



# HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING AND PUBLIC HEARING

June 08, 2023

## Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its regularly scheduled meeting and Public Hearing electronically for the purposes and at the times as described below on Thursday, June 8, 2023.

This meeting will be an electronic meeting without an anchor location pursuant to Mayor Rubin's May 17, 2023 No Anchor Site Determination Letter.

All public meetings are available via ZOOM conference call and YouTube Live.

Interested parties may join by dialing in as follows:

**Zoom Meeting URL:** <https://zoom.us/j/4356594739>  
**To join by telephone dial:** US: +1 408 638 0986      **Meeting ID:** 435 659 4739  
**YouTube Live Channel:** <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

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### Regular Meeting and Public Hearing 6:00 PM

#### I. Call to Order

- [1.](#) No Anchor Site Determination Letter

#### II. Roll Call

#### III. Update on Golden Eagle Subdivision

#### IV. Public Input - Floor open for any attendee to speak on items not listed on the agenda

#### V. Public Hearing

1. Discussion and possible approval of the amendments to the Town Budget for the fiscal year 2022-2023
- [2.](#) Discuss, with possible approval, the Town Budget for the fiscal year ending June 20, 2024

#### VI. Agenda Items

- [1.](#) Presentation of annual municipal audit performed by Ben Probst
- [2.](#) Consideration of adopting Resolution 2023-R-XX to amend the Fee and Rate Schedule to include a water rate increase beginning July 1, 2023, and an increase in fees
3. Discussion and possible approval to authorize the Mayor to execute an agreement with Fleet Management in an amount not to exceed \$39,000 for the lease of the Public Works vehicles
4. Discussion and possible approval of adopting Ordinance 2023-O-XX to amend Hideout Municipal Code 1.26.050 CONTENTS OF STATEMENTS to include the 28-Day Financial Report as required by Utah State Code 10-3-208(4)(b)(i)

#### VII. Committee Updates

1. Planning Commission - Glynnis Tihansky
2. Community Engagement Committee - Council Member Jacobs
3. Parks, Open Space and Trails (POST) Committee - Council Member Baier
4. Transportation Committee - Council Member Haselton
5. Design Review Committee (DRC) - Thomas Eddington

#### IX. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed

#### X. Meeting Adjournment

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Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or Town Clerk at 435-659-4739 at least 24 hours prior to the meeting.



May 17, 2023

DETERMINATION REGARDING CONDUCTING TOWN OF HIDEOUT PUBLIC MEETINGS  
WITHOUT AN ANCHOR LOCATION

The Mayor of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(5) and Hideout Town Resolution 2022-R-17. The facts upon which this determination is based include: The seven-day number of positive cases has been, on average, 64.7 per day since May 17, 2023.

This meeting will not have a physical anchor location. All participants will connect remotely. All public meetings are available via YouTube Live Stream on the Hideout, Utah YouTube channel at: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Interested parties may join by dialing in as follows:

**Meeting URL:** <https://zoom.us/j/4356594739>

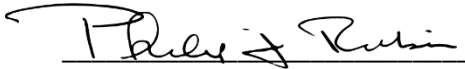
**To join by telephone dial:** US: +1 408-638-0986

**Meeting ID:** 4356594739

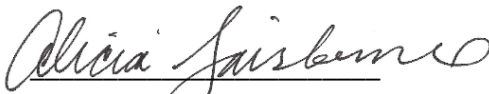
Additionally, comments may be emailed to [hideoututah@hideoututah.gov](mailto:hideoututah@hideoututah.gov). Emailed comments received prior to the scheduled meeting will be considered by Council and entered into public record.

This determination will expire in 30 days on June 16, 2023.

BY:

  
Phil Rubin, Mayor

ATTEST:

  
Alicia Fairbourne, Town Clerk



# Town of Hideout

## Budgeting Worksheet

10 General Fund - 07/01/2023 to 06/30/2024

	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Original Budget
Change In Net Position					
Revenue:					
Taxes					
3110 Property taxes - current	\$ 113,955.00	\$ 236,475.00	\$ 251,359.00	\$ 245,615.00	\$ 268,308.00
3120 Prior year property taxes - delinquent paid	\$ 46,974.00	\$ 16,820.00	\$ 29,710.00	\$ 47,357.00	\$ 42,285.00
3121 Prior year property taxes - delinquent owed	\$ -	\$ 53,958.00	\$ -	\$ -	\$ -
3124 Fee-in-lieu of property taxes	\$ 4,944.00	\$ 5,283.00	\$ 4,503.00	\$ 5,586.00	\$ 6,409.00
3130 Sales tax	\$ 148,045.00	\$ 176,734.00	\$ 162,036.00	\$ 135,999.00	\$ 235,750.00
3136 Transient Room Tax Revenue	\$ -	\$ -	\$ 1,040.00	\$ -	\$ 4,368.00
3137 Franchise Fee Revenue	\$ 1,550.00	\$ 3,614.00	\$ 3,986.00	\$ 4,919.00	\$ 5,359.00
3140 Municipal energy taxes	\$ 44,362.00	\$ 54,974.00	\$ 57,016.00	\$ 63,927.00	\$ 70,691.00
Total Taxes	\$ 359,829.00	\$ 547,858.00	\$ 509,650.00	\$ 503,403.00	\$ 633,170.00
Licenses and permits					
3210 Business licenses	\$ 1,125.00	\$ 1,875.00	\$ 1,050.00	\$ 1,882.00	\$ 1,470.00
3215 MDA revenue	\$ -	\$ -	\$ 108,000.00	\$ -	\$ 108,000.00
3221 Building permits	\$ 662,888.00	\$ 457,848.00	\$ 248,953.00	\$ 520,279.00	\$ 392,606.00
3222 Roadway Fee	\$ 57,500.00	\$ 39,281.00	\$ 33,500.00	\$ 46,258.00	\$ 43,332.00
3223 Excavation Permit Fee Revenue	\$ -	\$ 22,828.00	\$ 7,498.00	\$ -	\$ 9,997.00
3225 Application Fee Revenue	\$ -	\$ 800.00	\$ 10,050.00	\$ -	\$ 13,000.00
3227 Construction/Other Sign Fee	\$ -	\$ -	\$ 5,400.00	\$ -	\$ 6,480.00
3229 Subdivision Development Fees	\$ 55,780.00	\$ 94,420.00	\$ (500.00)	\$ -	\$ -
3230 5% Project (Engineering) Fees	\$ 30,391.00	\$ 320,886.00	\$ 57,366.00	\$ 595,000.00	\$ 190,500.00
3231 Planning & Zoning Fees	\$ 4,864.00	\$ 8,600.00	\$ 97,522.00	\$ -	\$ 150,137.00
Total Licenses and permits	\$ 812,547.00	\$ 946,538.00	\$ 568,839.00	\$ 1,163,419.00	\$ 915,522.00
Intergovernmental revenue					
3310 Grant Revenue	\$ -	\$ 56,695.00	\$ -	\$ -	\$ -
Total Intergovernmental revenue	\$ -	\$ 56,695.00	\$ -	\$ -	\$ -
Charges for services					
3490 Other services revenue	\$ 11,833.00	\$ 2,026.00	\$ 2,446.00	\$ 2,500.00	\$ 3,441.00
Total Charges for services	\$ 11,833.00	\$ 2,026.00	\$ 2,446.00	\$ 2,500.00	\$ 3,441.00
Fines and forfeitures					
3510 Fines and forfeitures	\$ 8,000.00	\$ 5,875.00	\$ -	\$ 6,000.00	\$ 791.00
Total Fines and forfeitures	\$ 8,000.00	\$ 5,875.00	\$ -	\$ 6,000.00	\$ 791.00
Interest					
3610 Interest earnings	\$ 3,384.00	\$ 2,391.00	\$ 11,637.00	\$ 1,481.00	\$ 67,393.00
Total Interest	\$ 3,384.00	\$ 2,391.00	\$ 11,637.00	\$ 1,481.00	\$ 67,393.00
Miscellaneous revenue					
3690 Other revenue	\$ 2,305.00	\$ 4,457.00	\$ (436.00)	\$ 4,362.00	\$ -
Total Miscellaneous revenue	\$ 2,305.00	\$ 4,457.00	\$ (436.00)	\$ 4,362.00	\$ -
Contributions and transfers					
3848 Transfer From Class C Road Fund	\$ -	\$ 8.00	\$ -	\$ -	\$ -
3890 General Fund Balance to be Appropriated	\$ -	\$ -	\$ -	\$ 110,411.00	\$ -
3891 Gain/Loss on Sale of Assets	\$ -	\$ 27,000.00	\$ -	\$ -	\$ -
Total Contributions and transfers	\$ -	\$ 27,008.00	\$ -	\$ 110,411.00	\$ -
Total Revenue:	\$ 1,197,899.00	\$ 1,592,848.00	\$ 1,092,135.00	\$ 1,791,576.00	\$ 1,620,317.00

	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Original Budget
Expenditures:					
General government					
Administrative					
5001.1 Admin Contract services	\$ 3,242.00	\$ 5,627.00	\$ 7,763.00	\$ 4,526.00	\$ 5,228.00
5001.2 Admin Council pay	\$ 3,286.00	\$ 392.00	\$ 594.00	\$ 3,579.00	\$ 407.00
5001.4 Admin Insurance	\$ 11,746.00	\$ 7,303.00	\$ 14,175.00	\$ 7,795.00	\$ 11,380.00
5001.6 Admin Mileage reimbursement	\$ 2,702.00	\$ 2,997.00	\$ 3,640.00	\$ 3,388.00	\$ 2,630.00
5001.7 Admin Office supplies	\$ 5,936.00	\$ 7,082.00	\$ 6,162.00	\$ 7,648.00	\$ 4,452.00
5001.8 Admin Personnel	\$ 92,228.00	\$ 173,527.00	\$ 295,442.00	\$ 393,790.00	\$ 426,328.00
5001.9 Admin Public notices	\$ 2,077.00	\$ 32.00	\$ 1,631.00	\$ 484.00	\$ 1,055.00
5001.A Admin Security Alarm Monitoring	\$ 6,076.00	\$ 640.00	\$ 1,765.00	\$ 745.00	\$ 1,189.00
5003 Admin Benefits	\$ 33,963.00	\$ 34,507.00	\$ 112,976.00	\$ 212,931.00	\$ 231,634.00
5004 Admin Other	\$ 1,115.00	\$ 1,710.00	\$ 2,124.00	\$ 597.00	\$ 1,705.00
5009 Admin CARES Act Expenditures	\$ 11,072.00	\$ -	\$ -	\$ -	\$ -
5010 Admin Information Technology	\$ 10,267.00	\$ 13,707.00	\$ 26,684.00	\$ 19,420.00	\$ 20,982.00
5016 Admin Telephone	\$ 6,050.00	\$ 5,099.00	\$ 8,667.00	\$ 5,796.00	\$ 5,859.00
5017 Admin Training	\$ 1,766.00	\$ 1,748.00	\$ 4,855.00	\$ 3,000.00	\$ 10,500.00
5018 Admin Website	\$ 723.00	\$ 350.00	\$ 843.00	\$ 373.00	\$ 553.00
5019 Admin Membership	\$ 1,706.00	\$ 5,159.00	\$ 12,013.00	\$ 6,416.00	\$ 8,650.00
5030 Admin Repairs & Maintenance	\$ 4,154.00	\$ 3,304.00	\$ 6,993.00	\$ 3,613.00	\$ 4,499.00
5050 Admin Utilities	\$ 9,692.00	\$ 7,475.00	\$ 18,052.00	\$ 8,014.00	\$ 11,662.00
5069 Miscellaneous	\$ 1,103.00	\$ 2,572.00	\$ (581.00)	\$ 1,451.00	\$ 5,000.00
5070 Bad Debt Expense	\$ -	\$ (8,913.00)	\$ -	\$ -	\$ -
Total Administrative	\$ 208,904.00	\$ 264,317.00	\$ 523,798.00	\$ 683,566.00	\$ 753,713.00
Professional services					
5002.1 Accounting	\$ -	\$ 18,979.00	\$ 62,553.00	\$ 72,647.00	\$ 80,958.00
5002.2 Legal	\$ 109,064.00	\$ 130,536.00	\$ 194,052.00	\$ 104,200.00	\$ 248,672.00
5002.3 Engineering 5% project/escrow	\$ 206,604.00	\$ 248,851.00	\$ 34,135.00	\$ 188,086.00	\$ 87,079.00
5002.35 Town Engineering	\$ -	\$ -	\$ 40,529.00	\$ -	\$ 57,009.00
5002.36 Town Engineering - projects	\$ -	\$ -	\$ 23,215.00	\$ -	\$ 32,501.00
5002.4 Building inspection	\$ 203,745.00	\$ 241,617.00	\$ 140,074.00	\$ 196,716.00	\$ 246,495.00
5002.5 Plan prints	\$ 853.00	\$ 3,544.00	\$ 3,765.00	\$ 3,732.00	\$ 6,625.00
5002.50 Engineering DRC Review	\$ 475.00	\$ -	\$ -	\$ -	\$ -
5002.6 Auditor	\$ 15,903.00	\$ 6,744.00	\$ 1,440.00	\$ 15,000.00	\$ 8,775.00
5002.60 Planning	\$ 42,250.00	\$ 89,950.00	\$ 46,140.00	\$ 105,530.00	\$ 64,904.00
5002.65 Building Plan Review	\$ 6,625.00	\$ 18,881.00	\$ 46,438.00	\$ 7,305.00	\$ 65,321.00
Total Professional services	\$ 585,519.00	\$ 759,103.00	\$ 592,340.00	\$ 693,216.00	\$ 898,339.00
Total General government	\$ 794,424.00	\$ 1,023,420.00	\$ 1,116,138.00	\$ 1,376,782.00	\$ 1,652,052.00
Public Safety					
5101 Safety Personnel	\$ 4,920.00	\$ -	\$ -	\$ -	\$ -
5103 Safety Maintenance	\$ 5,849.00	\$ 6,371.00	\$ -	\$ 6,817.00	\$ 6,000.00
5105 Safety Police department	\$ 12,829.00	\$ 67,440.00	\$ 64,148.00	\$ 64,167.00	\$ 80,842.00
5305 Animal Services	\$ -	\$ 6,115.00	\$ 9,172.00	\$ 10,105.00	\$ 12,902.00
Total Public Safety	\$ 23,599.00	\$ 79,927.00	\$ 73,320.00	\$ 81,089.00	\$ 99,744.00
Streets					
5201 Streets Personnel	\$ 35,125.00	\$ 98,125.00	\$ 425.00	\$ -	\$ -
5202 Streets Auto maintenance	\$ 7,086.00	\$ 12,406.00	\$ 2,784.00	\$ 14,505.00	\$ 3,525.00
5203 Streets Benefits	\$ 2,211.00	\$ 15,076.00	\$ 8,686.00	\$ -	\$ -
5204 Streets Fuel	\$ 6,871.00	\$ 8,739.00	\$ 12,192.00	\$ 15,000.00	\$ 20,000.00
5205 Streets Materials & Supplies	\$ 18,808.00	\$ 19,396.00	\$ 97,033.00	\$ 95,000.00	\$ 98,000.00
5208 Streets Repair & maintenance	\$ 130,551.00	\$ (159,063.00)	\$ 60,100.00	\$ 108,750.00	\$ 126,000.00
5208.1 Street/Road Expenses	\$ -	\$ -	\$ -	\$ 46,250.00	\$ -
5209 Streets Equipment lease	\$ 13,910.00	\$ 2,500.00	\$ 25,000.00	\$ -	\$ 32,500.00
5210 Streets Insurance	\$ 62.00	\$ -	\$ -	\$ -	\$ -
5211 Utilization of Class C Road Funds	\$ -	\$ -	\$ -	\$ -	\$ (95,000.00)
5212 Street Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ (29,405.00)
5215 Streets Utilities	\$ -	\$ -	\$ 572.00	\$ -	\$ 725.00
Total Streets	\$ 214,623.00	\$ (2,821.00)	\$ 206,793.00	\$ 279,505.00	\$ 156,345.00

	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Original Budget
Parks					
5450 Parks and Recreation	\$ 530.00	\$ 1,391.00	\$ 5,834.00	\$ 15,000.00	\$ 15,000.00
5480 CAPITAL PROJECTS	\$ -	\$ 1,485.00	\$ -	\$ -	\$ -
Total Parks	\$ 530.00	\$ 2,876.00	\$ 5,834.00	\$ 15,000.00	\$ 15,000.00
Miscellaneous					
5650 Community Development	\$ -	\$ 3,438.00	\$ 3,460.00	\$ 12,000.00	\$ 13,000.00
Total Miscellaneous	\$ -	\$ 3,438.00	\$ 3,460.00	\$ 12,000.00	\$ 13,000.00
Debt service					
5800 Principal	\$ 15,000.00	\$ 19,439.00	\$ 15,802.00	\$ 15,000.00	\$ 15,802.00
5801 Interest	\$ 10,631.00	\$ 10,867.00	\$ 8,054.00	\$ 12,200.00	\$ 9,665.00
5802 penalties and fines	\$ -	\$ -	\$ 13,028.00	\$ -	\$ 8,218.00
Total Debt service	\$ 25,631.00	\$ 30,306.00	\$ 36,884.00	\$ 27,200.00	\$ 33,685.00
Total Expenditures:	\$ 1,058,807.00	\$ 1,137,146.00	\$ 1,442,429.00	\$ 1,791,576.00	\$ 1,969,826.00
Total Change In Net Position	\$ 139,092.00	\$ 455,702.00	\$ (350,294.00)	\$ -	\$ (349,509.00)

