

SUPPLEMENTAL CONTINUING DISCLOSURES

FISCAL YEAR ENDED JUNE 30, 2015

2015



City of South Jordan, Utah

City of South Jordan, Utah
Supplemental Continuing Disclosures
For the Fiscal Year Ended June 30, 2015

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SUPPLEMENTAL CONTINUING DISCLOSURE

2006 SALES TAX REVENUE REFUNDING BONDS

2015



City of South Jordan, Utah
Fiscal Year Ended June 30, 2015

CITY OF SOUTH JORDAN**Pledged Sales Tax**

<u>Fiscal Year</u>	<u>Pledged Sales Tax</u>	<u>% Change from Prior Year</u>
2006	4,926,279	34.6%
2007	6,481,322	31.6%
2008	7,174,379	10.7%
2009	7,363,412	2.6%
2010	7,470,026	1.4%
2011	8,301,690	11.1%
2012	9,047,468	9.0%
2013	9,815,735	8.5%
2014	9,682,273	-1.4%
2015	10,909,154	12.7%

Source: The City of South Jordan

CITY OF SOUTH JORDAN
Principal Sales Tax Payers
Current Year and Ten Years ago

Tax Payer*	2015			2006		
	South Jordan Direct POS	Rank	Percentage of Total Direct POS	South Jordan Direct POS	Rank	Percentage of Total Direct POS
Retail/Grocery	\$ 994,004	1	8.71%			
Undisclosed**	911,095	2	7.98			
Retail/Grocery	754,626	3	6.61	\$ 862,844	1	16.74%
Auto Sales	532,025	4	4.66	460,566	3	8.94%
Retail/Grocery	502,357	5	4.40			
Retail/Grocery	474,906	6	4.16	149,168	8	2.89%
Retail/Grocery	431,727	7	3.78			
Auto SAles	416,604	8	3.65	524,821	2	10.18
Auto Sales	333,031	9	2.92			
Utility	324,492	10	2.84	173,434	6	3.37
Retail/Grocery				256,923	4	4.99
Retail/Grocery				175,347	5	3.40
Auto Sales				170,047	7	3.30
Utility				125,952	9	2.44
Retail/Grocery				120,994	10	2.35
Total	\$ 5,674,867		49.71%	\$ 3,020,096		58.60%

Source: Utah State Tax Commission

*Due to the confidential nature of sales tax, tax payer industries have been published rather than tax payer names.

**Due to the unique nature of the tax payer's industry, revealing the industry would reveal the tax payer.

CITY OF SOUTH JORDAN

Statement of Revenues, Expenditures and Changes in Fund Balance

General Fund

Fiscal Years Ended June 30

	2011	2012	2013	2014	2015
REVENUES					
Taxes	\$ 19,955,377	\$ 21,027,579	\$ 22,407,841	\$ 23,843,080	\$ 25,240,903
Licenses & Permits	2,203,018	2,207,553	3,062,607	3,434,674	2,947,782
Intergovernmental	1,983,794	1,908,847	2,036,303	1,891,314	1,982,302
Charges for Services	4,758,923	5,163,793	5,074,340	5,347,955	5,276,876
Fines & Forfeitures	885,487	827,665	769,367	785,586	902,968
Interest	141,806	162,151	112,020	276,084	207,881
Miscellaneous	548,500	1,168,117	210,022	212,462	491,738
Total Revenues	30,476,905	32,465,705	33,672,500	35,791,155	37,050,450
EXPENDITURES					
Current					
General Government	7,757,849	8,086,568	8,164,613	8,890,914	8,564,967
Public Safety	9,498,423	9,898,234	10,138,529	10,364,496	10,857,414
Public Works	3,242,849	3,519,878	3,347,241	3,710,462	6,380,786
Parks, Recreation, and Culture	-	-	1,750,499	1,810,343	-
Parks and Recreation	2,392,833	2,083,873	-	-	-
Community Services	-	-	-	-	1,165,684
Community Development	2,905,598	3,047,669	3,233,241	3,463,734	-
Development Services	-	-	-	-	3,521,605
Capital Outlay and Projects	-	-	-	588,617	1,537,556
Debt Service					
Principal	-	-	-	145,785	220,772
Interest and Fees	-	-	-	4,687	4,935
Total Expenditures	25,797,552	26,636,222	26,634,123	28,979,038	32,253,719
Excess (Deficiency) of Revenues Over Expenditures	4,679,353	5,829,483	7,038,377	6,812,117	4,796,731
OTHER FINANCING SOURCES (USES)					
Transfers In	971,099	372,569	134,568	822,451	8,818
Transfers Out	(5,593,894)	(6,308,142)	(6,290,853)	(7,150,759)	(5,995,876)
Capital Lease	-	-	-	665,000	1,385,000
Sale of Capital Assets	12,200	34,000	16,637	6,197	2,404
Total Other Financing Sources (Uses)	(4,610,595)	(5,901,573)	(6,139,648)	(5,657,111)	(4,599,654)
Net Change in Fund Balance	68,758	(72,090)	898,729	1,155,006	197,077
Fund Balance - July 1	5,232,302	5,301,060	5,228,970	6,127,699	7,282,705
Fund Balance - June 30	\$ 5,301,060	\$ 5,228,970	\$ 6,127,699	\$ 7,282,705	\$ 7,479,782

Source: The City of South Jordan Comprehensive Annual Financial Reports for the Applicable Year

CITY OF SOUTH JORDAN
 Balance Sheet
 General Fund
 Fiscal Years Ended June 30

ASSETS	2011	2012	2013	2014	2015
Cash and Cash Equivalents	\$ 6,219,166	\$ 6,334,443	\$ 7,437,805	\$ 9,668,267	\$ 10,183,391
Restricted Cash	-	-	-	76,383	58,523
Receivables	10,638,014	10,725,952	10,877,511	11,330,747	11,807,554
Inventories	21,408	26,239	39,877	59,565	56,095
Prepaid Items	-	-	-	107,048	471,209
Total Assets	16,878,588	17,086,634	18,355,193	21,242,010	22,576,772
LIABILITIES					
Accounts Payable & Accrued Liabilities	1,811,484	1,443,304	995,197	1,389,917	1,533,359
Deferred Revenue	659,640	496,724	-	-	-
Construction Bonds and Refunds	2,199,373	2,325,192	3,170,865	4,121,913	4,912,772
Total Liabilities	4,670,497	4,265,220	4,166,062	5,511,830	6,446,131
DEFERRED INFLOWS OF RESOURCES					
Unavailable Revenue - Property Taxes	6,907,031	7,592,444	8,061,432	8,447,475	8,650,859
FUND BALANCES					
Nonspendable	21,408	26,239	39,877	166,613	527,304
Restricted	-	14,164	11,862	97,525	163,911
Assigned	-	-	87,393	230,000	-
Unassigned	5,279,652	5,188,567	5,988,567	6,788,567	6,788,567
Total Fund Balances	5,301,060	5,228,970	6,127,699	7,282,705	7,479,782
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 16,878,588	\$ 17,086,634	\$ 18,355,193	\$ 21,242,010	\$ 22,576,772

Source: The City of South Jordan Comprehensive Annual Financial Reports for the Applicable Year

CITY OF SOUTH JORDAN
 Outstanding Bonded Debt
 June 30, 2015

	Purpose	Amount of Original Issue	Final Maturity Date	Principal Outstanding
WATER REVENUE BONDS				
Series 2007	Refinance 2000 and 2003 Water Revenue Bonds Water System Improvements and Additions	21,950,000	November 1, 2026	18,300,000
Series 2009		10,025,000	November 1, 2023	6,775,000
SALES TAX BONDS				
Series 2006	Refinance 2001 Sales Tax Bonds Fire Station and Road Repair	9,915,000	August 15, 2026	9,510,000
Series 2008		8,115,000	August 15, 2023	5,540,000
RDA TAX INCREMENT BONDS				
Series 2008	Road Improvements	11,242,000	April 1, 2020	5,179,000
MBA LEASE REVENUE BONDS				
Series 2005	Mulligans Golf & Games Refinance 2002 MBA Lease Revenue Bonds	9,505,000	4/1/2029*	-
Series 2011		6,880,000	October 1, 2023	5,660,000
SPECIAL ASSESSMENT BONDS				
Series 2007	RiverPark	5,770,000	November 1, 2017	1,957,000

* During Fiscal Year 2015 the Series 2005 MBA Lease Revenue Bonds were called and paid off.

