763,365	\$ 1,748,534	\$ 1,734,879	\$ 1,859,792	\$ 2,031,617	\$ 2,134,264	\$ 2,224,123	\$ 2,630,983	\$ 3,033,398	\$ 3,118,669
Waste Water	1,264,855	1,255,614	1,298,166	1,354,616	1,476,138	1,513,864	1,748,557	1,914,292	2,138,269	2,283,393
Operating Grants & Contributions	-	-	-	-	-	-	-	-	-	-
Capital Grants & Contributions	576,754	1,808,868	1,206,639	1,183,543	2,212,640	1,521,075	3,777,336	2,535,302	3,997,204	2,507,515
Total Business Type Activities Program Revenues	\$ 3,604,974	\$ 4,813,016	\$ 4,239,684	\$ 4,397,951	\$ 5,720,395	\$ 5,169,203	\$ 7,750,016	\$ 7,080,577	\$ 9,168,871	\$ 7,909,576
Total Primary Government Program Revenue	\$ 7,108,836	\$ 8,488,000	\$ 8,133,097	\$ 8,724,064	\$ 10,805,030	\$ 10,113,961	\$ 11,974,875	\$ 11,534,247	\$ 15,210,556	\$ 13,102,276
Net (Expenses) Revenue										
Government Activities	(2,105,688)	(2,220,792)	(2,299,454)	(2,246,355)	(1,782,485)	(2,354,860)	(2,519,331)	(3,812,465)	(4,030,199)	(2,513,118)
Business Type Activities	215,487	1,831,015	1,039,913	1,062,657	2,099,462	1,355,411	3,640,108	2,355,936	4,148,877	2,884,281
Total Primary Government Net Expenses	\$ (1,890,201)	\$ (389,777)	\$ (1,259,542)	\$ (1,183,699)	\$ 316,976	\$ (999,450)	\$ 1,120,776	\$ (1,456,530)	\$ 118,678	\$ 371,164
General Revenues and Other Changes in Net Position										
<u>Governmental Activities</u>										
Property Tax Levied for General Purposes	\$ 1,352,740	\$ 1,344,618	\$ 1,370,169	\$ 1,402,204	\$ 1,483,779	\$ 1,560,913	\$ 1,640,111	\$ 1,764,048	\$ 1,854,734	\$ 2,010,485

Ivins City
Changes in Net Position
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2019	2021	2022
Sales and Use Tax	940,122	991,673	1,071,462	1,151,342	1,250,612	1,388,670	1,476,788	1,570,163	1,950,740	2,254,182
Other Taxes	457,079	483,804	492,995	591,902	609,888	632,821	650,152	740,623	889,068	1,067,314
Unrestricted Earnings Investment	60,269	52,812	50,874	63,392	99,956	153,538	244,330	212,210	61,683	72,540
Special Assessments	-	-	-	75,727	115,915	61,264	40,023	51,845	54,569	36,945
Miscellaneous	-	-	21,095	124,369	107,605	124,101	94,361	122,028	107,629	120,769
Gain (Loss) on Disposal of Capital Assets	5,724	7,209	23,196	13,482	19,305	2,580	18,998	1,653,081	36,929	193,879
Transfers	280,954	-	-	-	-	-	-	-	-	-
Total Governmental Activities	\$ 3,096,888	\$ 2,880,115	\$ 3,029,792	\$ 3,422,418	\$ 3,687,060	\$ 3,923,887	\$ 4,164,762	\$ 6,113,997	\$ 4,955,351	\$ 5,756,113
Business Type Activities										
Unrestricted Investment Earnings	\$ 17,983	\$ 14,529	\$ 16,199	\$ 26,013	\$ 49,968	\$ 59,027	\$ 73,706	\$ 69,543	\$ 21,351	\$ 29,133
Gain (Loss) on Disposal of Capital Assets	-	-	-	1,630	-	-	-	-	-	-
Transfers	(280,954)	-	-	-	-	-	-	-	-	-
Total Business Type Activities	\$ (262,971)	\$ 14,529	\$ 16,199	\$ 27,643	\$ 49,968	\$ 59,027	\$ 73,706	\$ 69,543	\$ 21,351	\$ 29,133
Total Changes in Net Position										
Governmental Activities	\$ 991,200	\$ 659,323	\$ 730,338	\$ 1,176,063	\$ 1,904,575	\$ 1,569,027	\$ 1,645,430	\$ 2,301,532	\$ 925,152	\$ 3,242,996
Business Type Activities	(47,484)	1,845,545	1,056,112	1,090,300	2,149,430	1,414,437	3,713,814	2,425,479	4,170,228	2,913,414
Total Changes in Net Position - Primary Government	\$ 943,716	\$ 2,504,868	\$ 1,786,450	\$ 2,266,363	\$ 4,054,005	\$ 2,983,464	\$ 5,359,244	\$ 4,727,011	\$ 5,095,379	\$ 6,156,410

