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UTAH LEGISLATURE

Utah Housing

STRATEGIC PLAN

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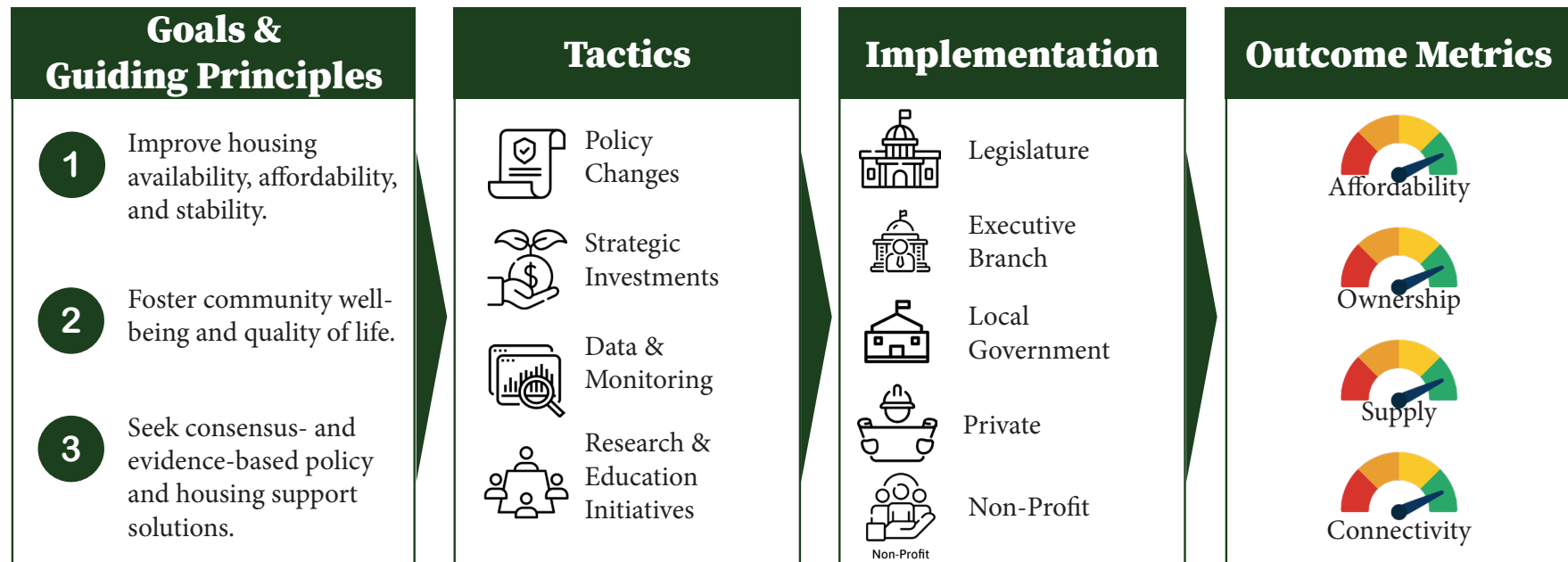
UTAH HOUSING STRATEGIC PLAN

A consensus-based implementation strategy to address Utah's housing crisis

Why

- Only **9%** of Utahns can afford the median-priced home.
- The median age of first time homebuyers is **38** according to the National Association of Realtors
- Utah needs **274,000** new housing units to meet the 2033 demand

Approach



Timeline



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NOTE: Tactic numbers do not represent a rank order

 Tactics with a Delicate Arch icon originated in a rural and resort area working group.

TOP PRIORITY TACTICS

#	Tactic	Category	Implementation Lead	Cost
1 	Inventory, analyze, and develop a plan for publicly-owned land that may be suitable for future housing.	 Initiative	 Executive	Nominal cost
2	Expand funding, including leveraging federal grants, for an infrastructure revolving loan fund to support implementation of station area plans and new master-planned developments and which may be repaid by development.	 Investment	  Legislature Executive	1X or OG, Significant Cost
3	Secure ongoing funding for a revolving loan fund to provide low- or zero-interest loans for the acquisition and development of affordable housing projects and may be repaid by development.	 Investment	 Legislature	1X or OG, Significant Cost
4	Per HCR14 (2025) streamline Utah's executive branch and independent entity housing program administration and funding.	 Policy	  Legislature Executive	1X, Nominal Cost
5 	Provide training and technical assistance to resource-constrained local governments and growing communities to help them streamline housing development processes.	 Investment	 Legislature	1X or OG, Under \$1M

PRIORITY TACTICS

#	Tactic	Category	Implementation Lead	Cost
6	Incentivize local governments to implement zoning reforms by leveraging existing state funding programs to offer priority to cities that are implementing the state's housing priorities of starter homes, station area plans, missing middle housing, and condominiums.	 Policy	  Legislature Executive	Time & Effort
7 	Conduct an analysis of the potential benefits and structural requirements of other shared equity models, such as Community Land Trusts or Limited Equity Cooperatives, and disseminate findings.	 Initiative	 Executive	Time & Effort
8	Review and revise state statute to require cities and towns to allow detached ADUs (DADUs), with reasonable considerations for infrastructure capacity, parking, public safety and health, etc.	 Policy	 Legislature	Time & Effort
9	Reauthorize existing state tax credits by removing the sunset date from state code sections 59-7-607 and 59-10-1010.	 Policy	 Legislature	Time & Effort
10	As part of streamlining Utah housing policies per HCR14 (2025), assign the new housing division the responsibility to coordinate the use of federal, state, and other funds to implement regional housing projects and solutions.	 Initiative	  Legislature Executive	Time & Effort
11	Convene a working group to explore ways to better utilize the state's Medicaid funding to provide wraparound supports to accompany deeply affordable housing initiatives.	 Initiative	 Executive	Time & Effort
12 	Conduct a comprehensive study to estimate realistic limits to growth and additional housing from water supply constraints.	 Initiative	 Executive	One-time, Under \$1M
13 	Implement reasonable, minimum regulations for short-term rentals such as requiring a local management contact, maximum occupancy limits, basic fire and safety measures, homeowner-held licenses or permits, and payment of Transient Room Tax.	 Policy	  Legislature Local Govt	Time & Effort
14 	Fund and host efforts to plan for growth at the state, regional, and local level by engaging the public in conversations (community forums, workshops, surveys, etc.), including highlighting the benefits of center-based development patterns.	 Investment	  Local Govt Non-Profit	1X, Under \$1M
15	Require all publicly funded housing to maintain affordability through long term deed restrictions.	 Policy	 Legislature	Time & Effort

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 Tactics with a Delicate Arch icon originated in a rural and resort area working group.

ADDITIONAL TACTIC RECOMMENDATIONS

#	Tactic	Category	Implementation Lead	Cost
<i>This State Housing Plan process referred most land use policy and process tactics to the informal Land Use Task Force (LUTF), which will provide a list of additional recommended tactics for policy-makers' consideration.</i>				
16	Establish a new housing funding coordination body to proactively utilize and coordinate federal, state, and other funds to implement regional housing projects and solutions.			Time & Effort
17	Review and revise, if necessary, state code 17C-1-142 regarding RDA/CRA affordable housing set asides to include additional possibilities to expedite the use of those funds to create more affordable housing.			Time & Effort
 18	Direct additional funding towards Main Street revitalization as a strategy to expand housing choice, enhance community appeal, and support local businesses.			1X, Under \$1M
19	Create a inventory of all publicly-owned housing including deed restriction expiration dates, and require dissemination of the database to non-profit housing organizations.		 	1X, Nominal Cost
20	Review and analyze the impact of past legislative appropriations towards shared equity models and affordable housing preservation funding, and consider policy adjustment as needed.		all	Time & Effort
21	Improve eviction court data transparency.		 	1X, Under \$1M
22	Fund and conduct a study to review development standards, explore opportunities for statewide consistency, and analyze potential cost savings to homeowners.		  	1X, Under \$1M
23	Fund the development and maintain annually a GIS-based inventory of entitled units and infrastructure deficiencies, and direct local government staff to partner with the state in developing this inventory.		 	1X, Nominal Cost
24	Establish a grant or revolving loan fund to offer housing incentives to increase energy efficiency & lower monthly utility bills for new residential construction/ housing retrofits.		  	1X, Significant Cost
25	Expand and fund an eviction mediation and prevention program.			OG, Under \$1M
26	Convene a working group to revise the MIHP annual report to incorporate and reflect the recommendations of this plan including new tactics and metrics.		 	Time & Effort
 27	Update building code requirements for homes in Urban Wildland Interface (WUI) zones to increase wildfire resiliency.			Time & Effort
28	Set regional standards for low-water-use landscaping in park strips and yards, incorporating context-sensitive approaches that reflect the character of rural environments.		  	Time & Effort
29	Develop standards and include Graduated Density Zoning as an MIHP option to encourage parcel aggregation for redevelopment projects, with a targeted minimum % of affordable units.			Time & Effort
 30	Develop new educational materials to increase use of Transfer of Development Rights (TDR) programs to achieve housing goals, and include TDR programs as an available menu option in the MIHP code.		 	1X, Nominal Cost

NOTE: Tactic numbers do not represent a rank order

 Tactics with a Delicate Arch icon originated in a rural and resort area working group.

ADDITIONAL TACTIC RECOMMENDATIONS

#	Tactic	Category	Implementation Lead	Cost
31 	Attract a factory built/modular housing manufacturer to Utah to reduce construction costs.	 Initiative	  Executive Private	1X, Under \$1M
32 	Establish a “home hardening” or “home adaptation” program to support communities in preventing the loss of, or reinstating, commercial insurance coverage.	 Initiative	 Local Govt	1X or OG, Nominal Cost
33	Create a governor’s Utah First Homes award program to publicly recognize cities and developers advancing starter homes and center-based housing.	 Initiative	 Executive	Time & Effort
34	Increase education and promotion of existing local level housing incentives (e.g. density bonuses) to encourage their utilization and increase housing supply and affordability.	 Initiative	  Local Govt Private	Time & Effort
35	Convene regional or sub-regional workshops with local government leaders to identify opportunities for accommodating future housing demand and to showcase benefits of regional collaboration.	 Initiative	  Local Govt Non-Profit	1X, Nominal Cost
36	Increase funding and resources for public transit expansion to improve accessibility and mobility for residents and implement other state goals such as Station Area Plans.	 Investment	  Legislature Local Govt	Ongoing, Significant Cost
37	Promote and disseminate the existing, state-funded street connectivity guide to encourage its implementation through individual development and local planning projects.	 Initiative	  Local Govt Private	Time & Effort
38	Evaluate existing technical training for contractors and subcontractors on how to achieve superior energy efficiency in new homes/housing developments to determine if changes or additional support is needed.	 Initiative	  Non-Profit Private	Time & Effort
39	Promote upstream, preventative housing interventions.	 Initiative	   Executive Local Govt Non-Profit	Time & Effort
40	Design and disseminate educational information around eviction prevention on foreclosure rental properties.	 Initiative	  Executive Non-Profit	1X, Nominal Cost
41	Amend LUDMA at both the county and city level to clearly emphasize housing production and affordability as primary goals of land use regulations.	 Policy	 Legislature	Time & Effort
42	Develop and adopt consistent definitions for affordable housing and starter homes/housing throughout state code.	 Policy	 Legislature	Time & Effort
43	Build upon and expand the Utah Homeownership Investment Program (UHIP) to further incentivize and support the financing of new condominiums in existing and future centers.	 Investment	 Legislature	1X, Significant Cost
44	Amend the Moderate Income Housing Plan requirements to link local housing strategies to the population and employment projections already required in LUDMA.	 Policy	 Legislature	Time & Effort
45	Convene a working group to discuss broad sales tax policy reform and recommend changes to remove barriers to redevelopment of commercial land into housing.	 Policy	 Legislature	Time & Effort
46	Convene a working group to explore extending, monitoring, and expanding funding for rental assistance programs.	 Investment	 Legislature	OG, Significant Cost

Executive Summary



EXECUTIVE SUMMARY

Barriers to homeownership and affordable housing are the single greatest threat to Utah's prosperity. A lack of affordable housing holds back our workforce, weakens our economy, and keeps Utahns from achieving the American dream.

- Governor Spencer J. Cox

Defining the Problem

Everything that we care about as a society is predicated upon stable housing for our citizens—elementary school proficiency, high school graduation rates, college attendance and graduation rates, teen pregnancy rates, crime rates, community engagement and volunteerism, family stability, physical health and life expectancy, mental health, upward social mobility—all of these outcomes, and more, improve with housing stability and decline with housing instability.

We live in a state where our homeownership rate is 70.3%, but we have a generation entering the workforce that has little hope of ever achieving homeownership (US Census Bureau). Only 9% of non-homeowners in Utah can afford the median-priced home and only about 20% can afford to buy a home that would be considered affordable under state and federal guidelines (Kem C. Gardner Policy Institute (GPI)). Additionally, over 45% of renters in Utah are considered rent burdened, with nearly 20% of those spending more than 50% of their income on rent (GPI). These statistics equate to a wave of housing instability in our communities, which will cause predictable, but unwanted and unpleasant results for our state. We must increase housing stability by creating attainable ownership opportunities and affordable rental opportunities.

We are in the midst of a supply crunch in our housing stock. This lack of sufficient housing supply, with record breaking reduction in current housing stock turnover, has resulted in radical price increases unprecedented in the history of our state. While increasing the overall housing supply is essential to alleviating market pressures - and it does help ease prices through basic supply and demand dynamics—it is not sufficient enough to address the full scope of Utah's housing affordability crisis. Market-rate development often fails to meet the needs of lower-income households, creating a critical gap in the housing continuum.

This strategic plan recognizes that ensuring access to safe, stable, and affordable housing for all Utahns requires a multifaceted approach. While the plan is primarily focused on addressing the state's persistent housing supply deficit—a key driver of unaffordability and instability—it also underscores the essential role of subsidized and deeply affordable housing.

The Gap

Utah has 35,000 fewer homes than needed to meet demand today, and a projected need for 274,000 additional homes to meet demand over the next 10 years (GPI). The current market pace is expected to produce only 220,000 homes over that same time period (GPI). The state's housing challenges are further exacerbated when household income levels and affordability are

considered. In addition to being short on housing units overall, Utah has a significant undersupply of housing affordable to lower income households, those with Area Median Income (AMI) levels under 80%. Fully addressing our housing challenges will require solutions across the entire spectrum of housing types and price points.



This housing gap is a crisis for our state, and must be treated like a crisis. Addressing our urgent housing needs requires focused attention, collaboration, and resources. This effort will require both **private and public capital investments**, and **engagement in solutions by all stakeholders**—the executive and legislative branches of state government, local government, the building community, financial community, nonprofit partners, and the public at large.

Defining Success

Vision

Our vision is to ensure that every resident in Utah has access to safe, affordable, and stable housing options that provide access to opportunities and a high quality of life.

Commitment

We commit to addressing the housing crisis through the development of a comprehensive, long-term strategy that engages legislators, the state’s executive branch, private industry, local governments, advocacy organizations, and philanthropic partners.

Administration Priorities

Gov. Cox has outlined an ambitious goal, facilitating the market delivery of at least 150,000 new housing units, including 35,000 new starter homes and 40,000 new homes in identified regional centers, such as those depicted in [Wasatch Choice Vision](#), by the end of his second term (December 2028).

Housing is a complex issue that is affected by national and local trends and market forces, and overcoming housing challenges requires the engagement of a broad set of public, private, and community stakeholders. Gov. Cox is co-chairing a [National Housing Crisis Task Force](#), which centers on actions that can be taken at the federal level. Our plan focuses on what can be done statewide and locally.

About the Plan

This document outlines an actionable work plan for policymakers across the state, with a prioritized list of tactics to move us toward achieving our collective housing vision.

Target Audiences

- Public capital and policy influencers - State legislature, executive branch
- Private capital and executors - Developers, banks, philanthropic entities
- Analysts and researchers - Housing and demographic experts
- Program executors - Executive branch agencies, targeted housing programs
- Local officials - Municipal and county government elected and appointed leaders responsible for planning communities
- Residents - Current and prospective homeowners, renters, and members of the public at large

Phased Approach

- *Phase I, September 2024 - January 2025* - Commence steering and technical committees; determine plan framework; establish a shared vision, guiding principles, and goals; gather information about potential strategies.
- *Phase II, April 2025 - December 2025* - Solicit input on Phase I deliverable; incorporate legislative, stakeholder, and public feedback; align plan with other housing efforts; analyze and prioritize recommended actions including performance metrics and tactics.
- *Ongoing Implementation and Updates* - Regularly review and update the plan in response to progress made and the changing environment. The housing plan is meant to be a living document to guide discussions about housing policy and strategies at the state and local levels.

Utah's Housing Solutions

This strategic plan was developed through a collaborative process that engages a broad spectrum of stakeholders. The first phase focused on the establishment of a set of shared goals, guiding principles, and framework for additional dialogue and consensus-based decision making in the second phase.

Goals

Stakeholders have identified three overarching goals for Utah's housing strategy:

- Goal 1: Improve housing availability, affordability, and stability
- Goal 2: Foster community well-being and quality of life
- Goal 3: Seek consensus- and evidence-based policy and housing support solutions

Guiding Principles

The following guiding principles are intended to serve as guideposts for how Utah stakeholders resolve to work with one another to address our housing crisis. These principles describe both the "Utah Way" of problem solving and desired long-term outcomes for the state.

- Prioritize Collaboration Over Preemption
- Promote a Holistic and Regional Approach
- Collaborate Across Sectors
- Enable Connected Communities and Center-Based Development
- Acknowledge Cross-Issue Policy Alignment
- Maintain a Long-Range Vision
- Promote Opportunity and Inclusivity

- Recognize Complex Market Forces
- Consider Rural Context

Metrics and Data

Achieving the state’s housing goals requires focusing our resources and policies where we can make the greatest impact. The following **Lead Metrics** have been identified as key data points to track Utah’s progress toward meeting our housing goals. Terms in *italics* are defined in the glossary found in Appendix D. See Section 3, starting on page 6, for more information.

Affordable Housing Metrics

- Number of deed restricted rental units affordable to Utahns at or below 60% of *AMI*
- Number of deeply affordable units created for 30-60% *AMI*
- Number of new *starter homes* delivered to market, starting January 2024

Market-Rate Housing Metrics

- Percentage of Utah renters that are housing *cost-burdened*
- Percentage of Utah homeowners that are housing *cost-burdened*
- Percentage of *households* that can afford the median-priced home
- Share of homes (new and existing) affordable to each *AMI* group

General Housing Supply

- Total number of new housing units currently entitled, but limited by *infrastructure* deficiencies
- Total number of new housing units *permitted*
- Total number of *certificates of occupancy* issued
- Amount of time from a completed development application to the issuance of a building permit by project type
- Acreage of identified *non-productive public land*, excluding State Trust Lands and federally-owned lands

Housing Location and Connectivity

- Number of housing units within areas designated as city or town centers identified in regional visions, such as [Wasatch Choice](#), or in *Station Area Plans* ([SAPs](#)) or *Housing Transit Reinvestment Zones* ([HTRZs](#))
- The proportionate share of different housing types (housing mix) available in any given municipality or area

Audit Recommendations Crosswalk

While broader in scope and purpose, the Housing Strategic Plan is also a response to the [Performance Audit of Utah Housing Policy - A Case for Statewide Strategic Planning and Accountability](#) published by the Office of the Legislative Auditor General in November 2023.

Audit Recommendation	Responses
1.1 <i>The Legislature should require the creation of a state-level strategic plan for housing in Utah. This plan should define success and include goals that specifically address the current housing shortage and forecasted population growth.</i>	Housing Strategic Plan: Section 2. Vision, Goals, & Guiding Principles
1.2 <i>The Legislature should consider amending the land use, development, and management acts at both the county and city level to clearly emphasize housing production and affordability as primary goals of land use regulations.</i>	Housing Strategic Plan: Plan Tactic 41
1.3 <i>With information gathered from strategic planning, the Legislature should consider the range of state-level policy options presented in this chapter to create a program to set and manage state-level housing production targets.</i>	Housing Strategic Plan: Section 2. Vision, Goals, & Guiding Principles Administrative Priorities: Governor Cox has articulated a goal of delivering to market an additional 150,000 new housing units by the end of his second term. This overall goal includes 35,000 new starter homes and 40,000 new housing units within regional centers.
2.1 <i>The Legislature should consider whether to expand the moderate-income housing plan requirements to include forecasting benchmarks for household growth.</i>	Housing Strategic Plan: Plan Tactic 44
2.2 <i>The Legislature should consider options to increase zoning density on a wide scale within the state.</i>	Housing Strategic Plan: Plan Tactic 8
2.3 <i>The Legislature should consider policy options to craft additional penalties and incentives associated with housing planning and targets to better ensure local government compliance.</i>	Housing Strategic Plan: Plan Tactic 6
3.1 <i>As part of any statewide housing strategic planning, the Legislature should consider metrics to better track both actual and potential housing production.</i>	Housing Strategic Plan: Section 3. Metrics, Data, & State Support Structures

HCR14 Crosswalk

Similarly, this plan also responds to *House Concurrent Resolution Supporting Streamlining Utah Housing Policies* ([HCR14, Rep. Whyte](#)) enacted during the 2025 General Session of the Utah Legislature.

HCR14 Resolutions	Responses
<i>NOW, THEREFORE, BE IT RESOLVED that the Legislature of the state of Utah, the Governor concurring therein, supports consolidating housing policies to more efficiently and effectively address the attainable homeownership shortage, implement recommendations from the 2023 housing policy audit, reduce redundancy, and streamline government.</i>	Housing Strategic Plan: Pages 18-19, + Inventory
<i>BE IT FURTHER RESOLVED that the Legislature and the Governor will involve stakeholders in the process of identifying programs to consolidate.</i>	Housing Strategic Plan: Pages 18-19, + Inventory
<i>BE IT FURTHER RESOLVED that the Legislature and the Governor commit to begin the process of identifying programs for streamlining during the 2025 interim.</i>	Housing Strategic Plan: Pages 18-19, + Inventory

Prioritized Tactics

In Phase I, stakeholders identified identify numerous potential tactics to address housing needs across the spectrum. Phase II of this plan delineates a prioritized list of potential tactics (policy changes, investments, or initiatives) available to the state’s decision makers to address our housing challenges. Stakeholders propose these select tactics for further consideration and development because the tactics:

- Have significant potential impact on housing supply, affordability, and availability
- Have realistic implementation feasibility
- Align with the goals and guiding principles of this strategic plan
- Enjoy a basic level of consensus support for further policy discussions and implementation

Please see Section 4 of the Utah Housing Strategic Plan for a list of prioritized tactic recommendations.

This State Housing Plan process referred most land use policy and process tactics to the informal Land Use Task Force (LUTF). The LUTF will provide a list of additional recommended tactics for policy-makers’ consideration. The LUTF has met annually since 2007 and has produced more than 70 consensus-based policy recommendations since that time.

GOVERNOR COX

UTAH LEGISLATURE

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1. INTRODUCTION

Defining the Problem

Everything that we care about as a society is predicated upon stable housing for our citizens—elementary school proficiency, high school graduation rates, college attendance and graduation rates, teen pregnancy rates, crime rates, community engagement and volunteerism, family stability, physical health and life expectancy, mental health, upward social mobility—all of these outcomes, and more, improve with housing stability and decline with housing instability.

We live in a state where our homeownership rate is 70.3%, but we have a generation entering the workforce that has little hope of ever achieving homeownership (US Census Bureau). Only 9% of non-homeowners in Utah can afford the median-priced home and only about 20% can afford to buy a home that would be considered affordable under state and federal guidelines (Kem C. Gardner Policy Institute (GPI)). Additionally, over 45% of renters in Utah are considered rent burdened, with nearly 20% of those spending more than 50% of their income on rent (GPI). These statistics equate to a wave of housing instability in our communities, which will cause predictable, but unwanted and unpleasant results for our state. We must increase housing stability by creating attainable ownership opportunities and affordable rental opportunities.

We are in the midst of a supply crunch in our housing stock. This lack of sufficient housing supply, with record breaking reduction in current housing stock turnover, has resulted in radical price increases unprecedented in the history of our state. While increasing the overall housing supply is essential to alleviating market pressures - and it does help ease prices through basic supply and demand dynamics—it is not sufficient enough to address the full scope of Utah’s housing affordability crisis. Market-rate development often fails to meet the needs of lower-income households, creating a critical gap in the housing continuum.

This strategic plan recognizes that ensuring access to safe, stable, and affordable housing for all Utahns requires a multifaceted approach. While the plan is primarily focused on addressing the state’s persistent housing supply deficit—a key driver of unaffordability and instability—it also underscores the essential role of subsidized and deeply affordable housing.

The Gap

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considered. In addition to being short on housing units overall, Utah has a significant undersupply of housing affordable to lower income households, those with Area Median Income (AMI) levels under 80%. Fully addressing our housing challenges will require solutions across the entire spectrum of housing types and price points.

The Spectrum of Housing Needs

Utah's housing needs span a spectrum of housing types and affordability levels—from those experiencing or at risk of falling into homelessness, those who are employed but struggle to find safe, affordable, and stable housing, to those where market-rate housing is just out of reach or consumes an unsustainable portion of their household budgets. Additionally, rural areas have unique housing needs, especially areas that serve as gateways to major recreation destinations.



This housing gap is a crisis for our state. It must be treated like a crisis. Addressing our urgent housing needs requires focused attention, collaboration, and resources. This will require both **private and public capital investments**, and **engagement in solutions by all stakeholders**—the executive and legislative branches of state government, local government, the building community, financial community, nonprofit partners, and the public at large.

Actions To Date

In late 2023, Governor Cox set an ambitious goal to build 35,000 starter homes by 2028. To address housing affordability, land use, and transportation challenges in support of this goal, Utah has recently enacted several significant policies and investments:

Station Area Planning (SAP): This law mandates that cities with FrontRunner, TRAX, and Bus Rapid Transit (BRT) stations develop Station Area Plans. These plans are designed to bolster housing availability and affordability, economic growth, transportation connectivity, and environmental sustainability. As of September 2025, SAP has already led to the planning of 64,600 new housing units near existing state transit infrastructure.

Housing and Transit Reinvestment Zones (HTRZ): This tax increment financing tool specifically promotes higher-density and affordable housing development near transit hubs. It has been instrumental in planning 28,532 additional housing units that would not have been feasible otherwise.

First Home Investment Zones (FHIZ) & Home Ownership Promotion Zones (HOPZ):

FHIZ encourages owner-occupied, mixed-use projects, requiring at least 25% of the homes to be affordable. HOPZ also uses tax increment financing to boost home ownership, requiring at least 60% of homes built to be affordable.

Moderate Income Housing Plans (MIHP): To incentivize local cooperation, cities must submit effective housing construction plans to qualify for state transportation funds.

Utah Homes Investment Program (UHIP): A substantial \$300 million has been allocated from the state transportation fund to offer 100% financing at below-market rates for developers building for-sale homes and condominiums. This program is expected to open new homeownership opportunities for thousands of Utahns in the coming years.

An Action-Oriented Strategy

This document is designed to serve as a work plan for policy and decision makers at all levels. The vision aims to keep us focused on the outcomes we want to achieve, the goals define success for the state, the guiding principles provide a policy evaluation rubric and guide collaborative decision-making, and the tactics offer a list of vetted, prioritized, and actionable next steps for policymakers.

This plan is intended to guide and inform future policy discussions regarding housing, including updating the Moderate Income Housing Plan (MIHP) requirements and the work of the CHA and the LUTF.

Need for Ongoing Work

Just as it took a decade to reach this crisis point, it will take time to achieve our housing vision. Phase I defined the shared goals, established a framework for how the state will tackle housing challenges, and inventoried available data, housing support structures, and potential implementation tactics. Phase II focused on recommending specific implementation tactics and strategies to accomplish our housing goals.

This plan will be updated at least every four years with new findings, tactics, best practices, case studies, and statutory guidance.

2. VISION, GOALS, & GUIDING PRINCIPLES

Vision

Our vision is to ensure that every resident in Utah has access to safe, affordable, and stable housing options.

Commitment

The contributors to this planning effort commit to addressing the housing crisis through the development of a comprehensive, long-term strategy that engages legislators, the state's executive branch, private industry, local governments, advocacy organizations, and philanthropic partners.

Administration Priorities

Gov. Cox has outlined an ambitious goal, facilitating the market delivery of at least 150,000 new housing units, including 35,000 new starter homes and 40,000 new homes in identified regional centers, such as those depicted in [Wasatch Choice Vision](#), by the end of the second term (December 2028).

Housing is a complex issue that is affected by national and local trends and market forces, and overcoming housing challenges requires the engagement of a broad set of public, private, and community stakeholders. Gov. Cox is co-chairing a [National Housing Crisis Task Force](#), which

centers on actions that can be taken at the federal level. Our plan focuses on what can be done statewide and locally.

Additionally, Utah continues to streamline government, [improve permitting efficiency](#), and reduce unnecessary regulatory burdens, to accelerate the development of new housing and critical infrastructure—while still protecting public health and safety.

Strategic Housing Goals

Goal 1: Improve housing availability, affordability, and stability

Achieving success for this goal means:

- Increasing the number of smaller, less expensive, for-sale units to promote homeownership for all Utahns.
- Increasing Utah’s housing stock to meet projected demand, population growth, and cultural and demographic shifts.
- Expanding housing supports and products to provide stable, safe, and affordable housing options for moderate- to low-income Utahns.
- Preventing homelessness by helping those with moderate- to low-incomes stay housed.
- Partnering across private and public sectors to utilize publicly-owned lands to expand housing potential.
- Identifying and improving process inefficiencies.