Source: Fiscal Year 2015 City of South Jordan Comprehensive Annual Financial Report

SUPPLEMENTAL CONTINUING DISCLOSURE

2007 WATER REVENUE AND REFUNDING
BONDS

2015



City of South Jordan, Utah
Fiscal Year Ended June 30, 2015

CITY OF SOUTH JORDAN
Statement of Net Position
Water Fund
Fiscal Years Ended June 30

	2011	2012	2013 ⁽¹⁾	2014	2015 ⁽²⁾
ASSETS					
Current Assets					
Cash and Cash Equivalents	\$ 13,803,482	\$ 15,702,036	\$ 18,988,996	\$ 19,325,568	\$ 23,398,097
Accounts Receivable Net of Allowance	2,486,041	2,917,163	2,567,134	2,769,959	2,958,844
Inventories	44,322	32,677	32,775	49,512	63,162
Total Current Assets	16,333,845	18,651,876	21,588,905	22,145,039	26,420,103
Noncurrent Assets					
Restricted Cash	926,929	926,292	2,609,362	2,836,922	2,907,386
Bond Issuance Costs	1,170,680	1,170,680	-	-	-
Accumulated Depreciation	(665,565)	(717,556)	-	-	-
Net Pension Asset	-	-	-	-	182
Capital Assets					
Land	2,117,963	2,117,963	2,117,963	2,117,963	2,117,963
Water Shares	18,961,482	18,961,482	18,961,482	18,961,482	18,961,482
Buildings and Structures	1,260,345	1,260,345	1,493,756	1,493,756	1,493,756
Improvements - Other than Buildings	93,641,968	108,862,465	110,657,889	111,800,015	113,991,812
Machinery and Equipment	1,660,473	1,823,915	1,780,485	2,003,452	2,102,117
Construction in Progress	14,260,523	674,323	820,099	5,029,507	6,212,899
Less Accumulated Depreciation	(22,609,699)	(26,061,236)	(29,397,875)	(32,928,996)	(36,196,602)
Capital Assets (Net of Accumulated Depreciation)	109,293,055	107,639,257	106,433,799	108,477,179	108,683,427
Total Noncurrent Assets	110,725,099	109,018,673	109,043,161	111,314,101	111,590,995
Total Assets	\$ 127,058,944	\$ 127,670,549	\$ 130,632,066	\$ 133,459,140	\$ 138,011,098
DEFERRED OUTFLOWS OF RESOURCES					
Deferred Charge on Refunding	755,279	695,583	635,888	576,193	516,498
Resources Related to Pensions	-	-	-	-	85,579
Total Deferred Outflows of Resources	755,279	695,583	635,888	576,193	602,077
LIABILITIES					
Current Liabilities					
Accounts Payable	979,811	1,304,407	1,281,459	1,483,766	1,489,883
Accrued Liabilities	44,965	23,431	119,958	134,978	182,129
Interest Payable	272,212	252,608	229,691	208,441	191,733
Construction Bonds and Refunds	25,701	30,655	30,464	43,448	35,772
Compensated Absences	45,878	44,115	53,002	54,436	62,295
Bonds Payable	1,900,000	1,960,000	2,050,000	2,125,000	2,250,000
Total Current Liabilities	3,268,567	3,615,216	3,764,574	4,050,069	4,211,812
Noncurrent Liabilities					
Compensated Absences	-	21,263	26,028	26,905	39,778
Bonds and Leases Payable	32,141,197	30,087,253	27,943,310	25,724,366	23,417,108
Net Pension Liability	-	-	-	-	443,192
Total Noncurrent Liabilities	32,141,197	30,108,516	27,969,338	25,751,271	23,900,078
Total Liabilities	\$ 35,409,764	\$ 33,723,732	\$ 31,733,912	\$ 29,801,340	\$ 28,111,890
DEFERRED INFLOWS OF RESOURCES					
Resources Related to Pensions	-	-	-	-	140,600
NET POSITION					
Net Investment in Capital Assets	76,007,137	76,287,587	77,076,377	81,204,006	83,532,817
Restricted for:					
Capital Improvements	3,706,120	3,035,876	4,472,573	5,606,165	5,516,762
Debt Service	926,929	926,292	2,609,362	2,836,922	2,907,386
Unrestricted	11,764,273	14,392,645	15,375,732	14,586,900	18,403,720
Total Net Position	\$ 92,404,459	\$ 94,642,400	\$ 99,534,044	\$ 104,233,993	\$ 110,360,685

Source: The City of South Jordan Comprehensive Annual Financial Report for the Applicable Fiscal Year.

⁽¹⁾ Net position was restated to comply with Governmental Accounting Standards Board Statements No. 63 and 65.

⁽²⁾ Net position was restated to comply with Governmental Accounting Standards Board Statements No. 68 and 71.

CITY OF SOUTH JORDANStatement of Revenues, Expenses and Changes in Net Position
Enterprise Water Fund
Fiscal Years Ended June 30

	2011	2012	2013 ⁽¹⁾	2014	2015 ⁽²⁾
OPERATING REVENUES					
Charges for Services					
Operations	\$ 455,633	\$ 488,544	\$ 546,515	\$ 530,376	\$ 562,700
Pledged as Security for Revenue Bonds	14,404,163	14,765,267	16,391,308	16,690,114	17,328,832
Miscellaneous	1,000	14,881	6,636	9,434	35,000
Total Operating Revenue	14,860,796	15,268,692	16,944,459	17,229,924	17,926,532
OPERATING EXPENSES					
Costs of Services	7,020,743	8,027,463	8,675,192	8,912,538	9,356,410
General and Administrative	1,694,109	1,706,720	1,222,787	1,398,287	1,414,684
Depreciation	3,012,182	3,451,537	3,490,452	3,531,120	3,328,310
Total Operating Expenses	11,727,034	13,185,720	13,388,431	13,841,945	14,099,404
Operating Income	3,133,762	2,082,972	3,556,028	3,387,979	3,827,128
NON-OPERATING REVENUES (EXPENSES)					
Assessment Revenue	269,424	-	-	-	-
Interest	68,603	188,848	114,379	170,887	161,202
Gain on Sale of Capital Assets	-	-	45,404	1,455	21,432
Amortization of Issuance Costs	(55,860.00)	(51,991.00)			
Interest & Fees	(1,491,275)	(1,415,067)	(1,322,782)	(1,239,846)	(1,189,251)
Total Non-Operating Revenues (Expenses)	(1,209,108)	(1,278,210)	(1,162,999)	(1,067,504)	(1,006,617)
Income Before Contributions and Transfers	1,924,654	804,762	2,393,029	2,320,475	2,820,511
CONTRIBUTIONS AND TRANSFERS					
Capital Contributions, Impact Fees and Other	764,448	1,437,347	2,955,905	2,386,344	3,689,351
Transfers Out	(3,655)	(4,168)	(4,168)	(6,868)	(4,168)
Total Contributions and Transfers	760,793	1,433,179	2,951,737	2,379,476	3,685,183
Change in Net Position	2,685,447	2,237,941	5,344,766	4,699,951	6,505,694
Net Position - Beginning	89,719,012	92,404,459	94,642,400	99,534,042	104,233,933
Net Position - Beginning, as Adjusted ^{(1), (2)}	89,719,012	92,404,459	94,189,276	99,534,042	103,854,991
Net Position - Ending	\$ 92,404,459	\$ 94,642,400	\$ 99,534,042	\$ 104,233,993	110,360,685

Source: The City of South Jordan Comprehensive Annual Financial Report for the Applicable Fiscal Year.

(1) Beginning net position was restated to comply with Governmental Accounting Standards Board Statements No. 63 and 65.

(2) Beginning net position was restated to comply with Governmental Accounting Standards Board Statements No. 68 and 71.

CITY OF SOUTH JORDAN
Debt Service Coverage Analysis
Series 2007 Water Revenue and Refunding Bonds
(Unaudited)