	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Original Budget
51 Water Fund - 07/01/2023 to 06/30/2024					
Income or Expense					
Income From Operations:					
Operating income					
3310 Grant Revenue	\$ -	\$ 61,419.00	\$ -	\$ -	\$ -
5110 Interest earnings	\$ 214.00	\$ -	\$ -	\$ -	\$ 36,000.00
5140 Water service	\$ 577,816.00	\$ 810,888.00	\$ 764,041.00	\$ 1,164,710.00	\$ 934,532.00
5141 Standby water	\$ 136,208.00	\$ 281.00	\$ 271,584.00	\$ 134,232.00	\$ 136,599.00
5142 Water reservation fee	\$ 50,411.00	\$ -	\$ (960.00)	\$ -	\$ -
5143 Meter rental	\$ 400.00	\$ 2,900.00	\$ 450.00	\$ 3,103.00	\$ 200.00
5145 Storm water service	\$ 24,446.00	\$ 30,638.00	\$ 29,940.00	\$ 29,538.00	\$ 36,040.00
5150 Sewer service	\$ 168,513.00	\$ 195,792.00	\$ 183,717.00	\$ 280,044.00	\$ 221,518.00
5310 Connection fees	\$ 206,050.00	\$ 142,181.00	\$ 332,800.00	\$ 724,546.00	\$ 430,479.00
5315 Water Transfer fees	\$ 6,618.00	\$ 3,260.00	\$ 1,900.00	\$ 3,724.00	\$ 2,277.00
5410 Late penalties and fees	\$ 5,329.00	\$ 950.00	\$ 4,644.00	\$ 3,502.00	\$ 8,945.00
5490 Other operating income	\$ 2,972.00	\$ 3,000.00	\$ 355.00	\$ -	\$ 500.00
Total Operating income	\$ 1,178,978.00	\$ 1,251,308.00	\$ 1,588,471.00	\$ 2,343,399.00	\$ 1,807,090.00
Operating expense					
5001.2 Admin Council Pay	\$ -	\$ 417.00	\$ -	\$ 3,821.00	\$ 323.00
5001.4 Admin Insurance	\$ -	\$ -	\$ -	\$ 8,324.00	\$ -
5001.6 Admin Mileage Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 1,978.00
5001.9 Admin Public Notices	\$ -	\$ 33.00	\$ -	\$ 516.00	\$ 793.00
5001.A Admin Security Alarm Monitoring	\$ -	\$ 680.00	\$ -	\$ 796.00	\$ 894.00
5004 Admin Other	\$ -	\$ 7,800.00	\$ (766.00)	\$ 637.00	\$ 474.00
5018 Admin Website	\$ -	\$ -	\$ -	\$ 398.00	\$ -
5019 Admin Membership	\$ -	\$ -	\$ -	\$ -	\$ 6,506.00
5030 Admin Repairs & Maintenance	\$ -	\$ 3,513.00	\$ 1,590.00	\$ 3,858.00	\$ 3,384.00
5050 Admin Utilities	\$ -	\$ -	\$ -	\$ -	\$ 8,771.00
5069 Miscellaneous	\$ -	\$ 449.00	\$ -	\$ 1,549.00	\$ 1,750.00
5070 Bad Debt Expense	\$ -	\$ 182,697.00	\$ -	\$ -	\$ -
5080 Interest Expense	\$ 542.00	\$ 637.00	\$ 368.00	\$ -	\$ 491.00
6001.1 Insurance	\$ -	\$ 23,231.00	\$ -	\$ -	\$ 8,559.00
6005 Accounting and Audit	\$ -	\$ 27,745.00	\$ 14,570.00	\$ 77,579.00	\$ 25,124.00
6006 Consulting Services - PW	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00
6010 Information Technology	\$ 7,358.00	\$ 17,433.00	\$ -	\$ 20,738.00	\$ 15,358.00
6016 Telephone	\$ 2,296.00	\$ 5,421.00	\$ -	\$ 6,190.00	\$ 4,407.00
6017 Training	\$ -	\$ 2,397.00	\$ 225.00	\$ 6,474.00	\$ 2,258.00
6018 Website	\$ -	\$ 371.00	\$ -	\$ -	\$ 416.00
6120 Depreciation Expense	\$ 192,937.00	\$ 215,659.00	\$ -	\$ 208,438.00	\$ 215,000.00
6140 Engineering	\$ 26,831.00	\$ 27,854.00	\$ 49,331.00	\$ 32,213.00	\$ -
6141 Engineering - projects	\$ -	\$ -	\$ -	\$ -	\$ 69,064.00
6150 Legal	\$ 6,913.00	\$ 16,216.00	\$ 29,487.00	\$ 18,416.00	\$ 40,480.00
6155 Contract Services	\$ -	\$ -	\$ -	\$ 4,833.00	\$ -
6205 materials and supplies	\$ -	\$ -	\$ 20,923.00	\$ -	\$ 35,000.00
6210 Meters	\$ 39,682.00	\$ 30,031.00	\$ 38,099.00	\$ 478,619.00	\$ 122,569.00
6240 Office expenses	\$ -	\$ 7,550.00	\$ -	\$ 8,168.00	\$ 3,349.00
6241 Contract Services	\$ -	\$ -	\$ -	\$ -	\$ 3,932.00
6250 Operating expenses	\$ 1,614.00	\$ (694.00)	\$ 1,337.00	\$ 25,500.00	\$ 7,000.00
6305 Repairs and Maint - Sewer	\$ 25,621.00	\$ 29,098.00	\$ 240.00	\$ 99,311.00	\$ 65,000.00
6310 Repairs and Maint - Water	\$ 15,693.00	\$ 15,802.00	\$ 1,998.00	\$ 59,828.00	\$ 150,000.00
6315 Repairs and Maint - Storm	\$ -	\$ -	\$ -	\$ -	\$ 30,000.00
6350 Salaries and wages	\$ 185,154.00	\$ 304,595.00	\$ 316,745.00	\$ 415,707.00	\$ 446,564.00
6355 Benefits	\$ 13,718.00	\$ 93,469.00	\$ 82,697.00	\$ 232,201.00	\$ 257,189.00
6360 Software and technology	\$ -	\$ -	\$ 695.00	\$ -	\$ -
6390 Utilities	\$ -	\$ 7,945.00	\$ -	\$ 8,558.00	\$ -
6405 JSSD - Sewer	\$ 42,408.00	\$ 99,384.00	\$ 40,156.00	\$ 62,171.00	\$ 45,479.00
6410 JSSD - Water	\$ 290,110.00	\$ 309,904.00	\$ 230,976.00	\$ 444,952.00	\$ 275,116.00
6412 Water reservation fees	\$ 55,332.00	\$ 55,562.00	\$ 56,365.00	\$ 55,562.00	\$ 56,365.00
6610 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating expense	\$ 906,208.00	\$ 1,485,198.00	\$ 885,036.00	\$ 2,285,357.00	\$ 1,913,593.00
Total Income From Operations:	\$ 272,770.00	\$ (233,890.00)	\$ 703,435.00	\$ 58,042.00	\$ (106,503.00)
Total Income or Expense	\$ 272,770.00	\$ (233,890.00)	\$ 703,435.00	\$ 58,042.00	\$ (106,503.00)

# Town of Hideout – General Fund

## FY24 Budget

Item # 2.

### YTD FY23 Actuals as of May 2023 plus Forecast

Operating Income	FY22	FY23 Act/Fcst	FY24 Budget	Act/Fcst vs. Budget \$	Act/Fcst vs. Budget %
Total Taxes	\$488,368	\$577,451	\$633,969	\$56,517	10%
Total License and Permits	\$1,072,277	\$780,543	\$965,325	\$184,781	24%
Total Miscellaneous Revenues	\$100,776	\$48,450	\$100,932	\$52,482	108%
Total Contributions & Transfers	(\$361,829)	\$0	\$0	\$0	NA
<b>Total General Fund Revenues</b>	<b>\$1,299,592</b>	<b>\$1,406,445</b>	<b>\$1,700,225</b>	<b>\$293,780</b>	<b>20.9%</b>
Total Salary/Wages/Benefits	\$321,235	\$501,433	\$615,850	(\$114,417)	-22.8%
Total Administration	\$62,971	\$70,656	\$88,884	(\$18,228)	-25.8%
Total Professional Services	\$759,103	\$778,018	\$912,744	(\$134,726)	-17.3%
Total Public Safety	\$79,927	\$91,084	\$102,093	(\$11,010)	-12.1%
Total Streets	\$48,650	\$146,170	\$165,750	(\$19,580)	-13.4%
Total Parks	\$6,314	\$9,294	\$13,000	(\$3,706)	-39.9%
Total Debt Service	\$21,393	\$39,694	\$33,092	\$6,602	16.6%
<b>Total General Fund Expenditures</b>	<b>\$1,299,593</b>	<b>\$1,636,349</b>	<b>\$1,931,413</b>	<b>(\$295,063)</b>	<b>-18.0%</b>
<b>Surplus/(Deficit)</b>	<b>(\$0)</b>	<b>(\$229,904)</b>	<b>(\$231,187)</b>	<b>(\$1,283)</b>	<b>0.6%</b>

# ***Town of Hideout – Enterprise Fund FY24 Budget***

Item # 2.

## ***YTD FY23 Actuals as of May 2023 plus Forecast***

<b>Operating Income</b>	<b>FY22</b>	<b>FY23 Act/Fcst</b>	<b>FY24 Budget</b>	<b>Act/Fcst vs. Budget \$</b>	<b>Act/Fcst vs. Budget %</b>
Total Water Service Revenue	\$1,037,599	\$1,440,904	\$1,449,637	\$8,733	0.6%
Total Water Meter Connection Fees	\$145,081	\$377,818	\$406,596	\$28,778	7.6%
Total Miscellaneous Revenue	\$68,629	\$14,529	\$47,799	\$33,270	229.0%
<b>Total Revenues</b>	<b>\$1,251,308</b>	<b>\$1,833,251</b>	<b>\$1,904,032</b>	<b>\$70,781</b>	<b>3.9%</b>
Total Salaries and Benefits	\$398,063	\$478,291	\$649,709	(\$171,418)	-35.8%
Public Works Department	\$74,877	\$79,954	\$378,523	(\$298,569)	-373.4%
General Water Service Expense	\$500,649	\$435,974	\$462,378	(\$23,430)	-5.4%
Total Administrative Expense	\$69,295	\$80,716	\$85,155	(\$4,439)	-5.5%
Total Professional	\$43,962	\$59,650	\$62,633	(\$2,983)	-5.0%
Total Bad Debt and Depreciation Expense	\$398,993	\$214,815	\$214,815	\$0	0.0%
<b>Total Expense</b>	<b>\$1,485,839</b>	<b>\$1,349,400</b>	<b>\$1,853,212</b>	<b>(\$500,839)</b>	<b>-37.1%</b>
<b>Surplus/(Deficit)</b>	<b>(\$234,531)</b>	<b>\$483,851</b>	<b>\$50,820</b>	<b>(\$430,058)</b>	<b>-88.9%</b>



**From:** [Miki Mullor](#)  
**To:** [Alicia Fairbourne](#)  
**Cc:** [Jan McCosh](#)  
**Subject:** Caution: ExternalPublic comment - June 8 Public hearing  
**Date:** Thursday, June 8, 2023 4:49:38 AM

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Alicia,

Please add this note to the public record and forward it to the Town's council for consideration during the public hearing today:

Dear Town Council,

I'd like to draw your attention to budget line item 5320 in the enterprise fund - the water connection fees:

The water connection fee was recently hiked by the town by hundreds of percent.

The FY24 budget calls for \$430,479 in connection fees (compared to \$206K and \$142K in 2021 and 2022 respectively).

Salaries and wages (line item 6350) for the water fund ballooned from \$185k in 2021 to \$446K in FY24. Presumably these salaries are actually general fund expenses improperly allocated to the water fund, in order to take advantage of the water connection fee hike.

However, Utah State law prohibits collecting fees for connection water that exceed the actual costs of making that connection.

It is very possible your water connection hike two years ago violated Utah law and is invalid:

**10-9a-510. Limit on fees -- Requirement to itemize fees -- Appeal of fee -- Provider of culinary or secondary water.**

*(3) A municipality may not impose or collect a hookup fee that exceeds the reasonable cost of installing and inspecting the pipe, line, meter, and appurtenance to connect to the municipal water, sewer, storm water, power, or other utility system.*

In response to a revent GRAMA request asking for documents establishing the basis for the water connection fee, the Town has yet been able to provide any documentation to support it.

Mr. Dixon, in response to the request, provided a survey of the fees charged by nearby municipalities. Not only that response fails to satisfy any of the required elements of the law, it actually shows the connection fee in Hideout is 100% higher than nearby municipalities.

The GRAMA request remains open until June 10, giving the Mayor more time to provide documents that show the basis of the fee hike.

After that, you could expect residents appealing the connection fee and possibly applying for refunds from FY23.

It is therefore prudent upon you to set aside about 70% of the revenues in line item 5320, to reflect going back to the original connection fee basis, until such time that the Town is able to satisfy its obligation under the law to not impose a connection fee that exceeds actual connection costs.

I highly recommend that the council engages an independent attorney to review the legality of the water connection fee hike.

Sincerely,

Miki Mullor

**Town of Hideout**  
**Budgeting Worksheet**  
**10 General Fund - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Change In Net Position</b>								
<b>Revenue:</b>								
<b>Taxes</b>								
3110 Property taxes - current	114,945	235,485	251,359	268,308	0	268,308	0	
3120 Prior year property taxes - delinquent paid	46,974	16,820	29,710	38,056	0	38,056	0	
3124 Fee-in-lieu of property taxes	4,944	5,283	4,503	5,768	0	5,768	0	
3130 Sales tax	148,401	176,378	192,036	238,453	0	238,453	0	
3136 Transient Room Tax Revenue	0	0	1,440	3,571	0	3,571	0	
3137 Franchise Fee Revenue	1,550	3,614	4,286	5,571	0	5,571	0	
3140 Municipal energy taxes	48,548	50,788	60,631	74,240	0	74,240	0	
<b>Total Taxes</b>	<b>365,361</b>	<b>488,368</b>	<b>543,964</b>	<b>633,967</b>	<b>0</b>	<b>633,967</b>	<b>0</b>	
<b>Licenses and permits</b>								
3210 Business licenses	1,125	1,875	1,200	1,375	0	1,375	0	
3215 MDA revenue	0	0	108,000	108,000	0	108,000	0	
3221 Building permits	687,591	433,145	258,531	598,284	0	430,259	0	
3222 Roadway Fee	57,500	189,724	34,500	40,569	0	40,569	0	
3223 Excavation Permit Fee Revenue	0	22,828	7,748	8,452	0	8,453	0	
3225 Application Fee Revenue	0	800	10,050	11,818	0	11,818	0	
3227 Construction/Other Sign Fee	0	0	6,200	6,327	0	6,327	0	
3229 Subdivision Development Fees	55,780	94,420	20,400	25,000	0	25,000	0	
3230 5% Project (Engineering) Fees	30,391	320,886	57,366	190,500	0	190,500	0	
3231 Planning & Zoning Fees	4,864	8,600	100,745	0	0	168,025	0	
<b>Total Licenses and permits</b>	<b>837,250</b>	<b>1,072,277</b>	<b>604,740</b>	<b>990,325</b>	<b>0</b>	<b>990,326</b>	<b>0</b>	
<b>Intergovernmental revenue</b>								
3310 Grant Revenue	0	56,695	0	0	0	0	0	
<b>Total Intergovernmental revenue</b>	<b>0</b>	<b>56,695</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Charges for services</b>								
3490 Other services revenue	11,833	2,026	2,446	2,500	0	2,815	0	
<b>Total Charges for services</b>	<b>11,833</b>	<b>2,026</b>	<b>2,446</b>	<b>2,500</b>	<b>0</b>	<b>2,815</b>	<b>0</b>	
<b>Fines and forfeitures</b>								
3510 Fines and forfeitures	8,000	5,875	0	6,000	0	0	0	
<b>Total Fines and forfeitures</b>	<b>8,000</b>	<b>5,875</b>	<b>0</b>	<b>6,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Interest</b>								
3610 Interest earnings	3,384	2,418	15,873	1,481	0	66,688	0	
3615 Street impact fees	0	0	0	0	0	31,148	0	
<b>Total Interest</b>	<b>3,384</b>	<b>2,418</b>	<b>15,873</b>	<b>1,481</b>	<b>0</b>	<b>97,836</b>	<b>0</b>	
<b>Miscellaneous revenue</b>								
3690 Other revenue	0	6,762	(436)	4,362	0	0	0	
<b>Total Miscellaneous revenue</b>	<b>0</b>	<b>6,762</b>	<b>(436)</b>	<b>4,362</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Contributions and transfers</b>								
3848 Transfer From Class C Road Fund	0	8	0	0	0	0	0	
3890 General Fund Balance to be Appropriated	0	0	0	110,411	0	0	0	
3891 Gain/Loss on Sale of Assets	0	27,000	0	0	0	0	0	
<b>Total Contributions and transfers</b>	<b>0</b>	<b>27,008</b>	<b>0</b>	<b>110,411</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Town of Hideout**  
**Budgeting Worksheet**  
**10 General Fund - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Total Revenue:</b>	<b>1,225,829</b>	<b>1,661,429</b>	<b>1,166,587</b>	<b>1,749,046</b>	<b>0</b>	<b>1,724,944</b>	<b>0</b>	
<b>Expenditures:</b>								
<b>General government</b>								
<b>Administrative</b>								
5001.1 Admin Contract services	3,242	5,627	4,396	4,526	0	4,903	0	
5001.2 Admin Council pay	3,286	392	266	3,579	0	356	0	
5001.4 Admin Insurance	11,746	7,303	11,805	7,795	0	8,952	0	
5001.6 Admin Mileage reimbursement	2,702	2,997	1,775	3,388	0	2,419	0	
5001.7 Admin Office supplies	5,936	7,082	3,481	7,648	0	3,996	0	
5001.8 Admin Personnel	92,228	173,527	321,536	393,790	0	411,586	0	
5001.9 Admin Public notices	2,077	32	731	484	0	1,030	0	
5001.A Admin Security Alarm Monitoring	6,076	640	912	745	0	1,115	0	
5003 Admin Benefits	33,963	34,507	123,579	212,931	0	204,264	0	
5004 Admin Other	1,115	1,710	1,072	597	0	1,341	0	
5009 Admin CARES Act Expenditures	11,072	0	0	0	0	0	0	
5010 Admin Information Technology	10,267	13,707	14,728	19,420	0	22,468	0	
5016 Admin Telephone	6,050	5,099	4,747	5,796	0	5,523	0	
5017 Admin Training	1,766	1,748	2,178	3,000	0	7,500	0	
5018 Admin Website	723	350	378	373	0	1,532	0	
5019 Admin Membership	1,706	5,159	5,520	6,416	0	7,587	0	
5030 Admin Repairs & Maintenance	4,154	3,304	3,947	3,613	0	4,543	0	
5050 Admin Utilities	11,917	5,250	9,410	8,014	0	11,617	0	
5069 Miscellaneous	1,103	2,572	(302)	1,451	0	3,000	0	
5070 Bad Debt Expense	0	(8,913)	0	0	0	0	0	
<b>Total Administrative</b>	<b>211,129</b>	<b>262,092</b>	<b>510,159</b>	<b>683,566</b>	<b>0</b>	<b>703,732</b>	<b>0</b>	
<b>Professional services</b>								
5002.1 Accounting	0	18,979	70,968	72,647	0	84,781	0	
5002.2 Legal	109,064	130,536	205,978	104,200	0	259,312	0	
5002.3 Engineering 5% project/escrow	206,604	248,851	37,000	188,086	0	86,014	0	
5002.35 Town Engineering	0	0	46,829	0	0	59,287	0	
5002.36 Town Engineering - projects	0	0	27,264	0	0	34,352	0	
5002.4 Building inspection	203,745	241,617	149,577	196,716	0	249,256	0	
5002.5 Plan prints	853	3,544	4,629	3,732	0	8,023	0	
5002.50 Engineering DRC Review	475	0	0	0	0	0	0	
5002.6 Auditor	15,903	6,744	1,440	15,000	0	10,097	0	
5002.60 Planning	42,250	89,950	55,440	105,530	0	64,363	0	
5002.65 Building Plan Review	6,625	18,881	57,813	7,305	0	66,386	0	
<b>Total Professional services</b>	<b>585,519</b>	<b>759,103</b>	<b>656,937</b>	<b>693,216</b>	<b>0</b>	<b>921,871</b>	<b>0</b>	
<b>Total General government</b>	<b>796,649</b>	<b>1,021,195</b>	<b>1,167,097</b>	<b>1,376,782</b>	<b>0</b>	<b>1,625,603</b>	<b>0</b>	
<b>Public Safety</b>								
5101 Safety Personnel	4,920	0	0	0	0	0	0	
5103 Safety Maintenance	5,849	6,371	0	6,817	0	6,000	0	
5105 Safety Police department	12,829	67,440	70,825	64,167	0	81,512	0	
5305 Animal Services	0	6,115	10,366	10,105	0	13,123	0	
<b>Total Public Safety</b>	<b>23,599</b>	<b>79,927</b>	<b>81,191</b>	<b>81,089</b>	<b>0</b>	<b>100,635</b>	<b>0</b>	