Goal 2: Foster community well-being and quality of life

Achieving success for this goal means:

- Coordinating housing, land acquisition, and infrastructure planning to provide essential services, maintain financial sustainability, and promote good asset management.
- Improving access to jobs, education, daily needs, and recreation; reducing overall household housing and transportation costs by focusing the most intense development in areas with existing or planned public investments.
- Designing neighborhoods that have diverse housing options to meet the needs of residents throughout their life stages.
- Expanding both infill and greenfield development, while promoting efficient development patterns that preserve natural and agricultural lands, clean air, and water.
- Understanding and sharing the regional impacts of local decisions.

Goal 3: Seek consensus- and evidence-based policy and support solutions

Achieving success for this goal means:

- Using data and evidence to guide policymaking.
- Striving for context- and people-sensitive solutions (consider geographic setting, Area Median Income (AMI) level, infrastructure capacity, etc.).
- Advancing solutions that have been vetted through this collaborative process.

Guiding Principles

The following guiding principles are intended to serve as guideposts for how Utah stakeholders resolve to work with one another to address our housing crisis. These principles describe both the “Utah Way” of problem solving and desired long-term outcomes for the state.

Prioritize Collaboration Over Preemption - Utah’s housing stakeholders should aim for solutions that deliver mutual gains for a diverse set of stakeholders. Discussions should first fully exhaust the potential for collaborative, consensus-based solutions before state-mandated policy interventions.

Promote a Holistic and Regional Approach - Addressing housing challenges requires a comprehensive view, while still being sensitive to the context of local communities. This means coordinating efforts across municipalities and counties, as the decisions of one can affect another. It is necessary to consider how infrastructure investments and housing decisions can best serve a region’s immediate and future needs. This coordination should include identifying cross-jurisdictional infrastructure financing opportunities.

Collaborate Across Sectors - Bringing together various sectors such as government, private industry, and non-profit organizations encourages shared responsibility and resource pooling. This collaborative approach leads to more effective and inclusive housing policies that benefit all community members. Collaboratively-developed decisions typically have greater implementation feasibility, buy-in, longevity, and are resistant to challenge.

Enable Connected Communities and Center-Based Development - Developments that are accessible, well-connected, and aligned with community resources enhance residents' quality of life. Development patterns should maximize existing and planned transportation and utility investments, create community anchors and gathering places, and serve as connection points to jobs and education. Enabling more growth to occur in centers also helps to preserve the character of surrounding suburban and agricultural areas. Centers in urban areas may include major intersections or transit station areas, while traditional “main streets” and historic settlements can serve as centers in more rural areas.

Acknowledge Cross-Issue Policy Alignment - [HCR 11 \(2024\), Concurrent Resolution Recognizing the Importance of Cross-Issue Growth Impacts \(B. Bolinder\)](#), encourages private, public, and community partners to consider a broad range of growth issues when making policy or funding decisions, including: water, natural ecosystems, housing, economic development, and transportation. When new housing is planned, stakeholders will consider the connections between housing and other policy areas and strive to advance shared goals.

Maintain a Long-Range Vision - Utah’s housing strategy will take a long-term approach that anticipates future growth, demographic shifts, and meets the needs of future generations—while also striving for short-term wins.

Promote Opportunity and Inclusivity - Utah will strive to offer housing choices and opportunities for Utahns at all life stages and circumstances. This includes a diverse range of affordable housing options that are accessible to all income levels, age groups, physical abilities, and household sizes.

Recognize Complex Market Forces - Housing and financial markets are complex, and the interests of one sector may compete with that of another. Priority should be placed on fostering an environment that supports a fair balance. This means maximizing housing production, lowering the cost of housing, maintaining community safety, strengthening residential stability, protecting existing property values, and supporting profitable private investment—ultimately enhancing the success of communities, residents, and businesses.

Consider Rural Context - Rural communities may require housing solutions distinct from those in urban areas. Housing policy developed to target urban-specific challenges or opportunities should not be pushed forward as a statewide strategy. Rather, policy for rural areas should prioritize context-sensitive designs that integrate housing with local economies, agriculture, and natural landscapes. Densities should reflect the scale of rural areas, with flexibility to accommodate growth where infrastructure allows. Lot sizes should be appropriately sized for their intended purposes (single-family, backyard animals, or farming) to avoid inefficient use of land while preserving rural character and lifestyles. Implementation tactics should consider tiered requirements to reflect the varying capacity, infrastructure, and applicability to different municipal classifications. Recommended tactics for rural Utah should also reflect the pressures of tourism and the market forces influencing the construction industry in rural and resort-type communities.

3. METRICS, DATA, & STATE SUPPORT STRUCTURES

Metrics

Achieving the state’s housing goals means that our resources and policies must focus on the opportunities that will have the greatest impact. Good data, performance metrics, accountability, and coordinated programs and supports will be critical to evaluating the success of our efforts. Collecting and reporting data requires time. Any new data policy or reporting considerations should balance the time and financial resources needed to achieve the data objective with the limited capacity of stakeholders to advance other steps of the housing process.

The following Lead Metrics have been preliminarily identified as key data points for tracking Utah’s progress toward meeting our housing goals. Progress towards these metrics can be viewed on the [Housing Metrics Dashboard](https://governor.utah.gov/housing) located at governor.utah.gov/housing.

LEAD HOUSING METRICS					
Goal	Metric	Why It Matters	Reporting Entity	Reporting Frequency	Data Source
NOTE: Terms in <i>italics</i> are defined in the glossary found in Appendix D.					
Affordable Housing					
1	Deeply Affordable Number of new deeply affordable units created for 30-60% AMI	There is a significant shortage of available housing that is affordable to Utahns at the lowest income levels. Utahns that cannot find affordable housing can easily fall into homelessness.	Kem C. Gardner Policy Institute	Quarterly	Utah Affordable Housing Dashboard ; Utah Housing Corporation
1, 2	Deed Restricted Rentals Number of deed restricted rental units affordable to Utahns at or below 60% of AMI	Deed restrictions cap rental costs to preserve long-term housing affordability for those at lower income levels. Utahns that cannot find affordable housing can easily fall into homelessness.	Kem C. Gardner Policy Institute	Quarterly	Utah Affordable Housing Dashboard ; Utah Housing Corporation ; National Housing Preservation Database

LEAD HOUSING METRICS					
Goal	Metric	Why It Matters	Reporting Entity	Reporting Frequency	Data Source
1, 3	Share of Homes Available Share of homes (new and existing) affordable to each AMI group	Addressing Utahns' housing needs requires not only building more homes, but also ensuring those new homes are affordable to people at various income levels.	Kem C. Gardner Policy Institute	Quarterly	Kem C. Gardner Policy Institute, Utah Association of Realtors Database ; US Census Bureau
1	New Utah First Homes Total number of new <i>starter homes</i> delivered to market starting January 2024	Homeownership creates greater stability and economic opportunity for households. Utah has a shortage of single family homes priced under \$400,000.	Kem C. Gardner Policy Institute	Quarterly	Utah Association of Realtors Database ; Utah Affordable Housing Dashboard
Market Overview					
1, 2	Cost-Burdened Renters Percentage of Utah renters that are housing <i>cost-burdened</i>	Housing instability is exacerbated when households pay over 30% of their income on housing.	Kem C. Gardner Policy Institute	Quarterly	Utah Affordable Housing Dashboard
1, 2	Cost-Burdened Owners Percentage of Utah homeowners that are housing <i>cost-burdened</i>	Housing instability is exacerbated when households pay over 30% of their income on housing.	Kem C. Gardner Policy Institute	Quarterly	Utah Affordable Housing Dashboard

LEAD HOUSING METRICS					
Goal	Metric	Why It Matters	Reporting Entity	Reporting Frequency	Data Source
1, 3	Share of Utahns Priced Out Percentage of <i>households</i> that cannot afford the median-priced home	Homeownership creates greater stability and economic opportunity for households.	Kem C. Gardner Policy Institute	Quarterly	Utah Affordable Housing Dashboard ; Home Mortgage Disclosure Act Data
General Housing Supply					
1	Infrastructure Deficiencies Total number of new housing units currently entitled, but limited by <i>infrastructure</i> deficiencies	Many new homes are entitled by local governments, but are not being constructed. Deficiencies in infrastructure connections (water, sewer, roads) are often cited as the barrier. Tracking this metric will help us understand how big of a challenge this is, and will help us to prioritize the location of future infrastructure investments.	TBD	TBD	Currently unavailable. (see proposed approach below)

LEAD HOUSING METRICS					
Goal	Metric	Why It Matters	Reporting Entity	Reporting Frequency	Data Source
1	Total New Units Permitted Total number of new housing units <i>permitted</i>	Permitted means a builder has started construction but the home is not yet available for sale or occupancy. Tracking new construction permits helps us understand how much new housing supply is being added.	Kem C. Gardner Policy Institute	Quarterly	Ivory-Boyer Construction Database
3	Approval Times Amount of time from a completed development application to the issuance of a building permit by project type, such as: • Single-family detached • Multi-family • Master-planned development	Delays at any point in the home building approval and construction process result in increased costs to the developer that are ultimately passed along to residents. Streamlining and speeding up approval times could result in more affordable housing for Utahns. Comprehensive data could help identify patterns and inform future policymaking.	TBD	TBD	Currently unavailable (see proposed approach below)

LEAD HOUSING METRICS					
Goal	Metric	Why It Matters	Reporting Entity	Reporting Frequency	Data Source
1	Total C of O Issued Total number of <i>certificates of occupancy</i> issued	C of O means a home is ready to be sold and occupied, while <i>permitted</i> simply means a builder can start construction. Tracking how many new homes are available for occupancy provides a fuller picture of Utah's actual housing supply.	Local governments	Annually with MIHP report	Currently unavailable (see proposed approach below)
1, 3	Vacant Public Parcels Total acreage of identified non-productive public land, excluding State Trust Lands and federally-owned lands	Land cost is a major factor in the cost of housing, and publicly-owned parcels can increase the amount of affordable, developable land. Understanding the location and size of publicly-owned parcels could highlight opportunities to construct housing on land that is subsidized through public ownership.	Utah Geospatial Resource Center and Governor's Office of Planning and Budget (63A-16-506)	Annually	Currently under development

LEAD HOUSING METRICS					
Goal	Metric	Why It Matters	Reporting Entity	Reporting Frequency	Data Source
Housing Location and Connectivity					
1, 2	City/Town Center Units Number of housing units within areas designated as city or town centers identified in regional visions, such as Wasatch Choice , or in Station Area Plans (SAPs) or Housing Transit Reinvestment Zones (HTRZs)	Center-based development patterns help to preserve the character of single-family neighborhoods by directing most new growth and density into nodes or “centers” of activity. Centers are higher in density than surrounding areas, allowing them to maximize the value of infrastructure investments like public transit. They also often spur additional private investment in the area.	Associations of Governments	Quarterly	Urban Utah: Housing Unit Inventory Dataset ; Utah Redevelopment Agency (RDA) Database Rural Utah: Not currently available (see proposed approach below)

LEAD HOUSING METRICS					
Goal	Metric	Why It Matters	Reporting Entity	Reporting Frequency	Data Source
1, 2	Housing Mix The proportionate share of different housing types (housing mix) available in any given municipality or area	Housing diversity means housing accessibility for people in all stages of life. Communities that include a range of housing products (sizes and price points) can allow residents to find housing that meets their needs without having to leave their community and the social structures they have built there over time.	Utah Geospatial Resource Center and Kem C. Gardner Policy Institute	Quarterly	Urban Utah: Housing Unit Inventory Dataset Rural Utah: Not currently available (see proposed approach to City/Town Centers below)

Data Availability

Having good data is critical to be able to evaluate the effectiveness of any housing initiative or policy. Utah is fortunate to have many useful data sources available (see Appendix C). However, there are still data gaps and a lack of critical information necessary for a full understanding of the state's housing picture. Additional research and data are needed to determine the factors that influence the construction or delay of construction of homes and the effectiveness of recent housing policy.

Recommendations: Data Development

Data needs that should be prioritized for future investment and development include:

Certificates of Occupancy - A Certificate of Occupancy (C of O) is the final step in the process of planning, zoning, designing, approving, constructing, and making a new home available to prospective residents. Currently, tools exist to track many key steps of this process but not C of O, which would provide policymakers with the clearest picture of our progress toward our goal of increasing the state's housing supply. This could potentially replace or streamline other reporting efforts.

Proposed Approach: Total number of certificates of occupancy issued	
Step 1 - Pursue legislation to require the collection and reporting of the number and address location of Certificates of Occupancy issued at the local government level.	
2026 General Session	Engage in the legislative process to update reporting requirements.
Step 2 - Add reporting on the number and address location of Certificates of Occupancy into the annual MIHP report required by all cities and towns subject to the MIHP requirements.	
Upon annual report deadline	Implement the change in reporting.

Approval Process Time - For private homebuilding companies that must turn a profit, the faster a home can move from concept to sale, the better. At the same time, cities have a responsibility to their residents to protect health, safety, and welfare through the careful review and consideration of proposed projects, which takes time. Better understanding the amount of time taken from a development application to the issuance of a building permit could highlight imbalances between thoughtful review and moving projects forward. Providing this data source would require a new statewide system of reporting process milestones, and would need to be broken down into project types.

Proposed Approach: Amount of time from a completed development application to the issuance of a building permit by project type	
Step 1 - Administrative Process Pilot Identify 5-10 cities willing to participate in a pilot project to track subdivision and building processes by July 2026.	
September 2025	State to compile building type definitions from existing statute, GPI database, and Construction Monitor. ● Single-family detached, ● Multi-family: ○ Townhome project, ○ Typical podium-style apartment/condo, ○ High rise apartment/condo, and ● Master-planned development (zoning/land use plan, subdivision, permitting).
September 2025	ULCT to identify cities that may already have software capability to capture and track the following process milestones and identify potential pilot start dates: ● Complete application submitted, ● Is this project covered under a DA or MDA? y/n, ● Preliminary plat approval, ● Final plat approval, ● Building permit issued, ● Initial inspection completed, ● Final inspection completed, and ● C of O issued. The official pilot will run from July 2026 to July 2027, with monthly or quarterly reports.
October - November 2025	State to meet with willing cities to discuss implementation of the pilot process. ● Ensure good representation of project types. ● Explore typical scale (total number of units) of projects being considered by pilot cities, and ensure differences in scale are reflected. ● Maintain a high level view of desired outcomes, tracking both the: ○ Number of projects completed in reasonable time, and ○ Number of housing units delivered to market.

Proposed Approach: Amount of time from a completed development application to the issuance of a building permit by project type	
January 2026	State to develop, with stakeholder input, a standardized template for data output report. Include a notes section to explain any timeline changes.
July 2026	Cities begin tracking subdivision and building process data.
August 2027	At the close of July 2027, conduct an analysis of collected data to determine what the pilot was/wasn't able to tell us.
Step 2 - Statewide System Solution Conduct an analysis to outline the product and implementation requirements of a comprehensive, statewide planning and development data tracking software.	
Spring 2026	Develop and release a request for information (RFI) to solicit information from multiple vendors to explore existing software capabilities, cost, and flexibility.
Summer 2026	Conduct analysis of product vendor solutions versus a custom solution.
Summer 2026	Develop a report with recommendations and product specifications for a potential request for legislative appropriation and a draft request for proposals to purchase software.

City and Town Center Units - Focusing development in centers, or nodes of more intense investment and activity, makes cities more efficient by optimizing the use of existing infrastructure, which can help keep taxes low. Vibrant centers serve as memorable places that help give each community its unique identity and boost the local economy. When centers are strong focal points of a community, it reduces the pressure to expand into surrounding rural lands and existing single-family neighborhoods, preserving open spaces. This strategy also helps improve air quality and reduce traffic congestion.

We already have the ability to track the number and types of housing units in centers along the Wasatch Front using the [Housing Inventory Explorer](#), created by the Wasatch Front Regional Council. This data does not exist for the rest of the state. While more rural areas do not have the same scale of centers, this development pattern still offers benefits and can be adapted to fit historic main streets and other rural-scale neighborhoods.

Proposed Approach: Number of housing units within areas designated as city or town centers identified in regional visions, such as Wasatch Choice, SAP, HTRZ	
Step 1 - Identify Centers beyond the Wasatch Front	
August 2025	Finalized Wasatch Choice Vision Centers Work! explore creating an expanded set of rural center typologies.
Fall 2025	State to meet with AOGs off the Wasatch Front to outline the concept of identifying centers.
Winter 2025 - Spring 2026	AOGs meet with select cities and towns likely to explore potential center identification and boundaries.
Spring 2026	Work with UGRC, AOGs, and local governments to identify and map center boundaries in GIS.
Step 2 - Start Tracking Housing within Centers	
Spring 2026	Work with UGRC to convert the most recent County Assessor GIS tax parcel data into Housing Unit Inventory (HUI) point-based features.
Spring 2026	Utilize this HUI data together with a GIS-base 'intersection overlay' analysis of the city and town centers identified by AOGs in partnership with the municipalities in their regions to calculate a baseline number of homes within each center.
Ongoing	Conduct an annual analysis and update the to the Housing Metrics Dashboard .

Underground Infrastructure Location and Capacity - The availability and capacity of drinking, waste, storm, and secondary irrigation water infrastructure is a limiting factor to development potential. Impact fees can help cover the cost of infrastructure when development occurs in locations adjacent to existing development and the needed infrastructure connections are shorter in distance. However, these existing systems can only be extended so far and there is a threshold at which an entirely new system, including lift stations and treatment facilities, is needed.

Building regionalized infrastructure systems that are designed to meet the needs of both immediate and anticipated growth in the area can have significant capital, operational, and regulatory savings over time. However, constructing systems with the capacity necessary to meet future demands is often cost prohibitive and places an unfair burden on existing residents.

There is a need for a comprehensive and regional inventory of existing and needed infrastructure in areas projected for significant growth. This inventory would help decision makers better understand the impact infrastructure deficiencies have on development potential, and delineate

locations where regionalized systems would be beneficial. In addition to infrastructure, availability of water supply should also be considered.

Proposed Approach: Total number of new housing units currently entitled, but limited by infrastructure deficiencies	
Step 1 - Calculate the number of currently entitled units	
Fall 2025	State, with stakeholder input, to define “entitled unit” and add to MIHP report instructions for local governments.
Following annual report deadline (currently August 1)	Compile data from MIHP report using qualtrics to produce a report that lists the number of entitled units by County and add to the Housing Metrics Dashboard .
Step 2 - Identify infrastructure deficiencies	
Winter 2025	State to work with ULCT, UAC, and the Utah Association of Special Service Districts (SSDs) to explore the availability of existing utility infrastructure data sets that include: • Service area boundaries • Age of infrastructure, and • Infrastructure capacity.
Spring/Summer 2026	Utilizing the definitions of “system” infrastructure and “project” infrastructure from state statute , conduct a series of workshops with local governments and SSDs to: • Identify and map infrastructure needs, and • Continue to populate the Utah Project Portal with known infrastructure needs.
Step 3 - Determine how many entitled units are being held up by infrastructure deficiencies	
Summer 2026	Conduct a GIS analysis, intersecting the number of entitled units and their locations with infrastructure service area boundaries. Harrisville City Example
Align with scheduled quarterly dashboard updates	Report annually analysis findings to the Utah Housing Metric Dashboard .

Housing Support Structures Alignment

The State of Utah has multiple housing support structures in place today. These include boards, grants and loans, other incentives, regulatory roles, and financing partners. There are also many regional, local, private, and non-profit organizations providing additional housing support. Each

program has funding and capacity limitations and some are limited in focus to specific populations. These constraints impact the number of families and individuals that can be supported by these programs.

Legislative and other stakeholders are in ongoing conversations about how to best streamline Utah's state housing structures. The outcomes of those discussions and any recommendations will be included in the final version of this Strategic Plan.

The following pages include an inventory of known housing support structures, their capacity, focus areas, and AMI targets.

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
<i>* Federal funds administered by state or local partners</i> <i>** State funds administered by local partners</i>													
FEDERAL PROGRAMS													
Funding Source	HUD VASH Vouchers*	Veterans Experiencing Homelessness	702 vouchers statewide		X	X		X	X	X			
Funding Source	Low Income Housing Tax Credit		2024: 9%: ~\$106MM 4%: ~\$140MM	Need to confirm these numbers				X	X	X			X
Funding Source	HUD/Federal Financing Bank Risk Share Loan Program			This program might be threatened by the incoming administration.				X	X	X			
Funding Source	Housing Opportunities for Persons With Aids (HOPWA)	People with AIDS and their families	\$361,347	not likely to be renewed in FY26	X	X	X	X	X	X	X		
Funding Source	USDA Single Family Housing Programs	Low to very low income households in Rural Areas of Utah		Limited capacity to take on additional mortgages					X	X			X
Funding Source	Private Activity Bond		\$427 M						X	X		X	
Funding Source	USDA Mutual Self-Help Housing*	Low to very low income households in Rural Areas of Utah		9 Grantees in Utah / Limited Funds					X	X			X
Funding Source	Emergency Solutions Grant*	Homelessness	Utah: \$1.38 M SLC: \$298,628 SLCO: \$213,884		X	X	X						
Funding Source	Recovery Housing Program (RHP)	Addiction Recovery					X						
Funding Source	Community Development Block Grants*							X	X	X			

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Funding Source	Section 8 Landlord Incentive Program								X				
Funding Source	HOME Investment Partnerships		\$2,998,928							X			
Funding Source	National Housing Trust Fund		\$2,830,350							X			
Funding Source, Project	Salt Lake Valley Coalition to End Homelessness (Salt Lake County Continuum of Care)	All individuals experiencing homelessness in the Salt Lake Valley	\$10.3M	Federally designated body	X	X	X	X	X				
Funding Source, Project	Mountainland Continuum of Care	All individuals experiencing homelessness in Utah, Wasatch, and Summit Counties	\$1.9M	Federally designated body	X	X	X	X	X				
Funding Source, Project	Balance of State Continuum of Care	All individuals experiencing homelessness in 25 counties	\$2.5M	Federally designated body; subdivided into 11 local homeless councils	X	X	X	X	X				
STATE PROGRAMS (Funding Information from cobi.utah.gov)													
Funding Source	State Low-Income Housing Tax Credit		\$10 M/year for 10 years					X	X	X			
Funding Source	Misc. State Owned Land		~96 acres of UDOT land, unknown for other state agencies	DNR, DFCM, UDOT, SITLA, etc.	X	X	X	X	X	X	X	X	X
Funding Source	Pamela Atkinson Homeless Account	Homeless	\$1.8 M FY25		X	X	X	X					
Funding Source	Homeless to Housing Account	Homeless	\$12.9 M FY25		X	X	X	X					
Funding Source	Office of Homeless Services - General Fund	Homelessness	\$29.5 M Ongoing FY25 \$35.5 M One-time FY25		X	X	X	X					

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
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Funding Source	Homeless Shelter Cities Mitigation Account	Homelessness	\$7.5 M GF FY25	Local governments that do not host an eligible shelter deposit a portion of their local sales and use tax revenue into the account	X	X							
Funding Source	Olene Walker Housing Loan Fund		\$218.6 million 823 current loans							X			
Funding Source	Utah Housing Corporation Down Payment Assistance	Low- and Moderate-Income Homebuyers	\$55MM (5 year annual average)	This is funded predominantly off of UHC's balance sheet. We now carry ~\$200MM in outstanding DPA loans.								X	
Funding Source	First Time Homebuyer Program	First-Time Homebuyers	~\$14MM remaining	This figure needs to be confirmed								X	
Funding Source	Law-Enforcement First Time Homebuyer Program	Law Enforcement or Correctional Officers	~\$3MM remaining	This figure needs to be confirmed								X	
Funding Source	Utah Homebuyer Veteran Grant	Veterans	\$X M remaining									X	
Funding Source	Utah Homes Investment Program	Small to Medium Sized Builders	\$300 M \$X M remaining									X	
Funding Source	Deeply Affordable Housing Grants		State: \$20 M Federal: \$85 M					X					
Funding Source	Attainable Housing Grants		\$5 M annually					X					
Funding Source	Rural Single Family Revolving Loan Fund	Rural Housing Devel	\$2.25 M annually										X
Funding Source	Rural Single Family Rehab	Housing Rehab	\$500k annually										X

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

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Project	The Point (POMSLA)	Foster innovation and technological advancement, provide parks and open space, support economic opportunity and enhance Utahns’ quality of life.	Total project area: 600 acres Total units: 7,850 840 for sale 7,010 for rent	Currently going through a "rethink" will likely increase the number of for sale units					X	X	X	X	
Project	Mayflower (MIDA)	Honor military service members with recreational opportunities, boost local economy, and enhance community life	Total project area: 34 acres 140 affordable units, and up to 660 market rate units							X	X	X	X
Project	Falcon Hill Aerospace Research Park (MIDA)	Drive innovation and growth outside of Hill Air Force Base, support military readiness, and support aerospace industry											
Project	Utah Fairpark Area Investment and Restoration District	HB562 (2024) : Encouraging and facilitating development to provide economic and other benefits to the area, region, and state	Total project area: 276 acres	Includes lands not expected to be available for housing, such as state office buildings and Fairpark						X	X	X	
Project	Capital City Revitalization Zone	SB272 (2024) : improvement, or restoration of project area for pedestrian and traffic flow, aesthetic, entertainment, recreational, and safety purposes	Total project area: No greater than 100 acres	Includes lands not expected to be available for housing, such as Salt Palace, Delta Center, Abravanel Hall						X	X	X	

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

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					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Project	Utah Inland Port & Satellite Project Areas (UIPA)	Use of Tax Differential to Support Housing	Housing may be included within any of the UIPA Project Areas	Includes lands not expected to be available for housing					X	X	X	X	X
REGIONAL / LOCAL PROGRAMS													
Funding Source	Local CRA/RDA funding		unknown	TIF financing to incentivize new multi-family housing construction				x	x	x	X	x	
Funding Source	Municipal, School, or Utility Owned Land		unknown										
Funding Source	UAC Housing Foundation	Varies based on individual county needs	Unknown, growing						X	X	X	X	X
Project	Housing Connect Salt Lake County	Low Income							X				
Funding Source	Housing and Transit Reinvestment Zones (HTRZ)	Transit Oriented Development	80K potential new units	TIF financing to incentivize new multi-family housing construction						X	X		
Funding Source	First Home Investment Zone (FHIZ)			TIF financing to incentivize starter home construction							X	X	
Funding Source	Home Ownership Promotion Zone (HOPZ)			TIF financing to incentivize starter home construction								X	X
Project	Salt Lake City Housing Stability											X	
Project	Utah Regional Housing												

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Mutual Self Help Programs:													
Project	Mutual Self Help R6 AOG	Self-Help/ Sweat equity ownership	~6 homes/year	Limitations:: cost of land & infrastructure									X
Project	Self Help Homes – Utah, Wasatch, and Washington Counties	Self-Help/ Sweat equity ownership	~65 homes/year	Limitations:: cost of land & infrastructure					X	X			
Project	Mutual Self Help Ground Up Construction / Single Family Housing Rehab (SERDA)	Self-Help/ Sweat equity ownership	~6+ homes/year	Limitations:: cost of land & infrastructure					X	X			X
Project	Community Rebuilds Self Help Program	Self-Help/ Sweat Equity ownership	~6-8 homes/year	Limitations:: cost of land & infrastructure					X	X			X
Project	Self Help – Neighborhood Nonprofit Housing	Self-Help/ Sweat equity ownership; Repairs; Counseling	~20 homes/year	Limitations:: cost of land & infrastructure					X	X			
Project	Self Help – Housing Authority of Southeastern Utah (HASU)	Self-Help/ Sweat equity ownership	6 homes/year	Limitations:: cost of land & infrastructure					X	X			X
Project	Self Help Tooele County Housing Authority	Self-Help/ Sweat equity ownership; CROWN	6-8 homes/year	Limitations:: cost of land & infrastructure					X	X			X
Project	Mutual Self Help – Mountainlands Community Housing Trust (MCHT)	Self-Help/Sweat equity ownership	6 homes/year	Limitations:: cost of land & infrastructure					X	X			
Project	Mutual Self-Help – Uintah Basin Association of Government (UBAOG)	Self-Help/Sweat equity ownership	6-8 homes/year	Limitations:: cost of land & infrastructure					X	X			
Local Housing Authorities:													
Project	Salt Lake City Housing Authority		3,635 families 6,960 on waitlist 5-6 year wait					X	X	X		X	

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Project	West Valley Housing Authority		537 families 3,426 on waitlist 3-5 year wait					X	X	X			
Project	Tooele County Housing Authority		200 families 800 on waitlist 3.5 year wait					X	X	X			
Project	Housing Authority of Utah County		1,047 families 6,312 on waitlist 3+ year wait					X	X	X			
Project	Provo Housing Authority		893 families 2,022 on waitlist 9-18 month wait					X	X	X			
Project	Davis County Housing Authority		900 families 1,200 on waitlist 2+ year wait					X	X	X			
Project	Weber County Housing Authority		243 families 1,380 on waitlist 2 year wait					X	X	X			
Project	Cedar City Housing Authority		282 families, 104 on waitlist 12-14 month wait					X	X	X			
Project	St George Housing Authority		375 families, 83 on waitlist 3-5 year wait					X	X	X			
Project	Housing Authority of Ogden		1,127 families 3,300 on waitlist 2+ year wait					X	X	X			
Project	Logan City and Bear River Housing Authority AOG		612 families 700 on waitlist 1+ year wait					X	X	X			
Project	Housing Authority of Carbon-Emery Counties		244 families 107 on waitlist 6-9 month wait					X	X	X			
Project	Beaver City Housing Authority		33 families 41 on waitlist 6-12 month wait					X	X	X			

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Project	Roosevelt Housing Authority		65 families 30 on waitlist 1-5 year wait					X	X	X			
Project	Housing Authority of Southeastern Utah		73 families 39 on waitlist 1-4 month wait					X	X	X			
Project	Millard County Housing Authority							X	X	X			
Project	Myton City Housing Authority			435-722-5002 Helps those who are 50% of the AMI or less in the specific area				X	X	X			X
Project	Navajo Nation Housing Authority	Most popular programs: Public Rental Program and the Homeownership Program						X	X	X			
Project	NW Band of Shoshone Nation Housing Authority	Rental assistance, housing assistance, closing costs						X	X	X			
Project	Paiute Tribal Housing Authority	Rental assistance, Low Rent Program	Low rent programs serves 163 units; Rental assistance program serves 86 households	Also offers Resident Opportunity and Self Sufficiency program				X	X	X			
Project	White Mesa Ute Council							X	X	X			
Project	Ute Indian Tribe	Low income Native American families		Offers rental assistance, homeownership opportunities, housing rehabilitation, emergency shelter assistance				X	X	X			
PRIVATE & NON-PROFIT PROGRAMS													

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Funding Source	Philanthropic organizations and private donations				X	X	X	X	X	X			
Funding Source	Utah Housing Preservation Fund	Grant for repair or rehabilitation of housing owned or occupied by low and very low-income rural citizens	768 units preserved to date, no upper cap of potential	Awarded annually 10:1 leverage rate for state investment				X					
Project	Utah Community Action & Head Start								X				
Project	Utah Non-Profit Housing Corporation								X				
Funding Source	CROWN (Credits-to-Own)		32 homes in progress									X	
Funding Source	Rocky Mountain Homes Fund	Healthcare, education, public service employees and veterans	120 families in homes now, no upper cap of potential	10:1 leverage rate for state investment						X			
Funding Source	Community Development Corporation of Utah											X	
Funding Source	NeighborWorks SLC - Down Payment Assistance											X	
Funding Source	NeighborWorks SLC - Home Improvement Loans /Grants											X	
Funding Source	NeighborWorks SLC - Affordable Housing Mission Investment Loan Fund											X	
Funding Source	Rocky Mountain Community Reinvestment Corporation	Low- and moderate- income families	Has originated over \$189 million in 129 CRA-qualified loans to fund the development of 7,500+ apartment homes						X	X			

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Project	NeighborWorks Mountain County Home Solutions	Renter and Owner Counseling							X	X	X	X	X
Community Land Trusts:													
Project	NeighborWorks SLC - Community Land Trust											X	
Project	Moab Area Community Land Trust											X	X
Project	Mountainlands Community Land Trust											X	X
Project	Utah Community Land Trust											X	X
Habitat for Humanity Chapters:													
Project	Northern Utah Habitat for Humanity	Sweat equity home ownership and repair							X	X			X
Project	Habitat for Humanity of Southern Utah	Sweat equity home ownership and repair							X	X			X
Project	Habitat for Humanity Utah County	Sweat equity home ownership and repair							X	X			
Project	Habitat for Humanity Summit and Wasatch Counties	Sweat equity home ownership and repair							X	X			X
Project	Habitat for Humanity for the Greater Salt Lake Area	Sweat equity home ownership and repair							X	X			
Project	Fuller Center for Housing (Castle Country Chapter)	Home repair							X	X			X

4. PRIORITIZED TACTICS MENU

Phase I of this strategic planning process included a literature review and the identification of over 200 individual tactics that could be implemented to help address Utah's housing needs. Phase II refined, consolidated, analyzed, and prioritized these tactics.