FISCAL YEAR	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Totals
GROWTH¹											
Culinary Water Connections	18,238	20,203	21,011	21,852	22,726	23,635	24,580	25,563	26,586	27,649	
Secondary Water Connections	3,483	3,509	3,534	3,558	3,583	3,608	3,634	3,659	3,685	3,710	
Total Connections	21,721	23,712	24,545	25,410	26,309	27,243	28,214	29,222	30,270	31,360	
Avg. Residential Culinary Water Rates (Monthly)	34.88	34.88	34.88	34.88	34.88	34.88	34.88	34.88	34.88	34.88	
Avg. Commercial Culinary Water Rates (Monthly)	73.98	73.98	73.98	73.98	73.98	73.98	73.98	73.98	73.98	73.98	
Secondary Water Rates (Monthly)	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	
REVENUES AND EXPENSES											
REVENUES											
User Fees	17,220,490	17,328,832	18,021,985	18,742,865	19,492,579	20,272,282	21,083,174	21,926,501	22,803,561	23,715,703	181,683,303
Miscellaneous	9,434	597,700	597,700	597,700	597,700	597,700	597,700	597,700	597,700	597,700	186,474,337
TOTAL OPERATING REVENUES:	\$ 17,229,924	\$ 17,926,532	\$ 18,619,685	\$ 19,340,565	\$ 20,090,279	\$ 20,869,982	\$ 21,680,874	\$ 22,524,201	\$ 23,401,261	\$ 24,313,403	205,996,706
EXPENDITURES⁴											
Costs of Services	3,724,647	3,582,632	3,725,937	3,874,975	4,029,974	4,191,173	4,358,820	4,533,172	4,714,499	4,903,079	41,638,908
Operations	1,224,236	1,334,105	1,387,469	1,442,968	1,500,687	1,560,714	1,623,143	1,688,068	1,755,591	1,825,815	15,342,796
Personnel	1,244,915	1,520,562	1,581,384	1,644,640	1,710,425	1,778,842	1,849,996	1,923,996	2,000,956	2,080,994	17,336,711
Water Purchases	6,249,860	6,247,421	6,497,318	6,757,211	7,027,499	7,308,599	7,600,943	7,904,981	8,221,180	8,550,027	72,365,038
Administration	1,398,287	1,414,684	1,471,271	1,530,122	1,591,327	1,654,980	1,721,179	1,790,027	1,861,628	1,936,093	16,369,598
TOTAL EXPENDITURES:	\$ 13,841,945	\$ 14,099,404	\$ 14,663,380	\$ 15,249,915	\$ 15,859,912	\$ 16,494,308	\$ 17,154,081	\$ 17,840,244	\$ 18,553,854	\$ 19,296,008	\$ 163,053,052
NET OPERATING INCOME:	\$ 3,387,979	\$ 3,827,128	\$ 3,956,305	\$ 4,090,649	\$ 4,230,367	\$ 4,375,674	\$ 4,526,793	\$ 4,683,957	\$ 4,847,407	\$ 5,017,395	37,926,259
NON-OPERATING REVENUES:											
Interest income	170,887	152,856	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	1,523,743
Gain(Loss) on Sale of Assets	1,455	21,432	-	-	-	-	-	-	-	-	22,887
Capital Contributions, Impact Fees and Other	2,386,344	3,689,351	3,836,925	3,990,402	4,150,018	4,316,019	4,488,660	4,668,206	4,854,934	5,049,132	41,429,990
TOTAL NON-OPERATING REVENUES:	\$ 2,558,686	\$ 3,863,639	\$ 3,986,925	\$ 4,140,402	\$ 4,300,018	\$ 4,466,019	\$ 4,638,660	\$ 4,818,206	\$ 5,004,934	\$ 5,199,132	42,976,620
TOTAL NET REVENUES AVAILABLE FOR DS:	\$ 5,946,665	\$ 7,690,767	\$ 7,943,230	\$ 8,231,051	\$ 8,530,385	\$ 8,841,693	\$ 9,165,453	\$ 9,502,163	\$ 9,852,341	\$ 10,216,527	85,920,275
OUTSTANDING DEBT SERVICE											
Series 2003 Revenue Bonds											
Principal	\$ 1,025,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,025,000
Interest and Fees	23,063	-	-	-	-	-	-	-	-	-	23,063
TOTAL NET DS:	\$ 1,048,063	\$ -	1,048,063								
Series 2007 Revenue Bonds											
Principal	\$ 450,000	\$ 1,525,000	\$ 1,625,000	\$ 1,680,000	\$ 1,800,000	\$ 1,875,000	\$ 2,000,000	\$ 2,050,000	\$ 1,910,000	\$ 2,000,000	16,915,000
Interest and Fees	933,605	896,573	807,730	725,105	638,105	550,918	463,730	372,605	285,415	199,350	5,873,136
Interest Earnings on Reserve Fund	-	(1,499)	-	-	-	-	-	-	-	-	(1,499)
TOTAL NET DS:	\$ 1,383,605	\$ 2,420,074	\$ 2,432,730	\$ 2,405,105	\$ 2,438,105	\$ 2,425,918	\$ 2,463,730	\$ 2,422,605	\$ 2,195,415	\$ 2,199,350	\$ 20,587,287
Series 2009 Revenue Bonds											
Principal	\$ 575,000	\$ 600,000	\$ 625,000	\$ 650,000	\$ 685,000	\$ 725,000	\$ 750,000	\$ 785,000	\$ 815,000	\$ 850,000	7,060,000
Interest and Fees	334,666	292,678	285,635	256,229	226,104	190,854	157,729	126,538	93,029	57,435	2,020,896
Interest Earnings on Reserve Fund	(6,687)	(6,847)	-	-	-	-	-	-	-	-	(13,534)
TOTAL NET DS:	\$ 902,979	\$ 885,831	\$ 910,635	\$ 906,229	\$ 911,104	\$ 915,854	\$ 907,729	\$ 911,538	\$ 908,029	\$ 907,435	8,159,927
TOTAL OUTSTANDING DEBT SERVICE	\$ 3,334,647	\$ 3,305,905	\$ 3,343,365	\$ 3,311,334	\$ 3,349,209	\$ 3,341,771	\$ 3,371,459	\$ 3,334,143	\$ 3,103,444	\$ 3,106,785	32,902,061
COVERAGE RATIO:	178%	233%	238%	249%	255%	265%	272%	285%	317%	329%	261%
REVENUES FOR CAPITAL IMPROVEMENTS	\$ 2,612,018	\$ 4,384,862	\$ 4,599,865	\$ 4,919,718	\$ 5,181,177	\$ 5,499,922	\$ 5,793,994	\$ 6,168,020	\$ 6,748,897	\$ 7,109,742	53,018,214
CAPITAL NEEDS											
Pay-as-you Go Capital Improvements	196,972	1,524,216	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	17,721,188
Transfers In/(Out)	(6,868)	(4,168)	-	-	-	-	-	-	-	-	(11,036)
TOTAL CIP AND TRANSFER:	190,104	1,520,048	2,000,000	17,710,152							
ENDING FUND BALANCE⁵	\$ 20,545,838	\$ 26,450,748	\$ 33,050,613	\$ 39,970,331	\$ 47,151,507	\$ 54,651,429	\$ 62,445,423	\$ 70,613,442	\$ 79,362,340	\$ 88,472,082	\$ 79,362,340

General Assumptions

¹Growth in culinary water connections is based on a 4 percent per year growth rate. Growth in secondary connections is based on a 0.7 percent growth rate.

²The current base rate for Area A is \$34.88 with water consumption rates tiered from \$1.55 per 1000 gallons to \$2.15 per 1000 gallons

³User fees is based on anticipated population growth and are estimated by the City of South Jordan.

⁴For purposes of the debt service coverage analysis a 4 percent growth rate was applied to future expenditures.

Notes

⁵Ending fund balance does not correlate with unrestricted net position or fund balance available for appropriation. For informational use only.

CITY OF SOUTH JORDAN

Water Purchase Agreement for Culinary Water

The City receives 100% of its culinary water from Jordan Valley Water Conservancy District pursuant to a Water Purchase Agreement between the City and the Conservancy District. Pursuant to the Water Purchase Agreement, the Conservancy District agrees to sell and deliver, and the City agrees to annually buy, the amounts of water set forth below:

<u>Year</u>	<u>Minimum Amount (Acre Feet)</u>
2011	9,725
2012	9,725
2013	11,903
2014	11,903
2015	11,903

Source: Jordan Valley Water Conservancy District

CITY OF SOUTH JORDAN

Culinary Water Purchases from Jordan Valley Water Conservancy District

<u>Fiscal Year</u>	<u>Water Purchases (acre feet)</u>	<u>Cost of Purchased Water</u>
2006	10,427	3,690,495
2007	11,522	4,362,037
2008	12,034	4,755,461
2009	11,170	4,771,898
2010	9,248	4,785,328
2011	11,801	4,943,241
2012	14,482	6,206,168
2013	14,594	6,399,623
2014	13,557	6,249,860
2015	15,466	7,335,408

Source: The City of South Jordan

CITY OF SOUTH JORDAN

Source of Water for Jordan Valley Water Conservancy District

	(Acre Feet)				
	2010	2011	2012	2013	2014
MUNICIPAL AND INDUSTRIAL WATER					
Jordanelle Reservoir (Central Utah Project)	41,367	27,790	50,358	36,721	42,424
Deer Creek Reservoir (Provo River Project)	12,219	17,230	12,159	2,434	3,429
Salt Lake County Groundwater (Wells)	13,607	15,527	14,126	25,086	7,356
Southwest Groundwater Treatment Plant	-	-	-	2,260	4,715
Bingham Canyon Water Treatment Plant	3,357	3,492	3,559	3,789	3,553
Provo River (Unstored Flows)	3,625	7,397	7,500	15,776	21,628
Upper Provo River Reservoirs	2,233	2,623	1,876	1,891	2,198
Weber River (Unstored Flows)	673	-	-	-	839
Salt Lake County Mountain Streams	1,932	4,284	1,826	1,594	1,419
Echo Reservoir	3,019	185	2,982	1,853	2,115
Central Utah Project	-	-	-	-	1,013
Total	82,032	78,528	94,386	91,404	90,689
IRRIGATION WATER					
Provo River (Unstored Flows)	8,056	17,944	6,368	-	3,214
Jordanelle Reservoir (Central Utah Project)	46	35	24	-	-
Deer Creek Reservoir (Provo River Project)	10,757	3,697	1,798	-	-
Utah Lake	14,374	5,621	25,871	29,648	26,577
Echo Reservoir	382	-	17	-	-
Total	33,615	27,297	34,078	29,648	29,791
TOTAL MUNICIPAL, INDUSTRIAL, AND IRRIGATION	115,647	105,825	128,464	121,052	120,480