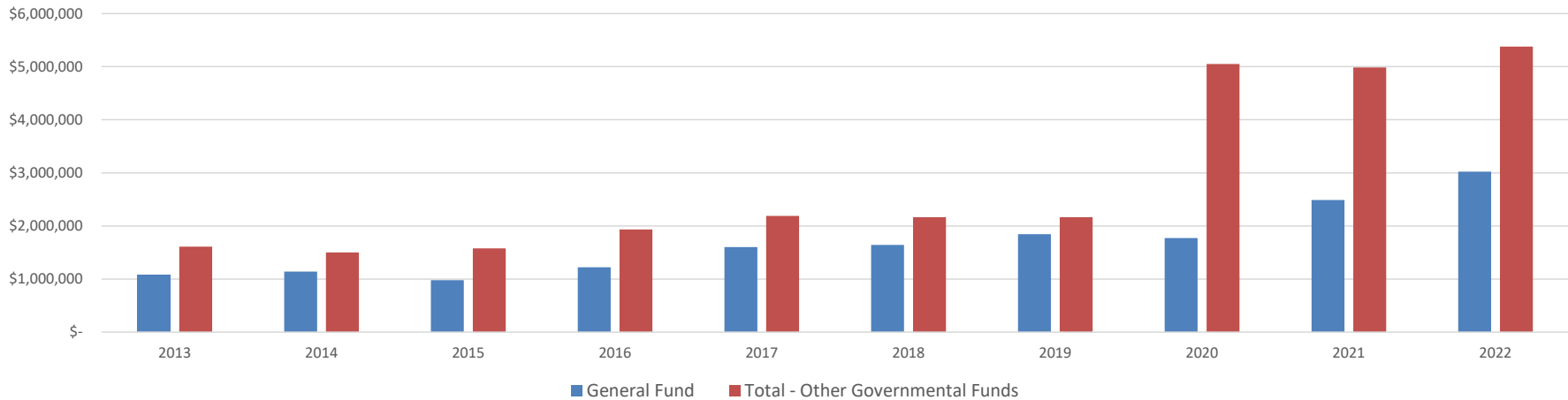
Change in Net Position



Ivins City
Fund Balances of Governmental Funds
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General Fund										
Unspendable	\$ 83,042	\$ 48,472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted	-	-	-	-	-	-	-	-	-	-
Unassigned	989,503	1,090,167	977,934	1,222,774	1,600,387	1,643,748	1,844,779	1,770,064	2,489,667	3,021,275
Total General Fund	\$ 1,072,544	\$ 1,138,640	\$ 977,934	\$ 1,222,774	\$ 1,600,387	\$ 1,643,748	\$ 1,844,779	\$ 1,770,064	\$ 2,489,667	\$ 3,021,275
All Other Governmental Funds										
Restricted										
Debt Service	\$ -	\$ -	\$ -	\$ 4,742	\$ 203,348	\$ 319,638	\$ 266,679	\$ 195,760	\$ 2,846,304	\$ 69,247
Capital Projects	1,609,937	1,499,696	1,577,381	1,927,464	1,796,731	1,332,442	859,434	1,574,730	1,447,572	2,429,727
Assigned	-	-	-	-	187,292	511,120	1,036,251	3,280,406	693,757	2,877,356
Unassigned	-	-	-	-	-	-	-	-	-	-
Total All Other Governmental Funds	\$ 1,609,937	\$ 1,499,696	\$ 1,577,381	\$ 1,932,206	\$ 2,187,371	\$ 2,163,200	\$ 2,162,364	\$ 5,050,896	\$ 4,987,633	\$ 5,376,330
Total Governmental Funds	\$ 2,682,482	\$ 2,638,335	\$ 2,555,314	\$ 3,154,980	\$ 3,787,758	\$ 3,806,947	\$ 4,007,143	\$ 6,820,960	\$ 7,477,299	\$ 8,397,605

Fund Balance - Governmental Funds



Ivins City
Change in Fund Balance - Governmental Funds
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Revenues										
Property Taxes	\$ 1,112,712	\$ 1,153,683	\$ 1,202,621	\$ 1,266,315	\$ 1,325,573	\$ 1,396,432	\$ 1,492,607	\$ 1,588,136	\$ 1,854,734	\$ 2,010,485
All Sales Tax	940,122	991,673	1,071,462	1,151,342	1,250,612	1,388,670	1,476,788	1,570,163	1,950,740	2,254,182
Other Taxes	457,079	483,804	492,995	591,902	609,888	632,821	650,152	740,623	889,068	1,067,314
Licenses & Permits	266,131	278,104	240,603	431,925	348,623	429,020	480,082	545,589	862,696	970,736
Intergovernmental	457,317	343,911	311,435	334,910	581,389	855,860	747,527	897,936	1,294,319	625,164
Charges for Services	1,338,010	1,560,635	1,642,228	1,766,243	1,938,516	1,951,561	1,985,873	2,029,094	2,434,796	2,377,968
Fines & Forfeitures	44,552	6,368	56,000	75,163	82,870	91,122	88,875	48,537	33,507	351
Special Assessment Revenue	123,439	85,869	105,799	75,727	115,915	61,264	40,023	51,845	54,569	36,945
Impact Fee Revenue	990,806	800,377	709,156	1,392,747	839,529	755,228	922,503	932,514	1,416,366	1,218,481
Grant Revenue	-	-	180,074	-	-	-	-	-	-	-
Interest Earnings	60,269	52,812	50,874	63,392	99,976	153,538	244,330	212,210	61,683	72,540
Miscellaneous Revenue	47,152	64,153	82,654	124,369	107,605	124,101	94,361	122,028	107,629	120,768
Total Revenues	\$ 6,077,616	\$ 6,012,324	\$ 6,313,450	\$ 7,409,924	\$ 7,458,701	\$ 8,004,098	\$ 8,370,625	\$ 8,914,587	\$ 10,960,106	\$ 10,754,934
Expenditures										
Current Operating										
General Government	\$ 667,988	\$ 410,118	\$ 679,367	\$ 624,254	\$ 646,494	\$ 1,072,445	\$ 1,462,554	\$ 1,690,450	\$ 5,480,441	\$ 3,026,972
Building/Zoning	80,121	146,690	297,757	361,040	318,637	348,694	350,810	393,334	419,401	491,049
Public Safety	2,240,076	2,487,053	2,598,300	2,726,820	2,905,215	3,169,038	2,452,405	2,519,275	2,673,608	3,336,466
Public Works/Streets	910,717	1,093,985	997,898	1,089,826	1,115,887	1,439,440	1,445,139	1,775,201	1,838,220	1,600,764
Parks, Recreation and Public Property	527,956	494,199	661,260	614,933	702,702	1,594,331	1,633,179	1,584,233	966,419	967,392
Community & Economic Development	133,081	139,960	14,521	-	-	-	-	-	-	-
Capital Outlay	1,593,337	614,323	517,689	740,213	816,516	-	-	-	-	-
Debt Service										
Principle Retirement	395,000	466,846	474,846	497,190	3,332,519	538,560	723,546	586,504	1,779,884	499,011
Interest and Fiscal Charges	219,116	208,505	197,444	193,444	177,862	126,480	121,793	108,512	67,743	106,853
Cost of Issuance	2,000	2,000	2,000	-	-	-	-	-	-	-
Total Expenditures	\$ 6,769,392	\$ 6,063,679	\$ 6,441,082	\$ 6,847,720	\$ 10,015,833	\$ 8,288,988	\$ 8,189,426	\$ 8,657,509	\$ 13,225,716	\$ 10,028,508
Excess (Deficiency) of Revenues	\$ (691,776)	\$ (51,355)	\$ (127,632)	\$ 562,204	\$ (2,557,132)	\$ (284,890)	\$ 181,199	\$ 257,078	\$ (2,265,610)	\$ 726,426
Other Financing Sources										
Transfers In	1,199,380	564,622	848,250	482,296	811,005	1,211,151	1,020,058	3,853,810	7,054,646	4,185,971
Transfers Out	(918,427)	(564,622)	(848,250)	(482,296)	(811,005)	(1,211,151)	(1,020,058)	(3,853,810)	(7,054,646)	(4,185,971)
Sale of Assets	5,724	7,209	23,196	13,482	23,430	2,580	18,998	2,556,741	36,929	193,879
Bond Proceeds	-	-	21,095	23,980	3,166,500	301,500	-	-	2,500,000	-
Bond Retired	-	-	-	-	-	-	-	-	-	-
Gain (loss) of Bond Refunding	-	-	-	-	-	-	-	-	-	-
Total Other Sources	286,678	7,209	44,291	37,462	3,189,930	304,080	18,998	2,556,741	2,536,929	193,879
Net Change in Fund Balance	(405,099)	(44,147)	(83,341)	599,666	632,798	19,189	200,196	2,813,817	271,319	920,305
Fund Balance Beginning of the Year	3,087,582	2,682,483	2,638,337	2,554,995	3,154,661	3,787,459	3,806,947	4,007,143	6,820,960	7,477,299