Tactics advanced are those that were deemed to:

- Have significant potential impact on housing supply, affordability, and availability
- Have realistic implementation feasibility
- Align with the goals and guiding principles of this strategic plan
- Enjoy a basic level of consensus support for further policy discussions and implementation

Hundreds of additional tactics were considered as part of this process but were excluded from the final list of recommendations. Tactics not included are those with:

- No stakeholder consensus to support further policy discussion
- Tactics with low potential impact on housing supply, affordability, or availability

The tactics on the following pages are organized into three groups:

- **Top Priority Tactics - 5 total**
- **Priority Tactics - 10 total**
- **Additional Tactic Recommendations - 31 total**

This State Housing Plan process referred most land use policy and process tactics to the informal Land Use Task Force (LUTF). The LUTF will provide a list of additional recommended tactics for policymakers' consideration. The LUTF has met annually since 2007 and has produced more than 70 consensus-based policy recommendations since that time.



Tactics with a Delicate Arch icon originated in a rural and resort area working group.

TOP PRIORITY TACTICS

Tactic numbers are provided for ease of reference only and do not represent a rank ordering.

1 	Inventory, analyze, and develop a plan for publicly-owned land that may be suitable for future housing.
Problem: As Utah grows, land availability becomes more limited and expensive. The cost of land is a major factor in the end cost of new housing. Solution: Over 70% of the land in Utah is publicly owned. This includes federal, state, and local ownership including school districts and utilities. Some of these parcels may be appropriate for future housing. The state should consider a variety of strategies to utilize this land for housing while retaining public ownership. This could include creating a state land trust, joint-development agreements, or long-term leases. Homes can also be deed restricted to maintain their affordability. Other Considerations: ● Consider land with immediate access to infrastructure and existing development. ● Parcel identification should be driven by local players for buy-in and knowledge. ● Place controls on new housing to ensure long-term affordability. ● Partner with private or nonprofit developers. ● Community land trusts can be created by the state, nonprofit organizations, local government, or private individuals.	Goal: Goals 1 and 2 Tactic Type: New Initiative Implementation Lead: Executive Branch Cost: One-Time, Nominal Cost

2	Expand funding, including leveraging federal grants, for an infrastructure revolving loan fund to support implementation of station area plans and new master planned developments which may be repaid by development.
Problem: Many thousands of housing units have been entitled by local governments, but have not yet been constructed due, in part, to infrastructure deficiencies. Some of these areas would be best served by large, regional infrastructure systems, but neither the cities nor individual developments can bear the full cost of the necessary investments. Others require upsizing and replacing aging infrastructure to support additional density. Solution: Increase funding to the existing State Infrastructure Bank or create a new fund to offer low interest loans to local governments for the construction of infrastructure needed to support additional development. Other Considerations: Expansion and refinement of the existing program should: • Offer more favorable terms for moderate income housing and more cost-effective development patterns (e.g. city and town centers). • Prioritize large regional investments to support new master planned developments, upsizing existing infrastructure to accommodate additional density, and promoting transit oriented development. • Prioritize redevelopment of centers (station area plans, HTRZs) and other opportunities for high density infill.	Goal: Goals 1 and 2 Tactic Type: Strategic Investment Implementation Lead: Executive Branch Local Government Cost: One-Time or Ongoing, Significant Cost
3	Secure ongoing funding for a revolving loan fund to provide low- or zero-interest loans for the acquisition and development of affordable housing projects; may be repaid by development.
Problem: Developers frequently face challenges securing financing for affordable housing projects due to high land prices, increasing construction costs, and limited availability of low-interest capital. Without ongoing financial support, many proposed developments are delayed or never begin, increasing the shortage of affordable housing for low- to moderate-income households. The Olene Walker Housing Trust Fund	Goal: Goal 1 Tactic Type: Strategic Investment

(OWHTF) provides critical support, but its current funding sources are not sufficient to meet growing housing needs. Solution: Establishing ongoing funding for a revolving loan fund would provide developers with access to low- or zero-interest loans, reducing financial barriers to the acquisition and development of affordable housing. Other Considerations: - Establish clear loan criteria and coordinated oversight to ensure projects deliver affordable housing outcomes and prioritize those that serve low-income populations. - Potential revenue streams include: alcohol sales tax, transfers from residual unclaimed property funds for properties above a certain acreage, portions of settlement proceeds, vacancy taxes, registration fees, sales tax from medical marijuana, or a new local option sales tax.	Implementation Lead: Legislature Cost: One-time or Ongoing, Significant Cost
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4	Per HCR14 (2025) streamline Utah's executive branch and independent entity housing program administration and funding.	
Problem: Four distinct agencies administer state and federal programs related to housing, and several boards. The current structure has overlapping responsibilities, duplicated administrative functions, and the use of separate resources for similar tasks. Individuals, developers, and city leaders seeking assistance must navigate a complex administrative web. Solution: Restructure the offices, agencies, and boards that are associated with housing, so they are all in one unified structure. Other Considerations: Consider creating a position that is accountable for all the state's housing programs and policies and can carry out a cohesive, comprehensive strategy.	Goal: Goal 3 Tactic Type: Policy Change Implementation Lead: Executive Branch Legislature Cost: One-Time, Nominal Cost	

5 	Provide training and technical assistance to resource-constrained local governments and growing communities to help them streamline housing development processes.
Problem: Many smaller communities are facing significant growth pressures and have limited planning personnel on staff. These communities have not yet had the resources to develop an expertise in managing large scale housing development projects. This lack of expertise and resources can slow down the implementation of new, high-quality housing development. Solution: Establish housing-specific technical assistance programs to support smaller communities with training, educational resources, and technical assistance. With support, these communities can better serve both their residents and developers in reviewing, approving, and guiding new development proposals. Support may include a pool of technical consultants, planners, and engineers available to expand local capacity as directed by the local government. Other Considerations: ● Consider tapping into private development resources to fund this program, while still maintaining local direction and control. ● Training opportunities should be available to planning commissioners, council members, and commissioners in addition to city and county staff.	Goal: Goals 1, 2, and 3 Tactic Type: New Initiative Implementation Lead: Legislature Cost: One-time or Ongoing, Under \$1M

PRIORITY TACTICS

Tactic numbers are provided for ease of reference only and do not represent a rank ordering.

6	Incentivize local governments to implement zoning reforms by leveraging existing state funding programs to offer priority to cities that are implementing the state's housing priorities of starter homes, station area plans, missing middle housing, and condominiums.
Problem: Local governments are sometimes reluctant to utilize all tools available to them (upzoning, relaxing development regulations, etc.) to maximize the development of new housing. This can be a result of public anti-growth pressure or other reasons. Current zoning regulations may limit the development of diverse, affordable housing options, focusing more on overall housing supply than true affordability. Solution: The state has several grant and funding programs that could be leveraged to encourage voluntary implementation of pro-housing policy at the local level. The state already prioritizes access to transportation funding for cities meeting Moderate Income Housing Plan requirements. Pro-housing zoning could include regulations designed to: ● Target affordability directly, not just housing quantity. ● Align zoning with long-term community and equity goals. ● Ensure changes are data-driven and balanced. Other Considerations: ● Grant programs that could be leveraged as an incentive include: UDOT planning grants, outdoor recreation grants, economic development grants, and water infrastructure grants. ● Evaluate and revise zoning regulations with a focus on affordable, diverse, and attainable housing options that meet the needs of all community members. ● Utilize the Land Use Task Force to inform policy changes, and balance promoting affordability with community development goals. Goal: Goals 1 and 2 Tactic Type: Policy Change Implementation Lead: Legislature Cost: Time & Effort	

7	Conduct an analysis of the potential benefits and structural requirements of other shared equity models, such as Community Land Trusts or Limited Equity Cooperatives, and disseminate findings.
Problem: Traditional housing includes purchasing both the housing structure and the land it sits upon, which pushes the cost of many homes out of reach for first time homebuyers. Solution: Shared equity housing models offer innovations in pricing and financing to lower the cost of entry into homeownership. Community land trusts allow for a housing structure to be sold independently from the land underneath, which remains held in trust by a government, private, or non-profit partner. Similarly, limited equity cooperatives allow a resident to purchase a "share" in a housing development that allows them permanent residence at a lower cost than traditional housing. In both scenarios, the home or housing share can generate equity and be sold for a profit. Other Considerations: • Consider prioritizing access to shared equity models for public servants and first responders. • The OPRO Land Use Training Fund could be a potential funding source for this study.	Goal: Goals 1 and 3 Tactic Type: New Initiative Implementation Lead: Executive Branch Cost: Time & Effort
8	Review and revise state statute to require cities and towns to allow detached ADUs (DADUs), with reasonable considerations for infrastructure capacity, parking, public safety and health, etc.
Problem: Utah has a shortage of available housing units to meet project demand. As Utah grows, land availability becomes more limited and more expensive. New housing is needed in areas of new development and growth, and in already developed areas. Solution: Adding accessory dwelling units (ADUs) to existing residential lots is a tool to increase the number and density of housing in a neighborhood without creating significant impacts to neighborhood character. Internal ADUs are already allowed by right in Utah, and the state could apply a similar approach to	Goal: Goals 1 and 2 Tactic Type: Policy Change Implementation Lead: Legislature

external or detached ADUs.	Cost: Time & Effort
Other Considerations: - Consideration should be given to design standards, owner-occupancy requirements, and infrastructure impacts. - These factors must be considered along with the broader land use and housing strategies currently being studied.	

9	Reauthorize existing state tax credits by removing the sunset date from state code sections <u>59-7-607</u> and <u>59-10-1010</u> .	
Problem: Affordable housing development is hindered by limited and uncertain long-term financial incentives. State tax credits are often underused or lose impact due to sunset dates, creating unpredictability that reduces investor confidence and slows both development and preservation efforts.		Goal: Goal 1
Solution: By removing the sunset date from existing state housing tax credits and allowing local governments to establish their own, Utah can provide more stable and flexible financial incentives. This would encourage greater private-sector investment and long-term planning in affordable housing development and preservation efforts.		Tactic Type: Policy Change
		Implementation Lead: Legislature
		Cost: Time & Effort

10	As part of streamlining Utah housing policies per HCR14 (2025), assign the new housing division the responsibility to coordinate the use of federal, state, and other funds to implement regional housing projects and solutions.	
Problem: Utah struggles to fully utilize federal housing funds due to limited coordination and misalignment between funding sources and local capacity. This leads to missed opportunities, inefficiencies, and delays—especially in smaller or rural communities with limited resources to navigate complex funding processes.		Goal: Goal 3
		Tactic Type: New Initiative

Solution: Utah can more effectively leverage federal, state, and other housing grants and resources to support regional projects and housing priorities. A designated state agency or coordinating body should lead out to align efforts across agencies and regions through bringing stakeholders together for regular meetings, discussing specific projects, and simplifying application and allocation processes. Other Considerations: • Capacity gaps, especially in smaller or rural communities, may require technical support and training. • Addressing these gaps will require greater collaboration and consistent communication among state, regional, and local stakeholders to effectively pursue and allocate funding opportunities.	Implementation Lead: Legislature Executive Branch Cost: Time & Effort
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11	Convene a working group to explore ways to better utilize the state's Medicaid funding to provide wraparound supports to accompany deeply affordable housing initiatives.	
	Problem: Supportive housing options for individuals with severe mental illness, disabilities, and those who require full-time care are limited. Medicaid resources exist but are underused due to low awareness, fragmented coordination, and complex processes for qualification. Solution: Continue and enlarge the coordinated approach between state Medicaid programs and supportive housing providers to improve access, streamline project qualification, and connect funding streams (including HRSS and traditional Medicaid) to housing initiatives. This coordination includes proactive outreach, education, partner engagement, and process simplification to ensure eligible populations can benefit from available resources. Other Considerations: • Determine who is the best agency/leader to spearhead the effort. • Explore potential legislative appropriations to expand supportive housing capacity. • Engage key partners across health, housing, and human services sectors to align strategies and	Goal: Goals 2 and 3 Tactic Type: New Initiative Implementation Lead: Executive Branch Cost: Time & Effort

maximize impact. ● Build awareness among housing developers, service providers, and local governments about Medicaid funding opportunities.	
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12 	Conduct a comprehensive study to estimate realistic limits to growth and additional housing from water supply constraints.
Problem: New growth and housing in the state will eventually hit a natural limit established by our natural water supply. Water availability also impacts our agricultural economy and the health of natural ecosystems like the Great Salt Lake. We currently have no direct and defensible answer to the question of how water will impact our growth. This limits the effectiveness of the state's long range planning and policymaking. Solution: Analyze the impact of water supply on future growth, drawing upon the following resources: ● GOEO, Development Capacity and Market Analysis ● Local government general plans ● DWRe, Utah Water Related Land Use dataset, and State Water Plan ● DWRI, Water Duty map ● Wasatch Choice Vision ● Envision Utah, Development "Rule of Thumb" study ● GSL Strategic Plan ● Prepare 60, water delivery plans ● GPI, Utah population projections Other Considerations: ● This study must clearly articulate any assumptions made in calculating water availability constraints. ● Consider estimated water requirements for different types of housing (e.g. SF detached, condo, townhome, etc.)	Goal: Goal 2 Tactic Type: New Initiative Implementation Lead: Executive Branch Cost: One-time, Under \$1M

13 	Implement reasonable, minimum regulations for short-term rentals such as requiring a local management contact, maximum occupancy limits, basic fire and safety measures, homeowner-held licenses or permits, and payment of Transient Room Tax.
Problem: Available housing stock is diminished when homes are turned into short-term rentals, especially in resort communities that lack workforce housing options.	
Solution: Implementing reasonable, minimum regulations for short-term rentals aims to put landlords on an even playing field, promote health and safety, provide more accurate data on number of permits, ease monitoring and compliance, and aid in TRT collection. These efforts will help inform future conversations about potential short term rental tactic actions.	
Goal: Goals 1 and 2	
Tactic Type: Policy Change	
Implementation Lead: Legislature Local Government	
Cost: Time & Effort	

14 	Fund and host efforts to plan for growth at the state, regional, and local level by engaging the public in conversations (community forums, workshops, surveys, etc.), including the benefits of center-based development patterns.
Problem: Many parts of the state on the edges of urban development are just a few years away from experiencing increased development pressure as available land becomes more scarce and growth expands outward. Many of these communities are unprepared for the growth and do not have the resources to undertake proactive growth planning, such as updating older ordinances and regulations, or planning infrastructure expansion. Utilize these opportunities to provide education to city leaders, staff, and the general public about housing facts and opportunities.	
Solution: The state could partner with AOGs or non-profit organizations to undertake collaborative planning and	
Goal: Goals 2 and 3	
Tactic Type: Strategic Investment	
Implementation Lead: Local Government Non-Profit	

public visioning processes for key areas. Support could come through in-kind technical support, planning grants, or convening power. Other Considerations: Note that this tactic focuses on long-range, regional or sub-regional visioning, and is distinct from the tactic to offer additional technical support for day-to-day housing planning.	Cost: One-time, Under \$1M
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15	Require all publicly funded housing to maintain affordability through long term deed restrictions.	
Problem: Newly developed homes are often not affordable for low- to moderate-income Utahns, and current affordable housing does not always stay affordable over time. Solution: Require deed-restrictions for all new publicly-funded housing programs to guarantee the long-term affordability of newly developed homes. Other Considerations: - Publicize and provide training on current tools by offering education resources on best practices, lists of partners, information toolkits, and support resources to overcome hurdles of capacity, compliance, and technical skills. - Deed restrictions could be offered for a variety of lengths of time, from 55 years (LITEC) to 99 years, or 40 years with reevaluation every 10 years.		Goal: Goals 1 and 3 Tactic Type: Policy Change Implementation Lead: Legislature Cost: Time & Effort

ADDITIONAL TACTIC RECOMMENDATIONS

Tactic numbers are provided for ease of reference only and do not represent a rank ordering.

16	Establish a new housing funding coordination body to proactively utilize and coordinate federal, state, and other funds to implement regional housing projects and solutions.	
Problem: Utah struggles to fully utilize federal housing funds due to limited coordination and misalignment between funding sources and local capacity. This leads to missed opportunities, inefficiencies, and delays—especially in smaller or rural communities with limited resources to navigate complex funding processes. Solution: Utah can more effectively leverage federal, state, and other housing grants and resources to support regional projects and housing priorities. A designated state agency or coordinating body should lead out to align efforts across agencies and regions through bringing stakeholders together for regular meetings, talking about specific projects, and simplifying application and allocation processes. Other Considerations: Capacity gaps, especially in smaller or rural communities, may require technical support and training. Addressing these gaps will require greater collaboration and consistent communication among state, regional, and local stakeholders to effectively pursue and allocate funding opportunities.		Goal: Goal 3 Tactic Type: New Initiative Implementation Lead: Executive Branch Cost: Time & Effort
17	Review and revise, if necessary, state code <u>17C-1-412</u> regarding RDA/CRA affordable housing set aside to include additional possibilities to expedite the use of those funds to create more affordable housing.	
Problem: For redevelopment projects of certain parameters, cities are required to set aside 20% of anticipated tax differential revenue for purposes of building or replacing affordable housing. Code specifies that the city must spend, encumber, or allocate this funding within six years of receiving it. Looking at municipal budgets submitted to the state annually may indicate substantial carry over fund balance from year to		Goal: Goals 1 and 2 Tactic Type: Policy Change

year, which would suggest funds are not being deployed as timely as possible. However, other factors may also be contributing to build up of the fund balances such as generally challenging housing market forces. Solution: Additional flexibility and reporting requirements in state code could encourage more timely utilization of these funds. The GOEO RDA Database could require more detailed reporting on project housing allocations, such as the reports already required by the State Auditor. Eligible housing projects could be expanded to include a wider range of targeted income levels (e.g. up to 120% AMI), or funds could be used for infrastructure to support the addition of new housing. Other Considerations: • Possible penalties (e.g. forfeiture of funds) could be incorporated for cities that are not actively utilizing funds after the six year deadline. • Consider greater flexibility in use of the housing set aside funds in cities to acknowledge the land availability constraints in built out areas. • Any policy changes should require tax differential collected to be spent on housing projects within the same county, perhaps even within the same city.	Implementation Lead: Legislature Cost: Time & Effort
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18 	Direct additional funding towards Main Street revitalization as a strategy to expand housing choice, enhance community appeal, and support local businesses.
Problem: Many urban and rural parts of the state have historic main street areas that are underutilized. With investment and support these areas could advance multiple local goals including economic development, historic preservation and community identity, and expanding options for affordable housing. However, resources, local capacity, and technical skills are limiting the potential of these corridors. Solution: The Utah Main Street Program could be bolstered with additional resources and funding to increase and	Goal: Goals 1 and 2 Tactic Type: Strategic Investment Implementation Lead: Legislature

expand its impact in both urban and rural centers across the state. Access to these additional resources could be tied to achieving affordable housing outcomes. Other Considerations: - Partnerships could be explored with the Governor's Office of Economic Opportunity, the Utah Department of Transportation's Technical Planning Assistance grant program, and the Utah Department of Culture and Community Engagement. - Showcase success stories to encourage greater use, and identify opportunities to combine Main Street revitalization efforts with local economic development planning.	Cost: One-time, Under \$1M
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19	Create an inventory of all publicly-owned housing including deed restriction expiration dates, and require dissemination of the database to non-profit housing organizations.	
Problem: The deed restrictions for many affordable housing units expire each year and are being sold at market rate. This reduces the overall inventory of affordable housing supply. Non-profit housing organizations may have interest in purchasing these units to maintain their affordability, but they are often unaware of their availability. Solution: An publicly-accessible, comprehensive database of deed restricted units and their expiration dates would increase transparency and increase the opportunity for affordable housing organizations to acquire the units and preserve their long-term affordability.		Goal: Goal 3 Tactic Type: Data & Monitoring Implementation Lead: Legislature Non-profit Cost: One-Time, Nominal Cost

20	Review and analyze the impact of past legislative appropriations towards shared equity models and affordable housing preservation funding, and consider policy adjustment as needed.	
Problem: The state has limited funding to put towards affordable housing initiatives, and there is a desire to ensure that public tax dollars are maximized and resulting in quantifiable positive outcomes. The legislature has appropriated funding towards several programs focused on increasing housing affordability and preservation, and these programs should be evaluated to ensure they are the best possible investments to achieve the desired housing outcomes. Solution: Conduct a detailed analysis of impact, spending drawdowns, and funding leveraging for the Rocky Mountain Homes Fund, Utah Housing Preservation Fund, and other programs to ensure that state dollars are maximized.		Goal: Goals 1 and 3 Tactic Type: Data & Monitoring Implementation Lead: all Cost: Time & Effort

21	Improve eviction court data transparency.	
Problem: Eviction-related court data in Utah is currently limited, inconsistent, and not easily accessible. This lack of transparency makes it difficult to understand how eviction judgments affect tenants' long-term records, track related debt, or inform policies aimed at housing stability. Solution: Improve eviction court data transparency by: - Tracking and publicly reporting eviction-related court judgments, including the long-term impacts on tenants' records and the status of expungements. - Collaborating with public and private sector entities to identify what data can be aggregated from their systems and the courts. - Determining the specific data points that need to be collected, with particular attention to tracking expungements. - Implementing agreed-upon best practices for data collection and reporting, potentially without requiring new legislation.		Goal: Goal 3 Tactic Type: Data & Monitoring Implementation Lead: Legislature Non-profit Cost: One-time, Under \$1M

Other Considerations: ● Ensure data is disaggregated to reveal trends and disparities, including eviction-related debt that affects Utahns. ● Protect tenant privacy while enhancing transparency and public reporting. ● Ongoing monitoring and evaluation may be necessary to maintain accuracy and usefulness of the data.	
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22	Fund and conduct a study to review development standards, explore opportunities for statewide consistency, and analyze potential cost savings to homeowners.	
Problem: Restrictive development standards are often cited as a major contributor to the challenge of housing supply and affordability. Standards often differ from one city to the next, and the time needed for builders to understand and adapt to different standards can increase costs to private development. These costs are ultimately passed on to residents. The potential impact on housing affordability from making development standards more uniform across the state is unknown. Solution: A study of common development standards (e.g. setbacks, water pipe diameter, required parking, etc.) could help determine if there are quantifiable benefits of moving to a statewide or regional standard. If significant opportunities for benefits are identified, the study could recommend items for future state policy. Other Considerations: ● The study should account for differences between rural and urban contexts. ● Include ROW widths and a consideration of soils, slopes, and engineering standards.		Goal: Goals 1, 2, and 3 Tactic Type: Strategic Investment Implementation Lead: Executive Local Government Private Cost: One-time, Under \$1M

23	Fund the development and maintain annually a GIS-based inventory of entitled units and infrastructure deficiencies, and direct local government staff to partner with the state in developing this inventory.
Problem: Many thousands of housing units have been entitled by local governments, but have not yet been constructed, in part due to infrastructure deficiencies. Currently, there is no official, validated database of the number of entitled units within each community. Similarly, there is no comprehensive view of infrastructure deficiencies across the state and how many housing units that may affect. Solution: HB334 from 2023 tasked the Utah Geospatial Resource Center and the Governor's Office of Planning and Budget with developing an inventory of all publicly-owned parcels in the state. Work on this database is currently underway, and could be expanded to also include an inventory of entitled housing units, and known infrastructure deficiencies. Other Considerations: Consider tying this to required notices to state agencies per Utah code 10-9a-2, and 17-27a-2 of all general plan amendments and modifications to land use regulations.	Goal: Goals 1, 2 and 3 Tactic Type: Data & Monitoring Implementation Lead: Executive Local Government Cost: One-Time, Nominal Cost
24	Establish a grant or revolving loan fund to offer housing incentives to increase energy efficiency and lower monthly utility bills for new residential construction/housing retrofits.
Problem: Heating and cooling costs can be a significant contributor to a household budget and impact the overall cost of owning or renting a home. Renovating homes to improve insulation or make energy efficiency upgrades can be cost prohibitive. Solution: The state or private utility companies could consider a variety of potential financial incentives to increase energy efficiency and lower household utility costs, including: A revolving loan fund for homeowners to cover the incremental construction costs of energy efficiency upgrades in new construction	Goal: Goals 1 and 2 Tactic Type: Strategic Investment Implementation Lead: Legislature Local Government Non-Profit

• A new loan or grant program to fund energy efficiency improvements in existing housing • A new grant/rebate/incentive program for production home builders and affordable housing developers to offset the incremental cost of energy efficiency upgrades in new construction Other Considerations: • Local energy providers can partner by offering additional rebates or discounts. • Affordable housing could be prioritized through recipient or resident income restrictions.	Cost: One-time, Significant Cost
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25	Expand and fund an eviction mediation and prevention program.	
Problem: Eviction prevention and mediation programs are proven to keep people housed, reduce homelessness, and lessen family trauma while easing pressure on courts. However, these programs are not yet scaled statewide, and existing resources cannot meet growing demand. Without a stable funding source, service availability is inconsistent, limiting access and leaving many at risk of eviction. Solution: Establish a stable, ongoing funding stream to scale mediation and prevention services across Utah, ensuring consistent and holistic support statewide. This expansion will enable courts to prioritize resolution over litigation, benefiting families and communities while reducing costs. Other Considerations: • This tactic will also involve revisiting plans to consolidate the court schedule statewide, improving access to mediation services regardless of location.		Goal: Goal 1 Tactic Type: Strategic Investment Implementation Lead: Non-profit Cost: Ongoing, Under \$1M

26	Convene a working group to revise the MIHP annual report to incorporate and reflect the recommendations of this plan including new tactics and metrics.	
Problem: The state requires annual reporting from municipalities on how they are meeting the requirements of the		Goal: Goals 1 and 3