Source: Annual Report for Applicable Year, Jordan Valley Water Conservancy District

CITY OF SOUTH JORDAN

Sources and Supplies of Secondary Water

The City receives its secondary water through the following seven canals that extend throughout the boundaries of the City: (1) Welby Jacob Canal, (2) Utah Lake Distributing, (3) Utah and Salt Lake Canal, (4) South Jordan Canal, (5) Beckstead Canal, (6) Brighton and North Point Canal, and (7) Daybreak Secondary Water. The City owns the following amounts of shares in each canal:

<u>Canal</u>	<u>Shares</u>
Welby Jacob Canal	2,343
Utah Lake Distributing	680
Utah and Salt Lake Canal	748
South Jordan Canal	721
Beckstead Canal	255
Brighton and North Point Canal	750
Daybreak Secondary Water	310
Total Shares Owned:	<u><u>5,807</u></u>

Source: The City of South Jordan

CITY OF SOUTH JORDANWater Connections by Fiscal Year

<u>Fiscal Year</u>	<u>Total Secondary Connections</u>	<u>Total Culinary Connections Residential</u>	<u>Total Culinary Connections Commercial</u>
2006	2,959	11,323	351
2007	2,974	12,394	380
2008	2,999	13,241	384
2009	3,127	13,813	421
2010	3,199	15,241	443
2011	3,356	16,036	463
2012	3,445	16,635	490
2013	3,482	17,382	508
2014	3,483	18,238	558
2015	3,510	19,606	597

Source: The City of South Jordan

CITY OF SOUTH JORDAN

Top 10 Water Users

Fiscal Year Ended June 30, 2015

<u>Entity</u>	<u>Gallons (Thousands)</u>	<u>Percent of Total Usage</u>
Jordan School District	88,351	2.3%
South Jordan FM Group	42,083	1.3%
Daybreak Community Association	40,014	0.8%
eBay, Inc	33,716	0.8%
Summerlane HOA	29,987	0.6%
Essential Elements Enterprises, LLC	29,557	0.6%
Merit Medical System	26,574	0.5%
District LC	23,061	0.4%
Sterline Village Partners, LLC	22,761	0.4%
Jordan River Temple	19,994	0.3%

Source: The City of South Jordan

CITY OF SOUTH JORDAN
Culinary Water Service
Impact Fees Fee Schedule

Impact Fees for Single Family Residences

<u>Year</u>	<u>Dollar Amount</u>
2011	3,194
2012	3,194
2013	3,194
2014	3,194
2015	3,194

Impact Fees for Multi-Family Residences

<u>Year</u>	<u>Dollar Amount</u>
2011	3,194
2012	3,194
2013	3,194
2014	3,194
2015	3,194

The City charges an impact fee for each dwelling unit in a multifamily residence.

Source: The City of South Jordan

SUPPLEMENTAL CONTINUING DISCLOSURE

2008 SALES TAX REVENUE BONDS

2015



City of South Jordan, Utah
Fiscal Year Ended June 30, 2015

CITY OF SOUTH JORDAN**Pledged Sales Tax**

<u>Fiscal Year</u>	<u>Pledged Sales Tax</u>	<u>% Change from Prior Year</u>
2006	4,926,279	34.6%
2007	6,481,322	31.6%
2008	7,174,379	10.7%
2009	7,363,412	2.6%
2010	7,470,026	1.4%
2011	8,301,690	11.1%
2012	9,047,468	9.0%
2013	9,815,735	8.5%
2014	9,682,273	-1.4%
2015	10,909,154	12.7%

Source: The City of South Jordan

CITY OF SOUTH JORDAN
Principal Sales Tax Payers
Current Year and Ten Years ago

Tax Payer*	2015			2006		
	South Jordan Direct POS	Rank	Percentage of Total Direct POS	South Jordan Direct POS	Rank	Percentage of Total Direct POS
Retail/Grocery	\$ 994,004	1	8.71%			
Undisclosed**	911,095	2	7.98			
Retail/Grocery	754,626	3	6.61	\$ 862,844	1	16.74%
Auto Sales	532,025	4	4.66	460,566	3	8.94%
Retail/Grocery	502,357	5	4.40			
Retail/Grocery	474,906	6	4.16	149,168	8	2.89%
Retail/Grocery	431,727	7	3.78			
Auto SAles	416,604	8	3.65	524,821	2	10.18
Auto Sales	333,031	9	2.92			
Utility	324,492	10	2.84	173,434	6	3.37
Retail/Grocery				256,923	4	4.99
Retail/Grocery				175,347	5	3.40
Auto Sales				170,047	7	3.30
Utility				125,952	9	2.44
Retail/Grocery				120,994	10	2.35
Total	\$ 5,674,867		49.71%	\$ 3,020,096		58.60%

Source: Utah State Tax Commission

*Due to the confidential nature of sales tax, tax payer industries have been published rather than tax payer names.

**Due to the unique nature of the tax payer's industry, revealing the industry would reveal the tax payer.

CITY OF SOUTH JORDAN

Statement of Revenues, Expenditures and Changes in Fund Balance

General Fund

Fiscal Years Ended June 30

	2011	2012	2013	2014	2015
REVENUES					
Taxes	\$ 19,955,377	\$ 21,027,579	\$ 22,407,841	\$ 23,843,080	\$ 25,240,903
Licenses & Permits	2,203,018	2,207,553	3,062,607	3,434,674	2,947,782
Intergovernmental	1,983,794	1,908,847	2,036,303	1,891,314	1,982,302
Charges for Services	4,758,923	5,163,793	5,074,340	5,347,955	5,276,876
Fines & Forfeitures	885,487	827,665	769,367	785,586	902,968
Interest	141,806	162,151	112,020	276,084	207,881
Miscellaneous	548,500	1,168,117	210,022	212,462	491,738
Total Revenues	30,476,905	32,465,705	33,672,500	35,791,155	37,050,450
EXPENDITURES					
Current					
General Government	7,757,849	8,086,568	8,164,613	8,890,914	8,564,967
Public Safety	9,498,423	9,898,234	10,138,529	10,364,496	10,857,414
Public Works	3,242,849	3,519,878	3,347,241	3,710,462	6,380,786
Parks, Recreation, and Culture	-	-	1,750,499	1,810,343	-
Parks and Recreation	2,392,833	2,083,873	-	-	-
Community Services	-	-	-	-	1,165,684
Community Development	2,905,598	3,047,669	3,233,241	3,463,734	-
Development Services	-	-	-	-	3,521,605
Capital Outlay and Projects	-	-	-	588,617	1,537,556
Debt Service					
Principal	-	-	-	145,785	220,772
Interest and Fees	-	-	-	4,687	4,935
Total Expenditures	25,797,552	26,636,222	26,634,123	28,979,038	32,253,719
Excess (Deficiency) of Revenues Over Expenditures	4,679,353	5,829,483	7,038,377	6,812,117	4,796,731
OTHER FINANCING SOURCES (USES)					
Transfers In	971,099	372,569	134,568	822,451	8,818
Transfers Out	(5,593,894)	(6,308,142)	(6,290,853)	(7,150,759)	(5,995,876)
Capital Lease	-	-	-	665,000	1,385,000
Sale of Capital Assets	12,200	34,000	16,637	6,197	2,404
Total Other Financing Sources (Uses)	(4,610,595)	(5,901,573)	(6,139,648)	(5,657,111)	(4,599,654)
Net Change in Fund Balance	68,758	(72,090)	898,729	1,155,006	197,077
Fund Balance - July 1	5,232,302	5,301,060	5,228,970	6,127,699	7,282,705
Fund Balance - June 30	\$ 5,301,060	\$ 5,228,970	\$ 6,127,699	\$ 7,282,705	\$ 7,479,782

Source: The City of South Jordan Comprehensive Annual Financial Reports for the Applicable Year