**Town of Hideout**  
**Budgeting Worksheet**  
**10 General Fund - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Streets</b>								
5201 Streets Personnel	35,125	98,125	425	0	0	0	0	
5202 Streets Auto maintenance	7,086	12,406	2,784	14,505	0	3,525	0	
5203 Streets Benefits	2,211	15,076	8,686	0	0	0	0	
5204 Streets Fuel	6,871	8,739	12,559	15,000	0	17,500	0	
5205 Streets Materials & Supplies	18,808	19,396	100,663	95,000	0	98,000	0	
5208 Streets Repair & maintenance	116,322	5,609	61,381	108,750	0	103,500	0	
5208.1 Street/Road Expenses	0	0	0	46,250	0	0	0	
5209 Streets Equipment lease	13,910	2,500	27,500	0	0	39,000	0	
5210 Streets Insurance	62	0	0	0	0	0	0	
5211 Utilization of Class C Road Funds	0	0	0	0	0	(95,000)	0	
5215 Streets Utilities	0	0	572	0	0	725	0	
<b>Total Streets</b>	<b>200,394</b>	<b>161,851</b>	<b>214,571</b>	<b>279,505</b>	<b>0</b>	<b>167,250</b>	<b>0</b>	
<b>Parks</b>								
5450 Parks and Recreation	530	1,391	5,834	15,000	0	15,000	0	
5480 CAPITAL PROJECTS	0	1,485	0	0	0	0	0	
<b>Total Parks</b>	<b>530</b>	<b>2,876</b>	<b>5,834</b>	<b>15,000</b>	<b>0</b>	<b>15,000</b>	<b>0</b>	
<b>Miscellaneous</b>								
5650 Community Development	0	3,438	3,460	12,000	0	13,000	0	
<b>Total Miscellaneous</b>	<b>0</b>	<b>3,438</b>	<b>3,460</b>	<b>12,000</b>	<b>0</b>	<b>13,000</b>	<b>0</b>	
<b>Debt service</b>								
5800 Principal	15,000	19,439	15,802	15,000	0	15,802	0	
5801 Interest	10,631	10,867	8,054	12,200	0	8,786	0	
5802 penalties and fines	0	0	13,028	0	0	6,993	0	
<b>Total Debt service</b>	<b>25,631</b>	<b>30,306</b>	<b>36,884</b>	<b>27,200</b>	<b>0</b>	<b>31,581</b>	<b>0</b>	
<b>Total Expenditures:</b>	<b>1,046,802</b>	<b>1,299,593</b>	<b>1,509,036</b>	<b>1,791,576</b>	<b>0</b>	<b>1,953,069</b>	<b>0</b>	
<b>Total Change In Net Position</b>	<b>179,027</b>	<b>361,836</b>	<b>(342,449)</b>	<b>(42,530)</b>	<b>0</b>	<b>(228,125)</b>	<b>0</b>	

**Town of Hideout**  
**Budgeting Worksheet**  
**22 Covid 19 Fund - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Change In Net Position</b>								
<b>Revenue:</b>								
<b>Intergovernmental revenue</b>								
3310 Grant Revenue - Cares Funds	71,288	0	0	0	0	0	0	
<b>Total Intergovernmental revenue</b>	<b>71,288</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Interest</b>								
3610 Interest earnings	9	0	0	0	0	0	0	
<b>Total Interest</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenue:</b>	<b>71,297</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Expenditures:</b>								
<b>General government</b>								
<b>Administrative</b>								
4011 Salaries & Wages	11,560	0	0	0	0	0	0	
5010 Admin Information Technology	23,099	0	0	0	0	0	0	
<b>Total Administrative</b>	<b>34,658</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Professional services</b>								
4031 Professional Services	2,771	0	0	0	0	0	0	
<b>Total Professional services</b>	<b>2,771</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total General government</b>	<b>37,429</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Public Safety</b>								
5105 Safety Police department	35,898	0	0	0	0	0	0	
5105.1 Safety Police department - ARPA	(13,647)	0	0	0	0	0	0	
5231 Fire District Services	5,000	0	0	0	0	0	0	
<b>Total Public Safety</b>	<b>27,250</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Streets</b>								
5208 Repair & Maintenance	6,617	0	0	0	0	0	0	
<b>Total Streets</b>	<b>6,617</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Expenditures:</b>	<b>71,297</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Change In Net Position</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Town of Hideout**  
**Budgeting Worksheet**  
**23 Municipal Services - MIDA - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Change In Net Position</b>								
<b>Revenue:</b>								
<b>Taxes</b>								
3110 Property taxes - Current MIDA	471	9,424	0	0	0	0	0	
3140 Energy - Current MIDA	804	5,705	0	0	0	0	0	
<b>Total Taxes</b>	<b>1,275</b>	<b>15,129</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenue:</b>	<b>1,275</b>	<b>15,129</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Change In Net Position</b>	<b>1,275</b>	<b>15,129</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Town of Hideout**  
**Budgeting Worksheet**  
**24 Development- MIDA - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Change In Net Position</b>								
<b>Revenue:</b>								
<b>Taxes</b>								
3110 Property taxes - Current MIDA	2,234	44,695	0	0	0	0	0	
3130 MIDA - Sales tax	185	662	0	0	0	0	0	
<b>Total Taxes</b>	<b>2,419</b>	<b>45,357</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenue:</b>	<b>2,419</b>	<b>45,357</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Change In Net Position</b>	<b>2,419</b>	<b>45,357</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



**Town of Hideout**  
**Budgeting Worksheet**  
**46 Capital Projects - Street Impact - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Income or Expense</b>								
<b>Income From Operations:</b>								
<b>Operating income</b>								
3000 Street Impact Fee	243,767	517,664	130,334	0	0	0	0	
<b>Total Operating income</b>	<b>243,767</b>	<b>517,664</b>	<b>130,334</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Operating expense</b>								
5211 Street Impact Expense	235,040	526,391	130,334	0	0	0	0	
<b>Total Operating expense</b>	<b>235,040</b>	<b>526,391</b>	<b>130,334</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Income From Operations:</b>	<b>8,727</b>	<b>(8,727)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Income or Expense</b>	<b>8,727</b>	<b>(8,727)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Town of Hideout**  
**Budgeting Worksheet**  
**48 Class C Road Fund - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Change In Net Position</b>								
<b>Revenue:</b>								
<b>Intergovernmental revenue</b>								
3356 Class C road allotment	67,910	69,990	51,860	0	0	0	0	
<b>Total Intergovernmental revenue</b>	<b>67,910</b>	<b>69,990</b>	<b>51,860</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Interest</b>								
3610 Interest earnings	0	91	0	0	0	0	0	
<b>Total Interest</b>	<b>0</b>	<b>91</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenue:</b>	<b>67,910</b>	<b>70,080</b>	<b>51,860</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Change In Net Position</b>	<b>67,910</b>	<b>70,080</b>	<b>51,860</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Income or Expense</b>								
<b>Income From Operations:</b>								
<b>Operating expense</b>								
6010 Transfers to General Fund	0	8	0	0	0	0	0	
<b>Total Operating expense</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Income From Operations:</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Income or Expense</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Town of Hideout**  
**Budgeting Worksheet**  
**51 Water Fund - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Income or Expense</b>								
<b>Income From Operations:</b>								
<b>Operating income</b>								
3310 Grant Revenue	0	61,419	0	0	0	0	0	
5110 Interest earnings	214	0	0	0	0	36,000	0	
5140 Water service	577,816	810,888	836,987	1,164,710	0	1,025,100	0	
5141 Standby water	136,208	281	270,827	134,232	0	134,939	0	
5142 Water reservation fee	50,411	0	(960)	0	0	0	0	
5143 Meter rental	400	2,900	800	3,103	0	200	0	
5145 Storm water service	24,446	30,638	33,185	29,538	0	40,642	0	
5150 Sewer service	168,513	195,792	203,271	280,044	0	248,956	0	
5310 Connection fees	206,050	142,181	345,600	724,546	0	406,396	0	
5315 Water Transfer fees	6,618	3,260	1,940	3,724	0	2,458	0	
5410 Late penalties and fees	5,329	950	9,200	3,502	0	8,841	0	
5490 Other operating income	2,972	3,000	355	0	0	500	0	
<b>Total Operating income</b>	<b>1,178,978</b>	<b>1,251,308</b>	<b>1,701,204</b>	<b>2,343,399</b>	<b>0</b>	<b>1,904,032</b>	<b>0</b>	
<b>Operating expense</b>								
5001.1 Admin Contract Services	0	0	4,280	0	0	0	0	
5001.2 Admin Council Pay	0	417	328	3,821	0	377	0	
5001.4 Admin Insurance	0	0	7,815	8,324	0	0	0	
5001.6 Admin Mileage Reimbursement	0	0	2,112	0	0	2,431	0	
5001.7 Admin Office Supplies	0	0	3,489	0	0	4,016	0	
5001.9 Admin Public Notices	0	33	900	516	0	1,036	0	
5001.A Admin Security Alarm Monitoring	0	680	973	796	0	1,120	0	
5004 Admin Other	0	7,800	405	637	0	466	0	
5018 Admin Website	0	0	0	398	0	0	0	
5019 Admin Membership	0	0	6,623	0	0	7,622	0	
5030 Admin Repairs & Maintenance	0	3,513	5,556	3,858	0	6,394	0	
5050 Admin Utilities	0	0	10,141	0	0	11,670	0	
5069 Miscellaneous	0	449	(279)	1,549	0	(295)	0	
5070 Bad Debt Expense	0	182,697	0	0	0	0	0	
5080 Interest Expense	542	637	368	0	0	402	0	
6001.1 Insurance	0	23,231	0	0	0	8,994	0	
6005 Accounting and Audit	0	27,745	16,042	77,579	0	24,413	0	
6006 Consulting Services - PW	0	0	0	0	0	10,000	0	
6010 Information Technology	7,358	17,433	15,591	20,738	0	20,987	0	
6016 Telephone	2,296	5,421	4,821	6,190	0	5,549	0	
6017 Training	0	2,397	8,102	6,474	0	12,325	0	
6018 Website	0	371	465	0	0	1,535	0	
6120 Depreciation Expense	192,937	215,659	214,413	208,438	0	214,413	0	
6140 Engineering	26,831	27,854	49,559	32,213	0	57,038	0	
6141 Engineering - projects	0	0	2,396	0	0	(10,000)	0	
6150 Legal	6,913	16,216	30,333	18,416	0	38,220	0	
6155 Contract Services	0	0	0	4,833	0	4,926	0	
6205 materials and supplies	0	0	21,040	0	0	25,000	0	
6210 Meters	39,682	30,031	48,024	478,619	0	91,523	0	
6240 Office expenses	0	7,550	0	8,168	0	0	0	

**Town of Hideout**  
**Budgeting Worksheet**  
**51 Water Fund - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	Original Budget	Revised Budget	Worksheet Notes
6250 Operating expenses	1,614	(694)	1,337	25,500	0	7,000	0	
6305 Repairs and Maint - Sewer	24,980	29,739	240	99,311	0	85,000	0	
6310 Repairs and Maint - Water	15,693	15,802	2,067	59,828	0	150,000	0	
6315 Repairs and Maint - Storm	0	0	0	0	0	30,000	0	
6350 Salaries and wages	185,154	304,595	344,826	415,707	0	431,822	0	
6355 Benefits	13,718	93,469	90,904	232,201	0	217,887	0	
6360 Software and technology	0	0	2,645	0	0	0	0	
6390 Utilities	0	7,945	0	8,558	0	0	0	
6405 JSSD - Sewer	42,408	99,384	44,380	62,171	0	53,385	0	
6410 JSSD - Water	290,110	309,904	254,039	444,952	0	305,591	0	
6412 Water reservation fees	55,332	55,562	56,365	55,562	0	56,365	0	
6610 Depreciation Expense	0	0	0	0	0	0	0	
<b>Total Operating expense</b>	<b>905,567</b>	<b>1,485,839</b>	<b>1,250,299</b>	<b>2,285,357</b>	<b>0</b>	<b>1,877,212</b>	<b>0</b>	
<b>Total Income From Operations:</b>	<b>273,411</b>	<b>(234,531)</b>	<b>450,905</b>	<b>58,042</b>	<b>0</b>	<b>26,820</b>	<b>0</b>	
<b>Total Income or Expense</b>	<b>273,411</b>	<b>(234,531)</b>	<b>450,905</b>	<b>58,042</b>	<b>0</b>	<b>26,820</b>	<b>0</b>	

**Town of Hideout**  
**Budgeting Worksheet**  
**56 Culinary Water Impact - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Income or Expense</b>								
<b>Income From Operations:</b>								
<b>Operating income</b>								
3000 Culinary Water Impact Fee	9,385	7,225	0	0	0	0	0	
<b>Total Operating income</b>	<b>9,385</b>	<b>7,225</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Operating expense</b>								
4073 Improvements Other Than Buildings	9,385	7,225	0	0	0	0	0	
<b>Total Operating expense</b>	<b>9,385</b>	<b>7,225</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Income From Operations:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Income or Expense</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Town of Hideout**  
**Budgeting Worksheet**  
**57 Waste Water Impact - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Income or Expense</b>								
<b>Income From Operations:</b>								
<b>Operating income</b>								
3000 Waste Water Impact Fee	19,818	29,635	0	0	0	0	0	
<b>Total Operating income</b>	<b>19,818</b>	<b>29,635</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Operating expense</b>								
4073 Improvements Other Than Buildings	19,818	29,635	0	0	0	0	0	
<b>Total Operating expense</b>	<b>19,818</b>	<b>29,635</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Income From Operations:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Income or Expense</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Town of Hideout**  
**Budgeting Worksheet**  
**58 Storm Water Impact - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	2021 Actual	2022 Actual	2023 Actual	2023 Budget	2024 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Income or Expense</b>								
<b>Income From Operations:</b>								
<b>Operating income</b>								
3000 Storm Drain Impact Fee	26,572	30,590	0	0	0	0	0	
<b>Total Operating income</b>	<b>26,572</b>	<b>30,590</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Operating expense</b>								
4073 Improvements Other Than Buildings	26,572	30,590	0	0	0	0	0	
<b>Total Operating expense</b>	<b>26,572</b>	<b>30,590</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Income From Operations:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Income or Expense</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Town of Hideout**  
**Budgeting Worksheet**  
**91 General Fixed Assets - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	<b>2021 Actual</b>	<b>2022 Actual</b>	<b>2023 Actual</b>	<b>2023 Budget</b>	<b>2024 Actual</b>	<b>Original Budget</b>	<b>Revised Budget</b>	<b>Worksheet Notes</b>
<b>Income or Expense</b>								
<b>Income From Operations:</b>								
<b>Operating expense</b>								
6610 Depreciation Expense Roadway Improvements	(1,724,241)	416,792	440,350	0	0	0	0	
6620 Depreciation Expense Buildings	0	7,944	10,611	0	0	0	0	
6640 Depreciation Expense Machinery	0	26,622	13,826	0	0	0	0	
6650 Depreciation Expense public works building	0	3,831	0	0	0	0	0	
<b>Total Operating expense</b>	<b>(1,724,241)</b>	<b>455,190</b>	<b>464,787</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Income From Operations:</b>	<b>(1,724,241)</b>	<b>455,190</b>	<b>464,787</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Income or Expense</b>	<b>1,724,241</b>	<b>(455,190)</b>	<b>(464,787)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



# Town of Hideout – General Fund FY24 Budget

Item # 2.

Operating Income	FY22	FY23 Act/Fcst	FY24 Budget	Act/Fcst vs. Budget \$	Act/Fcst vs. Budget %
Total Taxes	\$488,368	\$577,451	\$633,969	\$56,517	10%
Total License and Permits	\$1,072,277	\$774,732	\$990,325	\$215,592	28%
Total Miscellaneous Revenues	\$100,776	\$48,183	\$100,651	\$52,468	109%
Total Contributions & Transfers	(\$361,829)	\$0	\$0	\$0	NA
<b>Total General Fund Revenues</b>	<b>\$1,299,592</b>	<b>\$1,400,367</b>	<b>\$1,724,944</b>	<b>\$324,577</b>	<b>23.2%</b>
Total Salary/Wages/Benefits	\$321,235	\$500,937	\$615,850	(\$114,913)	-22.9%
Total Administration	\$62,971	\$70,656	\$87,884	(\$17,228)	-24.4%
Total Professional Services	\$759,103	\$750,161	\$921,871	(\$171,710)	-22.9%
Total Public Safety	\$79,927	\$89,701	\$100,635	(\$10,934)	-12.2%
Total Streets	\$48,650	\$146,170	\$167,250	(\$21,080)	-14.4%
Total Parks	\$6,314	\$9,294	\$28,000	(\$18,706)	-201.3%
Total Debt Service	\$21,393	\$38,216	\$31,580	\$6,635	17.4%
<b>Total General Fund Expenditures</b>	<b>\$1,299,593</b>	<b>\$1,605,135</b>	<b>\$1,953,069</b>	<b>(\$347,934)</b>	<b>-21.7%</b>
<b>Surplus/(Deficit)</b>	<b>(\$0)</b>	<b>(\$204,768)</b>	<b>(\$228,125)</b>	<b>(\$23,357)</b>	<b>11.4%</b>

# Town of Hideout – Enterprise Fund FY24 Budget

Item # 2.

Operating Income	FY22	FY23 Act/Fcst	FY24 Budget	Act/Fcst vs. Budget \$	Act/Fcst vs. Budget %
Total Water Service Revenue	\$1,037,599	\$1,440,904	\$1,449,637	\$8,733	0.6%
Total Water Meter Connection Fees	\$145,081	\$377,818	\$406,596	\$28,778	7.6%
Total Miscellaneous Revenue	\$68,629	\$14,529	\$47,799	\$33,270	229.0%
<b>Total Revenues</b>	<b>\$1,251,308</b>	<b>\$1,833,251</b>	<b>\$1,904,032</b>	<b>\$70,781</b>	<b>3.9%</b>
Total Salaries and Benefits	\$398,063	\$478,291	\$649,709	(\$171,418)	-35.8%
Public Works Department	\$74,877	\$79,954	\$398,523	(\$318,569)	-398.4%
General Water Service Expense	\$500,649	\$435,974	\$462,378	(\$23,430)	-5.4%
Total Administrative Expense	\$69,295	\$80,716	\$89,155	(\$8,439)	-10.5%
Total Professional	\$43,962	\$59,650	\$62,633	(\$2,983)	-5.0%
Total Bad Debt and Depreciation Expense	\$398,993	\$214,815	\$214,815	\$0	0.0%
<b>Total Expense</b>	<b>\$1,485,839</b>	<b>\$1,349,400</b>	<b>\$1,877,212</b>	<b>(\$524,839)</b>	<b>-38.9%</b>
<b>Surplus/(Deficit)</b>	<b>(\$234,531)</b>	<b>\$483,851</b>	<b>\$26,820</b>	<b>(\$454,058)</b>	<b>-93.8%</b>



# GILBERT & STEWART

CERTIFIED PUBLIC ACCOUNTANTS  
A PROFESSIONAL CORPORATION  
ESTABLISHED 1974

Item # 1.  
RANDEL A. HEAL  
LYNN A. GILBERT  
JAMES A. GILBERT, CPA  
BEN H. PROBST, CPA  
RONALD J. STEWART, CPA  
SIDNEY S. GILBERT, CPA  
JAMES E. STEWART, CPA

Honorable Mayor and Town Council  
And those charged with Governance of the Town  
Hideout Town  
Hideout, UT

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Hideout Town for the year ended June 30, 2022. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated November 7, 2022. Professional standards also require that we communicate to you the following information related to our audit.