Moderate Income Housing Plan (MIHP) statute. With the completion of this new Strategic Plan, there may be new tactics available to local governments to meet the intent of the MIHP statute that should be considered. Additionally, it is unclear if the actions local governments have been implementing in response to the law are actually resulting in more housing affordability. The metrics outlined in this Strategic Plan may provide improved data on evaluating housing outcomes. Solution: A working group of key stakeholders should convene to review the MIHP statute and annual reporting requirements and make recommendations to have these tools better reflect information in this Strategic Plan. The current reporting process and deliverables could be improved to tell a clearer story of the progress being made in each community towards increasing options for moderate income housing. Other Considerations: Consider tying housing metric reporting with updated required noticing to state agencies per state code 10-9a-2, and 17-27a-2 of all general plan amendments and modifications to land use regulations.	Tactic Type: Policy Change Implementation Lead: Legislature Local Government Cost: Time & Effort
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27 	Update building code requirements for homes in Urban Wildland Interface (WUI) zones to increase wildfire resiliency.
Problem: Homeowners in Wildland Urban Interface (WUI) areas nationwide are losing their insurance coverage or are seeing large increases in premiums due to increasing risk of natural disasters. This is increasing the cost of housing in these areas. Solution: Adopt state amendments to the International Building Code for homes in WUI areas to require fire resistant building materials and designs. This may include cement siding, the elimination of attic vents, metal roofs, etc. Other Considerations:	Goal: Goal 2 Tactic Type: Policy Change Implementation Lead: Legislature Cost: Time & Effort

● Explore a grant program to help communities and/or individual property owners reduce their fire risks. ● Offer a "Firewise Certification" recognition to assist homeowners in retaining or reinstating insurance coverage. ● Encourage insurance companies to offer discounts to homes that meet fortified standards. ● Use example safety standards.	
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28	Set regional standards for low-water-use landscaping in park strips and yards, incorporating context-sensitive approaches that reflect the character of rural environments.	
Problem: Utah's water resources are finite and increasingly strained. We must use less water as a state if we want to continue to grow and protect our natural ecosystems. The vast majority of residential water use is for outdoor use. Landscaping changes offer the greatest opportunity for residential water conservation. Low-water use plant choices can be more expensive to install than traditional turf grass, which could result in higher costs being passed on to homeowners. However, retrofitting existing traditional landscaping is more expensive than installing the appropriate plants initially. Solution: Develop new statewide residential landscaping standards that result in a reduction of water use overall, and that reflect the climate and context of different parts of the state. Other Considerations: ● Do not fall into a trap of false choices. We can have affordable homes, nicely landscaped neighborhoods, and increased water conservation.		Goal: Goal 2 Tactic Type: Policy Change Implementation Lead: Legislature Local Government Private Cost: Time & Effort

29	Develop standards and include Graduated Density Zoning as an MIHP option to encourage parcel aggregation for redevelopment projects, with a targeted minimum % of affordable units.
Problem: Assembling smaller properties into a larger project area allows for more cohesive development projects. This can unlock potential for increased value, better land utilization, and streamlined development processes than would be possible by developing individual parcels. However, land assembly can take many years and delays bringing needed housing to market. Solution: Graduated Density Zoning (GDZ) is a planning strategy that encourages voluntary land assembly for redevelopment by allowing higher density on larger sites, incentivizing owners to cooperate in assembling larger parcels to achieve greater development potential. This approach increases the value of individual properties within the assembled site and provides an incentive to participate, as holdouts could be left with smaller, less valuable properties. Other Considerations: • The OPRO Land Use Training Fund could support the development of educational materials about GDZ. • Additional tools may be needed to specifically deliver greater housing affordability.	Goal: Goal 1 and 2 Tactic Type: Policy Change Implementation Lead: Legislature Cost: Time & Effort

30 	Develop new educational materials to increase use of Transfer of Development Rights (TDR) programs to achieve housing goals, and include TDR programs as an available menu option in the MIHP code.
Problem: Transfer of Development Rights (TDR) programs could be an effective tool in increasing density in appropriate locations, while preserving lower densities and open spaces in other parts of a community. While already allowable in Utah, TDR programs are not frequently used. Solution: When employed in the right settings, TDR programs can prevent sprawl and encourage the construction of new moderate-income housing in centers. The state and local governments could encourage use of	Goal: Goals 1 and 2 Tactic Type: Policy Change Implementation Lead: Executive Branch

TDR through education and promotion of case studies, and inclusion in the MIHP menu. Other Considerations: • The OPRO Land Use Training Fund could support development of educational materials. • Educational materials should highlight potential benefits and applications for resort, suburban, and rural communities including preservation of key viewsheds, productive agricultural lands, and access to recreational areas. • Administration of TDR programs requires resources for monitoring and compliance, and depends on conducive market conditions.	Legislature Cost: One-Time, Nominal Cost
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31 	Attract a factory built/modular housing manufacturer to Utah to reduce construction costs.
Problem: Modular homes have the potential to bring housing units to market faster than conventional construction methods. Currently, most modular homes in Utah are being manufactured in nearby states and then shipped into Utah. This transportation cost cuts into any potential savings created. Solution: Recruiting a new modular home company to locate in Utah would maximize the potential of modular housing to provide affordable homes to Utahns, while also creating the opportunity for additional jobs and tax revenue for the state. Other Considerations: • This could include a post-performance incentive program tied to each new home placed in Utah communities, similar to that in Colorado. • Higher incentives could be offered to modular homes that meet ENERGY STAR efficiency standards.	Goal: Goal 1 and 2 Tactic Type: New Initiative Implementation Lead: Executive Branch Private Cost: One-time, Under \$1M

32	Establish a home hardening or home adaptation program to support communities in preventing the loss of, or reinstating, commercial insurance coverage.
Problem: Homeowners in Wildland Urban Interface (WUI) areas nationwide are losing their insurance coverage or are seeing large increases in premiums due to increasing risk of natural disasters. This is increasing the cost of housing in these areas. Solution: The state, or local governments could establish a new grant or educational program to support homeowners in maintaining or updating their home and yard space to be more resilient to disaster. This may include expanding the defensible space around the structure through landscaping choices, building materials, or other strategies. Other Considerations: ● Offer a Firewise Certification recognition to assist homeowners in retaining or reinstating insurance coverage. ● Encourage insurance companies to offer discounts to homes that meet fortified standards. ● Use example safety standards.	Goal: Goals 1 and 2 Tactic Type: New Initiative Implementation Lead: Local Government Cost: One-Time or Ongoing, Nominal Cost
33	Create a governor's Utah First Homes award program to publicly recognize cities and developers advancing starter homes and center-based housing.
Problem: Many communities and private developers and builders are engaged and proactive partners in addressing Utah's housing challenges, but not being recognized for their hard work. Many others are reluctant to advocate for more housing, especially when their residents are resistant and vocal. Solution: An award program could help thank local governments for their pro-housing actions, and inspire other communities to do the same. An award program could include sub-categories highlighting specific	Goal: Goals 1 and 2 Tactic Type: New Initiative

efforts, including: • Energy Star and energy efficient homes (new or rehab) • Riparian or sensitive lands-friendly planning • Starter home planning and construction Other Considerations: • The most impact will come from a high level of promotion and publicity. • Consider a potential collaboration with the existing Homes Elevated or Ivory Innovation prize programs.	Implementation Lead: Executive Branch Cost: Time & Effort
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34	Increase education and promotion of existing local level housing incentives (e.g. density bonuses) to encourage their utilization and increase housing supply and affordability.	
Problem: Many local governments have existing programs and incentives to promote housing density and affordability, but they are often underutilized. This limits opportunities to expand or preserve affordable housing, slows progress toward housing goals, and prevents communities from fully leveraging available resources. Solution: Actively promote and streamline access to existing local housing incentives to increase affordable housing production and preservation. This includes: • Educating developers and property owners about programs such as density bonuses, reduced impact fees, tax abatements, and expedited permitting. • Providing technical assistance to help applicants navigate the incentive process and meet program requirements. • Creating outreach campaigns or workshops targeting communities and organizations working on affordable housing projects. • Coordinating incentives with state-level programs to maximize impact and reduce administrative barriers.		Goal: Goal 1 Tactic Type: New Initiative Implementation Lead: Local Government Private Cost: Time & Effort

35	Convene regional or sub-regional workshops with local government leaders to identify opportunities for accommodating future housing demand and to showcase benefits of regional collaboration.
Problem: The housing policy choices made in one city impacts housing affordability in adjacent cities. Addressing the state's housing challenges requires a coordinated regional approach and participation from all local governments in the solution. Solution: Utah has a culture of collaboration and regional planning. This tradition could be extended into a series of workshop conversations focusing on how cities can more equitably share responsibility for affordable housing within a region. This effort includes all cities participating in designating appropriate areas for low- to moderate- income housing, in balance with appropriate locations for higher-end housing and other land uses.	
Goal: Goals 1, 2, and 3 Tactic Type: New Initiative Implementation Lead: Local Governments Non-Profit Cost: One-Time, Nominal Cost	
36	Increase funding and resources for public transit expansion to improve accessibility and mobility for residents and implement other state goals such as Station Area Plans.
Problem: As Utah urbanizes and population increases, traffic congestion is expected to increase. This will result in longer commutes and increased costs to Utahn households (gas, personal vehicle wear and tear) and Utah taxpayers (road construction and maintenance). Solution: Convenient and robust public transportation systems move people more efficiently and more economically than single occupancy vehicles. Public transportation investments have been shown to stimulate new development, including new housing, around high-capacity transit stations. Absorbing growth in higher density, transit oriented developments, also helps to preserve areas of lower density development and open spaces by redirecting growth pressure. Other Considerations:	
Goal: Goals 1 and 2 Tactic Type: Strategic Investment Implementation Lead: Legislature Local Government Cost: Ongoing, Significant Cost	

Expanding public transit coverage and frequency requires both ongoing funding (operator and maintenance worker wages, fuel) in addition to one-time capital investments (new vehicles, garages, and rail infrastructure).	
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37	Promote and disseminate the existing, state-funded street connectivity guide to encourage its implementation through individual development and local planning projects.	
Problem: While buildings change over time, the location of roads rarely does, and therefore must be planned carefully. Well-connected street networks have the capacity to absorb additional density over time, whereas adding more density to disconnected, cul-de-sac neighborhoods will cause congestion. The benefits of a connected street network include: greater emergency response, lower traffic congestion, more walkable neighborhoods, and increased traffic safety due to shorter distances. Solution: The state has funded the development of a street connectivity guide, which now must be implemented. S.B. 195, Transportation Amendments (W. Harper) from the 2025 general session requires cities to amend their general plans to identify priority transportation connections. Other Considerations: There is currently no penalty nor incentive for local governments to follow the provisions of SB195 regarding street connectivity.		Goal: Goal 2 Tactic Type: New Initiative Implementation Lead: Local Government Private Cost: Time & Effort

38	Evaluate existing technical training for contractors and subcontractors on how to achieve superior energy efficiency in new homes/housing developments to determine if changes or additional support is needed.	
Problem: There are multiple federal tax credits available to new housing that meets energy efficiency standards. The standards that need to be met to access these tax credits require additional construction details that aren't common in homes that are built to the minimum energy code. It is unclear if Utah homebuilders are aware of and pursuing these credits to their full extent.		Goal: Goal 3 Tactic Type: New Initiative

Solution: Reach out to home builder associations across the state to disseminate information about tax credit opportunities, and determine if additional training or education would be beneficial. Other Considerations: Subcontractor training can help single family and multifamily contractors be positioned to take advantage of sizable federal tax credits for energy efficient new construction, which can range from \$2,500 - \$5,000 per home, or \$500 - \$5,000 per multi-family unit if certain requirements are met.	Implementation Lead: Private Non-Profit Cost: Time & Effort
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39	Promote upstream, preventative housing interventions.
Problem: Many tenants and landlords lack awareness of best practices, resources, and mutual responsibilities, which can lead to housing instability, conflicts, and avoidable crises. Without early intervention or education, challenges escalate, creating negative outcomes for individuals and the broader community. Solution: Utah should promote a rental housing system that emphasizes early intervention, education, and flexible support for both tenants and landlords. Key actions include: - Expanding education for tenants, landlords, property managers, and community organizations/nonprofits on best practices and available resources. - Making information on rights, responsibilities, and obligations accessible to everyone in the housing ecosystem. - Integrating housing and rental literacy into high school curricula to equip students with knowledge to be responsible tenants or homeowners, manage bills, and live within their means. - Implementing broader community education initiatives to raise awareness and understanding of housing-related responsibilities.	Goal: Goal 1 Tactic Type: New Initiative Implementation Lead: Executive Local Government Non-Profit Cost: Time & Effort

40	Design and disseminate educational information around eviction prevention on foreclosure rental properties.	
Problem: Tenants and landlords often lack clear information about their rights and responsibilities when rental properties enter foreclosure, which can lead to confusion, wrongful evictions, and housing instability. Solution: Provide targeted education and outreach to ensure landlords and tenants understand their rights related to foreclosure on rental properties. This could include: • Clear guidance on legal protections for tenants during foreclosure. • Resources for landlords on proper procedures and obligations. • Communication tools or programs to proactively inform affected parties before eviction risks arise.		Goal: Goal 1 Tactic Type: New Initiative Implementation Lead: Executive Non-profit Cost: One-Time, Nominal Cost

41	Amend LUDMA at both the county and city level to clearly emphasize housing production and affordability as primary goals of land use regulations.	
Problem: The OLAG Performance Audit Report No. 2023-16, Recommendation 1.2 states: “The Legislature should consider amending the land use, development, and management acts at both the county and city level to clearly emphasize housing production and affordability as primary goals of land use regulations.” Solution: State land use code should reflect a holistic vision of high-quality, livable Utah communities. This should emphasize housing production and affordability, but must also be balanced with thoughtful considerations for transportation, water, open space, and more. Other Considerations: Shared statewide goals established by the BUILD Coordinating Council include: 1. <i>Housing</i> - Every Utahn has access to safe, affordable, and stable housing.		Goal: Goals 1 and 2 Tactic Type: Policy Change Implementation Lead: Legislature Cost: Time & Effort

2. <i>Energy</i> - Utah has affordable, reliable, and dispatchable energy to power our economy. 3. <i>Transportation</i> - Our transportation system offers all Utahns convenient access to where they need to go. 4. <i>Water</i> - Utah has well-managed water resources and a thriving Great Salt Lake. 5. <i>Open Space and Agriculture</i> - Healthy, accessible open spaces and productive agricultural lands are a key feature of Utah's landscape and culture. 6. <i>Employment and Education</i> - Utahns can improve their lives and their families' through quality employment and education. 7. <i>Safety and Health</i> - Our communities are a safe, healthy, and good place to raise a family and for people of all ages.	
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42	Develop and adopt consistent definitions for affordable housing and starter homes/housing throughout state code.	
Problem: Affordable housing and starter homes are terms defined differently in multiple sections of statute. A single state definition would provide clarity and consistency. Solution: The legislature should consolidate and reconcile all definitions for affordable housing and starter home/housing throughout state code. Other Considerations: • A separate or different definition may be necessary to meet federal housing requirements.		Goal: Goal 3 Tactic Type: Policy Change Implementation Lead: Legislature Cost: Time & Effort

43	Extend the Utah Homeownership Investment Program (UHIP) to further incentivize and support the financing of new condominiums in existing and future centers.	
Problem:		Goal:

The Utah Homeownership Investment Program (UHIP) requires all homes that utilize the state's financing to be sold by 2028, prohibiting multi-stage and future projects. Solution: Renew UHIP for several more years to give developers more confidence to build.	Goal 1 and 2 Tactic Type: Strategic Investment Implementation Lead: Legislature Cost: One-time, Significant Cost
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44	Amend the Moderate Income Housing Plan requirements to link local housing strategies to the population and employment projections already required in LUDMA.	
Problem: The OLAG Performance Audit Report No. 2023-16, Recommendation 2.1 states: “The Legislature should consider whether to expand the moderate-income housing plan requirements to include forecasting benchmarks for household growth.” Solution: Updates to state code should facilitate a coordinated approach to local land use, housing, and transportation planning by building on the following existing requirements: • Section 10-9a-403 (2)(a)(i)(B), A land use element that includes a statement of the projections for and standards of population density; and • Section 10-9a-403 (2)(a)(i)(D), A transportation and circulation element that correlates with the population projections, the employment projections, and the proposed land use element of the general plan.		Goal: Goals 1, 2, and 3 Tactic Type: Policy Change Implementation Lead: Legislature Cost: Time & Effort

45	Convene a working group to discuss broad sales tax policy reform and recommend changes to remove barriers to	
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redevelopment of commercial land into housing.	
Problem: Utah's current sales tax structure, which uses point-of-sale as the primary value in tax distribution calculations, incentivizes local governments to zone land as commercial that might otherwise be suitable for housing. Tax revenue is necessary to fund the many needs and services of a city. The current distribution system has led to counterproductive competition between communities for sales tax-generating businesses. This also discourages cities from zoning for high-density housing in places where commercial may also be viable. Solution: Review and revise the state's system of sales tax distribution to better balance planned land uses within a community. Any revisions to this policy would need to hold cities harmless to ensure that current services, debt repayment, and other municipal functions are not disrupted. Other Considerations: ● Include population in calculation.	Goal: Goals 1, 2, and 3 Tactic Type: Policy Change Implementation Lead: Legislature Cost: Time & Effort

46	Convene a working group to explore extending, monitoring, and expanding funding for rental assistance programs.	
	Problem: As federal rental assistance has evaporated, low income individuals are being squeezed out of housing into homelessness. Solution: The state could offer very low income Utahns rental assistance to ensure that they remain sheltered, which allows them to seek or retain employment and better their situation. This could include Housing Choice Vouchers. Other Considerations: ● Consider a program specifically for seniors.	Goal: Goals 1 and 3 Tactic Type: Strategic Investment Implementation Lead: Legislature Cost: Ongoing, Significant Cost

5. IMPLEMENTATION PLAN

Housing Plan Implementation

This plan's tactics list is intended to drive action and serve as a work plan for policy- and decision-makers across all sectors touching housing. Implementing this housing strategy will require cooperation and focused efforts by all stakeholders. Implementation may also look different in each region of the state. Below is a summary of recommended implementation next steps.

All Stakeholders

- Actively refer to the goals and guiding principles of this Housing Strategic Plan as a foundation for housing policy dialogue at the state, regional, local, and project levels.
- Identify tactics that could be implemented within your organization's decision-making level, and take steps to advance them.
- Document and widely promote successes and outcomes.

Legislative Branch Implementation Lead

- Review and discuss the Utah Housing Strategic Plan at Political Subdivisions and other relevant legislative committee meetings.
- Identify "Policy" and "Investment" tactics ready for implementation.
- Identify legislative sponsors and open bill files.
- Initiate work to advance tactics, track progress, and monitor outcomes.

Executive Branch Implementation Lead

- Identify "Initiatives" and "Data" tactics ready for implementation.
- Identify the appropriate agency champions to lead implementation.
- Initiate work to advance tactics, track progress, and monitor outcomes.
- Update the [Utah Housing Metrics Dashboard](#) quarterly.
- Present progress updates annually, per state code, 63J-4-402, to the Political Subdivisions Interim Committee.

Local Governments, Quasi Government, and Private / Non-Profit Implementation Leads

- Review and discuss the Utah Housing Strategic Plan at conferences, meetings of city councils and planning commissions, Councils of Government, Associations of Governments, professional association, and any other venues for promotion and dissemination of the Strategic Plan.
- Identify "Policy," "Investment," "Initiatives," and "Data" tactics ready for implementation at the local or private level.
- Identify the appropriate champions to lead implementation of key tactics.
- Initiate work to advance tactics, track progress, and monitor outcomes.

Ongoing Updates

This plan will be updated at least every four years to reflect progress accomplished by all stakeholders in the housing space, and changing economic and market conditions, housing costs and affordability rates, and demographics. Future updates will be managed by a streamlined new housing division.

Appendices



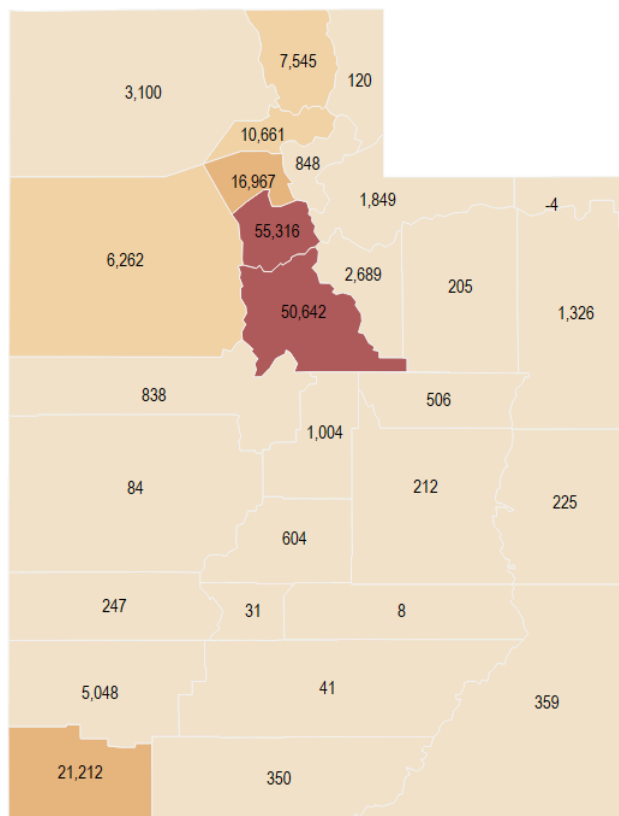
Appendix A - BACKGROUND

BACKGROUND

Today's Housing - Too Few and Too Expensive

Across the country, rapid population growth coupled with decades of housing underproduction has resulted in a critical shortage of housing units and rising housing costs. While this issue is felt nationwide, Utah stands out as it is one of the fastest growing states in the nation and faces unique pressures on its housing market. Despite years of strong growth, the number of homes being built in Utah has not kept pace with need overall. GPI estimates that Utah has a cumulative shortage of 35,000 homes in 2024, and a projected demand of 188,000 new homes by 2030.

Projected housing demand by county from 2024-2030
Kem C. Gardner Policy Institute



to prevent homelessness, and market-rate rental and ownership options. Rural areas face unique housing challenges that will require different strategies than urban areas.

There is a significant lack of housing programs and funding aimed specifically at the 30-60% AMI range. This lack of targeted support creates a major barrier, making it more difficult for families in this income bracket to secure safe, affordable, and stable housing. Affordable housing is not being produced by the market because it does not meet the financial requirements of private builders, even if all regulatory requirements were removed. To increase the supply of affordable housing for the lower AMI ranges, public subsidy will be necessary. Utah's lower income renters are challenged with finding housing that meets current health and safety standards; multiple costly application fees, credit, and background checks; threat of eviction; court judgements; lengthy lease commitments; cost prohibitive damage deposits; and monthly rents that do not match available wages.

Those looking to purchase a home also face challenges. The year-over-year median sales price of a home peaked in February 2022 with a record 28.2% increase, according to [GPI](#). Price increases have since leveled and are increasing at more reasonable rates, but housing continues to remain out of reach for many. [GPI](#) found that in 2023, only 15% of Utah's renter households had enough income to purchase a modestly priced \$300,000 to \$400,000 home, and there are very few housing options available at this price point for those that are ready to purchase.

Utah's housing challenges are not unique, and states across the nation are facing similar housing shortages and affordability constraints. The Covid-19 pandemic sparked a national surge in relocation trends, with more people moving to Utah due to its desirable quality of life, strong economy, and growing job opportunities. This influx of residents has placed additional pressure on an already tight housing market. Economic factors, including historically high interest rates, a persistent labor shortage, and supply chain disruptions, have further constrained housing development. While these challenges echo some of those seen during the Great Recession, they are compounded by new and unique pressures.

Utah's distinctive approach to problem solving, the "Utah Way," provides a model for addressing these challenges. Grounded in collaboration, innovation, and a proactive mindset, this approach works to confront the housing challenges in a way that brings all stakeholders together to find viable and long-term solutions.

In response to Utah's housing supply and affordability issue, some have suggested that the state should raise wages. While raising wages would certainly help low- and middle-income Utahns afford a greater share of housing costs, it is not a sufficient solution to the state's housing affordability crisis and could possibly lead to further housing price increases. Utah's affordability problem is fundamentally driven by a supply shortage in the face of rapid, sustained population and economic growth. In a market with a significant supply shortage, an increase in demand (even if driven by higher wages) can simply lead to further price inflation in the short to medium term. If an increase in a worker's income is immediately absorbed by a corresponding increase in rent or mortgage costs, the affordability problem for that individual is not solved.

The state of Utah has limited policies to actively raise wages beyond the federal baseline. The state has opted to utilize tax credits to support low-income workers and to invest in economic

development initiatives that increase potential opportunities to find higher wage employment than they would otherwise.

States generally have three primary policy options to boost wages: legislative mandates, tax policy, and strengthening worker power. Utah's existing policies for wage support and regulation center on compliance with federal law and targeted tax relief.

Tomorrow's Housing - A Variety of Housing Types and Price Points

During the summer of 2023, over 28,000 Utah residents shared their vision for the state's future in the [Guiding Our Growth](#) survey. Utahns in urban and rural areas consistently responded that they wanted to see their communities offer a variety of housing options and price points, and in locations where they can easily reach desired opportunities. They overwhelmingly favored building up rather than out, and when new greenfield development was necessary, they favored thoughtfully designed master-planned communities complete with parks, trails, community gathering places, and good public transit access.

Utahns want housing that offers opportunities for safe and dignified living regardless of economic status, location, physical ability, or stage of life. This means ensuring that our communities include a mix of single-family detached homes, townhomes, twin homes, condos, accessory dwelling units (ADUs), and apartments. It also means housing options that are priced to not overly-burden households across the spectrum of economic levels.

Communities with a mix of housing types and price points allow Utahns to stay within their same neighborhoods and social networks even as their needs change, e.g. young adults, families with children, empty nesters, or retirees. This means a mix of attached and detached units, large and small lots, rental and for-sale options.

Prior to interest rate increases, Utah was a [leader in the nation](#) for the number of new building permits issued per capita. Utah can again be a housing solutions leader if we work together.

Guiding Our Growth

[Guiding Our Growth](#) was a statewide initiative aimed at engaging residents in a meaningful conversation about how to maintain and enhance quality of life as the state experiences rapid population growth. This effort brought together community voices, local leaders, and policy experts to explore smart, sustainable solutions for managing growth across sectors like transportation, water, land use, and housing. By gathering broad public input through surveys and community meetings, Guiding Our Growth helped ensure that future planning reflects the values and priorities of Utahns.

One of the most significant findings from the public input was the widespread concern about housing affordability and availability. As population growth continues, residents across the state identified housing as a top priority, signifying the urgent need for long-term solutions.

This strategic plan serves as response to these findings, outlining a coordinated approach to increasing housing supply, improving affordability, and expanding access to a diverse range of housing options for all income levels. This plan represents a key step in aligning state policies with public input to support thriving, inclusive communities across Utah.

Appendix B - TIMELINE & CONTRIBUTORS

TIMELINE

KEY MILESTONES	START	COMPLETE
Project Management	Sept 2024	Ongoing
PHASE I		
Project Kickoff	Sept 8, 2024	
Project Charter	Sept 10, 2024	Sept 24, 2024
Plan Development		
Technical and Steering Committee meetings	Oct 4, 2024	Jan 10, 2025
Stakeholder Engagement		
Legislator and key stakeholder outreach	Dec 2024	Jan 2025
Public comment period - Phase I Deliverable	Jan 24, 2025	Mar 7, 2025
PHASE II		
Phase Kickoff - Review and Confirm Charter	Apr 1, 2025	
Plan Development		
Technical and Steering Committee meetings	Apr 2025	Sept 2025
Draft Plan published	Sept 30, 2025	
Written report to Political Subdivisions Committee	Statutory Deadline: Oct 1, 2025	
Stakeholder Engagement		
Legislator and key stakeholder outreach	May & Oct 2025	
Present Draft Plan at CHA meeting	Sept 11, 2025	
Public comment period - Phase II Deliverable	Oct 1, 2025	Nov 30, 2025
Present to Political Subdivisions Committee	October 15, 2025	
Final Plan		
Revise and finalize plan based on input	Nov 30, 2025	Dec 19, 2025
Final Plan published	Dec 19, 2025	
Deliver final plan to Political Subs Committee	Statutory Deadline: Dec 31, 2025	

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Appendix C - DATA SOURCES

DATA SOURCES

The successful development and implementation of the Housing Strategic Plan will rely on future collaboration among key state agencies, local governments, and stakeholders. By leveraging insights, resources, and data from these diverse partners, the plan will address housing challenges across the state and align efforts to meet shared housing goals, ensuring a comprehensive and sustainable approach to housing solutions.

Housing Unit Inventory (HUI) Dataset - Specified in Utah Code [63A-16-506, 4a](#), this dataset is published by the Utah Geospatial Resource Center (UGRC) in collaboration with the County Assessors and MPOs. This GIS dataset builds on the tax parcels maintained by the County Assessors and Recorders that includes the parcels' geographic location and built year, by adding a count of housing units and housing type for each residential property. The HUI dataset has been completed for Davis, Salt Lake, Utah, Washington, and Weber (Wasatch Front portion) counties since [HB 433 Public Land Geographic Data Amendments \(R. Spendlove\)](#) passed in the 2023 General Session. HB433 does not specify an update frequency for the HUI but it could certainly be updated annually by Utah's larger counties with additional support funding (perhaps to UGRC).

Housing Inventory Explorer Web Map - This is an online platform for viewing the HUI dataset. The map includes filters for centers and transit proximity, and year built, making the derivation of statistics for specific time periods relatively straightforward. Parcel records in the housing inventory usually correspond to January 1 or a specific year and updated data for each year becomes available after assessors finalize the property tax roll in the summer of the same year.