CITY OF SOUTH JORDAN
 Balance Sheet
 General Fund
 Fiscal Years Ended June 30

ASSETS	2011	2012	2013	2014	2015
Cash and Cash Equivalents	\$ 6,219,166	\$ 6,334,443	\$ 7,437,805	\$ 9,668,267	\$ 10,183,391
Restricted Cash	-	-	-	76,383	58,523
Receivables	10,638,014	10,725,952	10,877,511	11,330,747	11,807,554
Inventories	21,408	26,239	39,877	59,565	56,095
Prepaid Items	-	-	-	107,048	471,209
Total Assets	16,878,588	17,086,634	18,355,193	21,242,010	22,576,772
LIABILITIES					
Accounts Payable & Accrued Liabilities	1,811,484	1,443,304	995,197	1,389,917	1,533,359
Deferred Revenue	659,640	496,724	-	-	-
Construction Bonds and Refunds	2,199,373	2,325,192	3,170,865	4,121,913	4,912,772
Total Liabilities	4,670,497	4,265,220	4,166,062	5,511,830	6,446,131
DEFERRED INFLOWS OF RESOURCES					
Unavailable Revenue - Property Taxes	6,907,031	7,592,444	8,061,432	8,447,475	8,650,859
FUND BALANCES					
Nonspendable	21,408	26,239	39,877	166,613	527,304
Restricted	-	14,164	11,862	97,525	163,911
Assigned	-	-	87,393	230,000	-
Unassigned	5,279,652	5,188,567	5,988,567	6,788,567	6,788,567
Total Fund Balances	5,301,060	5,228,970	6,127,699	7,282,705	7,479,782
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 16,878,588	\$ 17,086,634	\$ 18,355,193	\$ 21,242,010	\$ 22,576,772

Source: The City of South Jordan Comprehensive Annual Financial Reports for the Applicable Year

CITY OF SOUTH JORDAN
 Outstanding Bonded Debt
 June 30, 2015

	Purpose	Amount of Original Issue	Final Maturity Date	Principal Outstanding
WATER REVENUE BONDS				
Series 2007	Refinance 2000 and 2003 Water Revenue Bonds Water System Improvements and Additions	21,950,000	November 1, 2026	18,300,000
Series 2009		10,025,000	November 1, 2023	6,775,000
SALES TAX BONDS				
Series 2006	Refinance 2001 Sales Tax Bonds Fire Station and Road Repair	9,915,000	August 15, 2026	9,510,000
Series 2008		8,115,000	August 15, 2023	5,540,000
RDA TAX INCREMENT BONDS				
Series 2008	Road Improvements	11,242,000	April 1, 2020	5,179,000
MBA LEASE REVENUE BONDS				
Series 2005	Mulligans Golf & Games Refinance 2002 MBA Lease Revenue Bonds	9,505,000	4/1/2029*	-
Series 2011		6,880,000	October 1, 2023	5,660,000
SPECIAL ASSESSMENT BONDS				
Series 2007	RiverPark	5,770,000	November 1, 2017	1,957,000

* During Fiscal Year 2015 the Series 2005 MBA Lease Revenue Bonds were called and paid off.

Source: Fiscal Year 2015 City of South Jordan Comprehensive Annual Financial Report

SUPPLEMENTAL CONTINUING DISCLOSURE

2009 WATER REVENUE BONDS

2015



City of South Jordan, Utah
Fiscal Year Ended June 30, 2015

CITY OF SOUTH JORDAN
Statement of Net Position
Water Fund
Fiscal Years Ended June 30

	2011	2012	2013 ⁽¹⁾	2014	2015 ⁽²⁾
ASSETS					
Current Assets					
Cash and Cash Equivalents	\$ 13,803,482	\$ 15,702,036	\$ 18,988,996	\$ 19,325,568	\$ 23,398,097
Accounts Receivable Net of Allowance	2,486,041	2,917,163	2,567,134	2,769,959	2,958,844
Inventories	44,322	32,677	32,775	49,512	63,162
Total Current Assets	16,333,845	18,651,876	21,588,905	22,145,039	26,420,103
Noncurrent Assets					
Restricted Cash	926,929	926,292	2,609,362	2,836,922	2,907,386
Bond Issuance Costs	1,170,680	1,170,680	-	-	-
Accumulated Depreciation	(665,565)	(717,556)	-	-	-
Net Pension Asset	-	-	-	-	182
Capital Assets					
Land	2,117,963	2,117,963	2,117,963	2,117,963	2,117,963
Water Shares	18,961,482	18,961,482	18,961,482	18,961,482	18,961,482
Buildings and Structures	1,260,345	1,260,345	1,493,756	1,493,756	1,493,756
Improvements - Other than Buildings	93,641,968	108,862,465	110,657,889	111,800,015	113,991,812
Machinery and Equipment	1,660,473	1,823,915	1,780,485	2,003,452	2,102,117
Construction in Progress	14,260,523	674,323	820,099	5,029,507	6,212,899
Less Accumulated Depreciation	(22,609,699)	(26,061,236)	(29,397,875)	(32,928,996)	(36,196,602)
Capital Assets (Net of Accumulated Depreciation)	109,293,055	107,639,257	106,433,799	108,477,179	108,683,427
Total Noncurrent Assets	110,725,099	109,018,673	109,043,161	111,314,101	111,590,995
Total Assets	\$ 127,058,944	\$ 127,670,549	\$ 130,632,066	\$ 133,459,140	\$ 138,011,098
DEFERRED OUTFLOWS OF RESOURCES					
Deferred Charge on Refunding	755,279	695,583	635,888	576,193	516,498
Resources Related to Pensions	-	-	-	-	85,579
Total Deferred Outflows of Resources	755,279	695,583	635,888	576,193	602,077
LIABILITIES					
Current Liabilities					
Accounts Payable	979,811	1,304,407	1,281,459	1,483,766	1,489,883
Accrued Liabilities	44,965	23,431	119,958	134,978	182,129
Interest Payable	272,212	252,608	229,691	208,441	191,733
Construction Bonds and Refunds	25,701	30,655	30,464	43,448	35,772
Compensated Absences	45,878	44,115	53,002	54,436	62,295
Bonds Payable	1,900,000	1,960,000	2,050,000	2,125,000	2,250,000
Total Current Liabilities	3,268,567	3,615,216	3,764,574	4,050,069	4,211,812
Noncurrent Liabilities					
Compensated Absences	-	21,263	26,028	26,905	39,778
Bonds and Leases Payable	32,141,197	30,087,253	27,943,310	25,724,366	23,417,108
Net Pension Liability	-	-	-	-	443,192
Total Noncurrent Liabilities	32,141,197	30,108,516	27,969,338	25,751,271	23,900,078
Total Liabilities	\$ 35,409,764	\$ 33,723,732	\$ 31,733,912	\$ 29,801,340	\$ 28,111,890
DEFERRED INFLOWS OF RESOURCES					
Resources Related to Pensions	-	-	-	-	140,600
NET POSITION					
Net Investment in Capital Assets	76,007,137	76,287,587	77,076,377	81,204,006	83,532,817
Restricted for:					
Capital Improvements	3,706,120	3,035,876	4,472,573	5,606,165	5,516,762
Debt Service	926,929	926,292	2,609,362	2,836,922	2,907,386
Unrestricted	11,764,273	14,392,645	15,375,732	14,586,900	18,403,720
Total Net Position	\$ 92,404,459	\$ 94,642,400	\$ 99,534,044	\$ 104,233,993	\$ 110,360,685

Source: The City of South Jordan Comprehensive Annual Financial Report for the Applicable Fiscal Year.

⁽¹⁾ Net position was restated to comply with Governmental Accounting Standards Board Statements No. 63 and 65.

⁽²⁾ Net position was restated to comply with Governmental Accounting Standards Board Statements No. 68 and 71.

CITY OF SOUTH JORDANStatement of Revenues, Expenses and Changes in Net Position
Enterprise Water Fund
Fiscal Years Ended June 30

	2011	2012	2013 ⁽¹⁾	2014	2015 ⁽²⁾
OPERATING REVENUES					
Charges for Services					
Operations	\$ 455,633	\$ 488,544	\$ 546,515	\$ 530,376	\$ 562,700
Pledged as Security for Revenue Bonds	14,404,163	14,765,267	16,391,308	16,690,114	17,328,832
Miscellaneous	1,000	14,881	6,636	9,434	35,000
Total Operating Revenue	14,860,796	15,268,692	16,944,459	17,229,924	17,926,532
OPERATING EXPENSES					
Costs of Services	7,020,743	8,027,463	8,675,192	8,912,538	9,356,410
General and Administrative	1,694,109	1,706,720	1,222,787	1,398,287	1,414,684
Depreciation	3,012,182	3,451,537	3,490,452	3,531,120	3,328,310
Total Operating Expenses	11,727,034	13,185,720	13,388,431	13,841,945	14,099,404
Operating Income	3,133,762	2,082,972	3,556,028	3,387,979	3,827,128
NON-OPERATING REVENUES (EXPENSES)					
Assessment Revenue	269,424	-	-	-	-
Interest	68,603	188,848	114,379	170,887	161,202
Gain on Sale of Capital Assets	-	-	45,404	1,455	21,432
Amortization of Issuance Costs	(55,860.00)	(51,991.00)			
Interest & Fees	(1,491,275)	(1,415,067)	(1,322,782)	(1,239,846)	(1,189,251)
Total Non-Operating Revenues (Expenses)	(1,209,108)	(1,278,210)	(1,162,999)	(1,067,504)	(1,006,617)
Income Before Contributions and Transfers	1,924,654	804,762	2,393,029	2,320,475	2,820,511
CONTRIBUTIONS AND TRANSFERS					
Capital Contributions, Impact Fees and Other	764,448	1,437,347	2,955,905	2,386,344	3,689,351
Transfers Out	(3,655)	(4,168)	(4,168)	(6,868)	(4,168)
Total Contributions and Transfers	760,793	1,433,179	2,951,737	2,379,476	3,685,183
Change in Net Position	2,685,447	2,237,941	5,344,766	4,699,951	6,505,694
Net Position - Beginning	89,719,012	92,404,459	94,642,400	99,534,042	104,233,933
Net Position - Beginning, as Adjusted ^{(1), (2)}	89,719,012	92,404,459	94,189,276	99,534,042	103,854,991
Net Position - Ending	\$ 92,404,459	\$ 94,642,400	\$ 99,534,042	\$ 104,233,993	110,360,685

Source: The City of South Jordan Comprehensive Annual Financial Report for the Applicable Fiscal Year.