## Significant Audit Findings

### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Hideout Town are described in Note 1 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during 2022. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting Hideout Town's financial statements was:

Management's estimate of the useful lives of depreciable assets, and the applicable depreciation amounts are based on estimated usefulness of the assets in question and the related wear and tear of those assets. We evaluated the key factors and assumptions used to develop these amounts in determining that they were reasonable in relation to the financial statements taken as a whole.

### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

### *Disagreements with Management*

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated May 30, 2023.

### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

### Utah State Legal Compliance Findings – Current Year:

#### **No Findings in the Current Year**

### Utah State Legal Compliance Findings –Prior Year:

#### **21-1 General Compliance – Budgetary Compliance**

Finding: State law requires that total expenditures by fund or department do not exceed the amounts appropriated in the final adopted budget. The Town overspent in the general fund by \$276,609. In addition, quarterly reports were not presented to the governing body.

Recommendation: It is recommended that the Town budget more appropriately.

Town's Response: Finding was resolved in the current year.

This information is intended solely for the use of the Town Council and management of Hideout Town and is not intended to be and should not be used by anyone other than these specified parties.

## **Gilbert & Stewart**

GILBERT & STEWART  
*Certified Public Accountants*  
Provo, Utah  
May 30, 2023

Hideout Town  
**ANNUAL FINANCIAL REPORT**

For the Year Ended June 30, 2022

Hideout Town  
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June 30, 2022

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# GILBERT & STEWART

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RONALD J. STEWART, CPA

Item # 1.

SIDNEY S. GILBERT, CPA  
JAMES E. STEWART, CPA

## INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and  
Members of Town Council  
Hideout Town, Utah

### Opinions

We have audited the accompanying financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of Hideout Town, Utah (the Town), as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the Hideout Town, as of June 30, 2022 and the respective changes in financial position and cash flows, where applicable, and the respective budgetary comparison for the General Fund, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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 Hideout Town's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### Auditor's Responsibilities for the Audit of the Financial Statements

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our objectives 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 generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government*



*Auditing Standards*, 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 Hideout Town'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 Hideout Town'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 budgetary comparison information, and Utah Retirement systems tables, on pages as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated May 30, 2023, on our consideration of the Town'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 Town's internal control over financial reporting and compliance.

### **Gilbert & Stewart**

GILBERT & STEWART, CPA, PC  
Provo, Utah  
May 30, 2023

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

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Hideout Town  
**Management's Discussion and Analysis**  
June 30, 2022

Item # 1.

As management of Hideout Town (the Town) we offer readers of the Town's financial statements this narrative overview and analysis of financial activities of the Town for the fiscal year ended June 30, 2022.

## **FINANCIAL HIGHLIGHTS**

- \*Total net position for the Town as a whole increased by \$1,513,300
- \*Total unrestricted net position for the Town as a whole increased by \$459,181
- \*Total net position for governmental activities increased by \$603,331
- \*Total net position for business-type activities increased by \$909,968

## **BASIC FINANCIAL STATEMENTS**

This discussion and analysis is intended to serve as an introduction to the basic financial statements of Hideout Town. 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 Town's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the Town'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 Town is improving or deteriorating.

The statement of activities presents information showing how the Town'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 of the government-wide financial statements distinguish functions of the Town 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 identifies the general revenues of the Town 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 Town also uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Town 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 Town maintains one major governmental fund, the general fund.

The Town 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 Town's proprietary funds are all of the enterprise type. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Town uses one enterprise funds to account for the operations of the water, waste water, and storm water 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 Town.

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 is 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 Town.

Hideout Town  
**Management's Discussion and Analysis**  
June 30, 2022

Item # 1.

## FINANCIAL ANALYSIS

### Hideout Town's Net Position

	Governmental Activities		Business-type Activities		Total	Total
	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year
Current and other assets	\$ 4,336,627	2,446,400	1,425,668	2,204,832	5,762,294	4,651,232
Net capital assets	9,318,753	7,404,720	5,062,157	4,170,697	14,380,910	11,575,417
Deferred outflows of resources	38,010	-	52,664	-	90,674	-
<b>Total assets and deferred outflows</b>	<b>13,693,389</b>	<b>9,851,120</b>	<b>6,540,489</b>	<b>6,375,528</b>	<b>20,233,878</b>	<b>16,226,649</b>
Long-term debt outstanding	426,221	448,900	21,515	32,414	447,735	481,314
Other liabilities	2,887,019	1,629,072	78,536	866,884	2,965,554	2,495,956
Deferred inflows of resources	284,762	179,306	54,239	-	339,001	179,306
<b>Total liabilities and deferred inflows</b>	<b>3,598,001</b>	<b>2,257,278</b>	<b>154,289</b>	<b>899,298</b>	<b>3,752,291</b>	<b>3,156,576</b>
Net position:						
Net investment in capital assets	8,892,532	6,972,720	5,040,643	4,138,283	13,933,175	11,111,002
Restricted	231,164	101,002	-	-	231,164	101,001
Unrestricted	971,692	520,120	1,345,557	1,337,948	2,317,249	1,858,068
<b>Total net position</b>	<b>\$ 10,095,388</b>	<b>7,593,842</b>	<b>6,386,200</b>	<b>5,476,232</b>	<b>16,481,588</b>	<b>13,070,073</b>

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 \$16,481,588, an increase of \$3,411,515 from the previous year, after a prior period adjustment of \$1,898,215.

Total unrestricted net position at the end of the year are \$2,317,249 which represents an increase of \$459,181 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 represent 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.

Hideout Town  
**Management's Discussion and Analysis**  
June 30, 2022

Item # 1.

**FINANCIAL ANALYSIS (continued)**

**Hideout Town's Change in Net Position**

	Governmental Activities		Business-type Activities		Total	Total
	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year
<b>Program revenues:</b>						
Charges for services	\$ 1,080,179	857,083	1,189,889	1,122,988	2,270,068	1,980,071
Operating grants & contributions	126,684	248,982	61,419	-	188,104	248,982
Capital grants & contributions	474,480	186,577	1,107,120	410,802	1,581,600	597,379
<b>General revenues:</b>						
Property taxes	365,665	164,623	-	-	365,665	164,623
Sales tax	237,147	148,586	-	-	237,147	148,586
Impact fees	517,664	55,846	67,450	-	585,114	55,846
Other revenues	36,271	142,591	-	214	36,271	142,805
<b>Total revenues</b>	<b>2,838,089</b>	<b>1,804,288</b>	<b>2,425,878</b>	<b>1,534,004</b>	<b>5,263,968</b>	<b>3,338,292</b>
<b>Expenses:</b>						
General government	1,015,873	856,818	-	-	1,015,873	856,818
Public safety	79,927	50,849	-	-	79,927	50,849
Highways & public improvements	1,121,778	531,877	-	-	1,121,778	531,877
Parks and recreation	6,314	530	-	-	6,314	530
Interest expense	10,867	10,631	-	-	10,867	10,631
Water utility	-	-	1,515,910	905,566	1,515,910	905,566
<b>Total expenses</b>	<b>2,234,758</b>	<b>1,450,705</b>	<b>1,515,910</b>	<b>905,566</b>	<b>3,750,668</b>	<b>2,356,270</b>
<b>Change in net position</b>	<b>\$ 603,331</b>	<b>353,583</b>	<b>909,968</b>	<b>628,439</b>	<b>1,513,300</b>	<b>982,022</b>

For the Town as a whole, total revenues increased by \$1,925,676 compared to the previous year, while total expenses increased by \$1,394,398. The total net change of \$1,513,300 is, in private sector terms, the net income for the year which was \$531,278 more than the previous year's net change (net income).

Governmental activities revenues of \$2,838,089 is an increase of \$1,033,801 from the previous year. This increase is primarily due to increases in impact fees, taxes and grant revenues. Governmental activities expenses of \$2,234,758 is an increase of \$784,053 from the previous year. Increase occurred across all departments, with the single largest increase for \$425,229 in the highways and public improvements department.

Business-type activities revenue of \$2,425,878 is an increase of \$891,874 from the previous year. Service revenues increased by \$66,901 and capital grants and contributions increased by \$696,318. Business-type activities expenses of \$1,515,910 is an increase of \$610,344 from the previous year.

## **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 \$1,116,706 reflects an increase of \$432,395 from the previous year. Total revenues increased by \$423,268. Tax revenues, including property taxes and sales taxes, increased by \$330,240. Licenses and permits revenues increased by \$246,312. Intergovernmental revenue decreased by \$12,514. Revenues from charges for services decreased by \$171,534. All other revenues increased by \$30,764.

Total expenditures, exclusive of transfers out, increased by \$19,047. General government expenditures increased by \$181,494, public safety expenditures increased by \$29,078, streets and highways expenditures decreased by \$45,160, and parks and recreation expenditures increased by \$5,784. Debt service expenditures increased by \$4,675.

The nonspendable and restricted general fund balance is \$109,515 and \$231,164, respectively, leaving an unassigned fund balance of \$776,027.

### *Capital Projects Fund*

The fund balance decreased from \$13,942 to \$5,215 during the year, which resulted from impact fee revenues of \$517,664 and impact fee expenditures of \$526,391.

### *Water Fund*

The change in net position (net income) for the year was \$909,968, compared to the previous year net income of \$572,663. Unrestricted net position amounts to \$1,345,557.

## **GENERAL FUND BUDGETARY HIGHLIGHTS**

Revenues for the current year, exclusive of fund balance appropriations, were originally budgeted in the amount of \$1,968,502. This amount was amended in the final budget to \$1,968,502. Actual revenues, excluding transfers, amounted to \$1,791,988.

Expenditures for the current year, excluding budgeted increases in fund balance, were originally budgeted in the amount of \$1,735,695. This amount was amended in the final budget to \$1,735,695. Actual expenditures amounted to \$1,299,593.



Hideout Town  
**Management's Discussion and Analysis**  
June 30, 2022

Item # 1.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Hideout Town'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		
<b>Net Capital Assets:</b>						
Land	\$ 374,480	50,000	757,120	-	1,131,600	50,000
Buildings	636,669	483,809	358,580	8,580	995,249	492,389
Improvements other than buildings	12,503,776	10,425,930	-	-	12,503,776	10,425,930
Machinery and equipment	238,175	238,175	42,499	42,499	280,675	280,675
Utility systems	-	-	6,070,990	6,070,990	6,070,990	6,070,990
Work in progress	-	2,860	-	-	-	2,860
Total Capital Assets	13,753,100	11,200,774	7,229,190	6,122,070	20,982,290	17,322,844
Less accumulated depreciation	(4,434,347)	(3,796,053)	(2,167,033)	(1,951,373)	(6,601,380)	(5,747,427)
<b>Totals</b>	<b>\$ 9,318,753</b>	<b>7,404,721</b>	<b>5,062,157</b>	<b>4,170,697</b>	<b>14,380,910</b>	<b>11,575,417</b>

The total amount of capital assets, net of depreciation, of \$14,380,910 is an increase of \$2,805,493 from the previous year.

Governmental activities capital assets, net of depreciation, of \$9,318,753 is an increase of \$1,914,032 from the previous year.

Business-type activities capital assets, net of depreciation, of \$5,062,157 is an increase of \$891,461 from the previous year.

The amount of increases in capital asset balances, net of depreciation, represent the amount that investments in new capital assets exceeded depreciation charged on capital assets during the year.

Additional information regarding capital assets may be found in the notes to financial statements.

Hideout Town  
**Management's Discussion and Analysis**  
June 30, 2022

Item # 1.

**Hideout Town's Outstanding Debt**

	Current Year	Previous Year
<b>Governmental activities</b>		
2011 Lease Revenue Bond	\$ 417,000	432,000
Skid Steer Lease	9,221	13,660
Total governmental	<u>426,221</u>	<u>445,660</u>
<b>Business-type activities:</b>		
1996 DWR Water Revenue	21,515	31,873
Total business-type	<u>21,515</u>	<u>923,192</u>
<b>Total outstanding debt</b>	<b><u>\$ 447,736</u></b>	<b><u>923,192</u></b>

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**

No significant economic changes that would affect the Town are expected for the next year. 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 a general overview of Hideout Town's finances for all those with an interest in the Town's finances. Questions concerning any information provided in this report or requests for additional financial information should be addressed to Hideout Town 10860 N. Hideout Trail, Hideout, Utah 84036.

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## **BASIC FINANCIAL STATEMENTS**

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Hideout Town  
**STATEMENT OF NET POSITION**  
June 30, 2022

Item # 1.

	Governmental Activities	Business-type Activities	Total
<b>ASSETS AND DEFERRED OUTFLOWS OF RESOURCES:</b>			
Assets:			
Current assets:			
Cash and cash equivalents	\$ 896,010	1,120,884	2,016,893
Accounts receivable, net	530,423	229,349	759,772
Prepaid expense	551,630	27,781	579,411
Total current assets	<u>1,978,063</u>	<u>1,378,014</u>	<u>3,356,076</u>
Non-current assets:			
Restricted cash and cash equivalents	2,330,450	8,700	2,339,150
Capital assets:			
Not being depreciated	374,480	757,120	1,131,600
Net of accumulated depreciation	8,944,273	4,305,037	13,249,310
Net pension asset	28,114	38,954	67,068
Total non-current assets	<u>11,677,317</u>	<u>5,109,811</u>	<u>16,787,128</u>
Total assets	<u>13,655,379</u>	<u>6,487,825</u>	<u>20,143,204</u>
Deferred outflows of resources - pensions	38,010	52,664	90,674
<b>Total assets and deferred outflows of resources</b>	<b><u>\$ 13,693,389</u></b>	<b><u>6,540,489</u></b>	<b><u>20,233,878</u></b>
<b>LIABILITIES AND DEFERRED INFLOWS OF RESOURCES:</b>			
Liabilities:			
Current liabilities:			
Accounts payable	\$ 109,878	7,557	117,434
Accrued liabilities	591,943	49,869	641,812
Unearned revenue	57,366	-	57,366
Customer security deposits	2,117,786	8,700	2,126,486
Accrued interest	-	366	366
Long-term debt due within one year	19,552	10,622	30,174
Total current liabilities	<u>2,896,525</u>	<u>77,114</u>	<u>2,973,639</u>
Non-current liabilities:			
Compensated absences	10,046	12,044	22,090
Long-term debt due after one year	406,668	10,893	417,561
Total non-current liabilities	<u>416,714</u>	<u>22,937</u>	<u>439,651</u>
Total liabilities	<u>3,313,239</u>	<u>100,050</u>	<u>3,413,290</u>
Deferred inflows of resources - property taxes	245,615	-	245,615
Deferred inflows of resources - pensions	39,147	54,239	93,386
<b>Total liabilities and deferred inflows of resources</b>	<b><u>3,598,001</u></b>	<b><u>154,289</u></b>	<b><u>3,752,291</u></b>
<b>NET POSITION:</b>			
Net investment in capital assets	8,892,532	5,040,643	13,933,175
Restricted for:			
Class C roads	137,982	-	137,982
Debt service	29,002	-	29,002
MIDA funds	64,180	-	64,180
Unrestricted	971,692	1,345,557	2,317,249
<b>Total net position</b>	<b><u>10,095,388</u></b>	<b><u>6,386,200</u></b>	<b><u>16,481,588</u></b>
<b>Total liabilities, deferred inflows of resources and net position</b>	<b><u>\$ 13,693,389</u></b>	<b><u>6,540,489</u></b>	<b><u>20,233,878</u></b>

Hideout Town  
**STATEMENT OF ACTIVITIES**  
For the Year Ended June 30, 2022

Item # 1.

	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Net (Expense) Revenue (To Next Page)
<b><u>FUNCTIONS/PROGRAMS:</u></b>					
<b>Primary government:</b>					
Governmental activities:					
General government	\$ 1,015,873	884,580	56,695	-	(74,598)
Public safety	79,927	5,875	-	-	(74,052)
Streets and highways	1,121,778	189,724	69,990	474,480	(387,584)
Parks and recreation	6,314	-	-	-	(6,314)
Interest on long-term debt	10,867	-	-	-	(10,867)
<b>Total governmental activities</b>	<b>2,234,758</b>	<b>1,080,179</b>	<b>126,684</b>	<b>474,480</b>	<b>(553,415)</b>
Business-type activities:					
Water	1,515,910	1,189,889	61,419	1,107,120	842,518
<b>Total business-type activities</b>	<b>1,515,910</b>	<b>1,189,889</b>	<b>61,419</b>	<b>1,107,120</b>	<b>842,518</b>
<b>Total primary government</b>	<b>\$ 3,750,668</b>	<b>2,270,068</b>	<b>188,104</b>	<b>1,581,600</b>	<b>289,103</b>

(continued on next page)

Hideout Town  
**STATEMENT OF ACTIVITIES (continued)**  
For the Year Ended June 30, 2022

Item # 1.

	Governmental Activities	Business-type Activities	Total
<b>CHANGES IN NET POSITION:</b>			
<b>Net (expense) revenue (from previous page)</b>	<b>\$ (553,415)</b>	<b>842,518</b>	<b>289,103</b>
<b>General revenues:</b>			
Property taxes	365,665	-	365,665
Sales tax	177,040	-	177,040
Other taxes	60,106	-	60,106
Unrestricted investment earnings	2,509	-	2,509
Impact fees	517,664	67,450	585,114
Miscellaneous	33,762	-	33,762
Total general revenues	1,156,746	67,450	1,224,196
<b>Change in net position</b>	<b>603,331</b>	<b>909,968</b>	<b>1,513,300</b>
Net position - beginning	7,593,842	5,476,231	13,070,073
Prior period adjustment	1,898,215	-	1,898,215
<b>Net position - ending</b>	<b>\$ 10,095,388</b>	<b>6,386,200</b>	<b>16,481,588</b>



Hideout Town  
**BALANCE SHEET - GOVERNMENTAL FUNDS**  
June 30, 2022

Item # 1.