Utah Affordable Housing Dashboard - The Kem C. Gardner Policy Institute developed the Utah Housing Affordability Dashboard in partnership with the Utah Department of Workforce Services. The dashboard tracks moderate and affordable housing needs and supply across Utah communities. The information identifies the number of lower-income renter households who cannot find a moderate or affordable residence in the current market by comparing the number of renter households with the number of moderate, affordable, and available rental homes. The dashboard measures home purchase affordability by area at various income levels and tracks existing, deed-restricted, affordable housing supply.

Ivory-Boyer Construction Database - GPI, in partnership with the Ivory-Boyer Real Estate Center, tracks building permit activity across the state, publishing updates quarterly. The construction report provides an in-depth analysis of both residential and non-residential trends. The public-use database contains 40 years of detailed monthly permit data for Utah localities.

Utah Association of Realtors Database - The Utah Association of Realtors maintains a restricted-access database of real estate market statistics of all home sales and prices. They produce an aggregated report every month reporting the total number of units sold and the median sales price by county during the reporting period.

MIHP Reporting - Most jurisdictions must adopt a moderate-income housing element (MIHP) in their general plan which includes an “analysis of how the jurisdiction will provide a realistic opportunity for development of moderate-income housing within the next five years”. As part of

required annual reporting, municipalities must demonstrate how they are implementing the MIHP.

[Paragon, Utah Mass Appraisal \(PUMA\)](#) - State legislation mandates that county assessors physically inspect and evaluate every property in their jurisdiction at least once every five years to determine its full market value. The Utah Association of Counties is working toward bringing all county assessors into a new mass appraisal system called Paragon Utah Mass Appraisal (PUMA). This new system will allow for annual updates of all real property parcel data across the state using accepted valuation methodologies. The process will also facilitate other enhancements to the assessment process and access to centralized, standardized data. Data will include current land use, ownership, and taxable value.

[American Community Survey](#) - The U.S. Census publishes this detailed dataset, which includes data on housing affordability, construction, vacancy and financing patterns. In addition the survey data includes housing characteristics such as bedroom count, units in structure, building age, facilities, and utility access. Estimates are reported yearly, but sample sizes vary and do not encompass every community. Error margins on this data should be considered.

[Comprehensive Housing Affordability Strategy \(CHAS\)](#) - Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of the American Community Survey data. These data demonstrate the extent of housing programs and housing needs, particularly for low income households. Local governments use the CHAS data to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

[Utah Redevelopment Agency \(RDA\) Database](#) - The Governor's Office of Economic Opportunity maintains a database of all RDA project areas within the state. The database includes data on developed and undeveloped acreage, percentage of project set aside for residential, number of housing units authorized, taxable value, and more.

[Redfin](#) - Redfin is a real estate brokerage that publishes aggregated housing market data collected from multiple listing services and real estate agents from across the country. Data includes the number of new listings, median sales prices, home price index, and median asking rent by region, state, and metro area. Redfin also publishes [WalkScore](#), an index of how walkable a neighborhood is. Walkability refers to the ability to safely walk to services and amenities within a reasonable distance.

[Access to Parks and Trails](#) - WFRC maintains an interactive map that highlights the ability for residents of the Wasatch Front to reach a park or trail system within a 5- or 10-minute walk.

[Housing + Transportation Cost Index](#) - The traditional measure of affordability recommends that housing cost no more than 30% of household income. This benchmark does not account for transportation costs, which are typically a household's second-largest expenditure. The Center for Neighborhood Technology's Housing and Transportation (H+T®) Affordability Index offers an expanded view of affordability, one that combines housing and transportation costs and sets the benchmark at no more than 45% of household income. Costs can be seen from the regional to the neighborhood level.

[Multiple Listing Service](#) - Popularly known as the MLS, this service is a free, nationwide database of real estate listings. MLS also features foreclosures, new construction, resale homes, acreage, lots, land, commercial properties, and investment properties.

[Utah State Tax Commission](#) - For tax collection and distribution purposes, the Tax Commission currently collects data from each county assessor on the parcels of land within each county. Data includes current land use, ownership, and taxable value.

[National Housing Preservation Database](#) - The *National Housing Preservation Database (NHPD)* The *NHPD* is an address-level inventory of federally assisted rental housing in the US. The data in the *NHPD* come from the US Department of Housing and Urban Development (HUD) and the US Department of Agriculture (USDA), and include ten federally subsidized programs. The *NHPD* is updated four times a year in January, April, August, and October.

[Occupational Employment and Wage Statistics \(OEWS\)](#) - The Occupational Employment and Wage Statistics (OEWS) program produces employment and wage estimates for nonfarm establishments throughout the United States. It utilizes the Standard Occupational Classification (SOC) system to categorize jobs into occupations based on their job duties. The visualization below represents the OEWS data for the State of Utah, including its metropolitan and nonmetropolitan areas. This data is published annually. For a comprehensive analysis of Utah occupational data, please visit [Utah Economic Data Viewer](#).

[Home Mortgage Disclosure Act Data](#) - The Home Mortgage Disclosure Act requires financial institutions to maintain, report, and publicly disclose loan-level information about mortgages. These data help show whether lenders are serving the housing needs of their communities; give a range of stakeholders information that helps them make recommendations, decisions, and policies; and shed light on lending patterns that could be discriminatory. Among the data points are loan type, loan purpose, demographic information of the borrower or co-borrowers including race, ethnicity, sex and age, the location of the dwelling, the action the financial institution took on the application, the loan amount, the interest rate, any points and fees charged in connection with the loan, and the property value.

Appendix D - GLOSSARY

GLOSSARY

Accessory Dwelling Unit (ADU) - A small, self-contained residential unit located on the same lot as an existing single-family home. An ADU has all the basic facilities and connections needed for day-to-day living independent of the main home, such as a kitchen, sleeping area, and a bathroom. ADUs can be [internal](#) or external to the primary home.

Active Transportation - Refers to the modes of human-powered mobility, such as biking, walking, etc.

Affordable Housing - Affordable housing has a range of connotations and meanings in different policy areas. Utah Code commonly refers to “affordable housing” as housing offered for sale or rent to households at or below 80% of county median income.

Affordable Housing Density Bonuses - Zoning allowances that permit additional building units or height in exchange for providing affordable housing.

Affordable Housing Financing Tools - Financial programs and incentives (e.g., tax credits, grants, low-interest loans) designed to support the development or preservation of affordable housing.

Affordable Housing Funding Sources - Public and private funding options (e.g., federal tax credits, local subsidies, philanthropy, non-profit programs, low-interest loans) available to finance the construction or renovation of affordable housing.

Affordable Housing Preservation - The effort to maintain or improve existing affordable housing stock to prevent displacement and preserve affordability.

Affordable Housing Rehabilitation - The process of renovating existing properties to preserve habitability and affordability, often through government programs.

Affordable Housing Set-Aside - A percentage of units in a new development reserved for lower-income residents at affordable rates.

Affordable Housing Shortage - The gap between the demand for affordable housing and the available supply.

Affordable Housing Tax Credits - Tax incentives provided to developers or investors for the construction or renovation of affordable housing.

Affordable Housing Trust Fund (AHTF) - A public fund dedicated to financing affordable housing development, typically sourced from public funds or private contributions. The [Olene Walker Housing Loan Fund](#) is a local example.

Annexation - Incorporation of land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Area Median Income (AMI) - The midpoint of a specific area’s income distribution which is calculated on an annual basis by the Department of Housing and Urban Development.

Association of Governments (AOG) - A voluntary association of local governments formed under the authority of the [Utah Interlocal Cooperation Act](#) to provide a common forum to identify, discuss, study, and resolve area or region-wide problems.

Attainable Housing - A term defined by the state in Utah Code [51-12-101](#) and [63H-8-501](#) as for-sale homes not exceeding a purchase price of \$450,000.

Availability - A measure of how many suitable housing options are present for people who need them, taking into account both the physical supply of homes and broader market dynamics.

Building Codes - Standards typically recommended by the International Code Council and adopted by the state that govern the construction, alteration, demolition, occupancy, or other use of buildings used for habitation.

By-Right Development - A zoning term indicating that certain types of development are permitted without the need for local legislative approvals, conditional use permits, or variances, if they follow zoning laws.

Center - An area within a community that contains a mix of uses (live, work, and play), is more intense in development than the surrounding area/neighborhoods, and has transportation choices and connectivity that give people access to opportunities.

Certificates of Occupancy - A document that indicates that a building complies substantially with the applicable building codes, plans and specifications that have been submitted to, and approved by, the local authority.

Commission on Housing Affordability (CHA) - A subcommittee of the Unified Economic Opportunity Commission, identified in Utah Code [35A-8-22](#), that addresses housing affordability through data-driven and collaborative methods to identify housing needs, gaps, and opportunities throughout the State of Utah.

Community Land Trusts (CLTs) - Nonprofit organizations that own land and lease it to individuals or organizations for affordable housing, ensuring long-term affordability.

Community Reinvestment Area (CRA) - As authorized by Utah Code [Title 17C](#), CRAs are political subdivisions of the state, created by the legislative body of a county or municipality for the purpose of stimulating redevelopment. A CRA is authorized to create project areas and use property tax increments from a project area to help pay for infrastructure improvements, affordable housing, or other development projects.

Complexity - How much political, social, environmental, and other factors play into implementing tactics.

Condo Owners Association (COA) - An established community association whereby individual property owners share common interests in community amenities and/or facilities. State laws contain provisions governing COAs, but those laws are enforced in informal proceedings before the association or in civil court and are not overseen by the state. COA registration is mandatory in Utah.

Constructed - A new housing unit that has been built, but not yet awarded a certificate of occupancy.

Construction - Refers to the process of building or assembling housing units.

Cost-burdened - A household is considered cost-burdened if it spends more than 30% of its gross income on housing-related costs, including rent or mortgage payments and utilities.

Deed - A document that gives parties, a seller (grantor) and a buyer (grantee), the right to exchange ownership of property for consideration or a purchase price. The deed must include a valid legal description of the property being conveyed, be notarized, and otherwise follow state regulations.

Deed Restrictions - Legal agreements that limit the use or resale of a property, often used to maintain affordability or prevent speculation.

Density Bonus - A zoning incentive that allows developers to build more units than normally allowed in exchange for community benefits, including affordable housing, in their projects.

Easement - A process that permits the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals, allowing for the installation and maintenance of utilities.

Economic Integration - The process of creating mixed-income communities by promoting a range of housing options for various income levels.

Eminent Domain - Sometimes referred to as condemnation; the power to compel the sale of private property to a condemning agency for a public purpose, subject to payment of just compensation.

Entitlement - Refers to a legally established right to develop, occupy, or use a property, typically as determined through zoning laws, property rights, or contracts.

Eviction - Legal process used by landlords to regain possession of their real property when a tenant refuses to leave. Eviction can occur due to nonpayment of rent, damages, illegal activity, violating the terms of a lease, or the landlord's desire to take possession of the property.

Eviction Protections - Eviction laws are legal protections that make the lease renewal process more predictable, empower tenants to advocate for better living conditions without fear of retaliation, provide limits on exorbitant rent increases to prevent renters from becoming extremely rent-burdened or experiencing displacement, and promote long-term housing stability for low-income and marginalized renters.

Exaction - A mandatory contribution required by a governmental entity as a condition of approval for a development application which may include items such as the dedication of property for utilities, the construction and dedication of public improvements, and monetary payments (including impact fees).

Fair Housing Act - A federal law that prohibits discrimination in housing based on race, color, religion, sex, disability, familial status, or national origin.

Fair Housing Ordinance - Laws that prohibit discrimination in housing based on race, gender, disability, family status, or other protected categories.

First Home Investment Zone (FHIZ) - A tax-increment financing housing program created in 2024 by [SB 268, First Home Investment Zone Act \(W. Harper\)](#).

First-Time Homebuyer Program - A Utah program created in 2024 by [SB 240 First-time Homebuyer Assistance Program \(W.A. Harper\)](#) and designed to help first-time homebuyers access homeownership by providing down payment assistance, tax incentives, or interest rate buy-downs.

Gap financing - Financial assistance is provided to make up the difference between the available funding and the total cost of a housing project, often to assist with affordable housing development.

Goal - A broad statement of intent that describes a desired future state.

GPI - See Kem C. Gardner Policy Institute.

Greenfield - Natural or agricultural lands that are currently undeveloped.

Guiding Principles - Broad, strategic guidelines that provide a framework for how stakeholders agree to work together.

Home Ownership Promotion Zone (HOPZ) - A tax-increment financing housing program created in 2024 by [SB 168, Affordable Building Amendments \(L. Fillmore\)](#).

Homeless Resource Center - A facility that provides essential services, support, and temporary shelter to individuals and families experiencing homelessness.

Homeowners Association (HOA) - An established community association whereby individual property owners share common interests in community amenities and/or facilities. State laws contain provisions governing HOAs, but those laws are enforced in informal proceedings before the association or in civil court and are not overseen by the State. HOA registration is mandatory in Utah.

Household - The U.S. Census Bureau defines a household as all people who live in a housing unit, such as an apartment or house, as their primary residence. This includes people who are related by family, and unrelated people who share the housing unit, such as employees, foster children, or lodgers. A household can also be made up of a single person or a group of unrelated people, such as roommates or partners.

Housing and Transit Reinvestment Zone (HTRZ) - A tax-increment financing housing and transit program amended in 2024 by [SB 208, Housing and Transit Reinvestment Amendments \(W. Harper\)](#).

Housing Choice Vouchers - A federal program that provides rental assistance to low-income individuals and families, allowing them to rent from private landlords.

Housing Stability - The ability for Utahns to have access to safe, clean, affordable housing without fear of losing it.

Housing Subsidy - Government or private investments to help lower the price of housing. This may refer to individual assistance or development of new housing.

Housing Supply - The number of homes available for rent or sale in a given market.

Impact Fees - Fees charged to developers to offset the cost of public infrastructure and services required to support new development (e.g., roads, utilities).

Inclusionary Zoning - Zoning regulations that require developers to include a certain percentage of affordable units in new residential developments. Except as part of a master development agreement, inclusionary zoning is prohibited in Utah by Utah Code [10-9a-535](#) (municipalities), Utah Code [17-27A-531](#) (counties).

Income Restricted Affordable Housing - Refers to housing units where the rent is set based on the area's median income. These units are designed for low-income individuals or families who may not be able to afford market rent units.

Infill Development - The process of developing vacant or redeveloping underused land within existing urban areas, often as a means to increase housing density and reduce urban sprawl.

Infrastructure - Infrastructure refers to the essential facilities and utility systems needed to support a community.

Internal Accessory Dwelling Units (IADU) - Defined in Utah Code [10-9a-530](#) (municipalities) and Utah Code [17-27a-526](#) (counties); an accessory dwelling unit created within a primary dwelling, within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created, and for the purpose of offering a long-term rental of 30 consecutive days or longer.

Judgments - Legal decisions related to unpaid debts secured by property. It can result in eviction or other actions.

Just-Cause Eviction - A policy that prevents landlords from evicting tenants without a valid reason, offering tenants more stability and protection.

Kem C. Gardner Policy Institute (GPI) - The University of Utah's Kem C. Gardner Policy Institute, housed in the David Eccles School of Business, is Utah's premier economic and public policy research institute. The institute develops and shares economic, demographic, public finance, and public policy research that sheds light and helps state leaders make informed decisions.

Land Banking - The practice of acquiring and holding land for future development, often used to secure land for affordable housing before it is developed.

Land Use Academy of Utah (LUAU) - This is an [online resource library](#) compiled through a joint effort between the Utah League of Cities and Towns and the Office of the Property Rights Ombudsman.

Land Use Authority - A person, board, commission, agency, or other body designated by the local legislative body to act upon a land use application.

Land Use Regulations - Refers to the set of rules, standards, and guidelines established by governmental authorities or planning bodies that govern land use, development, and urban growth. These regulations are designed to guide how land is developed, used, and managed to ensure organized, sustainable, and balanced growth while promoting public safety, welfare, and environmental protection.

Land Value Tax - A tax that is levied only on the value of land, not buildings, encouraging land development and reducing speculation.

Legacy Cities - A city that has been largely built out, or has developed all available land within its borders. These are well-established, older cities.

Limited-Equity Cooperatives (LEC) - A homeownership model in which residents purchase a share in a development. The share is sold at a price determined by formula, which is designed to maintain affordability at purchase and over the long term.

Low-Income Housing Tax Credit (LIHTC) - A federal tax incentive program used to encourage the development and rehabilitation of affordable rental housing for low-income households.

Land Use, Development, and Management Act (LUDMA) - The state law for land use which applies to all cities, towns, and counties throughout Utah. Municipal LUDMA (for cities and towns) can be found in Utah Code [Title 10, Chapter 9a](#). County LUDMA is contained within Utah Code [Title 17, Chapter 27a](#).

Market-Rate Housing - Refers to non-subsidized properties that are rented or owned by those who pay market-rate rents or who paid market value to purchase the property.

Master-Planned Developments - See Master-Planned Communities.

Master-Planned Communities - Defined in Utah Code [72-1-102](#), as a land use development designated by the city as a master-planned community; and comprised of a single development agreement for a development larger than 500 acres.

Metrics - Specific measurements used to track progress toward achieving the goals and objectives outlined in a strategic plan.

Metropolitan Planning Organization (MPO) - A federally-required regional transportation organization to conduct coordinated transportation planning, and to receive and distribute federal transportation funding. MPO membership is composed of representatives of the local governments within the MPO boundaries.

Micro-Units - A compact, self-contained living space designed to accommodate a sitting space, sleeping space, bathroom, and kitchenette.

Missing Middle Housing - A term popularized by Opticos/Dan Parolek, that refers to multi-unit, low-rise housing comparable in feel to single-family homes at a middle scale between lower-density detached single-family houses and higher-density multifamily complexes. Because this type of development is scarce in many communities, it is referred to as “missing middle.” It is critical to note that missing middle housing types will look different in every community, as a key component of their placement is being designed to fit into and enhance existing communities. However, common examples include cottages, bungalows, courtyard apartments, duplexes, triplexes, fourplexes, townhouses, and live-work units.

Mixed-Use Developments - See Mixed-Use.

Mixed-Use - Refers to development that typically contains residential and commercial uses in the same building or within a small area. For example, a residential building with ground floor retail is a typical mixed-use development.

Moderate-Income Housing Plan (MIHP) - Utah Code [10-9a-408](#) requires certain municipalities and counties to include an MIHP element in their general plan. Cities and counties must outline their preferred strategies and implementation progress toward advocating for long-term affordability and preservation.

Modular Housing - Housing built using prefabricated components that are assembled on-site, often used for both affordable and emergency housing. Modular housing units must be connected to a foundation.

Multifamily Housing - Residential buildings that contain multiple separate housing units, such as duplexes, triplexes, or apartment complexes.

Naturally Occurring Affordable Housing (NOAH) - Existing market-rate housing that is affordable to low- and moderate-income households without government subsidies.

Non-Governmental Organization (NGO) - A voluntary group of individuals or organizations, usually not affiliated with any government, that is formed to provide services or to advocate a public policy. Although some NGOs are for-profit corporations, the vast majority are nonprofits.

Non-productive public land - Land owned by a any public entity that is not currently a part of an identified, specific current or future use, excluding State Trust Lands, US Forest Service, or US Bureau of Land Management

Ordinance - A written law duly adopted by the local legislative body regulating land development in a community. Each community's land use laws are unique, and each community has significant flexibility within state law to adopt land use laws that fit their community's needs.

Owner-Occupancy Requirement - A policy requiring that the homeowner live in the property as their primary residence, often applied to ADUs.

Permanent Supportive Housing (PSH) - PSH is a model that combines low-barrier access to affordable housing and dedicated supportive services to help individuals and families lead more stable lives. PSH targets people, particularly the homeless or chronically homeless, and those with psychiatric disabilities, chronic health challenges, or other barriers to accessing or retaining stable housing. PSH provides robust supportive services to reduce instability in housing. PSH projects deliver supportive services through a combination of on-site services and linkages to available community services. PSH projects have tenant selection policies that prioritize people who have been homeless the longest or have the highest service needs as evidenced by vulnerability assessments. PSH units are rent restricted at or below 35% of Area Median Income and are required to have a minimum 15-year commitment of project based rent subsidy. Owners and operators of PSH for the chronically homeless must utilize the Coordinated Entry System (CES) from the applicable Continuum of Care, if available, though not exclusively.

Permitted Use - The type of development use that has been approved by the local planning authority through the issuance of a building permit.

Planned Unit Development (PUD) - A planned unit development (PUD) is a flexible zoning tool that allows developers to create a community with a mix of land uses, buildings, and open spaces. A PUD can be part of a Master-Planned Community or a smaller, stand-alone project.

Pre-Approved Housing Designs - Standardized building designs that have been approved by an applicable government entity in advance, making the permitting and approval process faster and more streamlined for developers.

Prefab Housing - See Modular.

Private Activity Bond (PAB) - A tax-exempt security issued by or on behalf of a local or state government. PABs are issued for projects that carry special financing benefits, such as funding hospitals or airports.

Progressive Property Tax - Tax system that increases the tax rate on higher-value properties, often used to discourage land speculation and promote affordable housing.

Public Housing Authority - State, county, municipality or other governmental entity or public body or agency or instrumentality of these entities that is authorized to engage or assist in the development or operation of low-income housing under the United States Housing Act of 1937 in accordance with 24 CFR §5.100.

Public Services - Essential resources and facilities provided by government agencies or other organizations to promote the well-being, safety, and quality of life of the general public. These include healthcare facilities, educational institutions, libraries, emergency services like police and fire departments, and other community support systems.

Public-Private Partnerships (P3s or PPPs) - Collaborative agreements between government agencies and private developers to fund and build affordable housing projects.

Rapid Housing - Permanent housing intervention designed to help individuals and families quickly exit homelessness by obtaining and remaining in permanent housing.

Rent Buyout - A financial offer made by a landlord to tenants, often in the context of gentrification, to incentivize them to leave their units.

Rent Stabilization - Local policies that limit rent increases for specific types of housing to protect renters from excessive rent hikes during periods of high demand. Rent control policies that limit the amount landlords can increase rent, are often applied to older housing units to prevent displacement.

Rental Assistance - Programs that provide support to low-income households by helping them pay rent. These programs offer a monthly subsidy to cover the gap between what the household can afford (usually around 30% of their income) and the actual rent.

Right of First Refusal - A policy that gives tenants the first opportunity to purchase their rental unit before it is sold to a third party.

Right-Sizing Zoning Policies - Zoning adjustments that make it easier to develop affordable housing in areas where there is demand but outdated regulations.

Setbacks - The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.

Shared Equity Housing - A model where homebuyers purchase a share of a property and the remaining equity is owned by a nonprofit or other organization, ensuring long-term affordability.

Single Room Occupancy (SRO) - A type of affordable housing where individual rooms are rented out, often in buildings that were originally designed for hotels or boarding houses. Typically, facilities like restrooms and kitchens are shared amongst tenants.

Site Plan - A site plan is a drawing, to scale, showing uses and structures proposed for a parcel of land. It typically includes lot lines, streets, building sites, public open spaces, buildings, major landscape features (both natural and man-made), and locations of proposed utility lines.

Split-Rate Property Tax - A tax system that taxes land at a higher rate than buildings to encourage land development and reduce speculation.

Stakeholders - All individuals and groups that must be engaged in the tactic for it to be successful and/or who will lead the implementation.

Starter Homes - New construction, for sale at \$450,000 or below.

Station Area Plans (SAPs) - Development plans required to be created by [HB 462, Utah Housing Affordability Amendments \(S. Waldrip\)](#) that focus on areas surrounding transit stations, promoting housing, access to opportunity, environmental sustainability, and transportation connectivity.

Subsidized Housing - Housing that is partially or fully subsidized by government programs or non-profit organizations, typically to make it more affordable for low-income households.

Sustainable Development - Housing development that minimizes environmental impact, often incorporating energy-efficient designs, renewable materials, and green infrastructure.

Tactics - Specific actions or steps taken to implement a strategy.

Tax Increment Financing (TIF) - A development financing tool in which local taxing bodies make a joint investment in the redevelopment of an area with the intent that any short-term gains be reinvested and leveraged so that all taxing bodies will receive larger financial gains in the future. The funds for this investment come from future tax revenues, not otherwise expected to occur but for economic activity enabled by the increased public and private investment in the area. The state has multiple TIF programs that could be used to increase housing including CRA, HTRZ, FHIZ, and HOPZ.

Tenant Protections - Legal provisions aimed at protecting renters from unfair eviction, rent increases, or substandard living conditions.

Transit-Oriented Development (TOD) - A type of mixed-use development within walking distance (up to one-half mile) of a fixed-rail transit stop. TODs typically have sufficient development density to support frequent transit service and a mix of residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to engage in active transportation methods.

Transitional Housing - Broadly refers to a supportive community that offers temporary housing for different segments of the homeless population or those experiencing a crisis.

Unsheltered Homeless - Refers to homeless individuals who live outside or in a building not intended for human habitation, or in which they have no legal right to occupy.

Upzoning - The process of changing zoning laws to allow higher-density development, often to increase housing availability in growing urban areas.

Urbanized - Urbanization refers to the increasing population shift from rural to urban areas, resulting in the growth of cities and towns.

Utah Association of Counties (UAC) - The Utah Association of Counties (UAC) is a voluntary, statewide organization whose members are the 29 counties of Utah. The counties, through their elected officials, direct UAC activities in providing services to county officials. UAC's purpose is to improve the operation of Utah's county governments and thereby improve the quality of services which counties provide to their residents.

Utah Department of Transportation (UDOT) - State agency charged with maintaining the more than 6,000 miles of roadway that constitute the network of state highways in Utah.

Utah Homes Investment Program (UHIP) - A three-year program managed by the Office of State Treasurer and created in 2024 by [HB 572, State Treasurer Investment Amendments \(R. Spendlove\)](#). It provides low-cost deposits to financial institutions, enabling them to offer low-interest loans to developers building attainable homes.

Utah Housing Corporation (UHC) - Created by the legislature in 1975, Utah Housing Corporation is Utah's housing finance agency. It develops and finances safe and affordable housing for low- and moderate-income Utahns and their families. By providing down payment assistance and working with over 65 financial institutions in Utah, UHC acquires and services over \$1 billion in single family mortgages each year, most of which are for first-time homebuyers throughout the state.

UHC also serves as the state's designated allocator of federal and state Low-Income Housing Tax Credits, which along with bonds issued by UHC provide hundreds of millions of dollars each year in financing for rental housing affordable to low-income Utahns and their families.

UHC also serves as a developer on select (mostly rural) housing projects, helping communities throughout the state to address their affordable workforce housing needs.

Utah League of Cities and Towns (ULCT) - A nonpartisan, inter-local government cooperative first organized in 1907. The organization serves 255 cities and towns in the State of Utah, representing municipal government interests with a unified voice at the state and federal levels. ULCT also provides information, training, and technical assistance to local officials on municipal issues and works to create a greater public awareness and understanding of municipal responsibilities, governance, and administration.

Walkability - Describes general pedestrian access and layout of an area related to the safety, comfort, and convenience of the walking environment.

Wasatch Choice Vision - A shared [regional vision](#), developed by public and private sector stakeholders, for coordinated transportation investments, development patterns, and economic opportunities on Utah's Wasatch Front and Back. The Wasatch Choice Vision includes a map and key strategies for enhancing quality of life as Utah grows.

Water-Efficient Landscaping - A term used for low-water requirement landscaping. Also known as localscaping, xeriscaping, or water-wise landscaping.

Zoning - Legislative act of designating areas of a city or county into areas (or zones) that specify allowable uses for real property and size restrictions for buildings within these areas.

Zoning Incentives - Changes in zoning laws or the introduction of incentives (e.g., density bonuses, relaxed parking requirements) to encourage developers to include affordable housing.

Effective 5/7/2025

10-8-85.4 Ordinances regarding short-term rentals -- Prohibition on ordinances restricting speech on short-term rental websites -- Evidence of short-term rental -- Removing a listing.

- (1) As used in this section:
 - (a) "Internal accessory dwelling unit" means the same as that term is defined in Section 10-9a-511.5.
 - (b) "Permit number" means a unique identifier issued by a municipality and may include a business license number.
 - (c) "Request" means a formal inquiry made by a municipality to a short-term rental website that is not a legal requirement.
 - (d) "Residential unit" means a residential structure or any portion of a residential structure that is occupied as a residence.
 - (e) "Short-term rental" means a residential unit or any portion of a residential unit that the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30 consecutive days.
 - (f) "Short-term rental website" means a website or other digital platform that:
 - (i) allows a person to offer a short-term rental to one or more prospective renters; and
 - (ii) facilitates the renting of, and payment for, a short-term rental.
 - (g) "URL" means uniform resource locator.
- (2) Notwithstanding Section 10-9a-501 or Subsection 10-9a-503(1), a legislative body may not:
 - (a) enact or enforce an ordinance that prohibits an individual from listing or offering a short-term rental on a short-term rental website; or
 - (b) use an ordinance that prohibits the act of renting a short-term rental to fine, charge, prosecute, or otherwise punish an individual solely for the act of listing or offering a short-term rental on a short-term rental website.
- (3) If a municipality regulates short-term rentals, Subsection (2)(b) does not prevent the municipality from using a listing or offering of a short-term rental on a short-term rental website as evidence that a short-term rental took place so long as the municipality has additional information to support the position that an owner or lessee violated a municipal ordinance.
- (4) A municipality may adopt an ordinance requiring the owner or lessee of a short-term rental to obtain a business license or other permit from the municipality before operating a short-term rental within the municipality.
- (5)
 - (a) A municipality may not regulate a short-term rental website.
 - (b) If a municipality allows short-term rentals within a portion of or all residential or commercial zones in the municipality, the municipal legislative body may request a short-term rental website to remove a short-term rental listing or offering from the short-term rental website after notice from the municipality, as described in Subsection (6), only if the short-term rental is operating in violation of business license requirements or zoning requirements.
- (6) A municipality that provides a notice to a short-term rental website that a short-term rental within the municipality is in violation of the municipality's business licensing requirements or zoning requirements shall identify in the notice:
 - (a) the listing or offering to be removed by the listing's offering's URL; and
 - (b) the reason for the requested removal.
- (7) If a legislative body imposes transient room tax on the rental of rooms in hotels, motels, inns, trailer courts, campgrounds, tourist homes, and similar accommodations for stays of less than 30 consecutive days as authorized by Section 59-12-352 or 59-12-353:

- (a) the municipality may provide the listing or offering of a short-term rental on a short-term rental website to the county auditor as evidence that the owner or lessee of a short-term rental may be subject to the transient room tax; and
 - (b) the county auditor may utilize the listing or offering of a short-term rental on a short-term rental website when making a referral to the State Tax Commission, as described in Section 59-12-302.
- (8) Subsection (2) does not apply to an individual who lists or offers an internal accessory dwelling unit as a short-term rental on a short-term rental website if the municipality records a notice for the internal accessory dwelling unit under Subsection 10-9a-530(6).