(1) Beginning net position was restated to comply with Governmental Accounting Standards Board Statements No. 63 and 65.

(2) Beginning net position was restated to comply with Governmental Accounting Standards Board Statements No. 68 and 71.

CITY OF SOUTH JORDAN
Debt Service Coverage Analysis
Series 2007 Water Revenue and Refunding Bonds
(Unaudited)

FISCAL YEAR	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Totals
GROWTH¹											
Culinary Water Connections	18,238	20,203	21,011	21,852	22,726	23,635	24,580	25,563	26,586	27,649	
Secondary Water Connections	3,483	3,509	3,534	3,558	3,583	3,608	3,634	3,659	3,685	3,710	
Total Connections	21,721	23,712	24,545	25,410	26,309	27,243	28,214	29,222	30,270	31,360	
Avg. Residential Culinary Water Rates (Monthly)	34.88	34.88	34.88	34.88	34.88	34.88	34.88	34.88	34.88	34.88	
Avg. Commercial Culinary Water Rates (Monthly)	73.98	73.98	73.98	73.98	73.98	73.98	73.98	73.98	73.98	73.98	
Secondary Water Rates (Monthly)	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	
REVENUES AND EXPENSES											
REVENUES											
User Fees	17,220,490	17,328,832	18,021,985	18,742,865	19,492,579	20,272,282	21,083,174	21,926,501	22,803,561	23,715,703	181,683,303
Miscellaneous	9,434	597,700	597,700	597,700	597,700	597,700	597,700	597,700	597,700	597,700	186,474,337
TOTAL OPERATING REVENUES:	\$ 17,229,924	\$ 17,926,532	\$ 18,619,685	\$ 19,340,565	\$ 20,090,279	\$ 20,869,982	\$ 21,680,874	\$ 22,524,201	\$ 23,401,261	\$ 24,313,403	205,996,706
EXPENDITURES⁴											
Costs of Services	3,724,647	3,582,632	3,725,937	3,874,975	4,029,974	4,191,173	4,358,820	4,533,172	4,714,499	4,903,079	41,638,908
Operations	1,224,236	1,334,105	1,387,469	1,442,968	1,500,687	1,560,714	1,623,143	1,688,068	1,755,591	1,825,815	15,342,796
Personnel	1,244,915	1,520,562	1,581,384	1,644,640	1,710,425	1,778,842	1,849,996	1,923,996	2,000,956	2,080,994	17,336,711
Water Purchases	6,249,860	6,247,421	6,497,318	6,757,211	7,027,499	7,308,599	7,600,943	7,904,981	8,221,180	8,550,027	72,365,038
Administration	1,398,287	1,414,684	1,471,271	1,530,122	1,591,327	1,654,980	1,721,179	1,790,027	1,861,628	1,936,093	16,369,598
TOTAL EXPENDITURES:	\$ 13,841,945	\$ 14,099,404	\$ 14,663,380	\$ 15,249,915	\$ 15,859,912	\$ 16,494,308	\$ 17,154,081	\$ 17,840,244	\$ 18,553,854	\$ 19,296,008	\$ 163,053,052
NET OPERATING INCOME:	\$ 3,387,979	\$ 3,827,128	\$ 3,956,305	\$ 4,090,649	\$ 4,230,367	\$ 4,375,674	\$ 4,526,793	\$ 4,683,957	\$ 4,847,407	\$ 5,017,395	37,926,259
NON-OPERATING REVENUES:											
Interest income	170,887	152,856	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	1,523,743
Gain(Loss) on Sale of Assets	1,455	21,432	-	-	-	-	-	-	-	-	22,887
Capital Contributions, Impact Fees and Other	2,386,344	3,689,351	3,836,925	3,990,402	4,150,018	4,316,019	4,488,660	4,668,206	4,854,934	5,049,132	41,429,990
TOTAL NON-OPERATING REVENUES:	\$ 2,558,686	\$ 3,863,639	\$ 3,986,925	\$ 4,140,402	\$ 4,300,018	\$ 4,466,019	\$ 4,638,660	\$ 4,818,206	\$ 5,004,934	\$ 5,199,132	42,976,620
TOTAL NET REVENUES AVAILABLE FOR DS:	\$ 5,946,665	\$ 7,690,767	\$ 7,943,230	\$ 8,231,051	\$ 8,530,385	\$ 8,841,693	\$ 9,165,453	\$ 9,502,163	\$ 9,852,341	\$ 10,216,527	85,920,275
OUTSTANDING DEBT SERVICE											
Series 2003 Revenue Bonds											
Principal	\$ 1,025,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,025,000
Interest and Fees	23,063	-	-	-	-	-	-	-	-	-	23,063
TOTAL NET DS:	\$ 1,048,063	\$ -	1,048,063								
Series 2007 Revenue Bonds											
Principal	\$ 450,000	\$ 1,525,000	\$ 1,625,000	\$ 1,680,000	\$ 1,800,000	\$ 1,875,000	\$ 2,000,000	\$ 2,050,000	\$ 1,910,000	\$ 2,000,000	16,915,000
Interest and Fees	933,605	896,573	807,730	725,105	638,105	550,918	463,730	372,605	285,415	199,350	5,873,136
Interest Earnings on Reserve Fund	-	(1,499)	-	-	-	-	-	-	-	-	(1,499)
TOTAL NET DS:	\$ 1,383,605	\$ 2,420,074	\$ 2,432,730	\$ 2,405,105	\$ 2,438,105	\$ 2,425,918	\$ 2,463,730	\$ 2,422,605	\$ 2,195,415	\$ 2,199,350	\$ 20,587,287
Series 2009 Revenue Bonds											
Principal	\$ 575,000	\$ 600,000	\$ 625,000	\$ 650,000	\$ 685,000	\$ 725,000	\$ 750,000	\$ 785,000	\$ 815,000	\$ 850,000	7,060,000
Interest and Fees	334,666	292,678	285,635	256,229	226,104	190,854	157,729	126,538	93,029	57,435	2,020,896
Interest Earnings on Reserve Fund	(6,687)	(6,847)	-	-	-	-	-	-	-	-	(13,534)
TOTAL NET DS:	\$ 902,979	\$ 885,831	\$ 910,635	\$ 906,229	\$ 911,104	\$ 915,854	\$ 907,729	\$ 911,538	\$ 908,029	\$ 907,435	8,159,927
TOTAL OUTSTANDING DEBT SERVICE	\$ 3,334,647	\$ 3,305,905	\$ 3,343,365	\$ 3,311,334	\$ 3,349,209	\$ 3,341,771	\$ 3,371,459	\$ 3,334,143	\$ 3,103,444	\$ 3,106,785	32,902,061
COVERAGE RATIO:	178%	233%	238%	249%	255%	265%	272%	285%	317%	329%	261%
REVENUES FOR CAPITAL IMPROVEMENTS	\$ 2,612,018	\$ 4,384,862	\$ 4,599,865	\$ 4,919,718	\$ 5,181,177	\$ 5,499,922	\$ 5,793,994	\$ 6,168,020	\$ 6,748,897	\$ 7,109,742	53,018,214
CAPITAL NEEDS											
Pay-as-you Go Capital Improvements	196,972	1,524,216	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	17,721,188
Transfers In/(Out)	(6,868)	(4,168)	-	-	-	-	-	-	-	-	(11,036)
TOTAL CIP AND TRANSFER:	190,104	1,520,048	2,000,000	17,710,152							
ENDING FUND BALANCE⁵	\$ 20,545,838	\$ 26,450,748	\$ 33,050,613	\$ 39,970,331	\$ 47,151,507	\$ 54,651,429	\$ 62,445,423	\$ 70,613,442	\$ 79,362,340	\$ 88,472,082	\$ 79,362,340

General Assumptions

¹Growth in culinary water connections is based on a 4 percent per year growth rate. Growth in secondary connections is based on a 0.7 percent growth rate.

²The current base rate for Area A is \$34.88 with water consumption rates tiered from \$1.55 per 1000 gallons to \$2.15 per 1000 gallons

³User fees is based on anticipated population growth and are estimated by the City of South Jordan.