	General Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash and cash equivalents	\$ 890,478	5,531	896,010
Receivables, net	509,880	20,544	530,423
Prepaid expenses	109,515	442,115	551,630
Restricted cash and cash equivalents	2,330,450	-	2,330,450
<b>TOTAL ASSETS</b>	<b>\$ 3,840,323</b>	<b>468,190</b>	<b>4,308,513</b>
<b>LIABILITIES AND DEFERRED INFLOWS OF RESOURCES</b>			
Liabilities:			
Accounts payable	\$ 109,878	-	109,878
Accrued liabilities	128,968	462,975	591,943
Compensated absences	10,046	-	10,046
Unearned revenue	57,366	-	57,366
Customer deposits	2,117,786	-	2,117,786
Total liabilities	2,424,044	462,975	2,887,019
Deferred inflows of resources - property taxes	299,573	-	299,573
<b>TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES</b>	<b>2,723,617</b>	<b>462,975</b>	<b>3,186,592</b>
<b>FUND BALANCES:</b>			
Nonspendable for:			
Prepays	109,515	-	109,515
Restricted for:			
Class C roads	137,982	-	137,982
Debt service	29,002	-	29,002
MIDA funds	64,180	-	64,180
Unassigned	776,027	5,215	781,242
<b>TOTAL FUND BALANCES</b>	<b>1,116,706</b>	<b>5,215</b>	<b>1,121,921</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>	<b>\$ 3,840,323</b>	<b>468,190</b>	<b>4,308,513</b>

**STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS**

For the Year Ended June 30, 2022

	General Fund	Capital Projects Fund	Total Governmental Funds
<b>REVENUES:</b>			
Taxes:			
Property	\$ 311,707	-	311,707
Sales	177,040	-	177,040
Other taxes	60,106	-	60,106
Licenses and permits	1,072,277	-	1,072,277
Intergovernmental revenues	126,684	-	126,684
Charges for services	2,026	-	2,026
Fines and forfeitures	5,875	-	5,875
Interest	2,509	-	2,509
Miscellaneous revenue	33,762	-	33,762
<b>Total revenues</b>	<b>1,791,988</b>	<b>-</b>	<b>1,791,988</b>
<b>EXPENDITURES:</b>			
General government	1,021,195	-	1,021,195
Public safety	79,927	-	79,927
Highways and public improvements	161,851	526,391	688,243
Parks, recreation and public property	6,314	-	6,314
Debt service:			
Principal	19,439	-	19,439
Interest	10,867	-	10,867
<b>Total expenditures</b>	<b>1,299,593</b>	<b>526,391</b>	<b>1,825,984</b>
<b>Excess (Deficiency) of Revenues over (Under) Expenditures</b>	<b>492,395</b>	<b>(526,391)</b>	<b>(33,997)</b>
<b>Other Financing Sources and (Uses):</b>			
Impact fees	-	517,664	517,664
<b>Total other financing sources and (uses)</b>	<b>-</b>	<b>517,664</b>	<b>517,664</b>
<b>Net Change in Fund Balances</b>	<b>492,395</b>	<b>(8,727)</b>	<b>483,667</b>
Fund balances - beginning of year	624,312	13,942	638,254
<b>Fund balance - end of year</b>	<b>\$ 1,116,706</b>	<b>5,215</b>	<b>1,121,921</b>

Hideout Town  
**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION**  
June 30, 2022

Item # 1.

<b>Total Fund Balance for Governmental Funds</b>	<b>\$ 1,121,921</b>
Total net assets reported for governmental activities in the statement 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	13,753,100
Less accumulated depreciation	<u>(4,434,347)</u>
Net capital assets	<u>9,318,753</u>
Net pension asset	<u>28,114</u>
Deferred outflows of resources - pensions, a consumption of net position that applies to future periods, is not shown in the funds statements.	<u>38,010</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>(426,221)</u>
Certain revenue is deferred in governmental funds but not in the statement of net position because it qualifies for recognition under the economic resources measurement focus.	
Deferred inflows of resources - delinquent property tax	<u>53,958</u>
Deferred inflows of resources - pensions	<u>(39,147)</u>
<b>Total Net Position of Governmental Activities</b>	<b><u>\$ 10,095,388</u></b>

**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

<b>Net Change in Fund Balances - Total Governmental Funds</b>	<b><u>\$ 483,667</u></b>
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, assets with a material cost are capitalized and the cost is allocated over their estimated useful lives and reported as depreciation expenses.

Capital outlays	-
Donated capital assets	474,480
Depreciation expense	<u>(455,190)</u>
Net	<u>19,290</u>

The Statement of Activities shows pension benefits and pension expenses from the adoption of GASB 68 that are not shown in the fund statements.	<u>26,977</u>
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Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.

Long-term debt principal repayments	<u>19,439</u>
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Governmental funds do not report certain revenues because these revenues are not available for current period expenses.

Change in deferred inflow of resources - delinquent property tax	<u>53,958</u>
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<b>Change in Net Position of Governmental Activities</b>	<b><u><u>\$ 603,331</u></u></b>
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Hideout Town  
**STATEMENT OF NET POSITION - PROPRIETARY FUND**  
June 30, 2022

Item # 1.

	Water Fund
<b>ASSETS AND DEFERRED OUTFLOWS OF RESOURCES:</b>	
Assets:	
Current assets:	
Cash and cash equivalents	\$ 1,120,884
Accounts receivable, net	229,349
Prepaid expense	27,781
Total current assets	<u>1,378,014</u>
Non-current assets:	
Restricted cash and cash equivalents	8,700
Capital assets:	
Not being depreciated	757,120
Net of accumulated depreciation	4,305,037
Net pension asset	38,954
Total non-current assets	<u>5,109,811</u>
Total assets	<u>6,487,825</u>
Deferred outflows of resources - pensions	52,664
<b>Total assets and deferred outflows of resources</b>	<b><u>\$ 6,540,489</u></b>
<b>LIABILITIES AND DEFERRED INFLOWS OF RESOURCES:</b>	
Liabilities:	
Current liabilities:	
Accounts payable	\$ 7,557
Accrued liabilities	49,869
Customer security deposits	8,700
Accrued interest	366
Long-term debt, current portion	10,622
Total current liabilities	<u>77,114</u>
Non-current liabilities:	
Compensated absences	12,044
Long-term debt, non-current portion	10,893
Total non-current liabilities	<u>22,937</u>
Total liabilities	100,050
Deferred inflows of resources - pensions	54,239
<b>Total liabilities and deferred inflows of resources</b>	<b><u>154,289</u></b>
<b>NET POSITION:</b>	
Net investment in capital assets	5,040,643
Unrestricted	1,345,557
<b>Total net position</b>	<b><u>6,386,200</u></b>
<b>Total liabilities, deferred inflows of resources and net position</b>	<b><u>\$ 6,540,489</u></b>

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

Item # 1.

	Water Fund
<b>Operating income:</b>	
Charges for sales and service	\$ 1,043,759
Connection fees	142,181
Other operating income	3,950
<b>Total operating income</b>	<b><u>1,189,889</u></b>
<b>Operating expenses:</b>	
Personnel services	361,101
Utilities	16,133
Meters	30,031
Repair and maintenance	44,847
Professional and technical	112,480
Water expense	317,129
Sewer expense	129,019
Storm water expense	30,590
Water reservation fees	55,562
Other supplies and expenses	20,025
Bad debt expense	182,697
Depreciation expense	215,659
<b>Total operating expense</b>	<b><u>1,515,273</u></b>
<b>Net operating income (loss)</b>	<b>(325,384)</b>
<b>Non-operating income (expense):</b>	
Impact fees	67,450
Grant revenue	61,419
Interest income	-
Interest on long-term debt	(637)
<b>Total non-operating income (expense)</b>	<b><u>128,233</u></b>
<b>Income (loss) before capital contributions and transfers</b>	<b>(197,152)</b>
Capital contributions	1,107,120
<b>Change in net position</b>	<b>909,968</b>
Net position - beginning	5,476,231
<b>Net position - ending</b>	<b><u>\$ 6,386,200</u></b>

Hideout Town  
**STATEMENT OF CASH FLOWS**  
For the Year Ended June 30, 2022

Item # 1.

	Water Fund
<b>Cash flows from operating activities:</b>	
Cash received from customers - service	\$ 1,236,308
Cash paid to suppliers	(1,526,303)
Cash paid to employees	(494,914)
<b>Net cash provided (used) in operating activities</b>	<b>(784,909)</b>
<b>Cash flows from noncapital financing activities:</b>	
Customer deposits	1,200
<b>Net cash provided (used) in noncapital financing activities</b>	<b>1,200</b>
<b>Cash flows from capital and related financing activities:</b>	
Cash from impact fees	67,450
Cash from grants	30,710
Cash payments for capital assets	-
Cash payments for long-term debt principal	(10,358)
Cash payments for long-term debt interest	(813)
<b>Net cash provided (used) in capital and related financing activities</b>	<b>86,989</b>
<b>Cash flows from investing activities:</b>	
Cash received from interest earned	-
<b>Net cash provided (used) in investing activities</b>	<b>-</b>
<b>Net increase (decrease) in cash</b>	<b>(696,720)</b>
Cash balance - beginning	1,826,304
<b>Cash balance - ending</b>	<b>\$ 1,129,584</b>
<b>Cash reported on the statement of net position:</b>	
Cash and cash equivalents	\$ 1,120,884
Non-current restricted cash	8,700
<b>Total cash and cash equivalents</b>	<b>\$ 1,129,584</b>

Hideout Town  
**STATEMENT OF CASH FLOWS (continued)**  
For the Year Ended June 30, 2022

Item # 1.

<b>Reconciliation of Operating Income to Net Cash Provided (Used) in Operating Activities:</b>	<u>Water Fund</u>
<b>Net operating income (expense)</b>	<b>\$ (325,384)</b>
Adjustments to reconcile operating income or (loss) to net cash provided (used) in operating activities:	
Depreciation and amortization	215,659
Changes in assets and liabilities:	
(Increase) decrease in receivables	229,116
(Increase) decrease in prepaid expense	12,436
(Increase) decrease in net pension asset	(38,954)
(Increase) decrease in deferred outflows	(52,664)
Increase (decrease) in payables	(782,924)
Increase (decrease) in compensated absences	12,044
Increase (decrease) in deferred inflows	<u>(54,239)</u>
<b>Net cash provided (used) in operating activities</b>	<b><u><u>\$ (784,909)</u></u></b>
 <b>Noncash financing and investing activities:</b>	
Donated property and land	\$ 1,107,120



Hideout Town  
**NOTES TO FINANCIAL STATEMENTS**  
June 30, 2022

Item # 1.

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**1-A. Reporting entity**

Hideout Town (the Town), a municipal corporation located in Wasatch County, Utah, operates under a Mayor-Council form of government. The accompanying financial statements present the Town and its component units, or entities for which the Town is considered to be financially accountable.

The Town has no component units and is not a component unit of another entity.

**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 activities report information on all 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.

Hideout Town  
**NOTES TO FINANCIAL STATEMENTS**  
June 30, 2022

Item # 1.

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

The financial statements of the Town 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 Town 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 Town 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 Town's policy to use restricted resources first, then unrestricted resources as they are 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.

Hideout Town  
**NOTES TO FINANCIAL STATEMENTS**  
June 30, 2022

Item # 1.

**1-D. Fund types and major funds**

*Governmental funds*

**The Town 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 *capital projects fund* is used to account for the acquisition or construction of major capital facilities of the Town (other than those financed by proprietary funds).

*Proprietary funds*

**The Town reports the following major proprietary funds:**

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

**1-E. Assets, Liabilities, and Net Assets 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 Town are accounts at the Utah Public Treasurers Investments Fund. Additional information is contained in Note 2.

**1-E-2. Cash and Cash Equivalents**

The Town's cash and cash equivalents are generally considered to be short-term, highly liquid investments with original maturities of three months or less from the date of acquisition.

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

**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 any 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.

Hideout Town  
**NOTES TO FINANCIAL STATEMENTS**  
June 30, 2022

Item # 1.

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

**1-E-3. *Receivables and Payables (continued)***

Property taxes are assessed and collected for the Town by Wasatch County and remitted to the Town 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.

**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***

Inventories in governmental funds consist of immaterial amounts of expendable supplies for consumption and 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.

Hideout Town  
**NOTES TO FINANCIAL STATEMENTS**  
June 30, 2022

Item # 1.

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

**1-E-6. Capital Assets (continued)**

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	60
Utility systems	30
Infrastructure	30
Vehicles and equipment	7-10

**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 position. 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. Significant or material bond issuance costs are reported as deferred charges.

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

**1-E-8. 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-9. 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 Town 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 Town also reports deferred inflows of resources related to pensions as required by GASB 68.

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

**1-E-10. Net position flow assumption**

Sometimes the Town will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted - net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town’s policy to consider restricted - net position to have been depleted before unrestricted – net position is applied.

**1-E-11. Fund balance flow assumptions**

Sometimes the Town will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to reports as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town’s policy to consider restricted fund balance to have been depleted before using and of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

**1-E-12. Fund balance policies**

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The Town itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance). The committed fund balance classification includes amounts that can be used only for the specific purposes determined by formal action of the Town’s highest level of decision-making authority. The Town Council is the highest level of decision-making authority for the Town that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year’s appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

**1-E-13. 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.

Hideout Town  
**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 Town 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 Town 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 Town's budgetary control (the level at which the Town'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 Town from creating a deficit fund balance by making expenditures in excess of amounts budgeted. Any deficit so created must be made up in the following fiscal year. Deficits arising from emergencies, however, may be retired over five years.

Once adopted, the budget may be amended by the Town 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.

**2-B. Deficit fund net position**

None of the Town's funds have deficit balances.

**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	\$ 100
Demand deposits	3,943,811
Investments - PTIF	412,134
<b>Total cash</b>	<b><u>\$ 4,356,044</u></b>

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

Cash and cash equivalents (current)	\$ 2,016,893
Restricted cash and cash equivalents (non-current)	2,339,150
<b>Total cash and cash equivalents</b>	<b><u>\$ 4,356,044</u></b>

Hideout Town  
**NOTES TO FINANCIAL STATEMENTS**  
 June 30, 2022

### 3-A. Deposits and investments (continued)

#### Deposits

##### *Custodial credit risk*

Custodial credit risk for deposits is the risk that, in the event of a bank failure, the Town's deposits may not be returned to it. The Town does not have a formal deposit policy for custodial credit risk. As of June 30, 2022, \$3,676,291 of the Town's bank balances of \$3,926,291 was uninsured and uncollateralized.

#### Investments

The State of Utah Money Management Council has the responsibility to advise the State Treasurer about investment policies, promote measures and rules that will assist in strengthening the banking and credit structure of the state, and review the rules adopted under the authority of the State of Utah Money Management Act that relate to the deposit and investment of public funds. The Town follows the requirements of the Utah Money Management Act (*Utah Code*, Title 51, Chapter 7) in handling its depository and investment transactions. The Act requires the depositing of Town funds in a qualified depository. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of the Federal Government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

The Money Management Act defines the types of securities authorized as appropriate investments for the Town's funds and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities. Statutes authorize the Town to invest in the Utah State Public Treasurers' Investment Fund. The Utah State Treasurer's Office operates the Public Treasurers' Investment Fund (PTIF). The PTIF is available for investment of funds administered by any Utah public treasurer and is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act (*Utah Code*, Title 51, Chapter 7). The Act established the Money Management Council which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses of the PTIF, net of administration fees, are allocated based upon the participant's average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares.

##### Fair Value of Investments

The Town 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 Town had \$412,134 invested in the PTIF, which uses a Level 2 fair value measurement.

##### Interest rate risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. As of June 30, 2022, the Town's investments of \$412,134 in PTIF had an investment maturity of less than one year and are available immediately.



Hideout Town  
**NOTES TO FINANCIAL STATEMENTS**  
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### 3-A. Deposits and investments (continued)

#### Credit risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Town's policy for reducing its exposure to credit risk is to comply with the State's Money Management Act, as previously discussed. At June 30, 2022, the Town's investments in the PTIF had an Unrated quality rating.

#### 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. The Town'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, all of the Town's investments were invested in the PTIF.

#### Custodial Credit Risk

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Town will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. This risk is addressed through the policy of investing excess monies only in PTIF.

### 3-B. Receivables

The allowance policy is described in Note 1-E-3. Receivables as of year-end for the Town's funds are shown below:

	General Fund	Capital Projects Fund	Water Fund	Total
Due from other governments	\$ 440,119	20,544	41,336	501,999
Customers	75,873	-	196,801	272,674
<b>Total receivables</b>	<b>515,992</b>	<b>20,544</b>	<b>238,137</b>	<b>774,673</b>
Less: Allowance for uncollectible	(6,113)	-	(8,788)	(14,901)
<b>Net receivables</b>	<b>\$ 509,880</b>	<b>20,544</b>	<b>229,349</b>	<b>759,772</b>

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**NOTES TO FINANCIAL STATEMENTS**  
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### 3-C. Capital assets

Capital asset activity for governmental activities was as follows:

	Beginning Balance	Additions	Retirements	Restatement	Ending Balance
<b>Governmental activities</b>					
Capital assets, not being depreciated:					
Land rights	\$ 50,000	324,480	-	-	374,480
Construction in progress	2,860	-	2,860	-	-
<b>Total capital assets, not being depreciated</b>	<b>52,860</b>	<b>324,480</b>	<b>2,860</b>	<b>-</b>	<b>374,480</b>
Capital assets, being depreciated:					
Buildings	483,809	152,860	-	-	636,669
Infrastructure	10,425,930	-	-	2,077,846	12,503,776
Machinery and equipment	238,175	-	-	-	238,175
<b>Total capital assets, being depreciated</b>	<b>11,147,914</b>	<b>152,860</b>	<b>-</b>	<b>2,077,846</b>	<b>13,378,620</b>
Less accumulated depreciation for:					
Buildings	48,381	11,776	-	-	60,157
Infrastructure	3,565,336	416,792	-	183,104	4,165,232
Machinery and equipment	182,337	26,622	-	-	208,959
<b>Total accumulated depreciation</b>	<b>3,796,053</b>	<b>455,190</b>	<b>-</b>	<b>183,104</b>	<b>4,434,347</b>
<b>Total capital assets being depreciated, net</b>	<b>7,351,861</b>	<b>(302,330)</b>	<b>-</b>	<b>1,894,742</b>	<b>8,944,273</b>
<b>Governmental activities capital assets, net</b>	<b>\$7,404,721</b>	<b>22,150</b>	<b>2,860</b>	<b>1,894,742</b>	<b>9,318,753</b>

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

<b>Governmental activities:</b>	
General government	\$ 8,063
Highways and public improvements	447,126
<b>Total</b>	<b>\$ 455,190</b>

Hideout Town  
**NOTES TO FINANCIAL STATEMENTS**  
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**3-C. Capital assets (continued)**

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

	Beginning Balance	Additions	Retirements	Ending Balance
<b>Business-type activities</b>				
Capital assets, not being depreciated:				
Land	\$ -	757,120	-	757,120
<b>Total capital assets, not being depreciated</b>	<b>-</b>	<b>757,120</b>	<b>-</b>	<b>757,120</b>
Capital assets, being depreciated:				
Water system	2,468,801	-	-	2,468,801
Sewer system	2,027,630	-	-	2,027,630
Storm drain system	1,574,560	-	-	1,574,560
Buildings	8,580	350,000	-	358,580
Machinery and equipment	42,499	-	-	42,499
<b>Total capital assets, being depreciated</b>	<b>6,122,070</b>	<b>350,000</b>	<b>-</b>	<b>6,472,070</b>
Less accumulated depreciation for:				
Water system	737,175	82,292	-	819,467
Sewer system	627,631	67,588	-	695,219
Storm drain system	582,646	52,486	-	635,132
Buildings	-	7,222	-	7,222
Machinery and equipment	3,922	6,071	-	9,993
<b>Total accumulated depreciation</b>	<b>1,951,373</b>	<b>215,659</b>	<b>-</b>	<b>2,167,033</b>
<b>Total capital assets being depreciated, net</b>	<b>4,170,697</b>	<b>134,341</b>	<b>-</b>	<b>4,305,037</b>
<b>Business-type activities capital assets, net</b>	<b>\$ 4,170,697</b>	<b>891,461</b>	<b>-</b>	<b>5,062,157</b>

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

**Business-type activities:**

Water	\$ 95,586
Sewer	67,588
Storm drain	52,486
<b>Total</b>	<b>\$ 215,659</b>

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**NOTES TO FINANCIAL STATEMENTS**  
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**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
2011 Lease Revenue Bond							
Matures 10/1/2042	\$ 540,000	2.50	\$ 432,000	-	15,000	417,000	15,000
Skid Steer Lease							
Matures 10/29/2023	13,660	2.55	13,660	-	4,439	9,221	4,552
<b>Total governmental activity long-term liabilities</b>			<b>\$ 445,660</b>	<b>-</b>	<b>19,439</b>	<b>426,221</b>	<b>19,552</b>

The 2011 Lease Revenue Bond is secured by the lease revenues of the Town Hall.