Ivins City
Change in Fund Balance - Governmental Funds
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Prior period adjustment									385,021	
Fund Balance End of Year	2,682,483	2,638,337	2,554,995	3,154,661	3,787,459	3,806,947	4,007,143	6,820,960	7,477,299	8,397,605
Debt Service as a percent of Non-Capital Expenditures	17.60%	39.13%	15.39%	12.20%	38.94%	10.06%	11.60%	8.96%	24.71%	7.85%

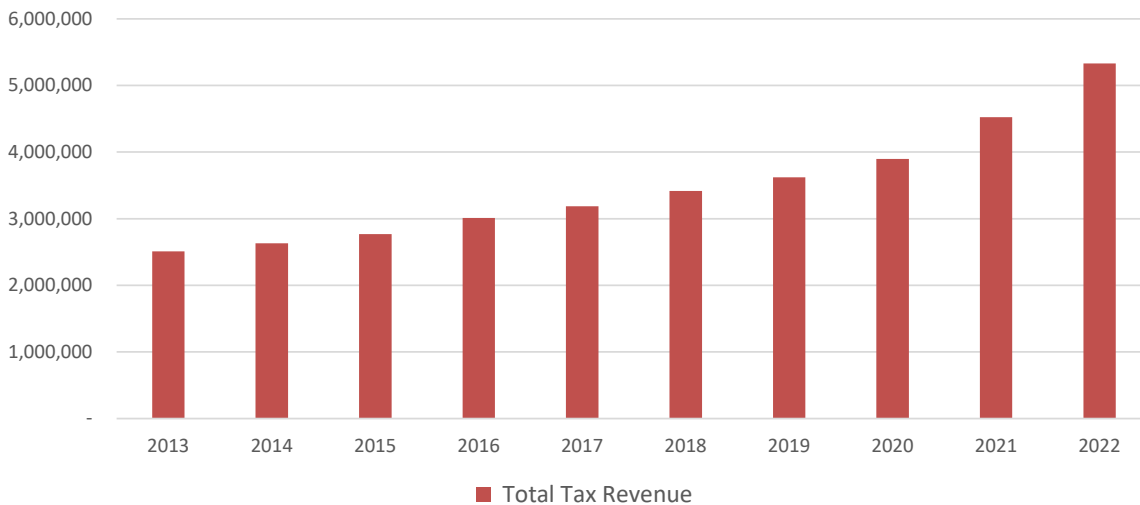
Ivins City
Major Tax Revenues
Last Ten Fiscal Years

Fiscal Year	Property Taxes	All Sales Tax	Other Tax	Total Tax Revenue
2013	1,112,712	940,122	457,079	2,509,913
2014	1,153,683	991,673	483,804	2,629,159
2015	1,202,621	1,071,462	492,995	2,767,078
2016	1,266,315	1,151,342	591,902	3,009,559
2017	1,325,573	1,250,612	609,888	3,186,073
2018	1,396,432	1,388,670	632,821	3,417,923
2019	1,492,607	1,476,788	650,152	3,619,547
2020	1,588,136	1,570,163	740,623	3,898,922
2021	1,686,220	1,950,740	889,068	4,526,028
2022	2,010,485	2,254,182	1,067,314	5,331,981