⁴For purposes of the debt service coverage analysis a 4 percent growth rate was applied to future expenditures.

Notes

⁵Ending fund balance does not correlate with unrestricted net position or fund balance available for appropriation. For informational use only.

CITY OF SOUTH JORDAN

Water Purchase Agreement for Culinary Water

The City receives 100% of its culinary water from Jordan Valley Water Conservancy District pursuant to a Water Purchase Agreement between the City and the Conservancy District. Pursuant to the Water Purchase Agreement, the Conservancy District agrees to sell and deliver, and the City agrees to annually buy, the amounts of water set forth below:

<u>Year</u>	<u>Minimum Amount (Acre Feet)</u>
2011	9,725
2012	9,725
2013	11,903
2014	11,903
2015	11,903

Source: Jordan Valley Water Conservancy District

CITY OF SOUTH JORDAN

Culinary Water Purchases from Jordan Valley Water Conservancy District

<u>Fiscal Year</u>	<u>Water Purchases (acre feet)</u>	<u>Cost of Purchased Water</u>
2006	10,427	3,690,495
2007	11,522	4,362,037
2008	12,034	4,755,461
2009	11,170	4,771,898
2010	9,248	4,785,328
2011	11,801	4,943,241
2012	14,482	6,206,168
2013	14,594	6,399,623
2014	13,557	6,249,860
2015	15,466	7,335,408

Source: The City of South Jordan

CITY OF SOUTH JORDAN

Source of Water for Jordan Valley Water Conservancy District

	(Acre Feet)				
	2010	2011	2012	2013	2014
MUNICIPAL AND INDUSTRIAL WATER					
Jordanelle Reservoir (Central Utah Project)	41,367	27,790	50,358	36,721	42,424
Deer Creek Reservoir (Provo River Project)	12,219	17,230	12,159	2,434	3,429
Salt Lake County Groundwater (Wells)	13,607	15,527	14,126	25,086	7,356
Southwest Groundwater Treatment Plant	-	-	-	2,260	4,715
Bingham Canyon Water Treatment Plant	3,357	3,492	3,559	3,789	3,553
Provo River (Unstored Flows)	3,625	7,397	7,500	15,776	21,628
Upper Provo River Reservoirs	2,233	2,623	1,876	1,891	2,198
Weber River (Unstored Flows)	673	-	-	-	839
Salt Lake County Mountain Streams	1,932	4,284	1,826	1,594	1,419
Echo Reservoir	3,019	185	2,982	1,853	2,115
Central Utah Project					1,013
Total	82,032	78,528	94,386	91,404	90,689
IRRIGATION WATER					
Provo River (Unstored Flows)	8,056	17,944	6,368	-	3,214
Jordanelle Reservoir (Central Utah Project)	46	35	24	-	-
Deer Creek Reservoir (Provo River Project)	10,757	3,697	1,798	-	-
Utah Lake	14,374	5,621	25,871	29,648	26,577
Echo Reservoir	382	-	17	-	-
Total	33,615	27,297	34,078	29,648	29,791
TOTAL MUNICIPAL, INDUSTRIAL, AND IRRIGATION	115,647	105,825	128,464	121,052	120,480

Source: Annual Report for Applicable Year, Jordan Valley Water Conservancy District

CITY OF SOUTH JORDAN

Sources and Supplies of Secondary Water

The City receives its secondary water through the following seven canals that extend throughout the boundaries of the City: (1) Welby Jacob Canal, (2) Utah Lake Distributing, (3) Utah and Salt Lake Canal, (4) South Jordan Canal, (5) Beckstead Canal, (6) Brighton and North Point Canal, and (7) Daybreak Secondary Water. The City owns the following amounts of shares in each canal:

<u>Canal</u>	<u>Shares</u>
Welby Jacob Canal	2,343
Utah Lake Distributing	680
Utah and Salt Lake Canal	748
South Jordan Canal	721
Beckstead Canal	255
Brighton and North Point Canal	750
Daybreak Secondary Water	310
Total Shares Owned:	<u><u>5,807</u></u>

Source: The City of South Jordan

CITY OF SOUTH JORDANWater Connections by Fiscal Year

<u>Fiscal Year</u>	<u>Total Secondary Connections</u>	<u>Total Culinary Connections Residential</u>	<u>Total Culinary Connections Commercial</u>
2006	2,959	11,323	351
2007	2,974	12,394	380
2008	2,999	13,241	384
2009	3,127	13,813	421
2010	3,199	15,241	443
2011	3,356	16,036	463
2012	3,445	16,635	490
2013	3,482	17,382	508
2014	3,483	18,238	558
2015	3,510	19,606	597

Source: The City of South Jordan

CITY OF SOUTH JORDAN

Top 10 Water Users

Fiscal Year Ended June 30, 2015

<u>Entity</u>	<u>Gallons (Thousands)</u>	<u>Percent of Total Usage</u>
Jordan School District	88,351	2.3%
South Jordan FM Group	42,083	1.3%
Daybreak Community Association	40,014	0.8%
eBay, Inc	33,716	0.8%
Summerlane HOA	29,987	0.6%
Essential Elements Enterprises, LLC	29,557	0.6%
Merit Medical System	26,574	0.5%
District LC	23,061	0.4%
Sterline Village Partners, LLC	22,761	0.4%
Jordan River Temple	19,994	0.3%

Source: The City of South Jordan

CITY OF SOUTH JORDAN
Culinary Water Service
Impact Fees Fee Schedule

Impact Fees for Single Family Residences

<u>Year</u>	<u>Dollar Amount</u>
2011	3,194
2012	3,194
2013	3,194
2014	3,194
2015	3,194

Impact Fees for Multi-Family Residences

<u>Year</u>	<u>Dollar Amount</u>
2011	3,194
2012	3,194
2013	3,194
2014	3,194
2015	3,194

The City charges an impact fee for each dwelling unit in a multifamily residence.

Source: The City of South Jordan

SUPPLEMENTAL CONTINUING DISCLOSURE

2011 MUNICIPAL BUILDING AUTHORITY
LEASE REVENUE REFUNDING BONDS

2015



City of South Jordan, Utah
Fiscal Year Ended June 30, 2015

CITY OF SOUTH JORDAN

Statement of Revenues, Expenditures and Changes in Fund Balance

General Fund

Fiscal Years Ended June 30

	2011	2012	2013	2014	2015
REVENUES					
Taxes	\$ 19,955,377	\$ 21,027,579	\$ 22,407,841	\$ 23,843,080	\$ 25,240,903
Licenses & Permits	2,203,018	2,207,553	3,062,607	3,434,674	2,947,782
Intergovernmental	1,983,794	1,908,847	2,036,303	1,891,314	1,982,302
Charges for Services	4,758,923	5,163,793	5,074,340	5,347,955	5,276,876
Fines & Forfeitures	885,487	827,665	769,367	785,586	902,968
Interest	141,806	162,151	112,020	276,084	207,881
Miscellaneous	548,500	1,168,117	210,022	212,462	491,738
Total Revenues	30,476,905	32,465,705	33,672,500	35,791,155	37,050,450
EXPENDITURES					
Current					
General Government	7,757,849	8,086,568	8,164,613	8,890,914	8,564,967
Public Safety	9,498,423	9,898,234	10,138,529	10,364,496	10,857,414
Public Works	3,242,849	3,519,878	3,347,241	3,710,462	6,380,786
Parks, Recreation, and Culture		-	1,750,499	1,810,343	-
Parks and Recreation	2,392,833	2,083,873			
Community Services	-	-	-	-	1,165,684
Community Development	2,905,598	3,047,669	3,233,241	3,463,734	-
Development Services				-	3,521,605
Capital Outlay and Projects	-	-	-	588,617	1,537,556
Debt Service					
Principal	-	-	-	145,785	220,772
Interest and Fees	-	-	-	4,687	4,935
Total Expenditures	25,797,552	26,636,222	26,634,123	28,979,038	32,253,719
Excess (Deficiency) of Revenues Over Expenditures	4,679,353	5,829,483	7,038,377	6,812,117	4,796,731
OTHER FINANCING SOURCES (USES)					
Transfers In	971,099	372,569	134,568	822,451	8,818
Transfers Out	(5,593,894)	(6,308,142)	(6,290,853)	(7,150,759)	(5,995,876)
Capital Lease	-	-	-	665,000	1,385,000
Sale of Capital Assets	12,200	34,000	16,637	6,197	2,404
Total Other Financing Sources (Uses)	(4,610,595)	(5,901,573)	(6,139,648)	(5,657,111)	(4,599,654)
Net Change in Fund Balance	68,758	(72,090)	898,729	1,155,006	197,077
Fund Balance - July 1	5,232,302	5,301,060	5,228,970	6,127,699	7,282,705
Fund Balance - June 30	\$ 5,301,060	\$ 5,228,970	\$ 6,127,699	\$ 7,282,705	\$ 7,479,782

Source: The City of South Jordan Comprehensive Annual Financial Reports for the Applicable Year