Revenue bond debt service requirements to maturity for governmental activities are as follows:

	Principal	Interest	Total
2023	\$ 15,000	10,425	25,425
2024	16,000	10,050	26,050
2025	16,000	9,650	25,650
2026	17,000	9,250	26,250
2027	17,000	8,825	25,825
2028 - 2032	91,000	37,575	128,575
2033 - 2037	104,000	25,550	129,550
2038 - 2042	117,000	11,950	128,950
2043	24,000	600	24,600
<b>Total</b>	<b>\$ 417,000</b>	<b>123,275</b>	<b>540,875</b>

The Skid Steer Lease debt service requirements to maturity for governmental activity is as follows:

	Principal	Interest	Total
2023	\$ 4,552	235	4,787
2024	4,668	119	4,787
<b>Total</b>	<b>\$ 9,221</b>	<b>354</b>	<b>9,575</b>

Hideout Town  
**NOTES TO FINANCIAL STATEMENTS**  
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**3-D. Long-term debt (continued)**

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

	Original Principal	% Rate	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Skid Steer Lease							
Matures 10/29/2023	\$ 31,873	2.55	\$ 31,873	-	10,358	21,515	10,622
<b>Total governmental activity</b>							
<b>long-term liabilities</b>			<b>\$ 31,873</b>	<b>-</b>	<b>10,358</b>	<b>21,515</b>	<b>10,622</b>

The Skid Steer Lease debt service requirements to maturity for business-type activities is as follows:

	Principal	Interest	Total
2023	\$ 10,622	549	11,171
2024	10,893	278	11,170
<b>Total</b>	<b>\$ 21,515</b>	<b>826</b>	<b>22,341</b>

**Other long-term liabilities:**

The accumulated unpaid vacation time which would be paid if employees terminated employment as of June 30, 2022, was \$10,046 for governmental activities and \$12,044 for business-type activities..

**NOTE 4 - OTHER INFORMATION**

**4-A. Risk management**

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The Town participates in the Utah Local Government Trust, a public agency insurance mutual, which provides coverage for property damage and general liability. The Town is subject to a minimal deductible for claims. There have been no significant reductions in insurance coverage from coverage in the prior year. Amounts of settlements have not exceeded insurance coverage in any of the past three fiscal years.

**4-B. Contingent Liabilities**

Amounts received or receivable from grantor 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 funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the Town expects such amounts, if any, to be immaterial.

**4-C. Commitments & Contingencies**

The Town is a defendant in certain legal actions and pending actions, or in process for miscellaneous claims. The ultimate liability that might result from the final resolution of the above matters is not presently determinable. The Town management is of the opinion that the final outcome of the cases will not have an adverse material effect on the Town's financial statements.

**4-D. Subsequent Events**

The Town has evaluated subsequent events through May 30, 2023, the date the financial statements were available to be issued.

Hideout Town  
**NOTES TO FINANCIAL STATEMENTS**  
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#### 4-E. 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:

##### Defined Benefit Plans

Public Employees Noncontributory Retirement System (Noncontributory System) is a multiple employer, cost sharing, public employee retirement system;

Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple employer cost sharing public employee retirement system;

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 Town, Utah 84102 or visiting the website: [www.urs.org/general/publications](http://www.urs.org/general/publications).

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	2.0% per year all years	Up to 4%
		25 years any age*		
		20 years an 60*		
		10 years age 62*		
Tier 2 Pulic Employees System	Highest 5 Years	4 years age 65	1.50% per year all years	Up to 2.5%
		35 years any age		
		20 years an 60*		
		10 years age 62*		
		4 years age 65		

\* 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.

Hideout Town  
**NOTES TO FINANCIAL STATEMENTS**  
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Item # 1.

**4-E. Pension Plans (continued)**

**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 Utah Statement Retirement 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.

Contribution rates are as follows:

<u>Utah Retirement Systems</u>	<u>Employee Paid</u>	<u>Employer Contribution Rate</u>	<u>Employer Rate for 401(k) Plan</u>
Contributory System			
111 Local Government Div - Tier 2	N/A	16.07	0.62
Noncontributory			
15 Local Government Div - Tier 1	N/A	18.47	N/A
Tier 2 DC Only			
211 Local Government	N/A	6.69	10.00

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:

<u>System</u>	<u>Employer Contributions</u>	<u>Employee Contributions</u>
Noncontributory System	\$ 42,806	N/A
Tier 2 Public Employees System	32,352	-
<b>Total Contributions</b>	<b>\$ 75,159</b>	<b>-</b>

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.

*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 \$67,067 and a net pension liability of \$0.

	<u>(Measurement Date): December 31, 2021</u>			<u>Proportionate Share</u>	<u>Change</u>
	<u>Net Pension Asset</u>	<u>Net Pension Liability</u>	<u>Proportionate Share</u>	<u>12/31/2020</u>	<u>(Decrease)</u>
Noncontributory System	\$ 64,953	-	0.0113414%	0.0000000%	0.0113414%
Tier 2 Public Employees System	2,114	-	0.0049955%	0.0000000%	0.0049955%
<b>Total</b>	<b>\$ 67,067</b>	<b>-</b>			

Hideout Town  
**NOTES TO FINANCIAL STATEMENTS**  
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Item # 1.

**4-E. Pension Plans (continued)**

The net pension asset and liability was measured as of December 31, 2021, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2021 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 \$10,803.

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	\$ 7,830	\$ 272
Changes in assumptions	8,067	439
Net difference between projected and actual earnings on pension plan investments	-	92,675
Changes in proportion and differences between contributions and proportionate share of contributions	29,611	-
Contributions subsequent to the measurement date	45,166	-
<b>Total</b>	<b>\$ 90,674</b>	<b>\$ 93,386</b>

\$45,166 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	\$ (1,988)
2023	(12,824)
2024	(20,823)
2025	(15,040)
2026	429
Thereafter	2,368

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

For the year ended June 30, 2022, we recognize pension expense of \$3,446.



Hideout Town  
**NOTES TO FINANCIAL STATEMENTS**  
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Item # 1.

**4-E. Pension Plans (continued)**

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	\$ 6,803	\$ -
Changes in assumptions	6,096	419
Net difference between projected and actual earnings on pension plan investments	-	87,451
Changes in proportion and differences between contributions and proportionate share of contributions	27,911	-
Contributions subsequent to the measurement date	27,513	-
<b>Total</b>	<b>\$ 68,323</b>	<b>\$ 87,870</b>

\$27,513 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	\$ (1,022)
2023	(11,581)
2024	(19,926)
2025	(14,530)
2026	-
Thereafter	-

***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 \$7,357.

Hideout Town  
**NOTES TO FINANCIAL STATEMENTS**  
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Item # 1.

**4-E. Pension Plans (continued)**

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	\$ 1,027	\$ 272
Changes in assumptions	1,971	20
Net difference between projected and actual earnings on pension plan investments	-	5,224
Changes in proportion and differences between contributions and proportionate share of contributions	1,700	-
Contributions subsequent to the measurement date	17,652	-
<b>Total</b>	<b>\$ 22,350</b>	<b>\$ 5,516</b>

\$17,652 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	\$ (966)
2023	(1,243)
2024	(897)
2025	(510)
2026	429
Thereafter	2,368

**Actuarial assumptions:**

The total pension liability in the December 31, 2021, 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 - 9.25 percent, average, including inflation
Investment rate of return	6.85 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.

Hideout Town  
**NOTES TO FINANCIAL STATEMENTS**  
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Item # 1.

**4-E. Pension Plans (continued)**

The actuarial assumptions used in the January 1, 2021, valuations 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:

<b>Assets class</b>	<b>Expected Return Arithmetic Basis</b>		
	Target Asset Allocation	Real Return Arithmetic Basis	Long Term expected portfolio real rate of return
Equity securities	37%	6.58%	2.43%
Debt securities	20%	-0.28%	-0.06%
Real assets	15%	5.77%	0.87%
Private equity	12%	9.85%	1.18%
Absolute return	16%	2.91%	0.47%
Cash and cash equivalents	0%	-1.01%	0.00%
<b>Totals</b>	<b>100.00%</b>		<b>4.89%</b>
	Inflation		2.50%
	Expected arithmetic nominal return		7.39%

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

**Discount rate:**

The discount rate used to measure the total pension liability was 6.85 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the 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 rate was reduced from 6.95% to 6.85% from the prior measurement date.

Hideout Town  
**NOTES TO FINANCIAL STATEMENTS**  
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#### 4-E. Pension Plans (continued)

##### Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate:

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

<b>System</b>	1% Decrease (5.85%)	Discount Rate (6.85%)	1% Increase (7.85%)
Noncontributory System	\$ 34,927	(64,953)	(148,284)
Tier 2 Public Employees System	12,597	(2,114)	(13,410)
<b>Total</b>	<b>\$ 47,524</b>	<b>(67,067)</b>	<b>(161,694)</b>

##### 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 Town participates in the following Defined Contribution Savings Plans with the Utah Retirement Systems:

- 401(k) Plan

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

	2022	2021	2020
401(k) Plan			
Employer Contributions	\$ 1,250	\$ -	\$ -
Employee Contributions	1,754	-	-

#### 4-F. Prior period adjustment

A prior period adjustment has been recorded to account for road infrastructure that was a donation from developers in prior years but not included in capital assets. See Note 3-C for more details.

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**REQUIRED SUPPLEMENTARY INFORMATION**  
**(Unaudited)**

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### **Budgetary Comparison Schedules**

The Budgetary Comparison Schedule presented in this section of the report is for the Town'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 Town 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 budgeted amounts.

### **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.



**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
<b>Revenues</b>				
Taxes	\$ 398,102	398,102	548,854	150,752
Licenses and permits	1,359,300	1,359,300	1,072,277	(287,023)
Intergovernmental revenues	185,000	185,000	126,684	(58,316)
Charges for services	19,000	19,000	2,026	(16,974)
Fines and forfeitures	2,000	2,000	5,875	3,875
Interest	3,000	3,000	2,509	(491)
Miscellaneous revenue	2,100	2,100	33,762	31,662
<b>Total revenues</b>	<b>1,968,502</b>	<b>1,968,502</b>	<b>1,791,988</b>	<b>(176,514)</b>
<b>Expenditures</b>				
General government	1,259,862	1,259,862	1,021,195	238,667
Public safety	165,500	165,500	79,927	85,573
Highways and public improvements	305,333	305,333	195,595	109,738
Parks, recreation and public property	5,000	5,000	2,876	2,124
<b>Total expenditures</b>	<b>1,735,695</b>	<b>1,735,695</b>	<b>1,299,593</b>	<b>436,102</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>232,807</b>	<b>232,807</b>	<b>492,395</b>	<b>259,588</b>
Fund balances - beginning of year	624,312	624,312	624,312	-
<b>Fund balances - end of year</b>	<b>\$ 857,119</b>	<b>857,119</b>	<b>1,116,706</b>	<b>259,588</b>

Hideout Town  
**SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY**

Item # 1.

June 30, 2022  
 Last 10 Fiscal Years\*

	<u>As of December 31,</u> <u>2021</u>
<b>Noncontributory Retirement System</b>	
Proportion of the net pension liability (asset)	0.0113414%
Proportionate share of the net pension liability (asset)	\$ (64,953)
Covered employee payroll	\$ 82,797
Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	-78.45%
Plan fiduciary net position as a percentage of the total pension liability	108.70%
<b>Tier 2 Public Employees Retirement System</b>	
Proportion of the net pension liability (asset)	0.0049955%
Proportionate share of the net pension liability (asset)	\$ (2,114)
Covered employee payroll	\$ 91,470
Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	-2.31%
Plan fiduciary net position as a percentage of the total pension liability	103.80%

\* In accordance with paragraph 81.a of GASB 68, employers will need to disclose a 10-year history of their proportionate share of the Net Pension Liability (Asset) in their RSI. The Town began contributing in the 2022 fiscal year.

Hideout Town  
**SCHEDULE OF CONTRIBUTIONS**  
 June 30, 2022  
 Last 10 Fiscal Years\*

Item # 1.

	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**
<b>Noncontributory Retirement System</b>	2021	-	-	-	-	0.00%
	2022	42,806	42,806	-	231,758	18.47%
<b>Tier 2 Public Employees System</b>	2021	-	-	-	-	0.00%
	2022	32,352	32,352	-	201,317	16.07%

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

\* Paragraph 81.b of GASB 68 requires employers to disclose a 10-year history of contributions in RSI. The Town began contributing in the 2022 fiscal year.

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

## **SUPPLEMENTARY INFORMATION**



**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***

Honorable Mayor and Members of the Town Council  
Hideout Town  
Hideout, 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 Hideout Town (the Town), as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements, and have issued our report thereon dated May 30, 2023.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Hideout Town'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 Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town'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 which might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Town's financial statements are free of material misstatements, 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 instance 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.

**Gilbert & Stewart**

GILBERT & STEWART, CPA PC  
Provo, Utah  
May 30, 2023



# GILBERT & STEWART

CERTIFIED PUBLIC ACCOUNTANTS  
A PROFESSIONAL CORPORATION  
ESTABLISHED 1974

Item # 1.  
RANDELA HEA  
LYNN A. GILB  
JAMES A. GILB  
BEN H PROBOT, CPA  
RONALD J. STEWART, CPA  
SIDNEY S. GILBERT, CPA  
JAMES E. STEWART, CPA

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

To the Mayor and Council and Chief Executive Officer of  
Hideout Town

### Report On Compliance

We have audited Hideout Town's compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the State Auditor that could have a direct and material effect on Hideout Town for the year ended June 30, 2022.

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

- Budgetary Compliance
- Fund Balance
- Fraud Risk Assessment
- Restricted Taxes and Related Revenues
- Government Fees
- Cash Management
- Utah Retirement Systems

### Management's Responsibility

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

### Auditor's Responsibility

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

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

### Opinion on Compliance

In our opinion, Hideout Town complied, in all material respects, with the state compliance requirements referred to above for the year ended June 30, 2022.

## Report On Internal Control Over Compliance

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

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

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

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

## Gilbert & Stewart

GILBERT & STEWART, CPA, PC  
Provo, Utah  
May 30, 2023



**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2023-~~32~~-R  
Updated ~~0612~~/08/202~~3~~  
Item # 2.

**Section 1.1**  
**Building Permit Application Fees**

**Residential**

Building Fees (Based on Total Construction Value using 150% of IBC table 1) <i>The values per square foot are reflective of the February 2019 Building Valuation Data.</i>	<del>.7583</del> of 1% of Total Construction Value
Plan Review Fee	<del>6572</del> % of Building Fee
Fire Sprinkler Review/Inspection Fee (where applicable)	<del>\$370407.00</del>
Reinspection Fee	<del>\$370407.00</del>
Construction Sign Fee	<del>\$200220.00</del>
Sewer Connection Fee	<del>\$400440.00</del>
Grubbing and Grading Fee	<del>\$250275.00</del>
Excavation Fee	<del>\$500550.00</del> <ul style="list-style-type: none"> <li>- \$1 for each additional square foot of excavation</li> <li>- \$500 minimum fee per excavation w/asphalt cut (up to 25 square feet)</li> <li>- <del>\$3.50</del> for each additional square foot of asphalt cut</li> <li>- Noxious Weeds on Active Construction Site</li> <li>- <del>\$125137.50</del> minimum fee up to ½ acre plus <del>\$125137.50</del> for each additional ½ acre</li> </ul>
JSSD Sewer Impact Fee: Parcel 1 (West side of SR 248)	See JSSD
Parcel 2 (East side of SR 248)	See JSSD
JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
State Surcharge	1% of Building Fee
Roadway Construction Fee	<del>\$500550</del>
Town Impact Fee (by subdivision)	See Section 10

**Commercial**

Building Fees	<del>.7583</del> of 1% of Total Construction Value
Plan Review Fee	<del>7265</del> % of Building Fee
Fire Sprinkler Review/Inspection Fee (where applicable)	<del>\$407370.00</del>
Reinspection Fee	<del>\$407370.00</del>
Construction Sign Fee	<del>\$220200.00</del>
Sewer Connection Fee	<del>\$440400.00</del>
Grubbing and Grading Fee	<del>\$275250.00</del>
Excavation	<del>\$440400.00</del>
Water Re-Connection Fee (plus cost of meter)	<del>\$165150.00</del>
Utility Property Owner Change Fee (plus cost of meter)	<del>\$2220.00</del>
JSSD Sewer Impact Fee: Parcel 1 (West side of SR 248)	See JSSD
Parcel 2 (East side of SR 248)	See JSSD
JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
State Surcharge	1% of Building Fee
Roadway Construction Fee	\$500

**Remodel Building Permit Fees**

Application Fee	<del>\$220200.00</del>
Administrative Fee	<del>1110</del> % of Town Engineer estimated fees for plan review and inspections
Reinspection Fee	<del>\$407370.00</del>

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2023-~~32~~-R  
Updated ~~0612~~/08/2023  

Item # 2.