Major Revenue by Source



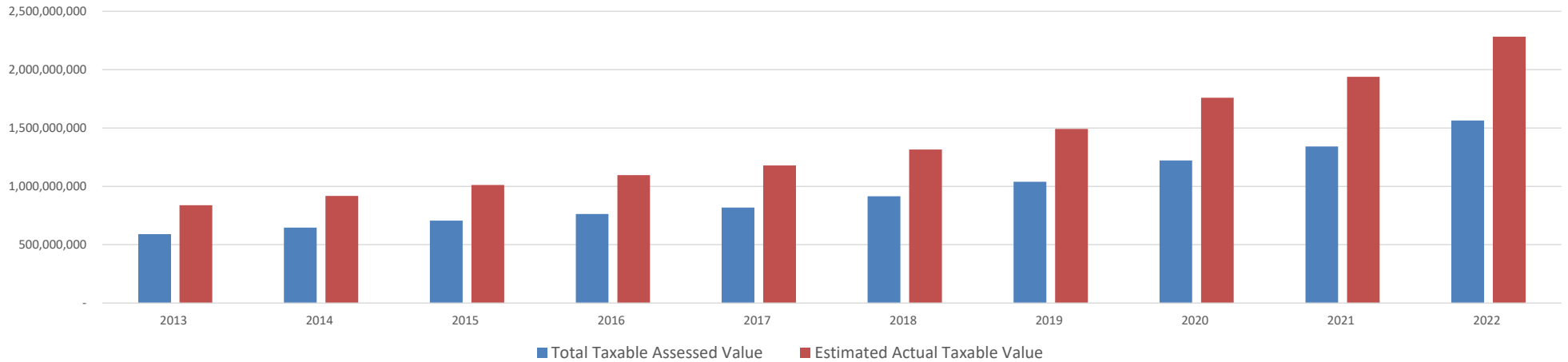
Ivins City Total Tax Revenues



Ivins City
Assessed Value And Estimated Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year	Real Property					Personal Property	Motor Vehicles	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
	Residential Property	Commercial Property	Agricultural	Unimproved Land	Centrally Assessed						
2013	437,170,510	26,161,700	282,905	109,042,750	5,928,209	4,768,422	5,071,600	588,426,096	1.9810	837,907,004	0.702257044
2014	505,505,815	21,501,400	282,645	104,363,450	6,235,028	3,907,652	4,812,067	646,608,057	1.8620	917,535,642	0.704722550
2015	561,912,400	21,216,400	275,330	106,774,995	6,333,727	3,907,652	5,071,600	705,492,104	1.7830	1,012,290,079	0.696926818
2016	605,966,150	25,565,945	263,305	115,260,950	7,132,108	3,661,903	5,156,533	763,006,894	1.7270	1,095,570,223	0.696447273
2017	654,674,845	28,361,800	275,475	118,586,500	7,378,227	3,619,090	5,675,267	818,571,204	1.6170	1,178,519,124	0.694576089
2018	727,770,570	37,746,600	254,100	132,137,625	7,717,241	3,951,757	5,947,133	915,525,026	1.5270	1,314,941,199	0.696247883
2019	835,822,085	56,429,500	265,200	124,115,647	9,097,427	7,471,833	6,400,467	1,039,602,159	1.3630	1,492,576,689	0.696515071
2020	1,010,177,487	55,102,400	274,739	130,756,760	10,865,293	7,690,668	6,501,933	1,221,369,280	1.3240	1,759,459,286	0.694173085
2021	1,110,761,285	56,816,700	262,317	147,247,810	12,618,583	8,004,400	6,409,200	1,342,120,295	1.2150	1,938,551,960	0.692331350
2022	1,322,527,150	62,043,200	281,051	151,828,853	11,997,117	8,279,213	6,967,533	1,563,924,117	0.9210	2,282,815,767	0.685085560

Property Valuation



Source: Utah Certified Tax Rates

Ivins City
Property Tax Rates - Direct & Overlapping Governments
Last Ten Fiscal Years

Fiscal Year	Direct	Overlapping Rates					Washington County School District	Total Direct & Overlapping Rates
	Ivins City	Washington County					General	
	General	Washington County	Water Conservancy District	Library Operation	Genral Obligation Bonds	Southwest Mosquito Abatement & Control	General	
2013	0.002125	0.002110	0.000924	0.000000	0.000000	0.000039	0.008201	0.013399
2014	0.001981	0.001991	0.000878	0.000000	0.000000	0.000049	0.007544	0.012443
2015	0.001862	0.001843	0.000816	0.000000	0.000000	0.000046	0.007221	0.011788
2016	0.001783	0.001227	0.000775	0.000000	0.000000	0.000044	0.007495	0.011324
2017	0.001727	0.001125	0.000740	0.000011	0.000485	0.000042	0.007272	0.011402
2018	0.001617	0.000999	0.000700	0.000010	0.000460	0.000040	0.006706	0.010532
2019	0.001527	0.000931	0.000648	0.000009	0.000429	0.000037	0.006664	0.010245
2020	0.001363	0.000842	0.000590	0.000009	0.000390	0.000034	0.006373	0.009601
2021	0.001324	0.000805	0.000605	0.000012	0.000361	0.000033	0.006246	0.009386
2022	0.001215	0.000721	0.000545	0.000012	0.000313	0.000030	0.006047	0.008883

Note: Overlapping rates are those of local and county governments that apply to property owners within Ivins City. Not all overlapping rates apply to all Ivins City property owners. (e.g., the rates for special service districts apply only to the proportion of Ivins City property owners whose property is located within the geographical boundaries of the special district.)