Amended by Chapter 37, 2025 General Session

**MIDWAY CITY
SUMMARIZED QUARTERLY
FINANCIAL STATEMENTS
JUNE 30, 2025**

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MIDWAY CITY
TWELVE MONTHS ENDED JUNE 30, 2025
Comments and Recommendations from Child Richards CPAs & Advisors:

CITY AS A WHOLE:

1. Total cash is at \$24,093,757, of which \$4,881,772 is restricted and \$19,211,984 is unrestricted. See page 4 for details.

GENERAL FUND:

1. General revenues for the twelve months are \$7,629,541 of a budget of \$7,410,936. In total, revenues are \$218,605 over budget.
2. Total expenditures and transfers are under budget by \$1,003,018.
 - a. Of this amount, \$150,104 is from public safety.
 - b. Backnet expenses are over budget to date by \$2,225.
3. The General fund balance is at 32% of revenues right now. It is required to be between 5% and 35%.

CAPITAL PROJECTS FUND:

1. Cash is up by \$264,851 since June 30, 2024. Net change in fund balance has increased primarily due to transfers from the general fund
2. There is \$10,464,943 in unrestricted cash and \$1,922,839 in restricted cash.
3. Budgeted Revenues in this fund are primarily interest earnings, impact fees, and transfers from other funds.

MBA FUND

1. Restricted cash is \$2,629,441.
2. Transfers received to date from General fund are \$327,057.
3. Expenditures total up to \$431,375. The biggest expense of the year is the cemetery bond interest payment for \$189,497.
 - a. Expenses are under budget \$921,919 year-to-date because of the Kem Gardner properties expense having nothing spent.

WATER FUND:

1. Unrestricted cash is down by \$83,635 since June 30, 2024.
2. Revenues are \$139,437 over budget. Most of this is due to high interest revenue of \$672,077.
3. Expenditures are \$252,171 under budget.
4. Capital improvements is \$662,898 over budget to date. Irrigation assessments are \$601,302 under budget.

ICE RINK FUND:

1. Unrestricted cash is \$266,142.
2. Revenues in this fund are under budget \$119,251, due to no transfers taking place yet.

MIDWAY CITY
TWELVE MONTHS ENDED JUNE 30, 2025
Comments and Recommendations from Child Richards CPAs & Advisors:

SOUVENIR FUND

1. Unrestricted cash is \$4,030.
2. Transfers received to date from General fund are \$18,853.
3. Salaries and Benefits are \$4,870 over budget year-to-date.



ACCOUNTANTS REPORT

To the Mayor and Council and Management of
Midway City
Midway, Utah

Management is responsible for the accompanying financial statements of each major fund as of and for the fourth quarter ended June 30, 2025 with a comparative on the balance sheets as of June 30, 2024, and the related statements of revenues, expenses, and changes in fund balances for the period then ended in accordance with accounting principles generally accepted in the United States of America. We have performed compilation engagements in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all of the disclosures and the statements of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and statements of cash flows were included in the financial statements, they might influence the user's conclusions about the City's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to the city.

Supplementary Information

The supplementary information contained on pages 18 to 21 is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement; however, we have not audited or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any assurance on such supplementary information.

Child, Richards CPAs & Advisors

2490 Wall Ave
Ogden, Utah 84401
August 25, 2025

CITY'S CASH RECONCILIATION
FROM BANK ACCOUNTS TO THE GENERAL LEDGER
JUNE 30, 2025

Account Number	GL Account Number	Fund	Reconciled Balance
927	10-11610	General	\$ 122,545
8908	10-11620	Legal Fund	348,562
	10-11630	General Vehicle Replacement	
	15-11500	Cash in Checking Zions	74,422
N/A	15-11520	Backnet Petty Cash	300
926	41-11618	MBA Utah Bond Fund	18,811
8892	41-11610	MBA Open Space	2,902,967
2262	45-11600	Capital - All	4,935,198
4505	45-11605	Capital - Trails Impact	95,224
805	45-11620	Capital - Park Impact	118,160
4913	45-11625	Capital - Parks Contribution	91,063
3958	45-11635	Capital - Transportation Impact	964,232
5106	45-11640	Capital - Roads	523,611
441	51-11610	Water - All	9,570,950
2618	51-11613	Water - Midway Water Lease	2,157,480
1644	51-11615	Water - WT System Improvement	1,936,641
2062	51-11616	Water - Water Impact Fee	265,281
145	57-11600	Ice Rink	218,032
Checking	01-11100	Combined Cash	
XPRESS	01-11120	Combined Cash	90,912
Grand Valley	01-11130	Combined Cash	(340,734.53)
Petty Cash	01-11310	Petty Cash	100
OTHER	01-11400	Returned Checks Clearing	

Total Checking & PTIF	<u>24,093,757</u>
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	Restricted	Unrestricted	Total
General Fund Cash		4,380,933	4,380,933
Capital Projects Fund Cash	1,922,839	10,464,943	12,387,782
Water Fund Cash	-	3,998,304	3,998,304
Ice Rink Fund Cash	-	266,142	266,142
Souvenir Fund Cash		4,030	4,030
MBA Fund Cash	2,629,441	-	2,629,441
CDRA Fund Cash		97,633	97,633
Perpetual Care Fund Cash	329,493		329,493
	<u>4,881,772</u>	<u>19,211,984</u>	<u>24,093,757</u>

Difference between cash accounts and general ledger	<u>\$ (0)</u>
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**ACCOUNTS PAYABLE RECONCILIATION
FROM UNPAID INVOICE REPORT TO GENERAL LEDGER
JUNE 30, 2025**

		UNPAID INVOICE REPORT	GENERAL LEDGER	DIFFERENCE
10-21310	GENERAL	\$ 278,840	\$ 278,840	(1)
15-21310	BACKNET	\$ 1,960	1,960	-
20-21310	CDRA	\$ -	-	-
41-21310	MBA	\$ -	-	-
45-21310	CIP	\$ 182,250	182,250	(1)
51-21310	WATER	\$ 759,235	759,235	0
57-21310	ICE SHEET	\$ 77	77	(0)
58-21310	SOUVENIR	\$ 3,563	3,563	0
		<u>\$ 1,225,925</u>	<u>\$ 1,225,925</u>	<u>\$ (1)</u>

GENERAL FUND (including Backnet Fund)
BALANCE SHEET
JUNE 30, 2025

	<u>JUNE 30, 2025</u>	<u>JUNE 30, 2024</u>	<u>Change</u>
ASSETS:			
Unrestricted Cash	\$ 4,296,398	\$ 3,623,160	\$ 673,238
Assigned Cash	<u>84,535</u>	<u>45,686</u>	<u>38,849</u>
Total Cash	<u>4,380,933</u>	<u>3,668,846</u>	<u>712,087</u>
Receivables and Prepaids	<u>2,514,873</u>	<u>2,153,869</u>	<u>361,004</u>
Total Assets	<u>\$ 6,895,806</u>	<u>\$ 5,822,715</u>	<u>\$ 1,073,091</u>
LIABILITIES:			
Accounts Payable	\$ 280,800	\$ 76,775	\$ 204,025
Accounts Payable Backnet	-	-	-
Accrued Expenses	141,088	137,279	3,809
Deposits and Bonds	1,775,136	1,951,928	(176,793)
Deferred Inflows of Resources	<u>2,028,480</u>	<u>2,028,480</u>	<u>0</u>
Total Liabilities	<u>4,225,504</u>	<u>4,194,462</u>	<u>31,042</u>
FUND BALANCES:			
Assigned for Backnet	45,686	45,686	0
Unrestricted, Unassigned	<u>2,624,616</u>	<u>1,582,567</u>	<u>1,042,049</u>
Total Fund Balances	<u>2,670,302</u>	<u>1,628,253</u>	<u>1,042,049</u>
Total Liabilities and Fund Balances	<u>\$ 6,895,806</u>	<u>\$ 5,822,715</u>	<u>\$ 1,073,091</u>
2023 Actual Revenues	7,410,936		
Unrestricted Fund Balance	2,670,302		
Less remaining budgeted transfers to date	<u>(297,402)</u>		
% of Budgeted Revenues (5%-35%)	<u>32%</u>		
\$ Amount below (above) the 35% limitation	<u>220,927.60</u>		

GENERAL FUND (including Backnet Fund)
REVENUES, EXPENSES AND CHANGES IN FUND BALANCE
JUNE 30, 2025

	YTD Actual	Budget to Date	Variance to Date	Annual Budget
Property Taxes	\$ 1,457,192	1,472,800	\$ (15,608)	\$ 1,472,800
Sales Tax	1,519,238	1,500,000	19,238	1,500,000
Telecom and Franchise Fees	583,342	500,000	83,342	500,000
Room Tax	110,288	110,000	288	110,000
Resort Tax	1,216,542	1,200,000	16,542	1,200,000
Highway Tax	352,189	330,000	22,189	330,000
TAP Funds	111,821	135,000	(23,179)	135,000
Licenses and Permits	923,375	811,790	111,585	811,790
C Roads	511,910	525,000	(13,090)	525,000
Other Grants	112,001	112,000	1	112,000
ARPA Grant	-	-	-	-
Charges for Services	434,634	421,197	13,437	421,197
Backnet Revenues	106,213	106,131	82	106,131
Miscellaneous Revenues	190,796	187,018	3,778	187,018
Total Revenue	7,629,541	7,410,936	218,605	7,410,936
		-		
Mayor and Council	137,203	143,234	6,031	143,234
Administration	903,357	905,973	2,616	905,973
Professional Services	377,869	441,500	63,631	441,500
Contract Services	74,039	74,100	61	74,100
Non-Departmental	190,789	253,585	62,796	253,585
Buildings	336,630	343,054	6,424	343,054
Equipment Maintenance	332,008	332,154	146	332,154
Planning and Zoning	557,483	562,408	4,925	562,408
Building Safety	256,936	256,989	53	256,989
Public Safety	560,471	710,575	150,104	710,575
Economic Development	25,000	25,000	-	25,000
Streets	336,682	405,473	68,791	405,473
Parks and Recreation	390,560	462,671	72,111	462,671
Cemetery	344,451	361,685	17,234	361,685
Tourism and Culture	97,012	131,325	34,313	131,325
Backnet Expenses	69,325	67,100	(2,225)	67,100
Transfer to CDRA Fund	525	87,100	86,575	87,100
Transfer to CIP Fund (Streets)	699,527	699,527	-	699,527
Transfer to Ice Rink	-	178,593	178,593	178,593
Transfer to CIP Fund	551,716	551,716	-	551,716
Transfer to MBA Fund	327,056	351,694	24,638	351,694
Transfer to Souvenir Shop	18,853	26,449	7,596	26,449
Total Expenditures	6,587,492	7,371,905	784,413	7,371,905
Change in Fund Balance	\$ 1,042,049	\$ 39,031	\$ 1,003,018	\$ 39,031

**CAPITAL PROJECTS FUND
BALANCE SHEET
JUNE 30, 2025**

	JUNE 30, 2025	JUNE 30, 2024	Change
ASSETS:			
Unrestricted Cash	\$ 10,464,943	\$ 10,385,797	\$ 79,146
Restricted & Committed Cash	1,922,839	1,737,134	185,705
Total Cash	12,387,782	12,122,931	264,851
Total Assets	<u>\$ 12,387,782</u>	<u>\$ 12,122,931</u>	<u>\$ 264,851</u>
LIABILITIES:			
Accounts Payable	\$ 182,250	\$ 211,740	\$ (29,490)
Deferred Inflow of Resources	90,000	90,000	-
Retainage Payable	-	-	-
Total Liabilities	272,250	301,740	(29,490)
FUND BALANCES:			
Restricted for Class C Roads	809,632	1,064,056	(254,424)
Restricted for Highway Tax	-	-	-
Restricted for Park Impact Fees	(58,378)	-	(58,378)
Restricted for Trails Impact Fees	28,915	-	28,915
Restricted for Transportation Impact Fees	831,732	586,291	245,441
Restricted for TAP Tax	119,875	-	119,875
Committed for Park Construction	91,063	86,787	4,276
Committed for Parking	100,000	-	-
Assigned for other Capital Projects	10,192,694	10,084,057	108,637
Total Fund Balances	12,115,532	11,821,191	294,341
Total Liabilities and Fund Balances	<u>\$ 12,387,782</u>	<u>\$ 12,122,931</u>	<u>\$ 264,851</u>

CAPITAL PROJECTS FUND
REVENUES, EXPENSES AND CHANGES IN FUND BALANCE
JUNE 30, 2025

	YTD Actual	Budget to Date	Variance to Date	Annual Budget
Impact Fees	\$ 510,844	\$ 381,910	\$ 128,934	\$ 381,910
Interest Earnings	297,261	273,630	23,631	273,630
Grant Revenue	540,000	750,000	(210,000)	750,000
Transfer From General (Streets)	699,527	699,527	-	699,527
Transfer From General	650,395	650,395	-	650,395
Interfund Services	-	-	-	-
Miscellaneous	-	-	-	-
 Total Revenue	 2,698,027	 2,755,462	 (57,435)	 2,755,462
 Parking	 -	 -	 -	 -
Sidewalks	-	25,000	25,000	25,000
Buildings	254,715	275,437	20,722	275,437
Streets	776,940	1,303,892	526,952	1,303,892
Parks and Recreation	1,137,343	2,620,517	1,483,174	2,620,517
Cemetery	1,800	220,000	218,200	220,000
Vehicles	232,888	419,902	187,014	419,902
 Total Expenditures	 2,403,686	 4,864,748	 2,461,062	 4,864,748
 Change in Fund Balance	 \$ 294,341	 \$ (2,109,286)	 \$ 2,403,627	 \$ (2,109,286)

**MBA FUND
BALANCE SHEET
JUNE 30, 2025**

	JUNE 30, 2025	JUNE 30, 2024	Change
ASSETS:			
Restricted Cash	\$ 2,629,441	\$ 2,629,441	\$ -
Unrestricted Cash	<u>-</u>	<u>-</u>	<u>-</u>
Total Cash	<u>2,629,441</u>	<u>2,629,441</u>	<u>-</u>
Total Assets	<u><u>\$ 2,629,441</u></u>	<u><u>\$ 2,629,441</u></u>	<u><u>\$ -</u></u>
LIABILITIES:			
Accounts Payable	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Liabilities	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES:			
Assigned for MBA	<u>2,629,441</u>	<u>2,629,441</u>	<u>-</u>
Total Fund Balances	<u>2,629,441</u>	<u>2,629,441</u>	<u>-</u>
Total Liabilities and Fund Balances	<u><u>\$ 2,629,441</u></u>	<u><u>\$ 2,629,441</u></u>	<u><u>\$ -</u></u>

MBA FUND
REVENUES, EXPENSES AND CHANGES IN FUND BALANCE
JUNE 30, 2025

	YTD Actual	Budget to Date	Variance to Date	Annual Budget
Interest Earnings	104,318	93,600	10,718	93,600
Transfer From General	327,057	351,694	(24,637)	351,694
 Total Revenue	 431,375	 445,294	 (13,919)	 445,294
 Kem Gardner Properties	 -	 1,000,000	 1,000,000	 1,000,000
Small Parcel Pres Fund	-	25,000	25,000	25,000
Open Space Bond Prinicipal	189,497	189,400	(97)	189,400
Open Space Bond Interest	128,044	137,294	9,250	137,294
Cemetery Bond Principal	-	-	-	-
Cemetery Bond Interest	-	-	-	-
Insurance & Surety Bonds	-	1,400	1,400	1,400
Professional Services	3,239	200	(3,039)	200
Miscellaneous	110,595	-	(110,595)	-
 Total Expenditures	 431,375	 1,353,294	 921,919	 1,353,294
 Change in Fund Balance	 \$ -	 \$ (908,000)	 \$ 908,000	 \$ (908,000)

**WATER FUND
BALANCE SHEET
JUNE 30, 2025**

	JUNE 30, 2025	JUNE 30, 2024	Change
ASSETS:			
Unrestricted Cash	\$ 3,998,304	\$ 4,081,939	\$ (83,635)
Restricted Cash	-	-	-
Total Cash	<u>3,998,304</u>	<u>4,081,939</u>	<u>(83,635)</u>
Receivables, Prepaids, and Inventory	67,901	68,670	(769)
Investment in Joint Venture	7,973,234	7,973,234	-
Pension Related Assets	50,341	50,341	-
Gross Capital Assets	61,080,899	61,080,899	-
Accumulated Depreciation	<u>(6,047,048)</u>	<u>(5,747,048)</u>	<u>(300,000)</u>
Total Assets	<u><u>\$ 67,123,630</u></u>	<u><u>\$ 67,508,035</u></u>	<u><u>\$ (384,405)</u></u>
LIABILITIES:			
Accounts Payable	\$ 759,235	\$ 79,339	\$ 679,896
Customer Deposits	67,808	67,808	-
Pension Related Liabilities	<u>23,599</u>	<u>23,599</u>	<u>-</u>
Total Liabilities	<u>850,642</u>	<u>170,746</u>	<u>679,896</u>
FUND BALANCES:			
Net Investment in Capital Assets	55,033,851	55,333,851	(300,000)
Restricted for Impact Fees	-	-	-
Assigned for Water Improvements	1,317,355	1,247,970	69,385
Unrestricted, Unassigned	<u>9,921,782</u>	<u>10,755,468</u>	<u>(833,686)</u>
Total Fund Balances	<u>66,272,988</u>	<u>67,337,289</u>	<u>(1,064,301)</u>
Total Liabilities and Fund Balances	<u><u>\$ 67,123,630</u></u>	<u><u>\$ 67,508,035</u></u>	<u><u>\$ (384,405)</u></u>

WATER FUND
REVENUES, EXPENSES AND CHANGES IN FUND BALANCE
JUNE 30, 2025

	YTD Actual	Budget to Date	Variance to Date	Annual Budget
Sales	\$ 1,081,921	\$ 1,050,000	\$ 31,921	\$ 1,050,000
Leases	128,269	127,700	569	127,700
Pumping Fees	67,830	76,000	(8,170)	76,000
Irrigation Assessment	331,048	350,000	(18,952)	350,000
Impact Fees	244,767	200,300	44,467	200,300
Connections	176,200	130,000	46,200	130,000
Dividends	-	-	-	-
Interest	672,077	629,000	43,077	629,000
Other Revenues	2,275	1,950	325	1,950
Total Revenue	2,704,387	2,564,950	139,437	2,564,950
Salaries and Benefits	385,434	386,013	579	386,013
Maintenance and Supplies	541,934	765,049	223,115	765,049
Utilities	38,219	52,000	13,781	52,000
Professional and Technical	59,172	100,000	40,828	100,000
Depreciation	300,000	300,000	-	300,000
Irrigation Assessments	-	601,302	601,302	601,302
Cooperative Service Pmts	93,711	80,000	(13,711)	80,000
M & I Water Lease	56,049	55,000	(1,049)	55,000
Other Operating Expenses	8,276	58,500	50,224	58,500
Capital Improvements	2,285,893	1,622,995	(662,898)	1,622,995
Transfer to CIP Fund	-	-	-	-
Budgeted Totals	3,768,688	4,020,859	252,171	4,020,859
Less Capitalized Assets				n/a
Less Amortized Bond Principal	-	n/a	n/a	n/a
Total Expenditures	3,768,688	4,020,859	252,171	4,020,859
Change in Fund Balance	\$ (1,064,301)	\$ (1,455,909)	\$ 391,608	\$ (1,455,909)

**ICE RINK FUND
BALANCE SHEET
JUNE 30, 2025**

	JUNE 30, 2025	JUNE 30, 2024	Change
ASSETS:			
Unrestricted Cash	\$ 266,142	\$ 258,983	\$ 7,159
Total Cash	<u>266,142</u>	<u>258,983</u>	<u>7,159</u>
Receivables, Prepaids, and Inventory	-	-	-
Gross Capital Assets	761,565	761,565	-
Accumulated Depreciation	(453,642)	(428,242)	(25,400)
Pension Related Assets	<u>16,280</u>	<u>16,280</u>	<u>-</u>
Total Assets	<u><u>\$ 590,345</u></u>	<u><u>\$ 608,586</u></u>	<u><u>\$ (18,241)</u></u>
LIABILITIES:			
Accounts Payable	\$ 77	\$ 263	\$ (186)
Pension Related Liabilities	<u>9,030</u>	<u>9,031</u>	<u>(1)</u>
Total Liabilities	<u>9,107</u>	<u>9,294</u>	<u>(187)</u>
FUND BALANCES:			
Net Investment in Capital Assets	307,923	333,323	(25,400)
Unrestricted, Unassigned	<u>273,315</u>	<u>265,969</u>	<u>7,346</u>
Total Fund Balances	<u>581,238</u>	<u>599,292</u>	<u>(18,054)</u>
Total Liabilities and Fund Balances	<u><u>\$ 590,345</u></u>	<u><u>\$ 608,586</u></u>	<u><u>\$ (18,241)</u></u>

ICE RINK FUND
REVENUES, EXPENSES AND CHANGES IN FUND BALANCE
JUNE 30, 2025

	YTD Actual	Budget to Date	Variance to Date	Annual Budget
Concessions	\$ 129,142	\$ 69,000	\$ 60,142	\$ 69,000
Miscellaneous	10,238	9,438	(800)	9,438
Transfers from General Fund	-	178,593	(178,593)	178,593
Total Revenue	139,380	257,031	(119,251)	257,031
Salaries and Benefits	74,520	93,481	18,961	93,481
Maintenance and Supplies	17,890	40,000	22,110	40,000
Utilities	39,624	39,850	226	39,850
Professional and Technical	-	-	-	-
Depreciation	25,400	25,400	-	25,400
Contracted Services	-	3,300	3,300	3,300
Other Operating Expenses	-	-	-	-
Capital Improvements	-	55,000	55,000	55,000
Transfer to CIP Fund	-	-	-	-
Budgeted Totals	157,434	257,031	99,597	257,031
Less Capitalized Assets	-			n/a
Total Expenditures	157,434	257,031	99,597	257,031
Change in Fund Balance	\$ (18,054)	\$ -	\$ (19,654)	\$ -

SOUVENIR SHOP FUND
BALANCE SHEET
JUNE 30, 2025

	<u>JUNE 30,</u> <u>2025</u>	<u>JUNE 30,</u> <u>2024</u>	<u>Change</u>
ASSETS:			
Unrestricted Cash	\$ 4,030	\$ 4,708	\$ (678)
Total Cash	<u>4,030</u>	<u>4,708</u>	<u>(678)</u>
Receivables, Prepaids, and Inventory	-	-	-
Gross Capital Assets	46,844	46,844	-
Accumulated Depreciation	-	-	-
Pension Related Assets	<u>24,515</u>	<u>24,515</u>	<u>-</u>
Total Assets	<u>\$ 75,389</u>	<u>\$ 76,067</u>	<u>\$ (678)</u>
LIABILITIES:			
Accounts Payable	\$ 3,563	\$ 4,241	\$ (678)
Pension Related Liabilities	<u>12,256</u>	<u>12,256</u>	<u>-</u>
Total Liabilities	<u>15,819</u>	<u>16,497</u>	<u>(678)</u>
FUND BALANCES:			
Net Investment in Capital Assets	46,844	46,844	-
Unrestricted, Unassigned	<u>12,726</u>	<u>12,726</u>	<u>-</u>
Total Fund Balances	<u>59,570</u>	<u>59,570</u>	<u>-</u>
Total Liabilities and Fund Balances	<u>\$ 75,389</u>	<u>\$ 76,067</u>	<u>\$ (678)</u>

SOUVENIR SHOP FUND
REVENUES, EXPENSES AND CHANGES IN FUND BALANCE
JUNE 30, 2025

	YTD Actual	Budget to Date	Variance to Date	Annual Budget
Sales	\$ 155,173	\$ 145,000	\$ 10,173	\$ 145,000
Cost of Sales	(71,146)	(70,600)	546	(70,600)
Transfer from General Fund	18,853	26,449	7,596	26,449
Total Revenue	102,880	100,849	18,315	100,849
Salaries and Benefits	92,356	87,486	(4,870)	87,486
Maintenance and Supplies	10,524	13,363	2,839	13,363
Capital Improvements	-	-	-	-
Transfer to CIP Fund	-	-	-	-
Budgeted Totals	102,880	100,849	(2,031)	100,849
Less Capitalized Assets	-			n/a
Less Amortized Bond Principal	-	n/a	n/a	n/a
Total Expenditures	102,880	100,849	(2,031)	100,849
Change in Fund Balance	\$ -	\$ -	\$ 16,284	\$ -

**MIDWAY CITY
EQUITY RESERVES
JUNE 30, 2025**

CLASS C ROADS

	REVENUES	INTEREST	EXPENDITURES	RESERVE
9/30/2021	107,664.20	264.91	4,003.39	864,827.86
12/31/2021	51,267.73	379.14	9,470.98	907,003.75
3/31/2022	102,676.18	581.09	63,163.80	947,097.22
6/30/2022	-	1,219.94	7,581.73	940,735.43
9/30/2022	-	3,090.93	(821.57)	944,647.93
12/31/2022	223,469.13	1,061.26	58,806.63	1,110,371.69
3/31/2023	101,262.25	2,465.72	305,693.37	908,406.29
6/30/2023	60,983.16	4,452.70	171,474.01	802,368.14
9/30/2023	127,334.34	5,339.08	-	935,041.56
12/31/2023	51,816.42	6,228.83	11,493.52	981,593.29
3/31/2024	329,591.35	9,767.45	-	1,320,952.09
6/30/2024	124,405.73	4,514.30	385,815.92	1,064,056.20
9/30/2024	61,780.29	877.23	29,265.68	1,097,448.04
12/31/2024	123,354.64	1,238.67	641,373.52	580,667.83
3/31/2025	201,996.09	3,466.28	21,203.00	764,927.20
6/30/2025	124,779.45	5,023.17	85,097.67	809,632.15
Annual Total	511,910.47	10,605.35	776,939.87	

HIGHWAY TAX

	REVENUES	INTEREST	EXPENDITURES	RESERVE
9/30/2021	81,567.93	-	335,221.09	(1,324,345.11)
12/31/2021	79,669.10	-	(65,256.67)	(1,179,419.34)
3/31/2022	85,662.84	-	(245,461.38)	(848,295.12)
6/30/2022	60,273.22	-	277,706.51	(1,065,728.41)
9/30/2022	81,518.90	-	615,828.21	(1,600,037.72)
12/31/2022	93,146.22	-	212,970.99	(1,719,862.49)
3/31/2023	98,851.57	-	118,660.96	(1,739,671.88)
6/30/2023	74,412.14	-	11,439.61	(1,676,699.35)
9/30/2023	93,100.49	-	-	(1,583,598.86)
12/31/2023	83,548.72	-	44,634.00	(1,544,684.14)
3/31/2024	91,978.04	-	100,000.00	(1,552,706.10)
6/30/2024	78,591.83	-	80,190.00	(1,554,304.27)
9/30/2024	83,984.00	-	48,013.79	(1,518,334.06)
12/31/2024	99,536.81	-	541,361.52	(1,960,158.77)
3/31/2025	-	-	-	-
6/30/2025	168,667.75	-	31,162.67	137,505.08
Annual Total	352,188.56	-	620,537.98	

MIDWAY CITY
EQUITY RESERVES
JUNE 30, 2025

PARK IMPACT FEES				
	REVENUES	INTEREST	EXPENDITURES	RESERVE
9/30/2021	38,000.00	167.75	-	(96,740.49)
12/31/2021	16,000.00	204.43	-	(80,536.06)
3/31/2022	17,000.00	284.17	-	(63,251.89)
6/30/2022	26,000.00	577.64	-	(36,674.25)
9/30/2022	24,000.00	-	-	(12,674.25)
12/31/2022	9,000.00	-	-	(3,674.25)
3/31/2023	8,000.00	-	6,250.00	(1,924.25)
6/30/2023	18,000.00	-	52,500.00	(36,424.25)
9/30/2023	12,000.00	1,976.82	-	(22,447.43)
12/31/2023	13,000.00	2,273.05	125,500.00	(132,674.38)
3/31/2024	9,100.00	2,291.38	70,505.94	(191,788.94)
6/30/2024	22,000.00	1,389.97	1,781.02	(170,179.99)
9/30/2024	19,750.00	277.90	-	(150,152.09)
12/31/2024	16,000.00	393.16	-	(133,758.93)
3/31/2025	17,000.00	532.03	-	(116,226.90)
6/30/2025	57,000.00	849.00	-	(58,377.90)
Annual Total	109,750.00	2,052.09	-	