State Surcharge	1% of Town Engineer estimated fees for plan review and Inspections
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**Section 1.2**  
**Planning Fees**

**1.2.1 Development Fees**

Concept Review	Application Fee: \$1, <del>100,000</del> Escrow Fee: \$ <del>5,000</del> <del>2,500</del> (with a minimum required balance of \$ <del>2,500</del> <del>\$500</del> ) Meetings: One (1) Planning Commission Meeting
Preliminary Subdivision (Residential) - Minor (5 Lots or Fewer)	Application Fee: \$ <del>41,253</del> <del>750</del> + \$ <del>110</del> <del>100</del> /acre <i>*Preliminary Review not required if Applicant wishes to proceed directly to Final Review</i> Escrow Fee: \$ <del>12,500</del> <del>10,000</del> (with a minimum required balance of \$ <del>5,000</del> <del>2,500</del> ) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Preliminary Subdivision (Residential) - Major (6 Lots or More)	Application Fee: \$ <del>6,050</del> <del>5,500</del> + \$ <del>110</del> <del>100</del> /acre Escrow Fee: \$ <del>17,500</del> <del>15,000</del> (with a minimum required balance of \$ <del>7,500</del> <del>5,000</del> ) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Preliminary Subdivision (Commercial/Other)	Application Fee: \$ <del>3,025</del> <del>2,750</del> + \$ <del>82</del> <del>575</del> /acre Escrow Fee: \$ <del>12,500</del> <del>10,000</del> (with a minimum required balance of \$ <del>5,000</del> <del>2,500</del> ) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Residential) - Minor (5 Lots or Fewer)	\$ <del>2,200</del> <del>2,000</del> + \$ <del>110</del> <del>100</del> /acre if Preliminary Subdivision review complete; OR \$ <del>5,000</del> <del>5,500</del> + \$ <del>110</del> <del>100</del> /acre if Preliminary Review not completed Escrow Fee: \$ <del>12,500</del> <del>10,000</del> (with a minimum required balance of \$ <del>5,000</del> <del>2,500</del> ) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Residential) - Major (6 Lots or More)	Application Fee: \$ <del>5,500</del> <del>5,000</del> + \$ <del>110</del> <del>100</del> /acre Escrow Fee: \$ <del>17,500</del> <del>15,000</del> (with a minimum required balance of \$ <del>7,500</del> <del>5,000</del> ) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Commercial/Other)	Application Fee: \$ <del>3,300</del> <del>3,000</del> + \$ <del>82</del> <del>575</del> /acre Escrow Fee: \$ <del>12,500</del> <del>10,000</del> (with a minimum required balance of \$ <del>5,000</del> <del>2,500</del> ) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Plat Amendment and Lot Combination	Application Fee: \$ <del>1,375</del> <del>1,250</del> Escrow Fee: \$5,000 (with a minimum required balance of \$ <del>2,500</del> <del>1,000</del> ) Meetings: One (1) Planning Commission Meeting and One (1) Town Council Meeting

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2023-~~32~~-R  
Updated ~~0612~~/08/2023  
Item # 2.

Revised Development Plans	Application Fee: <del>\$1,650</del> <del>1,500</del> Escrow Fee: \$5,000 (with a minimum required balance of <del>\$2,500</del> <del>1,000</del> ) Meetings: One (1) Planning Commission Meeting
Subdivision Construction Fee	5.5% of construction costs (must be paid prior to commencement of any construction activity)

**1.2.2 Conditional Use Permit**

Conditional Use Permit	Application Fee: <del>\$1,650</del> <del>1,500</del> Escrow Fee: <del>\$5,000</del> <del>2,500</del> (with a minimum required balance of <del>\$2,500</del> <del>500</del> ) Meetings: One (1) Planning Commission Meeting and One (1) Town Council Meeting
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**1.2.3 Temporary Use Permit**

Temporary Use Permit	Application Fee: <del>\$825</del> <del>750</del>
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**1.2.4 General Plan Amendment**

Per Application	Application Fee: <del>\$2,500</del> <del>2,750</del> Escrow Fee: <del>\$7,500</del> <del>5,000</del> (with a minimum required balance of <del>\$2,500</del> <del>1,000</del> ) Meetings: Two (2) Planning Commission Meetings and One (1) Town Council Meeting
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**1.2.5 Zone Change Application**

Zone Change	Application Fee: \$3, <del>300</del> <del>000</del> + <del>\$50</del> <del>55</del> /acre Escrow Fee: <del>\$7,500</del> <del>5,000</del> (with a minimum required balance of <del>\$2,500</del> <del>1,000</del> ) Meetings: Two (2) Planning Commission Meetings and One (1) Town Council Meeting
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**1.2.6 Annexations**

Pre-Application	Application Fee: <del>\$3,300</del> <del>3,000</del> Escrow Fee: <del>\$12,500</del> <del>10,000</del> (with a minimum required balance of <del>\$5,000</del> <del>2,500</del> ) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Annexation Areas Exceeding 40 Acres (deposit submitted upon certification of completeness of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All unused deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements)	Application Fee: <del>\$8,250</del> <del>7,500</del> Escrow Fee: <del>\$20,000</del> <del>15,000</del> (with a minimum required balance of \$5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Annexation Areas Less Than 40 Acres (deposit submitted upon certification of completeness of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All unused deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements)	Application Fee: <del>\$5,500</del> <del>5,000</del> Escrow Fee: <del>\$12,500</del> <del>10,000</del> (with a minimum required balance of <del>\$5,000</del> <del>2,500</del> ) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2023-~~32~~-R  
Updated ~~06-12/08/2023~~ Item # 2.

Annexation Fiscal Impact Analysis plus actual cost of Town-approved consultant fee if greater than initial fee	Fee: \$ <del>3,850</del> <del>3,500</del>
Modification to Annexation Agreement	Application Fee: \$ <del>2,200</del> <del>2,000</del> Escrow Fee: \$10,000 (with a minimum required balance of \$2,500) Meetings: One (1) Planning Commission Meetings and Two (2) Town Council Meetings

**1.2.7 Sign Review Fees**

Master Sign Plan Review	Application Fee: \$ <del>550</del> <del>500</del>
Individual Signs or Sign Plans or Minor Amendment to Existing	Application Fee: \$ <del>385</del> <del>350</del>
Individual Signs when a Master Sign Plan has been Approved	Application Fee: \$ <del>275</del> <del>250</del>
Temporary Signs	Application Fee: \$ <del>165</del> <del>150</del>

**1.2.8 Special Meetings**

Special Meeting Fee	Fee: \$ <del>1,100</del> <del>1,000</del> (in addition to all other applicable fees)
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**1.2.9 General Land Use, Variance and Appeal Fees**

Variance	Application Fee: \$ <del>1,650</del> <del>1,500</del> Escrow Fee: \$ <del>5,000</del> <del>2,500</del> (with a minimum required balance of \$ <del>2,500</del> <del>500</del> ) Meetings: One (1) Meeting with the Administrative Law Judge (ALJ)
Appeal of Final Action	Application Fee: \$ <del>1,100</del> <del>1,000</del> Escrow Fee: \$ <del>2,500</del> <del>2,000</del> (with a minimum required balance of \$ <del>1,000</del> <del>500</del> ) Meetings: One (1) Meeting with the Administrative Law Judge (ALJ), Town Council or Planning Commission
General Land Use Application	Application Fee: \$ <del>1,100</del> <del>1,000</del> Escrow Fee: \$ <del>2,500</del> <del>2,000</del> (with a minimum required balance of \$ <del>1,000</del> <del>500</del> ) Meetings: One (1) Meeting with Town Council or Planning Commission

\* Fees and Rates Schedule: All review work by the Town's consultants will be halted when an escrow account falls below the minimum balance as defined for each specific review process until the escrow account is replenished to a minimum of 75% of the originally required escrow amount.

\*\* Each additional meeting (either Planning Commission or Town Council) will require an additional fee of \$~~1,250~~~~2,500~~ and must be paid at least two weeks prior to the scheduled meeting.

\*\*\* These fees are in addition to any requested Special Meetings (which have a fee of \$~~1,250~~~~1,000~~/meeting).

**1.3 Subdivision Construction Review and Inspection Fees**

Subdivision construction permit	\$ <del>5,500</del> <del>5,000.00</del>
Cash (or equal) Bond requirement	100% of approved engineers estimate plus 10% Contingency
Inspection and quality assurance reviews	<del>5.55</del> % of approved engineers estimate
Inspection fee	\$ <del>407</del> <del>370</del>

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2023-~~32~~-R  
Updated ~~0612~~/08/202~~3~~  

Item # 2.

Cash bonds can be reduced for work completed when requested by the developer with a maximum frequency of 1 reduction per quarter. 10% of the construction bond will be retained for 12 months AFTER FINAL ACCEPTANCE of the project as a warranty bond.

**1.4      Public Infrastructure District**

PID Application Fee	\$ <del>550</del> 500.00
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**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 202~~32~~-R  
Updated ~~0612~~/08/202~~32~~

Item # 2.

**Section 2**  
**Business License, Beer and Liquor License**

License Application Fee	<del>\$83.00</del> <del>75.00</del>
Home Occupation Business Administrative Fee	<del>\$83.00</del> <del>75.00</del>
Annual License Administration Fee	<del>\$83.00</del> <del>75.00</del>
On Premises Beer Retail License Application/Annual Fee	<del>\$83.00</del> <del>75.00</del>
Restaurant Liquor License Application/Annual Fee	<del>\$330.00</del> <del>300.00</del>
Limited Restaurant Liquor License Application/Annual Fee	<del>\$330.00</del> <del>300.00</del>
On Premises Banquet License Application/Annual Fee	<del>\$385.00</del> <del>350.00</del>
Private Club Liquor License Application/Annual Fee	<del>\$385.00</del> <del>350.00</del>
Application and Annual Regulatory Business License Fee (Restaurants, Food Service, Taverns, Nightly Rental)	<del>\$193.00</del> <del>175.00</del>
Sexually Oriented business License Application/Annual Fee	<del>\$330.00</del> <del>300.00</del>

**Section 3**  
**Rental of Town Facilities**

**3.1 Town Hall Building**

Hideout resident usage per day or any fractional part thereof	<del>\$110.00</del> <del>100.00</del>
Non-resident usage	<del>\$550.00</del> <del>500.00</del>
<i>Note: renter will be charged actual cost for cleaning after usage.</i>	

**3.2 Fee Reduction or Waiver**

Use of facilities for non-profit, public service clubs or organizations may have all or part of their associated rental fees waived by the Town.

**Section 4**  
**GRAMA Fees (Government Records Access and Management Act)**

**4.1 Copies Made at Town Facility**

8-1/2 x 11 copies	<del>\$ .33</del> <del>30</del> per page (double-sided charged as two pages)
8-1/2 x 14 copies	<del>\$ .50</del> <del>45</del> per page (double-sided charged as two pages)
Other media duplication	At cost
Professional time	At cost in accordance with Utah State Code

**4.2 Copies in Excess of 50 Pages**

The Town reserves the right to send the documents out to be copied and the requester shall pay the actual cost to copy the documents, including any fee charged for pickup and delivery of the documents.

**4.3 Compiling Documents**

Records Request	(Utah Code §63-2-203) An hourly charge may not exceed the salary of the lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request. No charge may be made for the first quarter hour of staff time.
In a form other than that maintained by the Town	<del>\$5550.00</del> per request or <del>\$2320.00</del> per employee hour required to compile the record, whichever is greater.

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2023-~~32~~-R  
Updated ~~06-12/08/2023~~ Item # 2.

**Section 5**  
**Penalties and Fees for Non-Compliance with Town Ordinances and Code**  
**including Building Code and Water System and Sewer System Violations**

**5.1 Penalty Fees: Code Violations**

Daily Fee for Each Cited Violation (Catch all)	<del>\$220</del> 200.00
Non-Moving Vehicle Violations	<del>\$110</del> 100
Parking Violations	<del>\$55</del> 50
Unauthorized Dumping or Littering	<del>\$550</del> 500
Building/Construction Without a Permit	<del>\$550</del> 500
Occupancy without a Certificate of Occupancy	<del>\$550</del> 500
Non-Conforming Landscaping	<del>\$110</del> 100
Unauthorized Connection to Town Water System	<del>\$1,100</del> 1,000
Fees will continue to accrue after each Notice of Violation until the referenced violation is corrected. If fines remain unpaid, the Town may assess late fees, issue a stop work order, or revoke any applicable permit.	

**Section 6**  
**Water Fees**

**6.1 Developer Reservations**

Stand-by Fee	<del>\$262.00</del> 238.00 per lot annually
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**6.2 Water Connection Fees**

Administrative Fee	<del>\$83</del> 75.00
1" Water Meter, Installation, and Inspection Fee	\$3000.00
1 - 1 ½" Water Meter, Installation, and Inspection Fee	\$4500.00
2" Water Meter, Installation, and Inspection Fee	\$5000.00
Water Re-Connection Fee (plus cost of meter)	<del>\$165</del> 150.00
Utility Property Owner Transfer Fee	<del>\$220</del> 20.00

**a. Monthly Water Metered Service**

**i. Residential**

<del>Base Rate</del> Monthly Base Rate (up to 6,000 gallons)	<del>\$94.90</del> 100.59 for the first 10,000 gallons
Usage in gallons	<del>\$124.84</del> 11.44 per 1,000
<del>Next 10,000</del> 6,001 to 8,000	
<del>Next 10,000</del> 8,001 to 10,000	<del>\$149.10</del> 13.78 per 1,000
<del>Next 20,000</del> 10,001 to 20,000	<del>\$14.61</del> per 1,000 + 10,000 rate <del>15.22</del> per 1,000
<del>Next 20,000</del> 20,001 to 40,000	<del>\$16.13</del> per 1,000 + 10,000 rate <del>16.78</del> per 1,000
<del>Next 20,000</del> 40,001 to 60,000	<del>\$17.79</del> per 1,000 + 10,000 rate <del>18.46</del> per 1,000
<del>Next 20,000</del> 60,001 to 80,000	<del>\$19.57</del> per 1,000 + 10,000 rate <del>20.42</del> per 1,000
<del>80,001 to 100,000</del>	<del>\$21.65</del> per 1,000 + 10,000 rate <del>22.50</del> per 1,000
<del>Over/Above 100,001-110,000</del>	<del>\$23.85</del> per 1,000 + 10,000 rate

**ii. Multifamily**

Base rate	<del>\$182.00</del> 192.92 for the first 6,000-10,000 gallons
<del>Next 20,000</del> 6,001 to 8,000	<del>\$20.02</del> per 1,000 232.96
<del>Next 20,000</del> 8,001 to 10,000	<del>\$22.10</del> per 1,000 277.16 per 1,000
Next 20,000	\$24.32 per 1,000 + 10,000 rate
Next 20,000	\$26.78 per 1,000 + 10,000 rate
Next 20,000	\$29.52 per 1,000 + 10,000 rate
Next 30,000	\$32.50 per 1,000 + 10,000 rate
<del>140,000</del>	<del>\$35.76</del> per 1,000

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2023-~~32~~-R  
Updated ~~0612~~/08/2023  
Item # 2.

**iii. Parks/Irrigation**

Monthly Base Rate (up to 6,000 gallons)	<del>\$100.59</del>
Usage in gallons	
First 10,000 6,001 to 8,000	<del>\$94.90</del> 124.84 for the first 10,000 gallons
Next 20,000 8,001 to 10,000	<del>\$149.10</del> 10.54 per 1,000
Next 20,000 10,001 to 20,000	<del>\$14.61</del> per 1,000 + 10,000 rate 11.70 per 1,000
Next 20,000 20,001 to 40,000	<del>\$16.13</del> per 1,000 + 10,000 rate 12.88 per 1,000
Next 20,000 40,001 to 60,000	<del>\$17.79</del> per 1,000 + 10,000 rate 14.18 per 1,000
Next 20,000 60,001 to 80,000	<del>\$19.57</del> per 1,000 + 10,000 rate 15.60 per 1,000
Next 30,000 80,001 to 100,000	<del>\$21.65</del> per 1,000 + 10,000 rate 17.16 per 1,000
Over 140,000 Above 100,001	<del>\$23.85</del> per 1,000 + 10,000 rate 18.98 per 1,000

**b. Hideout Irrigation**

Outlaw Golf Course	JSSD annual bill plus <del>10</del> 15% for administration and maintenance for the infrastructure
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**c. Water Reconnection Fee**

Due to non-payment or failure to maintain backflow, etc.	<del>\$165</del> 150.00
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**d. Extension of Water Services Policy**

Any project or applicant or developer, whether an individual unit or multiple unit or subdivision, that requires connection to the Town water system, shall be required to pay all the costs of any extensions or facilities necessary to achieve a connection that meets the Town Council's standards or specifications in force at the time. This may include not only the capital cost of the project, but any Town costs associated with plan approval, engineering and inspection work, exclusive to the extension.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the Town, to operate as a public system by the Town. A one-year warranty will be required on the system from the date of acceptance.

**e. Construction use of Water Before Meter Installation**

Deposit for 1 - 1 1/2" Meter	<del>\$2,000</del> 1,850.00 (\$350.00 is non-refundable)
Usage Fee/1000 gallons	<del>\$8.03</del> 7.30

**f. JSSD Water Impact Fee**

JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
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**Section 7**  
**Sewer Fees**

**7.1 JSSD Sewer Impact Fees**

Bonded (Parcel 2 - East side of SR 248)	See JSSD
Unbonded (Parcel 1 - West side of SR 248)	See JSSD

**7.2 Sewer Connection Fees**

Connection and Inspection Fee	Included in Application Fee
Administrative Connection Fee	<del>\$44.00</del> 40.00

**7.3 Monthly Sewer Fees**

Per residential or commercial unit	<del>\$31.46</del> 28.60
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**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 20232-R  
Updated 0612/08/2023

Item # 2.

**7.5 Extension of Sewer Services Policy**

Any project or applicant or developer, whether an individual unit or a multiple unit or subdivision, that requires connection to the Town sewer system, shall be required to pay all of the costs of any extensions or facilities necessary to achieve a connection that meets the Town Council's standards or specifications in force at the time. This may include not only the capital costs of the project, but any Town costs associated with plan approval, engineering and inspection work, exclusive to the extension.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the Town, to be operated as a public system by the Town. A one-year warranty will be required on the system from the date of acceptance.

**Section 8**  
**Account Late Fees**

Overdue Accounts	1.5% monthly interest charge
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**Section 9**  
**Storm Drain Fee**

**9.1 Monthly Storm Drain Fee**

Per Billable Meter	\$ <del>6.60</del> 6.00
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**Section 10**  
**Town Impact Fees**

Subdivision	Water	Roads	Storm Drain	Sewer	Total Impact Fee
ADA LLC	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Apartments at Deer Mountain	\$0	\$5,215	\$0	\$0	\$5,215
Deer Springs (tentative)	\$0	\$5,215	\$0	\$0	\$5,215
Deer Waters	\$0	\$5,215	\$0	\$0	\$5,215
Forevermore	\$1,445	\$5,215	\$6,665	\$1,330	\$14,655
Glistening Ridge	\$1,445	\$5,215	\$6,665	\$1,330	\$14,655
Golden Eagle	\$0	\$5,215	\$0	\$1,330	\$6,545
KLAIM	\$0	\$5,215	\$0	\$0	\$5,215
New Town Center	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Overlook Village	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Perch (The Settlement)	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Plumb	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Reflection Lane	\$0	\$5,215	\$4,315	\$1,330	\$10,860
Reflection Ridge	\$0	\$5,215	\$4,315	\$1,330	\$10,860
Ross Creek Entrance	\$0	\$5,215	\$0	\$0	\$5,215
Rustler	\$1,445	\$5,215	\$6,665	\$1,330	\$14,655
Salzman	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Phase I	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Phase II	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Remaining (tentative)	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Silver Sky	\$1,445	\$5,215	\$4,315	\$1,355	\$12,330
Soaring Hawk	\$0	\$5,215	\$0	\$1,355	\$6,570
Sunrise	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Van Den Akker	\$0	\$5,215	\$0	\$0	\$5,215
Venturi	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Woolf	\$0	\$5,215	\$0	\$1,355	\$6,570

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2022  
Updated 06/08/2023

Item # 2.