Source: Utah Certified Tax Rates

Ivins City
Principal Property Taxpayers
June 30, 2022

Taxpayer	2022			2013		
	Total Assessed Value	Rank	Percentage of Total Assessed Value	Total Assessed Value	Rank	Percentage of Total Assessed Value
Rocky Vista University LLC	\$ 25,439,300	1	1.63%			
Mark I 2009 LLC	\$ 11,370,000	2	0.73%	\$ 7,924,761	1	1.35%
RT Marten Utah LLC	\$ 10,839,750	3	0.69%	\$ 5,283,827	2	0.90%
Gunlock Ridge Holding	\$ 10,800,225	4	0.69%			
Kayenta Homesites Inc	\$ 6,663,821	5	0.43%			
Fitness Ridge	\$ 6,270,000	6	0.40%	\$ 4,986,268	3	0.85%
Pacificorp	\$ 5,791,945	7	0.37%	\$ 3,450,251	9	
Padre Canyon Resort	\$ 5,479,200	8	0.35%			
Pivotal Mark II LC	\$ 4,626,700	9	0.30%	\$ 4,619,510	4	0.79%
Archuleta, George & Dianna L	\$ 4,273,400	10	0.27%			
Parkway Partners				\$ 4,524,694	5	0.77%
R & C Combined Investment LLC				\$ 3,876,616	6	0.66%
Archuleta, Dianna				\$ 3,740,644	7	
Archulate, George				\$ 3,740,644	8	
SR Freesh-Metro Limited Partnership				\$ 2,640,947	10	0.45%
Total	\$ 91,554,341		5.85%	\$ 44,788,162		5.75%

Source: Washington County Treasurer

Ivins City
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year	Total Tax Levy for Fiscal Year	Same Year Collections	% Collected	Prior Year Collections	Total Tax Collections
2013	1,239,495	1,175,384	94.83%	85,756	1,261,140
2014	1,271,961	1,207,222	94.91%	3,836	1,211,058
2015	1,304,345	1,241,612	95.19%	2,701	1,244,313
2016	1,351,536	1,267,812	93.81%	1,727	1,269,539
2017	1,404,074	1,327,707	94.56%	50,842	1,378,549
2018	1,471,222	1,416,419	96.28%	2,543	1,418,962
2019	1,578,371	1,501,964	95.16%	2,530	1,504,494
2020	1,657,125	1,589,501	95.92%	4,155	1,593,656
2021	1,768,794	1,673,722	94.63%	4,147	1,677,869
2022	1,892,749	1,815,364	95.91%	2,203	1,817,567

Source: Washington County Treasurer - Comparison of Calculated and Actual Taxes Collected

Ivins City
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities					Business-Type Activities				Total Primary Government	Percentage of Personal Income	Per Capita
	General Obligation Bonds	Excise Tax Bonds	Revenue Bonds	Special Assessment Bonds	Capital Leases	Water Bonds	Sewer Bonds	Storm Drain Bonds	Capital Leases			
2013	-	-	7,027,000	-	191,443	-	-	3,175,000	19,018	10,412,461	6.93%	1,460
2014	-	-	6,620,000	-	159,597	-	-	3,020,000	30,756	9,830,353	5.71%	1,341
2015	-	-	6,205,000	-	122,937	-	-	2,860,000	30,121	9,218,058	5.14%	1,212
2016	-	-	5,778,000	-	77,123	-	-	3,680,000	5,958	9,541,081	5.01%	1,222
2017	-	-	5,689,105	-	63,155	-	-	3,465,000	-	9,217,260	4.40%	1,144
2018	-	-	5,357,500	-	94,545	-	-	3,245,000	-	8,697,045	3.65%	996
2019	-	-	4,419,000	-	309,499	-	-	3,025,000	-	7,753,499	3.19%	870
2020	-	-	3,921,000	-	220,995	-	-	2,795,000	-	6,936,995	2.64%	773
2021	-	-	4,683,000	-	179,110	-	-	2,555,000	-	7,417,110	2.60%	776
2022	-	-	4,227,000	-	136,100	-	-	2,310,000	-	6,673,100	2.16%	667

Ivins City
Ratio of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Less: Amounts Reserved for Debt Service	Total	Percentage of Personal Income	Per Capita
2013	-	-	-	0.00%	-
2014	-	-	-	0.00%	-
2015	-	-	-	0.00%	-
2016	-	-	-	0.00%	-
2017	-	-	-	0.00%	-
2018	-	-	-	0.00%	-
2019	-	-	-	0.00%	-
2020	-	-	-	0.00%	-
2021	-	-	-	0.00%	-
2022	-	-	-	0.00%	-

Ivins City
Direct and Overlapping Governmental Activities Debt
June 30, 2022

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable*	Estimated Share of Overlapping Debt
Washington County	\$ 27,207,206	6.44%	\$ 1,283,893
Washington County School District	235,465,000	6.44%	15,163,946
Washington County Water Conservancy District	<u>59,255,373</u>	6.44%	<u>3,816,046</u>
Sub-Total Overlapping Debt	314,656,607		20,263,885
Ivins City Direct Debt	<u>6,673,100</u>		<u>6,673,100</u>
Total Direct and Overlapping Debt	<u><u>\$ 321,329,707</u></u>		<u><u>\$ 26,936,985</u></u>

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Ivins City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire 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 government.

* - Estimated percentage is ratio of assessed property value in the City with assessed property value in the County.