PARKS CONTRIBUTION				
	REVENUES	INTEREST	EXPENDITURES	RESERVE
9/30/2022	-	481.09	-	79,572.50
12/31/2022	-	692.98	-	80,265.48
3/31/2023	-	909.43	-	81,174.91
6/30/2023	-	1,032.69	-	82,207.60
9/30/2023	-	1,103.39	-	83,310.99
12/31/2023	-	1,152.95	-	84,463.94
3/31/2024	-	1,156.81	-	85,620.75
6/30/2024	-	1,166.30	-	86,787.05
9/30/2024	-	1,183.90	-	87,970.95
12/31/2024	-	1,086.66	-	89,057.61
3/31/2025	-	995.94	-	90,053.55
6/30/2025	-	1,009.48	-	91,063.03
Annual Total	-	4,275.98	-	

**MIDWAY CITY
EQUITY RESERVES
JUNE 30, 2025**

TRAILS IMPACT FEES

	REVENUES	INTEREST	EXPENDITURES	RESERVE
9/30/2021	30,628.00	324.47	180.00	(37,621.92)
12/31/2021	12,896.00	362.34	1,084.66	(25,448.24)
3/31/2022	13,702.00	485.75	45,385.60	(56,646.09)
6/30/2022	20,956.00	922.77	3,073.14	(37,840.46)
9/30/2022	19,344.00	-	50,039.14	(68,535.60)
12/31/2022	7,254.00	-	(2,356.20)	(58,925.40)
3/31/2023	6,448.00	-	-	(52,477.40)
6/30/2023	14,508.00	-	-	(37,969.40)
9/30/2023	9,672.00	6,873.35	-	(21,424.05)
12/31/2023	10,478.00	7,349.28	78,197.72	(81,794.49)
3/31/2024	7,334.60	6,607.97	(60,951.26)	(6,900.66)
6/30/2024	17,732.00	236.87	31,665.88	(20,597.67)
9/30/2024	15,314.00	228.57	40,000.00	(45,055.10)
12/31/2024	12,896.00	316.97	-	(31,842.13)
3/31/2025	13,702.00	428.67	-	(17,711.46)
6/30/2025	45,942.00	684.14	-	28,914.68
Annual Total	87,854.00	1,658.35	40,000.00	

TRANSPORTATION IMPACT FEES

	REVENUES	INTEREST	EXPENDITURES	RESERVE
9/30/2021	104,500.00	460.72	-	21,134.94
12/31/2021	44,000.00	563.21	-	65,698.15
3/31/2022	46,750.00	782.77	-	113,230.92
6/30/2022	71,500.00	1,590.94	-	186,321.86
9/30/2022	73,746.07	4,356.71	-	264,424.64
12/31/2022	42,027.49	3,079.93	-	309,532.06
3/31/2023	22,000.00	3,321.12	-	334,853.18
6/30/2023	49,500.00	4,202.31	-	388,555.49
9/30/2023	33,000.00	5,021.64	-	426,577.13
12/31/2023	36,226.50	5,821.66	-	468,625.29
3/31/2024	25,025.00	6,307.66	-	499,957.95
6/30/2024	79,227.50	7,105.21	-	586,290.66
9/30/2024	53,190.00	8,408.86	-	647,889.52
12/31/2024	44,000.00	8,589.87	100,000.00	600,479.39
3/31/2025	46,750.00	8,344.48	-	655,573.87
6/30/2025	166,848.26	9,309.63	-	831,731.76
Annual Total	310,788.26	34,652.84	100,000.00	

MIDWAY CITY
EQUITY RESERVES
JUNE 30, 2025

WATER IMPACT FEES

	REVENUES	INTEREST	EXPENDITURES	RESERVE
9/30/2021	87,400.00	1,058.98	48,051.17	(1,486,279.16)
12/31/2021	36,800.00	1,172.75	-	(1,448,306.41)
3/31/2022	43,700.00	1,567.20	-	(1,403,039.21)
6/30/2022	62,100.00	3,034.48	-	(1,337,904.73)
9/30/2022	62,867.00	-	-	(1,275,037.73)
12/31/2022	35,266.67	-	-	(1,239,771.06)
3/31/2023	20,700.00	-	-	(1,219,071.06)
6/30/2023	41,400.00	-	-	(1,177,671.06)
9/30/2023	27,600.00	2,405.24	-	(1,147,665.82)
12/31/2023	29,900.00	2,990.37	-	(1,114,775.45)
3/31/2024	20,930.00	2,973.13	-	(1,090,872.32)
6/30/2024	53,437.00	504.62	-	(1,036,930.70)
9/30/2024	50,800.00	690.40	-	(985,440.30)
12/31/2024	39,100.00	1,000.83	139,629.24	(1,084,968.71)
3/31/2025	39,100.00	1,322.57	-	-
6/30/2025	115,766.67	2,052.92	-	117,819.59
Annual Total	244,766.67	5,066.72	139,629.24	

WATER SYSTEM IMPROVEMENTS

	REVENUES	INTEREST	EXPENDITURES	RESERVE
9/30/2021	-	914.25	-	1,080,310.44
12/31/2021	-	952.07	-	1,081,262.51
3/31/2022	1,500,000.00	1,888.29	-	2,583,150.80
6/30/2022	225,000.00	5,523.17	-	2,813,673.97
9/30/2022	-	14,972.56	-	2,828,646.53
12/31/2022	2,200,000.00	29,847.21	-	5,058,493.74
3/31/2023	-	45,983.90	2,321,959.69	2,782,517.95
6/30/2023	-	57,305.92	-	2,839,823.87
9/30/2023	-	53,462.88	1,561,880.29	1,331,406.46
12/31/2023	-	-	-	1,331,406.46
3/31/2024	-	18,234.64	72,537.95	1,277,103.15
6/30/2024	-	13,486.63	42,620.00	1,247,969.78
9/30/2024	-	23,181.61	-	1,271,151.39
12/31/2024	-	23,107.81	19,549.21	1,274,709.99
3/31/2025	-	21,178.64	-	1,295,888.63
6/30/2025	-	21,466.41	-	1,317,355.04
Annual Total	-	88,934.47	19,549.21	

See accountant's compilation report



FINANCIAL SUMMARY

July 2025

MIDWAY CITY
COMBINED CASH INVESTMENT
JULY 31, 2025

COMBINED CASH ACCOUNTS

01-11120	CASH- XPRESS DEPOSIT ACCOUNT	150,119.71
01-11130	CASH - GRAND VALLEY BANK	355,448.72
01-11310	PETTY CASH	100.00
	TOTAL COMBINED CASH	505,668.43
01-11100	TOTAL ALLOC TO OTHER FUNDS	(505,668.43)
TOTAL UNALLOCATED CASH		.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	4,455,016.64
15	ALLOCATION TO BACKNET FUND	9,812.58
20	ALLOCATION TO CDRA FUND	97,632.59
41	ALLOCATION TO MBA FUND	(292,336.53)
45	ALLOCATION TO CIP FUND	5,681,447.17
51	ALLOCATION TO WATER FUND	(9,829,462.13)
57	ALLOCATION TO ICE SHEET FUND	48,016.85
58	ALLOCATION TO SOUVENIR SHOP FUND	6,048.59
79	ALLOCATION TO PERPETUAL CARE FUND	329,492.67
	TOTAL ALLOCATIONS TO OTHER FUNDS	505,668.43
	ALLOCATION FROM COMBINED CASH FUND - 01-11100	(505,668.43)
ZERO PROOF IF ALLOCATIONS BALANCE		.00

MIDWAY CITY
BALANCE SHEET
JULY 31, 2025

GENERAL FUND

ASSETS

10-11100	CASH - COMBINED FUND	4,455,016.64	
10-11610	PTIF - GENERAL ACCOUNT	123,009.92	
10-11620	PTIF - LEGAL FUND	349,884.64	
10-13110	ACCOUNTS RECEIVABLE	(252,860.88)	
10-13111	PROPERTY TAX RECEIVABLE	13,861.85	
10-13112	SALES TAX RECEIVABLE	519,772.81	
10-13114	FRANCHISE TAX RECEIVABLE	65,627.80	
10-13116	B & C ROAD RECEIVABLE	61,780.29	
10-13310	OTHER RECEIVABLES	17,604.14	
10-13510	PROPERTY TAX RECEIVABLE - DR	1,411,866.00	
TOTAL ASSETS			6,765,563.21

LIABILITIES AND EQUITY

LIABILITIES

10-21310	ACCOUNTS PAYABLE	179,373.93	
10-21500	WAGES PAYABLE	101,603.74	
10-21700	PUBLIC FACILITIES DEPOSIT	348,499.50	
10-21720	COMPLETION DEPOSIT	402,000.00	
10-21730	BUILDING RENTAL DEPOSIT	(2,265.50)	
10-21740	DEVELOPER FEES - DEPOSIT	533,600.55	
10-22200	401-K PAYABLE	195,474.64	
10-22210	941 PAYABLE	(.02)	
10-22230	STATE WITHHOLDING PAYABLE	(4,371.23)	
10-22260	GARNISHMENT	(5,179.69)	
10-22300	RETIREMENT PAYABLE	(90,841.24)	
10-22500	HEALTH INSURANCE PAYABLE	(60,669.61)	
10-22550	EMPLOYEE DENTAL/VISION PAYABLE	11,799.55	
10-22610	STATE SURCHARGE PAYABLE	1,846.24	
10-23300	CONSERVATION EASEMENT DONATION	6,000.00	
10-23310	IMPROVEMENT BOND DEPOSIT	487,924.18	
10-23312	PROPERTY TAX DEFERRED REVENUE	1,411,866.00	
10-23313	DEVELOPMENT REVENUE DEFERRED	723.08	
10-23315	DEFERRED INFLOW OF RESOURCES	615,891.00	
10-23326	HISTORIC PRESERVATION COMM.	8,178.17	
TOTAL LIABILITIES			4,141,453.29

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
10-29800	BALANCE - BEGINNING OF YEAR	2,587,727.07	
	REVENUE OVER EXPENDITURES - YTD	36,382.85	
BALANCE - CURRENT DATE			2,624,109.92
TOTAL FUND EQUITY			2,624,109.92

MIDWAY CITY
BALANCE SHEET
JULY 31, 2025

GENERAL FUND

TOTAL LIABILITIES AND EQUITY

6,765,563.21

MIDWAY CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-100 PROPERTY TAX	3,035.70	3,035.70	1,250,000.00	1,246,964.30	.2
10-31-105 PROPERTY TAX (OPEN SPACE BOND)	3,632.64	3,632.64	400,000.00	396,367.36	.9
10-31-110 FEE IN LIEU	3,731.43	3,731.43	40,000.00	36,268.57	9.3
10-31-200 TAX REDEMPTION	5,341.73	5,341.73	35,000.00	29,658.27	15.3
10-31-205 PENALTIES AND INTEREST	211.51	211.51	2,000.00	1,788.49	10.6
10-31-210 PROPERTY TAX REFUND	.00	.00	(1,000.00)	(1,000.00)	.0
10-31-300 SALES AND USE TAXES	118,530.44	118,530.44	1,500,000.00	1,381,469.56	7.9
10-31-400 FRANCHISE TAXES	41,028.95	41,028.95	550,000.00	508,971.05	7.5
10-31-500 TRANSIENT ROOM TAX	6,646.39	6,646.39	135,000.00	128,353.61	4.9
10-31-700 RESORT TAX	99,961.81	99,961.81	1,200,000.00	1,100,038.19	8.3
10-31-750 HIGHWAY TAX	29,484.20	29,484.20	330,000.00	300,515.80	8.9
10-31-800 TAP FUNDS	33,553.98	33,553.98	200,000.00	166,446.02	16.8
TOTAL TAXES	345,158.78	345,158.78	5,641,000.00	5,295,841.22	6.1
<u>LICENSES AND PERMITS</u>					
10-32-100 BUSINESS LICENSES AND PERMITS	6,620.00	6,620.00	25,000.00	18,380.00	26.5
10-32-110 SIGN PERMITS	30.00	30.00	100.00	70.00	30.0
10-32-210 BUILDING PERMITS	90,288.97	90,288.97	475,000.00	384,711.03	19.0
10-32-211 PLAN CHECK, DEPOSITS & OTHER	54,114.09	54,114.09	300,000.00	245,885.91	18.0
10-32-212 CITY SURCHARGE	135.44	135.44	800.00	664.56	16.9
10-32-230 ROAD EXCAVATION INSPECTION FEE	.00	.00	3,500.00	3,500.00	.0
10-32-250 ANIMAL LICENSES	60.00	60.00	725.00	665.00	8.3
TOTAL LICENSES AND PERMITS	151,248.50	151,248.50	805,125.00	653,876.50	18.8
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-560 CLASS "C" ROAD FUNDS	.00	.00	500,000.00	500,000.00	.0
10-33-760 BACKNET GRANT	.00	.00	70,000.00	70,000.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	570,000.00	570,000.00	.0
<u>SERVICES</u>					
10-34-430 MSD - ADMINISTRATION	10,305.26	10,305.26	40,000.00	29,694.74	25.8
10-34-435 MSD - PUBLIC WORKS	2,454.02	2,454.02	33,000.00	30,545.98	7.4
10-34-740 ZONING AND DEVELOPMENT FEES	2,194.50	2,194.50	63,000.00	60,805.50	3.5
10-34-743 DEVELOPMENT ENGINEERING FEES	14,705.00	14,705.00	250,000.00	235,295.00	5.9
10-34-744 DEVELOPMENT LEGAL FEES	1,136.60	1,136.60	55,000.00	53,863.40	2.1
10-34-830 BURIAL AND ASSESSMENTS	5,225.00	5,225.00	55,500.00	50,275.00	9.4
TOTAL SERVICES	36,020.38	36,020.38	496,500.00	460,479.62	7.3

MIDWAY CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS</u>					
10-36-100 INTEREST EARNINGS	2,243.13	2,243.13	20,000.00	17,756.87	11.2
10-36-200 RENTS - BUILDINGS	600.00	600.00	7,200.00	6,600.00	8.3
10-36-201 TOWN HALL RENT	500.00	500.00	14,000.00	13,500.00	3.6
10-36-202 COMMUNITY CENTER RENT	.00	.00	6,000.00	6,000.00	.0
10-36-203 OFFICE BUILDING RENT	2,000.00	2,000.00	24,000.00	22,000.00	8.3
10-36-204 TOWN SQUARE PAVILLION RENTAL	(100.00)	(100.00)	100.00	200.00	(100.0)
10-36-205 SPECIAL EVENTS	650.00	650.00	3,100.00	2,450.00	21.0
10-36-211 TOWN SQUARE RENT	.00	.00	1,200.00	1,200.00	.0
10-36-212 CENTENNIAL PARK RENT	250.00	250.00	400.00	150.00	62.5
10-36-213 HAMLET PARK RENT	150.00	150.00	350.00	200.00	42.9
10-36-214 BURGI HILL PARK RENT	250.00	250.00	750.00	500.00	33.3
10-36-215 ALPENHOF PARK RENT	.00	.00	100.00	100.00	.0
10-36-520 BOND/DEPOSIT FORFEITURE	.00	.00	3,400.00	3,400.00	.0
10-36-720 CEMETERY LOT SALES	2,300.00	2,300.00	60,000.00	57,700.00	3.8
10-36-900 MISCELLANEOUS	.00	.00	6,100.00	6,100.00	.0
TOTAL MISCELLANEOUS	8,843.13	8,843.13	146,700.00	137,856.87	6.0
TOTAL FUND REVENUE	541,270.79	541,270.79	7,659,325.00	7,118,054.21	7.1

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MAYOR AND COUNCIL</u>					
10-41-110 SALARIES AND WAGES	9,012.53	9,012.53	114,394.00	105,381.47	7.9
10-41-130 EMPLOYEE BENEFITS	689.52	689.52	13,698.00	13,008.48	5.0
10-41-230 MILEAGE	.00	.00	2,400.00	2,400.00	.0
10-41-240 OFFICE SUPPLIES AND EXPENSE	300.00	300.00	6,600.00	6,300.00	4.6
10-41-250 DINNER SOCIAL	.00	.00	7,000.00	7,000.00	.0
10-41-330 EDUCATION AND TRAINING	.00	.00	1,000.00	1,000.00	.0
10-41-610 MISCELLANEOUS	.00	.00	8,000.00	8,000.00	.0
10-41-650 BONUSES	.00	.00	4,550.00	4,550.00	.0
TOTAL MAYOR AND COUNCIL	10,002.05	10,002.05	157,642.00	147,639.95	6.3
<u>ADMINISTRATIVE</u>					
10-43-125 SALARIES AND WAGES	53,591.15	53,591.15	587,055.00	533,463.85	9.1
10-43-130 EMPLOYEE BENEFITS	22,550.96	22,550.96	199,572.00	177,021.04	11.3
10-43-145 OVERTIME	1,744.77	1,744.77	16,000.00	14,255.23	10.9
10-43-210 BOOKS,SUB AND MEMBERSHIPS	.00	.00	44,110.00	44,110.00	.0
10-43-220 PUBLIC NOTICES	.00	.00	3,500.00	3,500.00	.0
10-43-230 MILEAGE	.00	.00	2,000.00	2,000.00	.0
10-43-240 OFFICE SUPPLIES AND EXPENSE	1,212.08	1,212.08	33,250.00	32,037.92	3.7
10-43-280 TELEPHONE	1,465.29	1,465.29	17,100.00	15,634.71	8.6
10-43-330 EDUCATION AND TRAINING	.00	.00	6,000.00	6,000.00	.0
10-43-510 INSURANCE AND SURETY BONDS	60.00	60.00	90,178.00	90,118.00	.1
10-43-610 MISCELLANEOUS	.00	.00	1,550.00	1,550.00	.0
10-43-735 CAPITAL OUTLAY - VEHIC REPLACE	.00	.00	1,500.00	1,500.00	.0
TOTAL ADMINISTRATIVE	80,624.25	80,624.25	1,001,815.00	921,190.75	8.1
<u>PROFESSIONAL SERVICES</u>					
10-45-605 ACCOUNTING	.00	.00	18,000.00	18,000.00	.0
10-45-611 LEGAL - GENERAL	5,576.08	5,576.08	100,000.00	94,423.92	5.6
10-45-612 LEGAL - DEVELOPMENT REVIEW	1,136.60	1,136.60	50,000.00	48,863.40	2.3
10-45-613 LEGAL - LITIGATION	.00	.00	20,000.00	20,000.00	.0
10-45-615 COMPUTER SERVICES	4,415.55	4,415.55	78,128.00	73,712.45	5.7
10-45-620 AUDIT	.00	.00	11,000.00	11,000.00	.0
10-45-672 ENGINEERING - GENERAL	.00	.00	50,000.00	50,000.00	.0
10-45-674 ENGINEERING - DEV. REVIEW	.00	.00	250,000.00	250,000.00	.0
TOTAL PROFESSIONAL SERVICES	11,128.23	11,128.23	577,128.00	565,999.77	1.9
<u>CONTRACT SERVICES</u>					
10-47-110 SALARIES AND WAGES	6,972.96	6,972.96	58,822.00	51,849.04	11.9
10-47-130 EMPLOYEE BENEFITS	2,383.39	2,383.39	15,623.00	13,239.61	15.3
TOTAL CONTRACT SERVICES	9,356.35	9,356.35	74,445.00	65,088.65	12.6

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>NON-DEPARTMENTAL</u>						
10-50-140	PUBLIC WORKS WAGES	134,857.89	134,857.89	966,369.00	831,511.11	14.0
10-50-145	PUBLIC WORKS OVERTIME	598.55	598.55	50,000.00	49,401.45	1.2
10-50-150	PUBLIC WORK BENEFITS	55,133.87	55,133.87	413,550.00	358,416.13	13.3
10-50-155	PUBLIC WORKS CELL PHONE	862.04	862.04	13,254.00	12,391.96	6.5
10-50-160	PUBLIC WORKS CLOTHING ALLOW	1,368.63	1,368.63	16,200.00	14,831.37	8.5
10-50-170	PUBLIC WORKS PPE	.00	.00	7,736.00	7,736.00	.0
10-50-250	OFFICE SUPPLIES AND EXPENSE	1,365.95	1,365.95	22,500.00	21,134.05	6.1
10-50-500	ELECTIONS	.00	.00	33,000.00	33,000.00	.0
10-50-615	MISCELLANEOUS	.00	.00	13,470.00	13,470.00	.0
10-50-620	CONTRACT SERVICES	.00	.00	3,000.00	3,000.00	.0
TOTAL NON-DEPARTMENTAL		194,186.93	194,186.93	1,539,079.00	1,344,892.07	12.6
<u>BUILDINGS</u>						
10-51-250	EQUIP,SUPPLIES & MAINTENANCE	4,702.71	4,702.71	27,200.00	22,497.29	17.3
10-51-270	UTILITIES	1,002.46	1,002.46	78,303.00	77,300.54	1.3
10-51-620	CONTRACT SERVICES	351.00	351.00	8,400.00	8,049.00	4.2
TOTAL BUILDINGS		6,056.17	6,056.17	113,903.00	107,846.83	5.3
<u>EQUIPMENT MAINTENANCE</u>						
10-53-250	EQUIP,SUPPLIES & MAINTENANCE	3,310.50	3,310.50	59,639.00	56,328.50	5.6
10-53-255	MISCELLANEOUS EQUIP SUPPLIES	.00	.00	50,000.00	50,000.00	.0
10-53-260	FUEL	.00	.00	37,000.00	37,000.00	.0
10-53-330	EDUCATION AND TRAINING	.00	.00	2,200.00	2,200.00	.0
10-53-740	CAPITAL OUTLAY - VEH. REPL.	.00	.00	90,000.00	90,000.00	.0
TOTAL EQUIPMENT MAINTENANCE		3,310.50	3,310.50	238,839.00	235,528.50	1.4
<u>PLANNING AND ZONING</u>						
10-55-110	SALARIES AND WAGES	43,429.38	43,429.38	449,783.00	406,353.62	9.7
10-55-115	OVERTIME	1,173.03	1,173.03	12,000.00	10,826.97	9.8
10-55-130	EMPLOYEE BENEFITS	17,549.67	17,549.67	144,312.00	126,762.33	12.2
10-55-220	PUBLIC NOTICES	48.57	48.57	3,500.00	3,451.43	1.4
10-55-240	OFFICE SUPPLIES AND EXPENSE	79.19	79.19	5,060.00	4,980.81	1.6
10-55-330	EDUCATION AND TRAINING	.00	.00	4,400.00	4,400.00	.0
10-55-605	MEMBERSHIPS	.00	.00	1,646.00	1,646.00	.0
10-55-610	MISCELLANEOUS	95.29	95.29	6,500.00	6,404.71	1.5
10-55-620	CONTRACT SERVICES	.00	.00	10,000.00	10,000.00	.0
10-55-630	BOOKS & SUPPLIES	.00	.00	200.00	200.00	.0
10-55-735	CAPITAL OUTLAY - VEHIC REPL	.00	.00	1,500.00	1,500.00	.0
TOTAL PLANNING AND ZONING		62,375.13	62,375.13	638,901.00	576,525.87	9.8

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>BUILDING SAFETY</u>					
10-56-110 SALARIES AND WAGES	22,633.47	22,633.47	194,657.00	172,023.53	11.6
10-56-115 OVERTIME	43.64	43.64	7,000.00	6,956.36	.6
10-56-130 EMPLOYEE BENEFITS	7,325.92	7,325.92	75,828.00	68,502.08	9.7
10-56-230 MILEAGE	.00	.00	500.00	500.00	.0
10-56-240 OFFICE SUPPLIES AND EXPENSE	2,650.00	2,650.00	9,500.00	6,850.00	27.9
10-56-260 OUTSIDE PLAN REV & INSP	.00	.00	5,000.00	5,000.00	.0
10-56-330 EDUCATION AND TRAINING	.00	.00	4,500.00	4,500.00	.0
10-56-605 MEMBERSHIPS AND LICENSES	.00	.00	1,250.00	1,250.00	.0
10-56-630 BOOKS & SUPPLIES	.00	.00	1,150.00	1,150.00	.0
10-56-650 REIMBURSABLES	.00	.00	500.00	500.00	.0
10-56-735 CAPITAL OUTLAY - VEHIC REPL	.00	.00	5,679.00	5,679.00	.0
TOTAL BUILDING SAFETY	32,653.03	32,653.03	305,564.00	272,910.97	10.7
<u>PUBLIC SAFETY</u>					
10-57-110 SALARIES AND WAGES	.00	.00	38,600.00	38,600.00	.0
10-57-130 EMPLOYEE BENEFITS	.00	.00	2,754.00	2,754.00	.0
10-57-250 SUPPLIES & MAINTENANCE	.00	.00	1,990.00	1,990.00	.0
10-57-610 MISCELLANEOUS	.00	.00	2,600.00	2,600.00	.0
10-57-625 ANIMAL CONTROL MAINT COSTS	12,711.99	12,711.99	65,315.00	52,603.01	19.5
10-57-626 ANIMAL LICENSES	.00	.00	600.00	600.00	.0
10-57-630 LAW ENFORCEMENT	.00	.00	408,051.00	408,051.00	.0
10-57-670 BACKNET - TRAVEL	1,632.00	1,632.00	30,000.00	28,368.00	5.4
10-57-675 BACKNET - EQUIP SUPPLIES OPER	188.54	188.54	40,000.00	39,811.46	.5
TOTAL PUBLIC SAFETY	14,532.53	14,532.53	589,910.00	575,377.47	2.5
<u>ECONOMIC DEVELOPMENT</u>					
10-58-600 COUNTY ECONOMIC DEVELOPMENT	.00	.00	25,000.00	25,000.00	.0
TOTAL ECONOMIC DEVELOPMENT	.00	.00	25,000.00	25,000.00	.0
<u>STREETS</u>					
10-60-240 STREET SUPPLIES & MAINTENANCE	.00	.00	23,500.00	23,500.00	.0
10-60-245 STORM DRAIN MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
10-60-250 STREET SIGN SUPPLIES & MAIN	190.51	190.51	10,000.00	9,809.49	1.9
10-60-255 EQUIPMENT RENTAL AND LEASE	.00	.00	27,875.00	27,875.00	.0
10-60-330 EDUCATION AND TRAINING	.00	.00	2,000.00	2,000.00	.0
10-60-470 STREET LIGHT UTILITIES	.00	.00	1,750.00	1,750.00	.0
10-60-480 ROAD MATERIALS	.00	.00	78,000.00	78,000.00	.0
10-60-620 CONTRACT SERVICES	3,150.00	3,150.00	50,000.00	46,850.00	6.3
TOTAL STREETS	3,340.51	3,340.51	198,125.00	194,784.49	1.7

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS AND RECREATION</u>					
10-70-230 MILEAGE	.00	.00	2,000.00	2,000.00	.0
10-70-240 CONTRACT SERVICES	24,668.25	24,668.25	93,343.00	68,674.75	26.4
10-70-250 SUPPLIES AND MAINTENANCE	6,641.56	6,641.56	60,000.00	53,358.44	11.1
10-70-255 EQUIPMENT RENTAL AND LEASE	.00	.00	10,625.00	10,625.00	.0
10-70-270 UTILITIES	582.00	582.00	22,000.00	21,418.00	2.7
10-70-330 EDUCATION AND TRAINING	.00	.00	5,400.00	5,400.00	.0
10-70-620 TREE CITY USA	10,504.07	10,504.07	15,000.00	4,495.93	70.0
TOTAL PARKS AND RECREATION	42,395.88	42,395.88	208,368.00	165,972.12	20.4
<u>CEMETERY</u>					
10-77-250 EQUIP,SUPPLIES & MAINTENANCE	3,845.74	3,845.74	20,620.00	16,774.26	18.7
10-77-255 EQUIPMENT RENTAL AND LEASE	.00	.00	22,375.00	22,375.00	.0
10-77-270 UTILITIES	208.50	208.50	11,608.00	11,399.50	1.8
10-77-620 CONTRACT SERVICES	6,495.48	6,495.48	26,924.00	20,428.52	24.1
10-77-650 MISCELLANEOUS DAMAGES	.00	.00	10,000.00	10,000.00	.0
TOTAL CEMETERY	10,549.72	10,549.72	91,527.00	80,977.28	11.5
<u>TOURISM AND CULTURE</u>					
10-78-330 TREE LIGHTING	.00	.00	39,800.00	39,800.00	.0
10-78-340 COMMUNITY DONATIONS	.00	.00	31,025.00	31,025.00	.0
10-78-350 TOURISM	1,126.66	1,126.66	43,533.00	42,406.34	2.6
10-78-355 FLOWERS	.00	.00	13,500.00	13,500.00	.0
10-78-360 EVENTS	.00	.00	5,000.00	5,000.00	.0
10-78-370 TAP AWARDS & GRANTS	23,250.00	23,250.00	200,000.00	176,750.00	11.6
10-78-560 HISTORIC PRESERVATION	.00	.00	10,000.00	10,000.00	.0
TOTAL TOURISM AND CULTURE	24,376.66	24,376.66	342,858.00	318,481.34	7.1
<u>TRANSFERS AND CONTRIBUTIONS</u>					
10-90-150 TRANSFER TO CIP FUND (STREETS)	.00	.00	881,875.00	881,875.00	.0
10-90-155 TRANSFER TO ICE RINK FUND	.00	.00	163,283.00	163,283.00	.0
10-90-160 TRANSFER TO CIP FUND (OTHER)	.00	.00	127,765.00	127,765.00	.0
10-90-170 TRANSFER TO MBA FUND	.00	.00	347,294.00	347,294.00	.0
10-90-190 TRANSFER TO SOUVENIR SHOP FUND	.00	.00	36,004.00	36,004.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	1,556,221.00	1,556,221.00	.0
TOTAL FUND EXPENDITURES	504,887.94	504,887.94	7,659,325.00	7,154,437.06	6.6
NET REVENUE OVER EXPENDITURES	36,382.85	36,382.85	.00	(36,382.85)	.0