**Section 1.1**  
**Building Permit Application Fees**

**Residential**

Building Fees (Based on Total Construction Value using 150% of IBC table 1) <i>The values per square foot are reflective of the February 2019 Building Valuation Data.</i>	.83 of 1% of Total Construction Value
Plan Review Fee	72% of Building Fee
Fire Sprinkler Review/Inspection Fee (where applicable)	\$407.00
Reinspection Fee	\$407.00
Construction Sign Fee	\$220.00
Sewer Connection Fee	\$440.00
Grubbing and Grading Fee	\$275.00
Excavation Fee	\$550.00 - \$1 for each additional square foot of excavation - \$500 minimum fee per excavation w/asphalt cut (up to 25 square feet) - \$3.50 for each additional square foot of asphalt cut - Noxious Weeds on Active Construction Site - \$137.50 minimum fee up to ½ acre plus \$137.5 for each additional ½ acre
JSSD Sewer Impact Fee: Parcel 1 (West side of SR 248)	See JSSD
Parcel 2 (East side of SR 248)	See JSSD
JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
State Surcharge	1% of Building Fee
Roadway Construction Fee	\$550
Town Impact Fee (by subdivision)	See Section 10

**Commercial**

Building Fees	.83 of 1% of Total Construction Value
Plan Review Fee	72% of Building Fee
Fire Sprinkler Review/Inspection Fee (where applicable)	\$407.00
Reinspection Fee	\$407.00
Construction Sign Fee	\$220.00
Sewer Connection Fee	\$440.00
Grubbing and Grading Fee	\$275.00
Excavation	\$440.00
Water Re-Connection Fee (plus cost of meter)	\$165.00
Utility Property Owner Change Fee (plus cost of meter)	\$22.00
JSSD Sewer Impact Fee: Parcel 1 (West side of SR 248)	See JSSD
Parcel 2 (East side of SR 248)	See JSSD
JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
State Surcharge	1% of Building Fee
Roadway Construction Fee	\$550

**Remodel Building Permit Fees**

Application Fee	\$220.00
Administrative Fee	11% of Town Engineer estimated fees for plan review and inspections
Reinspection Fee	\$407.00
State Surcharge	1% of Town Engineer estimated fees for plan review and inspections

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2022  
Updated 06/08/2023

Item # 2.

**Section 1.2**  
**Planning Fees**

**1.2.1 Development Fees**

Concept Review	Application Fee: \$1,100 Escrow Fee: \$5,000 (with a minimum required balance of \$2,500) Meetings: One (1) Planning Commission Meeting
Preliminary Subdivision (Residential) - Minor (5 Lots or Fewer)	Application Fee: \$4,125 + \$110/acre <i>*Preliminary Review not required if Applicant wishes to proceed directly to Final Review</i> Escrow Fee: \$12,500 (with a minimum required balance of \$5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Preliminary Subdivision (Residential) - Major (6 Lots or More)	Application Fee: \$6,050 + \$110/acre Escrow Fee: \$17,500 (with a minimum required balance of \$7,500) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Preliminary Subdivision (Commercial/Other)	Application Fee: \$3,025 + \$825/acre Escrow Fee: \$12,500 (with a minimum required balance of \$5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Residential) - Minor (5 Lots or Fewer)	\$2,200 + \$110/acre if Preliminary Subdivision review complete; OR \$5,500 + \$110/acre if Preliminary Review not completed Escrow Fee: \$12,500 (with a minimum required balance of \$5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Residential) - Major (6 Lots or More)	Application Fee: \$5,500 + \$110/acre Escrow Fee: \$17,500 (with a minimum required balance of \$7,500) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Commercial/Other)	Application Fee: \$3,300 + \$825/acre Escrow Fee: \$12,500 (with a minimum required balance of \$5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Plat Amendment and Lot Combination	Application Fee: \$1,375 Escrow Fee: \$5,000 (with a minimum required balance of \$2,500) Meetings: One (1) Planning Commission Meeting and One (1) Town Council Meeting
Revised Development Plans	Application Fee: \$1,650 Escrow Fee: \$5,000 (with a minimum required balance of \$2,500) Meetings: One (1) Planning Commission Meeting

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2022  
Updated 06/08/2023

Item # 2.

Subdivision Construction Fee	5.5% of construction costs (must be paid prior to commencement of any construction activity)
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**1.2.2 Conditional Use Permit**

Conditional Use Permit	Application Fee: \$1,650 Escrow Fee: \$5,000 (with a minimum required balance of \$2,500) Meetings: One (1) Planning Commission Meeting and One (1) Town Council Meeting
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**1.2.3 Temporary Use Permit**

Temporary Use Permit	Application Fee: \$825
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**1.2.4 General Plan Amendment**

Per Application	Application Fee: \$2,750 Escrow Fee: \$7,500 (with a minimum required balance of \$2,500) Meetings: Two (2) Planning Commission Meetings and One (1) Town Council Meeting
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**1.2.5 Zone Change Application**

Zone Change	Application Fee: \$3,300 + \$55/acre Escrow Fee: \$7,500 (with a minimum required balance of \$2,500) Meetings: Two (2) Planning Commission Meetings and One (1) Town Council Meeting
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**1.2.6 Annexations**

Pre-Application	Application Fee: \$3,300 Escrow Fee: \$12,500 (with a minimum required balance of \$5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Annexation Areas Exceeding 40 Acres (deposit submitted upon certification of completeness of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All unused deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements)	Application Fee: \$8,250 Escrow Fee: \$20,000 (with a minimum required balance of \$5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Annexation Areas Less Than 40 Acres (deposit submitted upon certification of completeness of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All unused deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements)	Application Fee: \$5,500 Escrow Fee: \$12,500 (with a minimum required balance of \$5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Annexation Fiscal Impact Analysis plus actual cost of Town-approved consultant fee if greater than initial fee	Fee: \$3,850
Modification to Annexation Agreement	Application Fee: \$2,200 Escrow Fee: \$10,000 (with a minimum required balance of \$2,500) Meetings: One (1) Planning Commission Meetings and Two (2) Town Council Meetings

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2022  
Updated 06/08/2023

Item # 2.

**1.2.7 Sign Review Fees**

Master Sign Plan Review	Application Fee: \$550
Individual Signs or Sign Plans or Minor Amendment to Existing	Application Fee: \$385
Individual Signs when a Master Sign Plan has been Approved	Application Fee: \$275
Temporary Signs	Application Fee: \$165

**1.2.8 Special Meetings**

Special Meeting Fee	Fee: \$1,100 (in addition to all other applicable fees)
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**1.2.9 General Land Use, Variance and Appeal Fees**

Variance	Application Fee: \$1,650 Escrow Fee: \$5,000 (with a minimum required balance of \$2,500) Meetings: One (1) Meeting with the Administrative Law Judge (ALJ)
Appeal of Final Action	Application Fee: \$1,100 Escrow Fee: \$2,500 (with a minimum required balance of \$1,000) Meetings: One (1) Meeting with the Administrative Law Judge (ALJ), Town Council or Planning Commission
General Land Use Application	Application Fee: \$1,100 Escrow Fee: \$2,500 (with a minimum required balance of \$1,000) Meetings: One (1) Meeting with Town Council or Planning Commission

\* Fees and Rates Schedule: All review work by the Town's consultants will be halted when an escrow account falls below the minimum balance as defined for each specific review process until the escrow account is replenished to a minimum of 75% of the originally required escrow amount.

\*\* Each additional meeting (either Planning Commission or Town Council) will require an additional fee of \$1,250 and must be paid at least two weeks prior to the scheduled meeting.

\*\*\* These fees are in addition to any requested Special Meetings (which have a fee of \$1,250/meeting).

**1.3 Subdivision Construction Review and Inspection Fees**

Subdivision construction permit	\$5,500.00
Cash (or equal) Bond requirement	100% of approved engineers estimate plus 10% contingency
Inspection and quality assurance reviews	5.5% of approved engineers estimate
Reinspection fee	\$407

Cash bonds can be reduced for work completed when requested by the developer with a maximum frequency of 1 reduction per quarter. 10% of the construction bond will be retained for 12 months AFTER FINAL ACCEPTANCE of the project as a warranty bond.

**1.4 Public Infrastructure District**

PID Application Fee	\$550.00
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**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2022  
Updated 06/08/2023

Item # 2.

**Section 2**  
**Business License, Beer and Liquor License**

License Application Fee	\$83.00
Home Occupation Business Administrative Fee	\$83.00
Annual License Administration Fee	\$83.00
On Premises Beer Retail License Application/Annual Fee	\$83.00
Restaurant Liquor License Application/Annual Fee	\$330.00
Limited Restaurant Liquor License Application/Annual Fee	\$330.00
On Premises Banquet License Application/Annual Fee	\$385.00
Private Club Liquor License Application/Annual Fee	\$385.00
Application and Annual Regulatory Business License Fee (Restaurants, Food Service, Taverns, Nightly Rental)	\$193.00
Sexually Oriented business License Application/Annual Fee	\$330.00

**Section 3**  
**Rental of Town Facilities**

**3.1 Town Hall Building**

Hideout resident usage per day or any fractional part thereof	\$110.00
Non-resident usage	\$550.00
<i>Note: renter will be charged actual cost for cleaning after usage.</i>	

**3.2 Fee Reduction or Waiver**

Use of facilities for non-profit, public service clubs or organizations may have all or part of their associated rental fees waived by the Town.

**Section 4**  
**GRAMA Fees (Government Records Access and Management Act)**

**4.1 Copies Made at Town Facility**

8-1/2 x 11 copies	\$.33 per page (double-sided charged as two pages)
8-1/2 x 14 copies	\$.50 per page (double-sided charged as two pages)
Other media duplication	At cost
Professional time	At cost in accordance with Utah State Code

**4.2 Copies in Excess of 50 Pages**

The Town reserves the right to send the documents out to be copied and the requester shall pay the actual cost to copy the documents, including any fee charged for pickup and delivery of the documents.

**4.3 Compiling Documents**

Records Request	(Utah Code §63-2-203) An hourly charge may not exceed the salary of the lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request. No charge may be made for the first quarter hour of staff time.
In a form other than that maintained by the Town	\$55.00 per request or \$23.00 per employee hour required to compile the record, whichever is greater.

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2022  
Updated 06/08/2023

Item # 2.

**Section 5**  
**Penalties and Fees for Non-Compliance with Town Ordinances and Code**  
**including Building Code and Water System and Sewer System Violations**

**5.1 Penalty Fees: Code Violations**

Daily Fee for Each Cited Violation (Catch all)	\$220
Non-Moving Vehicle Violations	\$110
Parking Violations	\$55
Unauthorized Dumping or Littering	\$550
Building/Construction Without a Permit	\$550
Occupancy without a Certificate of Occupancy	\$550
Non-Conforming Landscaping	\$110
Unauthorized Connection to Town Water System	\$1,100
Fees will continue to accrue after each Notice of Violation until the referenced violation is corrected. If fines remain unpaid, the Town may assess late fees, issue a stop work order, or revoke any applicable permit.	

**Section 6**  
**Water Fees**

**6.1 Developer Reservations**

Stand-by Fee	\$262.00 per lot annually
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**6.2 Water Connection Fees**

Administrative Fee	\$83.00
1" Water Meter, Installation, and Inspection Fee	\$3000.00
1 - 1 ½" Water Meter, Installation, and Inspection Fee	\$4500.00
2" Water Meter, Installation, and Inspection Fee	\$5000.00
Water Re-Connection Fee (plus cost of meter)	\$165.00
Utility Property Owner Transfer Fee	\$22.00

**a. Monthly Water Metered Service**

**i. Residential**

Monthly Base Rate (up to 6,000 gallons)	\$100.59
Usage in gallons	\$124.84
6,001 to 8,000	
8,001 to 10,000	\$149.10
10,001 to 20,000	\$14.61 per 1,000 + 10,000 rate
20,001 to 40,000	\$16.13 per 1,000 + 10,000 rate
40,001 to 60,000	\$17.79 per 1,000 + 10,000 rate
60,001 to 80,000	\$19.57 per 1,000 + 10,000 rate
80,001 to 100,000	\$21.65 per 1,000 + 10,000 rate
Above 100,001	\$23.85 per 1,000 + 10,000 rate

**ii. Multifamily**

Base rate	\$192.92 for the first 6,000 gallons
6,001 to 8,000	\$232.96
8,001 to 10,000	\$277.16 per 1,000
Next 20,000	\$24.32 per 1,000 + 10,000 rate
Next 20,000	\$26.78 per 1,000 + 10,000 rate
Next 20,000	\$29.52 per 1,000 + 10,000 rate
30,000	\$32.50 per 1,000 + 10,000 rate

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2022  
Updated 06/08/2023

Item # 2.

**iii. Parks/Irrigation**

Monthly Base Rate (up to 6,000 gallons)	\$100.59
Usage in gallons	\$124.84
6,001 to 8,000	
8,001 to 10,000	\$149.10
10,001 to 20,000	\$14.61 per 1,000 + 10,000 rate
20,001 to 40,000	\$16.13 per 1,000 + 10,000 rate
40,001 to 60,000	\$17.79 per 1,000 + 10,000 rate
60,001 to 80,000	\$19.57 per 1,000 + 10,000 rate
80,001 to 100,000	\$21.65 per 1,000 + 10,000 rate
Above 100,001	\$23.85 per 1,000 + 10,000 rate

**b. Hideout Irrigation**

Outlaw Golf Course	JSSD annual bill plus 15% for administration and maintenance for the infrastructure
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**c. Water Reconnection Fee**

Due to non-payment or failure to maintain backflow, etc.	\$165.00
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**d. Extension of Water Services Policy**

Any project or applicant or developer, whether an individual unit or multiple unit or subdivision, that requires connection to the Town water system, shall be required to pay all the costs of any extensions or facilities necessary to achieve a connection that meets the Town Council's standards or specifications in force at the time. This may include not only the capital cost of the project, but any Town costs associated with plan approval, engineering and inspection work, exclusive to the extension.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the Town, to operate as a public system by the Town. A one-year warranty will be required on the system from the date of acceptance.

**e. Construction use of Water Before Meter Installation**

Deposit for 1 - 1 1/2" Meter	\$2,00.00 (\$350.00 is non-refundable)
Usage Fee/1000 gallons	\$8.03

**f. JSSD Water Impact Fee**

JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
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**Section 7**  
**Sewer Fees**

**7.1 JSSD Sewer Impact Fees**

Bonded (Parcel 2 - East side of SR 248)	See JSSD
Unbonded (Parcel 1 - West side of SR 248)	See JSSD

**7.2 Sewer Connection Fees**

Connection and Inspection Fee	Included in Application Fee
Administrative Connection Fee	\$44.00

**7.3 Monthly Sewer Fees**

Per residential or commercial unit	\$31.46
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**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2022  
Updated 06/08/2023 Item # 2.

**7.5 Extension of Sewer Services Policy**

Any project or applicant or developer, whether an individual unit or a multiple unit or subdivision, that requires connection to the Town sewer system, shall be required to pay all of the costs of any extensions or facilities necessary to achieve a connection that meets the Town Council's standards or specifications in force at the time. This may include not only the capital costs of the project, but any Town costs associated with plan approval, engineering and inspection work, exclusive to the extension.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the Town, to be operated as a public system by the Town. A one-year warranty will be required on the system from the date of acceptance.

**Section 8**  
**Account Late Fees**

Overdue Accounts	1.5% monthly interest charge
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**Section 9**  
**Storm Drain Fee**

**9.1 Monthly Storm Drain Fee**

Per Billable Meter	\$6.60
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**Section 10**  
**Town Impact Fees**

Subdivision	Water	Roads	Storm Drain	Sewer	Total Impact Fee
ADA LLC	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Apartments at Deer Mountain	\$0	\$5,215	\$0	\$0	\$5,215
Deer Springs (tentative)	\$0	\$5,215	\$0	\$0	\$5,215
Deer Waters	\$0	\$5,215	\$0	\$0	\$5,215
Forevermore	\$1,445	\$5,215	\$6,665	\$1,330	\$14,655
Glistening Ridge	\$1,445	\$5,215	\$6,665	\$1,330	\$14,655
Golden Eagle	\$0	\$5,215	\$0	\$1,330	\$6,545
KLAIM	\$0	\$5,215	\$0	\$0	\$5,215
New Town Center	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Overlook Village	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Perch (The Settlement)	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Plumb	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Reflection Lane	\$0	\$5,215	\$4,315	\$1,330	\$10,860
Reflection Ridge	\$0	\$5,215	\$4,315	\$1,330	\$10,860
Ross Creek Entrance	\$0	\$5,215	\$0	\$0	\$5,215
Rustler	\$1,445	\$5,215	\$6,665	\$1,330	\$14,655
Salzman	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Phase I	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Phase II	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Remaining (tentative)	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Silver Sky	\$1,445	\$5,215	\$4,315	\$1,355	\$12,330
Soaring Hawk	\$0	\$5,215	\$0	\$1,355	\$6,570
Sunrise	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Van Den Akker	\$0	\$5,215	\$0	\$0	\$5,215
Venturi	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Woolf	\$0	\$5,215	\$0	\$1,355	\$6,570

## Water Rate Comparisons

	Hideout 2023 Rates
Monthly Base Rate (up to 6,000 gallons)	\$100.59
6,001 to 8,000	\$124.84
8,001 to 10,000	\$149.10
10,001 to 20,000	\$14.61 per 1,000 + 10,000 rate
20,001 to 40,000	\$16.13 per 1,000 + 10,000 rate
40,001 to 60,000	\$17.79 per 1,000 + 10,000 rate
60,001 to 80,000	\$19.57 per 1,000 + 10,000 rate
80,001 to 100,000	\$21.65 per 1,000 + 10,000 rate
Above 100,001	\$23.85 per 1,000 + 10,000 rate

<b>Timber Lakes 2023 Rates</b>	<b>Mountain Regional 2023 Rates</b>
\$ 136.05	\$ 81.95
\$ 152.05	\$ 92.35
\$ 168.05	\$ 102.75
\$10.00 per 1,000 + 10,000 rate	\$5.20 per 1,000 + 10,000 rate
\$15.00 per 1,000 + 20,000 rate	\$6.50 per 1,000 + 20,000 rate(up to 30,000 then rate changes to \$10.22 per 1,000 + 30,000 rate
\$25.00 per 1,000 + 40,000 rate	\$15.82 per 1,000 + 40,000 rate
\$25.00 per 1,000 + 40,000 rate	\$20.39 per 1,000 + 60,000 rate
\$32.00 per 1,000 + 80,000 rate	\$30.00 per 1,000 + 80,000 rate
\$32.00 per 1,000 + 80,000 rate	\$35.00 per 1,000 + 100,000 rate