Ivins City
Legal Debt Margin Information
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Debt Limit	70,611,132	77,592,967	84,659,052	91,560,827	98,228,544	109,863,003	124,752,259	146,564,314	161,054,435	187,670,894
Total Net Debt Applicable to Limit	1,017,417	776,913	529,481	5,858,286	8,866,863	8,245,545	7,828,499	6,936,995	4,917,110	6,673,100
Legal Margin	\$ 69,593,715	\$ 76,816,054	\$ 84,129,571	\$ 85,702,542	\$ 89,361,681	\$ 101,617,458	\$ 116,923,760	\$ 139,627,319	\$ 156,137,325	\$ 180,997,794
Total Net Debt Applicable to the	1.44%	1.00%	0.63%	6.40%	9.03%	7.51%	6.28%	4.73%	3.05%	3.56%

Legal Debt Margin Calculation for

Assessed Value	1,563,924,117
Add Back: Exempt Real Property	-
Total Assessed Value	<u>1,563,924,117</u>
Debt Limit	
General Obligation 4%	62,556,965
Water & Sewer 8%	<u>125,113,929</u>
Total Debt Limit	187,670,894
Debt Applicable to Limit:	
General Obligation Bonds	-
Less:	
Set Aside for Repayment	<u>-</u>
Total Net Debt Applicable to Limit	<u>6,673,100</u>
Legal Debt Margin	<u>\$ 180,997,794</u>

Ivins City
Pledged-Revenue Bond Coverage
Last Ten Fiscal Years

Sales Tax Bond

Fiscal Year	Gross Revenue	Operating Transfers	Expenses Net of Depreciation	Net Available Revenue	Principle	Interest	Total	Coverage
2013	754,932	-	-	754,932	130,000	109,117	239,117	3.16
2014	795,620	-	-	795,620	135,000	105,604	240,604	3.31
2015	853,735	-	-	853,735	135,000	101,804	236,804	3.61
2016	913,337	-	-	913,337	140,000	102,557	242,557	3.77
2017	984,705	-	-	984,705	151,000	49,002	200,002	4.92
2018	1,093,637	-	-	1,093,637	174,000	51,138	225,138	4.86
2019	1,186,647	-	-	1,186,647	176,000	48,029	224,029	5.30
2020	1,512,697	-	-	1,512,697	179,000	44,567	223,567	6.77
2021	1,590,943	-	-	1,590,943	185,000	41,018	226,018	7.04
2022	1,812,018	-	-	1,812,018	186,000	37,401	223,401	8.11

Excise Tax Bond

Fiscal Year	Gross Revenue	Operating Transfers	Expenses Net of Depreciation	Net Available Revenue	Principle	Interest	Total	Coverage
2013	278,888	-	-	278,888	183,000	48,319	231,319	1.21
2014	284,340	-	-	284,340	188,000	43,681	231,681	1.23
2015	285,050	-	-	285,050	193,000	38,941	231,941	1.23
2016	294,328	-	-	294,328	198,000	34,081	232,081	1.27
2017	362,737	-	-	362,737	203,000	29,081	232,081	1.56
2018	411,745	-	-	411,745	208,000	23,931	231,931	1.78
2019	410,020	-	-	410,020	213,000	18,706	231,706	1.77
2020	447,129	-	-	447,129	218,000	13,344	231,344	1.93
2021	449,516	-	-	449,516	225,000	7,825	232,825	1.93
2022	499,218	-	-	499,218	172,000	2,156	174,156	2.87

Municipal Building Authority Revenue Bond

Fiscal Year	Gross Revenue	Operating Transfers	Expenses Net of Depreciation	Net Available Revenue	Principle	Interest	Total	Coverage
2013	143,680	-	-	143,680	82,000	61,680	143,680	1.00
2014	143,680	-	-	143,680	84,000	59,220	143,220	1.00
2015	143,733	-	-	143,733	87,000	56,700	143,700	1.00
2016	143,090	-	-	143,090	89,000	54,090	143,090	1.00
2017	286,020	-	-	286,020	92,000	51,420	143,420	1.99
2018	145,035	-	-	145,035	95,000	48,660	143,660	1.01
2019	145,279	-	-	145,279	98,000	45,810	143,810	1.01
2020	145,462	-	-	145,462	101,000	42,870	143,870	1.01
2021	1,341,059	-	-	1,341,059	1,328,000	13,059	1,341,059	1.00
2022	160,500	-	-	160,500	98,000	62,500	160,500	1.00

Storm Drain Revenue Bond

Fiscal Year	Gross Revenue	Operating Transfers	Expenses Net of Depreciation	Net Available Revenue	Principle	Interest	Total	Coverage
2013	566,740	(35,119)	251,137	350,722	140,000	148,313	288,313	1.22
2014	452,347	(27,310)	150,072	329,585	145,000	141,828	286,828	1.15
2015	466,094	-	172,838	293,256	155,000	135,516	290,516	1.01
2016	480,244	-	173,888	306,356	160,000	128,625	288,625	1.06
2017	495,847	-	190,208	305,639	215,000	122,139	337,139	0.91
2018	537,596	-	201,160	336,436	220,000	125,100	345,100	0.97
2019	633,664	-	209,455	424,209	220,000	119,600	339,600	1.25
2020	701,041	-	227,526	473,514	230,000	114,500	344,500	1.37
2021	730,920	-	225,420	505,500	240,000	105,800	345,800	1.46
2022	833,297	-	251,016	582,281	245,000	97,300	342,300	1.70

Ivins City
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population*	Per Capita Income	Personal Income **	Unemployment Rate ***
2013	7,133	21,054	150,174,902	5.40%
2014	7,331	23,477	172,111,714	4.00%
2015	7,605	23,593	179,426,899	4.00%
2016	7,808	24,397	190,494,155	3.70%
2017	8,056	25,998	209,440,499	3.30%
2018	8,736	27,255	238,099,806	3.60%
2019	8,913	27,290	243,238,448	2.50% ¹
2020	8,978	29,264	262,729,562	4.10%
2021	9,552	29,816	284,798,845	2.30%
2022	10,000	30,872	308,721,948	2.00%

***Source:** Census.gov , City Estimates

****Source:** Utah State Tax Commission

*****Source:** Department of Workforce Services. All rates are annual, except for final year, which rate is as of June 2022

¹ - Reporting of governmental employees in Washington County changed which significantly reduced unemployment reported in the County.