CITY OF SOUTH JORDAN
 Balance Sheet
 General Fund
 Fiscal Years Ended June 30

ASSETS	2011	2012	2013	2014	2015
Cash and Cash Equivalents	\$ 6,219,166	\$ 6,334,443	\$ 7,437,805	\$ 9,668,267	\$ 10,183,391
Restricted Cash	-	-	-	76,383	58,523
Receivables	10,638,014	10,725,952	10,877,511	11,330,747	11,807,554
Inventories	21,408	26,239	39,877	59,565	56,095
Prepaid Items	-	-	-	107,048	471,209
Total Assets	16,878,588	17,086,634	18,355,193	21,242,010	22,576,772
LIABILITIES					
Accounts Payable & Accrued Liabilities	1,811,484	1,443,304	995,197	1,389,917	1,533,359
Deferred Revenue	659,640	496,724	-	-	-
Construction Bonds and Refunds	2,199,373	2,325,192	3,170,865	4,121,913	4,912,772
Total Liabilities	4,670,497	4,265,220	4,166,062	5,511,830	6,446,131
DEFERRED INFLOWS OF RESOURCES					
Unavailable Revenue - Property Taxes	6,907,031	7,592,444	8,061,432	8,447,475	8,650,859
FUND BALANCES					
Nonspendable	21,408	26,239	39,877	166,613	527,304
Restricted	-	14,164	11,862	97,525	163,911
Assigned	-	-	87,393	230,000	-
Unassigned	5,279,652	5,188,567	5,988,567	6,788,567	6,788,567
Total Fund Balances	5,301,060	5,228,970	6,127,699	7,282,705	7,479,782
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 16,878,588	\$ 17,086,634	\$ 18,355,193	\$ 21,242,010	\$ 22,576,772

Source: The City of South Jordan Comprehensive Annual Financial Reports for the Applicable Year

CITY OF SOUTH JORDANHistorical Assessed Value of Taxable Property
By Calendar Year

	2010	2011	2012	2013	2014
Total Centrally Assessed	\$ 240,030,479	\$ 246,801,681	\$ 240,860,602	\$ 174,433,194	\$ 231,951,370
Locally Assessed					
Residential Real Estate-Primary Use	2,355,947,964	2,316,635,453	2,334,101,724	2,546,740,595	2,902,480,293
Commercial & Industrial Real Estate	1,025,628,980	991,556,410	1,013,100,840	1,046,097,970	1,094,471,610
Residential Real Estate -- Not Primary Use	276,976,043	208,162,314	175,025,383	169,881,831	163,802,140
Other Real Estate	30,265,310	26,985,320	29,380,040	28,287,330	31,692,120
Fee-In-Lieu Property (Including Age-Based Fee Property)	38,428,181	39,087,177	40,231,536	42,641,000	42,655,184
Other Personal Property	173,540,235	224,352,277	272,678,616	339,500,677	435,148,566
Semi-Conductor Manufacturing Equipment (SCME)	-	824,782	717,746	898,928	910,476
Total Locally Assessed	3,900,786,713	3,807,603,733	3,865,235,885	4,174,048,331	4,671,160,389
Fair Cash Value	6,031,233,480	5,909,922,455	5,974,866,793	6,389,683,973	7,277,868,361

Source: Utah State Tax Commission

CITY OF SOUTH JORDANGeneral Fund Revenues and Other Financing Sources by Source
Last Ten Fiscal Years

Fiscal Year	Taxes	Licenses and Permits	Inter-Governmental	Charges for Services	Fines and Forfeitures	Misc.	Total
2006	12,286,004	3,763,459	2,116,529	4,602,863	1,260,350	564,619	24,593,824
2007	14,251,925	3,716,134	2,116,537	5,251,844	1,089,849	684,928	27,111,217
2008	16,559,099	2,974,174	1,989,938	5,354,090	1,009,544	372,174	28,259,019
2009	17,498,140	1,829,604	2,078,970	4,348,444	1,001,232	371,380	27,127,770
2010	18,201,866	2,287,428	1,854,699	4,599,907	1,043,493	1,127,577	29,114,970
2011	19,955,377	2,203,018	1,983,794	4,758,923	885,487	690,306	30,476,905
2012	21,027,579	2,207,553	1,908,847	5,163,793	827,665	1,330,268	32,465,705
2013	22,407,841	3,062,607	2,036,303	5,074,340	769,367	322,042	33,672,500
2014	23,843,080	3,434,674	1,891,314	5,347,955	785,586	488,546	35,791,155
2015	25,240,903	2,947,782	1,982,302	5,276,876	902,968	699,619	37,050,450

Source: The City of South Jordan Comprehensive Annual Financial Reports for the Applicable Year

CITY OF SOUTH JORDAN

Tax Revenue by Source - General Fund

Last Ten Fiscal Years

Fiscal Year	General Property Taxes ¹	Sales Tax	Energy Sales & Use Tax	Telecom License Tax	Cable TV Franchise Tax	Transient Room Tax	Total Tax Revenue
2005	\$ 3,519,995	\$ 3,658,972	\$ 1,431,090	\$ 565,185	\$ 97,629	\$ 35,045	\$ 9,307,916
2006	4,752,161	4,926,279	1,853,968	753,042	121,795	32,133	12,439,378
2007	5,069,105	6,481,322	1,824,497	877,001	152,362	47,377	14,451,664
2008	6,281,190	7,174,379	2,260,516	843,014	191,415	53,109	16,803,623
2009	6,852,300	7,363,412	2,363,720	918,708	220,633	36,557	17,755,330
2010	7,273,624	7,470,026	2,520,364	937,852	248,206	31,680	18,481,752
2011	8,009,186	8,301,690	2,771,527	872,976	268,641	31,908	20,255,928
2012	8,265,021	9,047,468	2,793,820	921,270	277,398	35,998	21,340,975
2013	8,541,577	9,815,735	3,181,151	869,378	298,499	38,682	22,745,022
2014	9,537,344	9,682,273	3,530,287	730,271	320,906	41,999	23,843,080
2015	9,625,433	10,909,154	3,567,464	739,525	330,652	68,675	25,240,903

¹Includes taxes on real property, personal property, motor vehicle taxes, and penalties & interest on property taxes.

CITY OF SOUTH JORDAN
 Legal Debt Margin Information
 Last Ten Fiscal Years
 (dollars in thousands)

Legal Debt Margin Calculation for Fiscal Year 2015

Assessed value	\$ 4,860,457
Debt limit (12% of assessed value)	583,255
Debt applicable to limit:	
General obligation bonds	-
Less: Amount set aside for repayment of general obligation debt	-
Total net debt applicable to limit	-
Legal debt margin	<u>\$ 583,255</u>

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Debt limit	\$ 233,417	\$ 311,500	\$ 438,853	\$ 513,589	\$ 460,296	\$ 492,287	\$ 481,838	\$ 487,904	\$ 516,701	583,255
Total net debt applicable to limit	-	-	-	-	-	-	-	-	-	-
Legal debt margin	\$ 233,417	\$ 311,500	\$ 438,853	\$ 513,589	\$ 460,296	\$ 492,287	\$ 481,838	\$ 487,904	\$ 516,701	\$ 583,255
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Source: Salt Lake County Auditor's Office

Notes: Under state finance law, the city's outstanding general obligation debt should not exceed 12% of total assessed property value. Of this percent, a maximum of 4% may be used for general purpose. The remaining 8% and any unused portion of the 4% available for general purpose up to a maximum of 12% may be used for water, sewer, and electrical projects.

CITY OF SOUTH JORDAN
 Outstanding Bonded Debt
 June 30, 2015

	Purpose	Amount of Original Issue	Final Maturity Date	Principal Outstanding
WATER REVENUE BONDS				
Series 2007	Refinance 2000 and 2003 Water Revenue Bonds Water System Improvements and Additions	21,950,000	November 1, 2026	18,300,000
Series 2009		10,025,000	November 1, 2023	6,775,000
SALES TAX BONDS				
Series 2006	Refinance 2001 Sales Tax Bonds Fire Station and Road Repair	9,915,000	August 15, 2026	9,510,000
Series 2008		8,115,000	August 15, 2023	5,540,000
RDA TAX INCREMENT BONDS				
Series 2008	Road Improvements	11,242,000	April 1, 2020	5,179,000
MBA LEASE REVENUE BONDS				
Series 2005	Mulligans Golf & Games Refinance 2002 MBA Lease Revenue Bonds	9,505,000	4/1/2029*	-
Series 2011		6,880,000	October 1, 2023	5,660,000
SPECIAL ASSESSMENT BONDS				
Series 2007	RiverPark	5,770,000	November 1, 2017	1,957,000

* During Fiscal Year 2015 the Series 2005 MBA Lease Revenue Bonds were called and paid off.

Source: Fiscal Year 2015 City of South Jordan Comprehensive Annual Financial Report

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CITY OF SOUTH JORDAN
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