Ivins City
Principal Employers
June 30, 2022

Employer	2022		2013	
	Employees	Rank	Employees	Rank
MARK 1 2009 LLC	250-499	1	N/A	N/A
TUACAHN CENTER FOR THE ARTS	100-249	2	250-499	1
AVALON CARE CENTER - VA IVINS, L.L.C.	100-249	3	100-249	4
VISTA SCHOOL	100-249	4	N/A	N/A
RED MOUNTAIN RESORT	100-249	5	100-249	3
IVINS CITY	50-99	6	50-99	5
MOVARA FITNESS RESORT	50-99	7	100-249	2
RED MOUNTAIN ELEMENTARY	50-99	8	50-99	7
ROCKY VISTA UNIVERSITY, LLC	50-99	9	N/A	N/A
RHINE CONSTRUCTION, LLC	20-49	10	20-49	9
VISTA AT ENTRADA INC.	50-99			6
CHRISTENSEN DRYWALL	20-49			8
WHITAKER STUDIO, INC	20-49			10

Source: Utah Division of Workforce Services

Ivins City
Full Time Equivalent City Government Employees by Function
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Function										
General Government										
Administration	3.0	3.0	6.0	6.0	6.0	5.0	6.0	6.0	6.0	5.0
Legal/HR	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Total General Government	5.0	5.0	8.0	8.0	8.0	7.0	8.0	8.0	8.0	7.0
Building/Zoning	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0
Public Safety										
Law Enforcement	13.0	14.0	14.0	14.0	14.0	14.0	14.0	15.0	14.0	16.0
EMS*	6.2	8.6	9.8	10.4	9.5	4.6	0.0	0.0	0.0	0.0
Animal Control	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Fire*	2.6	1.6	1.3	1.7	1.5	1.0	0.0	0.0	0.0	0.0
Public Safety	23.8	26.2	27.1	28.1	27.0	21.7	16.0	17.0	16.0	18.0
Public Works										
Streets	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	3.0
Water	3.0	3.0	3.0	4.0	3.0	4.0	4.0	4.0	4.0	5.0
Waste Water	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	4.0
Total Public Works	8.0	8.0	8.0	9.0	8.0	9.0	9.0	10.0	10.0	12.0
Parks & Recreation										
Parks	2.0	1.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0
Recreation	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0
Cemetery	1.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Total Parks & Recreation	4.0	4.0	5.0	5.0	6.0	7.0	7.0	7.0	7.0	7.0
Total Primary Government	42.8	45.2	51.1	53.1	52.0	47.7	43.0	45.0	45.0	48.0

* EMS and Fire combined with Santa Clara at the end of CY 2017.

Ivins City
Operating Indicators by Function

Function	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Building/Zoning										
Residential Building Permits	125	90	82	114	135	145	178	147	210	152
Residential Value	\$25,893,300	\$23,226,000	\$19,846,575	\$26,806,170	\$34,322,950	\$40,002,910	\$46,538,080	\$44,640,615	\$70,531,790	\$63,182,921
Addition Building Permits	61	21	20	33	27	35	22	31	36	33
Additions Value	\$844,462	\$809,200	\$633,820	\$1,089,765	\$1,020,205	\$2,142,785	\$1,081,280	\$2,233,340	\$1,991,210	\$1,515,069
Commercial Building Permits	0	0	1	6	0	0	0	4	4	13
Commercial Value	\$0	\$0	\$800,000	\$22,496,684	\$0	\$0	\$0	\$2,645,000	\$5,140,281	\$69,885,310
Other Building Permits	0	88	116	63	81	141	145	85	130	132
Other Value	\$0	\$2,215,152	\$2,338,545	\$1,435,271	\$2,100,451	\$3,955,191	\$3,986,966	\$2,912,904	\$5,103,800	\$5,345,990
Law Enforcement										
Patrol Officers	14	14	14	14	13	14	14	14	14	15
Training Hours	1,417	1,536	4,687	2,140	1,927	2,004	1,752	2,092	1,755	1,444
Citation	2,119	1,536	1,454	1,752	1,649	2,158	2,498	2,249	1,938	4,140
Calls for Service	3,149	3,954	3,949	4,065	4,191	4,434	4,855	4,988	5,133	5,634
Response Time (minutes)	9.00	8.30	7.15	6.15	7.47	7.34	6.50	7.00	7.39	6.54
Arrests	308	974	894	905	1,160	1,282	813	1,248	675	685
Fire Department										
Structure Fires	4	15	15	8	15	15	8	13	16	16
Automobile Accidents	12		41	47	53	76	41	70	61	82
Calls for Service	511	832	826	237	135	144	1,075	484	235	1,473
Training Hours	613	1,288	1,244	2,580	811	842	943	1,141	1,300	577
# of Full-Time Firefighters	1	1	1	1	1	6	7	7	8	17
# of Part Time Firefighters	45	20	26	13	15	20	21	11	12	7
# of Reserve Firefighters										14
Parks, Recreation and Trails										
Developed Acreage	39.95	39.95	39.95	39.95	41.95	43.95	43.95	45	45	31.09
Developed Acreage/1000 Population	5.92	5.92	5.21	5.07	5.16	5.04	4.94	5	4	3.44
Undeveloped Acreage	51.00	51.00	51.00	51.00	49.00	47.00	47.00	46	46	80.21
Youth in Recreation Programs										
Sports	359	529	471	484	429	394	445	437	469	520
Public Works										
Water Gallons Billed (in thousands)	516,745	622,452	505,087	518,348	555,042	593,997	593,372	634,069	666,961	619,545
Water Connections	2,740	2,832	2,922	3,030	3,175	3,299	3,438	3,613	3,869	4,073
Sewer Connections	2,767	2,866	2,967	3,058	3,198	3,412	3,557	3,738	3,904	4,124
Storm Drain Services	2,868	2,969	3,076	3,175	3,305	3,419	3,554	3,732	3,914	4,125
Garbage Services	2,835	2,936	3,039	3,131	3,259	3,369	3,486	3,655	3,833	4,047

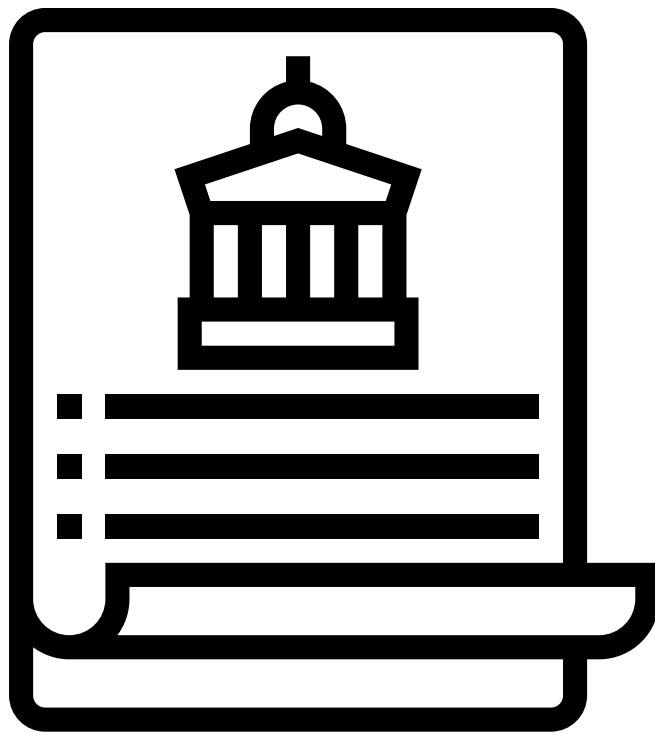
Ivins City
Information on Capital Assets
Last Ten Fiscal Years

Function	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Building/Zoning										
Vehicle Used for Inspections	1.5	1.5	1.5	1.5	2.0	2.0	2.0	2.0	2.0	2.0
Law Enforcement										
Patrol Vehicle	14.0	15.0	16.0	16.0	16.0	16.0	15.0	16.0	16.0	17.0
Mobile Command Center	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Police Station	-	-	-	-	-	-	-	-	-	1.0
Fire Department*										
Fire Engine	2.0	2.0	2.0	2.0	3.0	3.0	1.0	3.0	3.0	2.0
Wildland Fire Vehicle	2.0	2.0	2.0	2.0	2.0	2.0	-	2.0	2.0	2.0
Fire Station	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
EMS										
Ambulance	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Parks, Recreation and Trails										
Vehicle	5.0	5.0	5.0	5.0	6.0	6.0	6.0	6.0	6.0	6.0
MiniExcavator	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0
Public Works										
Vehicle	6.0	6.0	6.0	7.0	7.0	7.0	8.0	7.0	7.0	8.0
Water Tender	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Sewer Truck	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Street Sweeper	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Backhoe	1.0	1.0	1.0	2.0	2.0	2.0	4.0	2.0	2.0	2.0
Skid Loader	-	-	-	-	-	-	1.0	-	-	1.0

Ivins City
Information on Capital Assets
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Grader	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Dump Truck	1.0	2.0	2.0	2.0	2.0	2.0	3.0	2.0	2.0	3.0
Crack Sealer	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

Federal & State Audit Reports



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

The Honorable Mayor, and
Members of the City Council
Ivins City, Utah

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Ivins City, Utah (herein referred to as the “City”), as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements and have issued our report thereon dated November 22, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City’s internal control. Accordingly, we do not express an opinion on the effectiveness of the City’s internal control.

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

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

Compliance and Other Matters

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

Purpose of this Report

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

Larson & Company, PC

Larson & Company, PC

Spanish Fork, Utah

November 22, 2022



**INDEPENDENT AUDITOR’S REPORT AS REQUIRED BY THE STATE COMPLIANCE
AUDIT GUIDE ON COMPLIANCE WITH GENERAL STATE COMPLIANCE
REQUIREMENTS AND ON INTERNAL CONTROL OVER COMPLIANCE**

The Honorable Mayor, and
Members of the City Council
Ivins City, Utah

Report on Compliance with General State Compliance Requirements

We have audited Ivins City’s (herein referred to as the “City”) compliance with the applicable general state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the Utah State Auditor, that could have a direct and material effect on the City for the year ended June 30, 2022.

General state compliance requirements were tested for the year ended June 30, 2022 in the following areas:

- | | |
|---|------------------------------|
| Budgetary Compliance | Fraud Risk Assessment |
| Fund Balance | Governmental Fees |
| Restricted Taxes and Related Revenues | Cash Management |
| Impact Fees | Utah Retirement Systems |
| Public Treasurer’s Bond | Open and Public Meetings Act |
| Enterprise Fund Transfers, Reimbursements,
Loans, and Services | |

Management’s Responsibility

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

Auditor’s Responsibility

Our responsibility is to express an opinion on the City’s compliance based on our audit of the compliance requirements referred to above.

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

We believe that our audit provides a reasonable basis for our opinion on compliance with general state compliance requirements. However, our audit does not provide a legal determination of the City’s compliance.

Opinion on General State Compliance Requirements

In our opinion, Ivins City, complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the City the year ended June 30, 2022.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the *State Compliance Audit Guide* and which are described our letter to management dated November 22, 2022. Our opinion on compliance is not modified with respect to these matters.

The City's response to the noncompliance findings identified in our audit is described in our letter to management. The City's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

REPORT ON INTERNAL CONTROL OVER COMPLIANCE

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the compliance requirements referred to above. In planning and performing our audit, we considered the City's internal control over compliance with the compliance requirements that could have a direct and material effect on the City to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance with general state compliance requirements and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide*, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance.

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

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

Purpose of Report

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

Larson & Company, PC

Larson & Company, PC

Spanish Fork, Utah
November 22, 2022