MIDWAY CITY
BALANCE SHEET
JULY 31, 2025

BACKNET FUND

ASSETS

15-11100	CASH - COMBINED FUND	9,812.58	
15-11500	CASH IN CHECKING (ZIONS BANK)	72,473.30	
15-11520	PETTY CASH	300.00	
	TOTAL ASSETS		82,585.88

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
15-29800	BALANCE - BEGINNING OF YEAR	82,574.97	
	REVENUE OVER EXPENDITURES - YTD	10.91	
	BALANCE - CURRENT DATE	82,585.88	
	TOTAL FUND EQUITY		82,585.88
	TOTAL LIABILITIES AND EQUITY		82,585.88

MIDWAY CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

BACKNET FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>RESTITUTION REVENUE</u>					
15-31-150	INTEREST EARNINGS REVENUE	10.91	10.91	25.00	14.09	43.6
15-31-250	RESTITUTION REVENUE	.00	.00	305.00	305.00	.0
	TOTAL RESTITUTION REVENUE	10.91	10.91	330.00	319.09	3.3
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
15-33-103	APPROPRIATED FUND BALANCE	.00	.00	11,370.00	11,370.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	11,370.00	11,370.00	.0
	TOTAL FUND REVENUE	10.91	10.91	11,700.00	11,689.09	.1

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

BACKNET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RESTITUTION EXPENDITURES</u>					
15-81-230 TRAVEL	.00	.00	1,700.00	1,700.00	.0
15-81-250 EQUIP, SUPPLIES & OPERATING	.00	.00	10,000.00	10,000.00	.0
TOTAL RESTITUTION EXPENDITURES	.00	.00	11,700.00	11,700.00	.0
TOTAL FUND EXPENDITURES	.00	.00	11,700.00	11,700.00	.0
NET REVENUE OVER EXPENDITURES	10.91	10.91	.00	(10.91)	.0

MIDWAY CITY
BALANCE SHEET
JULY 31, 2025

CDRA FUND

ASSETS

20-11100	CASH - COMBINED FUND	97,632.59	
	TOTAL ASSETS		97,632.59

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
20-29800	BALANCE - BEGINNING OF YEAR	97,632.59	
	BALANCE - CURRENT DATE	97,632.59	
	TOTAL FUND EQUITY		97,632.59
	TOTAL LIABILITIES AND EQUITY		97,632.59

MIDWAY CITY
BALANCE SHEET
JULY 31, 2025

MBA FUND

ASSETS

41-11100	CASH - COMBINED FUND	(	292,336.53)	
41-11610	PTIF - OPEN SPACE		2,911,781.73	
41-11618	PTIF - MBA UTAH BOND FUND		18,882.58	
	TOTAL ASSETS			2,638,327.78

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
41-29800	FUND BALANCE - BEGINNING OF YR	2,629,441.37		
	REVENUE OVER EXPENDITURES - YTD	8,886.41		
	BALANCE - CURRENT DATE		2,638,327.78	
	TOTAL FUND EQUITY			2,638,327.78
	TOTAL LIABILITIES AND EQUITY			2,638,327.78

MIDWAY CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

MBA FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>MISCELLANEOUS REVENUE</u>					
41-36-100	INTEREST EARNINGS	8,886.41	8,886.41	1,000.00	(7,886.41)	888.6
	TOTAL MISCELLANEOUS REVENUE	8,886.41	8,886.41	1,000.00	(7,886.41)	888.6
	<u>CONTRIBUTIONS AND TRANSFERS</u>					
41-39-200	APPROPRIATED FUND BALANCE	.00	.00	1,000,600.00	1,000,600.00	.0
41-39-210	TRANSFER FROM GENERAL FUND	.00	.00	347,294.00	347,294.00	.0
	TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	1,347,894.00	1,347,894.00	.0
	TOTAL FUND REVENUE	8,886.41	8,886.41	1,348,894.00	1,340,007.59	.7

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

MBA FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>OPEN SPACE PRESERVATION</u>					
41-44-130	KEM GARDNER PROPERTIES	.00	.00	1,000,000.00	1,000,000.00	.0
41-44-650	SMALL PARCEL PRES FUND	.00	.00	25,000.00	25,000.00	.0
	TOTAL OPEN SPACE PRESERVATION	.00	.00	1,025,000.00	1,025,000.00	.0
	<u>DEBT SERVICE</u>					
41-47-810	OPEN SPACE BOND - PRINCIPAL	.00	.00	185,000.00	185,000.00	.0
41-47-815	OPEN SPACE BOND - INTEREST	.00	.00	137,294.00	137,294.00	.0
	TOTAL DEBT SERVICE	.00	.00	322,294.00	322,294.00	.0
	<u>OTHER</u>					
41-48-510	INSURANCE AND SURETY BONDS	.00	.00	1,400.00	1,400.00	.0
41-48-520	PROFESSIONAL SERVICES	.00	.00	200.00	200.00	.0
	TOTAL OTHER	.00	.00	1,600.00	1,600.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	1,348,894.00	1,348,894.00	.0
	NET REVENUE OVER EXPENDITURES	8,886.41	8,886.41	.00	(8,886.41)	.0

MIDWAY CITY
BALANCE SHEET
JULY 31, 2025

CIP FUND

ASSETS

45-11100	CASH - COMBINED FUND	5,681,447.17	
45-11600	PTIF - CIP	4,923,805.90	
45-11605	PTIF - TRAIL IMPACT RESTRICTED	120,566.11	
45-11620	PTIF - PARK IMPACT RESTRICTED	149,602.47	
45-11625	PTIF - PARKS CONTRIBUTION	91,408.68	
45-11635	PTIF - TRANS IMPACT FEE	1,103,167.06	
45-11640	PTIF - ROADS	525,598.58	
	TOTAL ASSETS		12,595,595.97

LIABILITIES AND EQUITY

LIABILITIES

45-21310	ACCOUNTS PAYABLE	3,582.92	
45-21600	DEFERRED INFLOW OF RESOURCES	90,000.00	
	TOTAL LIABILITIES		93,582.92

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

45-29800	BALANCE - BEGINNING OF YEAR	10,987,650.63	
45-29805	BUILDINGS	36,160.00	
45-29810	CEMETERY	335,847.39	
45-29815	PARKS	37,337.50	
45-29817	PARKING	100,000.00	
45-29820	TRAILS	20,000.00	
45-29822	TAP TAX	119,874.74	
45-29825	TRANSIENT ROOM TAX	109,297.95	
45-29830	VEHICLE REPLACEMENT - PW	466,014.18	
45-29835	VEHICLE REPLACEMENT - OTHER	23,225.00	
	REVENUE OVER EXPENDITURES - YTD	266,605.66	
	BALANCE - CURRENT DATE	12,502,013.05	
	TOTAL FUND EQUITY		12,502,013.05
	TOTAL LIABILITIES AND EQUITY		12,595,595.97

MIDWAY CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

CIP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
45-30-100 INTEREST EARNINGS	20,720.41	20,720.41	175,000.00	154,279.59	11.8
45-30-110 INTEREST EARNINGS/PARKS	787.79	787.79	5,000.00	4,212.21	15.8
45-30-130 INTEREST EARNINGS/TRANS IMPACT	3,640.02	3,640.02	23,000.00	19,359.98	15.8
45-30-134 INTEREST EARNINGS/TRAIL IMPACT	356.32	356.32	18,000.00	17,643.68	2.0
45-30-260 TRAILS GRANT	.00	.00	750,000.00	750,000.00	.0
45-30-270 PARKS GRANT	.00	.00	60,000.00	60,000.00	.0
45-30-500 PARK IMPACT FEES	31,000.00	31,000.00	60,000.00	29,000.00	51.7
45-30-510 TRANS IMPACT FEES	135,295.28	135,295.28	165,000.00	29,704.72	82.0
45-30-520 TRAILS IMPACT FEES	24,986.00	24,986.00	48,360.00	23,374.00	51.7
45-30-600 GF (STREETS)	.00	.00	881,875.00	881,875.00	.0
45-30-602 GF (ADMIN - VEH REPL)	.00	.00	1,500.00	1,500.00	.0
45-30-604 GF (EQUIP MAINT - VEH REPL)	.00	.00	90,000.00	90,000.00	.0
45-30-606 GF (PLANNING - VEH REPL)	.00	.00	1,500.00	1,500.00	.0
45-30-608 GF (BUILD SAFETY - VEH REPL)	.00	.00	5,679.00	5,679.00	.0
45-30-650 GF (OTHER)	.00	.00	127,765.00	127,765.00	.0
45-30-891 APPROPRIATED FUND BALANCE	.00	.00	5,543,921.00	5,543,921.00	.0
TOTAL REVENUE	216,785.82	216,785.82	7,956,600.00	7,739,814.18	2.7
TOTAL FUND REVENUE	216,785.82	216,785.82	7,956,600.00	7,739,814.18	2.7

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

CIP FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>CIP - PARKING</u>					
45-63-100	MAIN STREET	.00	.00	80,000.00	80,000.00	.0
	TOTAL CIP - PARKING	.00	.00	80,000.00	80,000.00	.0
	<u>CIP - SIDEWALKS</u>					
45-64-700	SIDEWALK IMPROVEMENTS	.00	.00	25,000.00	25,000.00	.0
	TOTAL CIP - SIDEWALKS	.00	.00	25,000.00	25,000.00	.0
	<u>CIP - BUILDINGS</u>					
45-65-204	TOWN HALL	175.00	175.00	84,000.00	83,825.00	.2
45-65-215	COMMUNITY CENTER	3,407.65	3,407.65	18,499.00	15,091.35	18.4
45-65-223	MAINTENANCE BUILDING	.00	.00	73,000.00	73,000.00	.0
	TOTAL CIP - BUILDINGS	3,582.65	3,582.65	175,499.00	171,916.35	2.0
	<u>CIP - STREETS</u>					
45-66-310	SURFACE TREATMENTS	.00	.00	250,000.00	250,000.00	.0
45-66-333	2025 STREET PROJECTS	.00	.00	20,000.00	20,000.00	.0
45-66-342	STREET STRIPING	.00	.00	60,000.00	60,000.00	.0
45-66-707	ROAD IMPROVEMENT PROJECTS	.00	.00	753,892.00	753,892.00	.0
45-66-710	PEDESTRIAN & TRAFFIC SAFETY	.00	.00	15,000.00	15,000.00	.0
	TOTAL CIP - STREETS	.00	.00	1,098,892.00	1,098,892.00	.0
	<u>CIP - PARKS AND RECREATION</u>					
45-67-412	ALPENHOF PARK IMPROVEMENTS	.00	.00	6,510.00	6,510.00	.0
45-67-414	NORTH CENTER STREET TRAIL	(53,402.49)	(53,402.49)	1,364,652.00	1,418,054.49	(3.9)
45-67-415	TRAILS	.00	.00	45,000.00	45,000.00	.0
45-67-419	TOWN SQUARE IMPROVEMENTS	.00	.00	2,402,350.00	2,402,350.00	.0
45-67-420	IMPROVEMENTS	.00	.00	12,000.00	12,000.00	.0
	TOTAL CIP - PARKS AND RECREATION	(53,402.49)	(53,402.49)	3,830,512.00	3,883,914.49	(1.4)
	<u>CIP - CEMETERY</u>					
45-68-512	IMPROVEMENTS	.00	.00	235,000.00	235,000.00	.0
	TOTAL CIP - CEMETERY	.00	.00	235,000.00	235,000.00	.0

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

		CIP FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CIP - OTHER</u>						
45-69-605	VEHICLES AND EQUIPMENT	.00	.00	109,700.00	109,700.00	.0
	TOTAL CIP - OTHER	.00	.00	109,700.00	109,700.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>						
45-90-150	UNAPPROPRIATED FUND BALANCE	.00	.00	2,401,997.00	2,401,997.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	2,401,997.00	2,401,997.00	.0
	TOTAL FUND EXPENDITURES	(49,819.84)	(49,819.84)	7,956,600.00	8,006,419.84	(.6)
	NET REVENUE OVER EXPENDITURES	266,605.66	266,605.66	.00	(266,605.66)	.0

MIDWAY CITY
BALANCE SHEET
JULY 31, 2025

WATER FUND

ASSETS

51-11100	CASH - COMBINED FUND	(	9,829,462.13)	
51-11610	PTIF - WATER ACCOUNT		8,915,182.44	
51-11613	PTIF - MIDWAY WATER LEASES		2,188,238.24	
51-11615	PTIF - WT SYSTEM IMPROVEMENT		1,943,991.14	
51-11616	PTIF - WATER IMPACT FEE		368,244.65	
51-13110	ACCOUNTS RECEIVABLE		309,667.57	
51-13120	ALLOW DOUBTFUL ACCTS	(	4,531.38)	
51-13310	ACCOUNTS RECEIVABLE - OTHER		5,526.80	
51-15110	INVENTORY		20,000.00	
51-15200	DEFERRED OUTFLOWS OF RESOURCES		50,341.19	
51-16310	WATER DISTRIBUTION SYSTEM		26,314,327.61	
51-16510	MACHINERY AND EQUIPMENT		47,521.05	
51-17500	ACCUMULATED DEPRECIATION	(	5,822,048.02)	
51-18000	WATER STOCK		34,719,050.00	
51-18100	INVESTMENT - JOINT VENTURE		7,973,234.00	
	TOTAL ASSETS			67,199,283.16

LIABILITIES AND EQUITY

LIABILITIES

51-21310	ACCOUNTS PAYABLE		41,839.64	
51-21350	CUSTOMER DEPOSITS		67,808.02	
51-22300	NET PENSION LIABILITY		23,256.27	
51-22350	DEFERRED INFLOWS OF RESOURCES		343.02	
	TOTAL LIABILITIES			133,246.95

FUND EQUITY

51-26100	CONTRIBUTED CAPITAL		2,808,521.91	
	UNAPPROPRIATED FUND BALANCE:			
51-29800	BEGINNING OF YEAR	63,689,466.28		
	REVENUE OVER EXPENDITURES - YTD	568,048.02		
	BALANCE - CURRENT DATE		64,257,514.30	
	TOTAL FUND EQUITY			67,066,036.21
	TOTAL LIABILITIES AND EQUITY			67,199,283.16

MIDWAY CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
51-37-100 WATER SALES	265,247.37	265,247.37	1,050,000.00	784,752.63	25.3
51-37-120 WATER LEASES	23,623.05	23,623.05	127,700.00	104,076.95	18.5
51-37-130 ALPENHOF PUMPING FEES	2,832.00	2,832.00	12,000.00	9,168.00	23.6
51-37-140 COTTAGES ON GREEN PUMPING FEES	14,427.00	14,427.00	64,000.00	49,573.00	22.5
51-37-145 IRR. ASSESSMENT (CLASS B)	84,512.04	84,512.04	350,000.00	265,487.96	24.2
51-37-160 WATER TRANSFER FEE	400.00	400.00	1,800.00	1,400.00	22.2
51-37-170 INTEREST EARNINGS	50,092.59	50,092.59	450,000.00	399,907.41	11.1
51-37-200 WATER IMPACT FEE	101,966.67	101,966.67	138,000.00	36,033.33	73.9
51-37-205 INTEREST EARNINGS/WATER IMPACT	996.81	996.81	13,000.00	12,003.19	7.7
51-37-210 WATER CONNECTION/HOOKUP	45,500.00	45,500.00	130,000.00	84,500.00	35.0
51-37-910 APPROPRIATED FUND BALANCE	.00	.00	5,594,361.00	5,594,361.00	.0
TOTAL REVENUE	589,597.53	589,597.53	7,930,861.00	7,341,263.47	7.4
TOTAL FUND REVENUE	589,597.53	589,597.53	7,930,861.00	7,341,263.47	7.4

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
51-40-110 SALARIES AND WAGES	.00	.00	207,115.00	207,115.00	.0
51-40-130 EMPLOYEE BENEFITS	.00	.00	84,703.00	84,703.00	.0
51-40-240 OFFICE SUPPLIES AND EXPENSE	3,396.41	3,396.41	20,000.00	16,603.59	17.0
51-40-242 WATER TESTING	180.00	180.00	25,000.00	24,820.00	.7
51-40-245 COMPUTER SUPPORT	.00	.00	172,300.00	172,300.00	.0
51-40-250 EQUIP,SUPPLIES & MAINTANANCE	9,120.61	9,120.61	444,276.00	435,155.39	2.1
51-40-255 EQUIPMENT RENTAL\REPLACE	.00	.00	53,625.00	53,625.00	.0
51-40-260 REPAIRS,CONNECTIONS,EXTENSIONS	8,496.57	8,496.57	200,000.00	191,503.43	4.3
51-40-270 UTILITIES	.00	.00	52,000.00	52,000.00	.0
51-40-310 PRO & TECHNICAL SERVICES	355.92	355.92	100,000.00	99,644.08	.4
51-40-330 EDUCATION AND TRAINING	.00	.00	12,000.00	12,000.00	.0
51-40-340 IRR. ASSESSMENTS (CLASS A)	.00	.00	1,302.00	1,302.00	.0
51-40-350 IRR. ASSESSMENTS (CLASS B)	.00	.00	600,000.00	600,000.00	.0
51-40-360 COOPERATIVE SERVICE PAYMENTS	.00	.00	80,000.00	80,000.00	.0
51-40-510 BAD DEBT	.00	.00	1,000.00	1,000.00	.0
51-40-605 DUES AND MEMBERSHIPS	.00	.00	7,500.00	7,500.00	.0
51-40-610 MISCELLANEOUS	.00	.00	8,000.00	8,000.00	.0
51-40-620 M&I WATER LEASE	.00	.00	55,000.00	55,000.00	.0
51-40-650 DEPRECIATION	.00	.00	300,000.00	300,000.00	.0
51-40-660 MISCELLANEOUS CLAIMS	.00	.00	30,000.00	30,000.00	.0
51-40-705 FY2025 SUMMER WATER PROJECTS	.00	.00	5,310,361.00	5,310,361.00	.0
51-40-778 CAPITAL OUTLAY - WATER SYSTEM	.00	.00	15,000.00	15,000.00	.0
51-40-980 UNAPPROPRIATED FUND BALANCE	.00	.00	151,679.00	151,679.00	.0
TOTAL EXPENDITURES	21,549.51	21,549.51	7,930,861.00	7,909,311.49	.3
TOTAL FUND EXPENDITURES	21,549.51	21,549.51	7,930,861.00	7,909,311.49	.3
NET REVENUE OVER EXPENDITURES	568,048.02	568,048.02	.00	(568,048.02)	.0

MIDWAY CITY
BALANCE SHEET
JULY 31, 2025

ICE SHEET FUND

ASSETS

57-11100	CASH - COMBINED FUND	48,016.85	
57-11600	PTIF - ICE RINK	218,872.62	
57-15200	DEFERRED OUTFLOW OF RESOURCES	16,280.17	
57-16210	BUILDINGS	43,987.67	
57-16310	ICE SHEET	339,015.98	
57-16510	MACHINERY AND EQUIPMENT	330,561.36	
57-16610	ZAMBONI	48,000.00	
57-17500	ACCUMULATED DEPRECIATION	(434,592.02)	
TOTAL ASSETS			610,142.63

LIABILITIES AND EQUITY

LIABILITIES

57-21310	ACCOUNTS PAYABLE	78.39	
57-22300	NET PENSION LIABILITY	8,899.11	
57-22350	DEFERRED INFLOWS OF RESOURCES	131.43	
TOTAL LIABILITIES			9,108.93

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
57-29800	FUND BALANCE - BEGINNING OF YR	600,287.55	
	REVENUE OVER EXPENDITURES - YTD	746.15	
BALANCE - CURRENT DATE		601,033.70	
TOTAL FUND EQUITY			601,033.70
TOTAL LIABILITIES AND EQUITY			610,142.63

MIDWAY CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

ICE SHEET FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUE</u>					
57-37-700	CONCESSIONS	.00	.00	69,000.00	69,000.00	.0
57-37-900	MISCELLANEOUS	840.20	840.20	5,400.00	4,559.80	15.6
	TOTAL OPERATING REVENUE	840.20	840.20	74,400.00	73,559.80	1.1
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
57-39-150	TRANSFER FROM GENERAL FUND	.00	.00	163,283.00	163,283.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	163,283.00	163,283.00	.0
	TOTAL FUND REVENUE	840.20	840.20	237,683.00	236,842.80	.4

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

ICE SHEET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING EXPENDITURES</u>					
57-70-110 SALARIES - WAGES	.00	.00	77,400.00	77,400.00	.0
57-70-130 EMPLOYEE BENEFITS	.00	.00	5,983.00	5,983.00	.0
57-70-250 EQUIP, SUPPLIES & MAINT	.00	.00	40,000.00	40,000.00	.0
57-70-280 UTILITIES	.00	.00	30,000.00	30,000.00	.0
57-70-290 TELEPHONE	94.05	94.05	600.00	505.95	15.7
57-70-297 DEPRECIATION EXPENSE	.00	.00	25,400.00	25,400.00	.0
57-70-620 CONTRACT SERVICES	.00	.00	3,300.00	3,300.00	.0
TOTAL OPERATING EXPENDITURES	94.05	94.05	182,683.00	182,588.95	.1
<u>NON-OPERATING EXPENDITURES</u>					
57-71-730 CAPITAL OUTLAY - IMPROVEMENTS	.00	.00	20,000.00	20,000.00	.0
57-71-740 CAPITAL OUTLAY EQUIPMENT	.00	.00	35,000.00	35,000.00	.0
TOTAL NON-OPERATING EXPENDITURES	.00	.00	55,000.00	55,000.00	.0
TOTAL FUND EXPENDITURES	94.05	94.05	237,683.00	237,588.95	.0
NET REVENUE OVER EXPENDITURES	746.15	746.15	.00	(746.15)	.0

MIDWAY CITY
BALANCE SHEET
JULY 31, 2025

SOUVENIR SHOP FUND

ASSETS

58-11100	CASH - COMBINED FUND	6,048.59	
58-15200	DEFERRED OUTFLOW OF RESOURCES	24,514.53	
58-16210	BUILDING	46,844.49	
	TOTAL ASSETS		77,407.61

LIABILITIES AND EQUITY

LIABILITIES

58-21310	ACCOUNTS PAYABLE	7,143.38	
58-22300	NET PENSION LIABILITY	12,076.95	
58-22350	DEFERRED INFLOWS OF RESOURCES	178.57	
	TOTAL LIABILITIES		19,398.90

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
58-29800	FUND BALANCE - BEGINNING OF YR	59,570.12	
	REVENUE OVER EXPENDITURES - YTD	(1,561.41)	
	BALANCE - CURRENT DATE	58,008.71	
	TOTAL FUND EQUITY		58,008.71
	TOTAL LIABILITIES AND EQUITY		77,407.61

MIDWAY CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

SOUVENIR SHOP FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUE</u>					
58-37-100	SALES	26,168.50	26,168.50	145,000.00	118,831.50	18.1
	TOTAL OPERATING REVENUE	26,168.50	26,168.50	145,000.00	118,831.50	18.1
	<u>NON-OPERATING REVENUE</u>					
58-38-240	COST OF GOODS SOLD	(6,994.96)	(6,994.96)	(90,000.00)	(83,005.04)	(7.8)
	TOTAL NON-OPERATING REVENUE	(6,994.96)	(6,994.96)	(90,000.00)	(83,005.04)	(7.8)
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
58-39-150	TRANSFER FROM GENERAL FUND	.00	.00	36,004.00	36,004.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	36,004.00	36,004.00	.0
	TOTAL FUND REVENUE	19,173.54	19,173.54	91,004.00	71,830.46	21.1

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2025

SOUVENIR SHOP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING EXPENDITURES</u>					
58-70-110 SALARIES AND WAGES	13,423.02	13,423.02	59,472.00	46,048.98	22.6
58-70-130 EMPLOYEE BENEFITS	4,296.73	4,296.73	17,527.00	13,230.27	24.5
58-70-140 OFFICE SUPPLIES AND EXPENSES	1,935.05	1,935.05	6,749.00	4,813.95	28.7
58-70-240 ADVERTISING AND MARKETING	650.00	650.00	5,496.00	4,846.00	11.8
58-70-250 EQUIPMENT, SUPPLIES, AND MAINT	430.15	430.15	1,760.00	1,329.85	24.4
TOTAL OPERATING EXPENDITURES	20,734.95	20,734.95	91,004.00	70,269.05	22.8
TOTAL FUND EXPENDITURES	20,734.95	20,734.95	91,004.00	70,269.05	22.8
NET REVENUE OVER EXPENDITURES	(1,561.41)	(1,561.41)	.00	1,561.41	.0

MIDWAY CITY
BALANCE SHEET
JULY 31, 2025

PERPETUAL CARE FUND

ASSETS

79-11100	CASH - COMBINED FUND	329,492.67	
	TOTAL ASSETS		329,492.67

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
79-29800	BEGINNING OF YEAR	329,492.67	
	BALANCE - CURRENT DATE	329,492.67	
	TOTAL FUND EQUITY		329,492.67
	TOTAL LIABILITIES AND EQUITY		329,492.67



FINANCIAL SUMMARY

August 2025

MIDWAY CITY
COMBINED CASH INVESTMENT
AUGUST 31, 2025

COMBINED CASH ACCOUNTS

01-11120	CASH- XPRESS DEPOSIT ACCOUNT	167,065.07
01-11130	CASH - GRAND VALLEY BANK	(2,446.78)
01-11310	PETTY CASH	100.00
	TOTAL COMBINED CASH	164,718.29
01-11100	TOTAL ALLOC TO OTHER FUNDS	(164,020.79)
TOTAL UNALLOCATED CASH		697.50

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	4,363,277.57
15	ALLOCATION TO BACKNET FUND	9,812.58
20	ALLOCATION TO CDRA FUND	97,632.59
41	ALLOCATION TO MBA FUND	(292,336.53)
45	ALLOCATION TO CIP FUND	5,388,392.96
51	ALLOCATION TO WATER FUND	(9,794,288.92)
57	ALLOCATION TO ICE SHEET FUND	46,573.35
58	ALLOCATION TO SOUVENIR SHOP FUND	15,464.52
79	ALLOCATION TO PERPETUAL CARE FUND	329,492.67
	TOTAL ALLOCATIONS TO OTHER FUNDS	164,020.79
	ALLOCATION FROM COMBINED CASH FUND - 01-11100	(164,020.79)
ZERO PROOF IF ALLOCATIONS BALANCE		.00

MIDWAY CITY
BALANCE SHEET
AUGUST 31, 2025

GENERAL FUND

ASSETS

10-11100	CASH - COMBINED FUND	4,363,277.57	
10-11610	PTIF - GENERAL ACCOUNT	123,476.48	
10-11620	PTIF - LEGAL FUND	351,211.71	
10-13110	ACCOUNTS RECEIVABLE	(252,737.77)	
10-13111	PROPERTY TAX RECEIVABLE	13,861.85	
10-13112	SALES TAX RECEIVABLE	519,772.81	
10-13114	FRANCHISE TAX RECEIVABLE	65,627.80	
10-13116	B & C ROAD RECEIVABLE	61,780.29	
10-13310	OTHER RECEIVABLES	17,604.14	
10-13510	PROPERTY TAX RECEIVABLE - DR	1,411,866.00	
TOTAL ASSETS			6,675,740.88

LIABILITIES AND EQUITY

LIABILITIES

10-21310	ACCOUNTS PAYABLE	34,698.17	
10-21500	WAGES PAYABLE	101,603.74	
10-21700	PUBLIC FACILITIES DEPOSIT	353,749.50	
10-21720	COMPLETION DEPOSIT	411,000.00	
10-21730	BUILDING RENTAL DEPOSIT	(2,265.50)	
10-21740	DEVELOPER FEES - DEPOSIT	524,414.62	
10-22200	401-K PAYABLE	207,826.32	
10-22210	941 PAYABLE	(.02)	
10-22230	STATE WITHHOLDING PAYABLE	(4,371.23)	
10-22260	GARNISHMENT	(5,536.91)	
10-22300	RETIREMENT PAYABLE	(96,769.10)	
10-22500	HEALTH INSURANCE PAYABLE	(63,874.73)	
10-22550	EMPLOYEE DENTAL/VISION PAYABLE	12,618.45	
10-22610	STATE SURCHARGE PAYABLE	2,121.36	
10-23300	CONSERVATION EASEMENT DONATION	6,000.00	
10-23310	IMPROVEMENT BOND DEPOSIT	487,924.18	
10-23312	PROPERTY TAX DEFERRED REVENUE	1,411,866.00	
10-23313	DEVELOPMENT REVENUE DEFERRED	723.08	
10-23315	DEFERRED INFLOW OF RESOURCES	615,891.00	
10-23326	HISTORIC PRESERVATION COMM.	8,178.17	
TOTAL LIABILITIES			4,005,797.10

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
10-29800	BALANCE - BEGINNING OF YEAR	2,587,727.07	
	REVENUE OVER EXPENDITURES - YTD	82,216.71	
BALANCE - CURRENT DATE			2,669,943.78
TOTAL FUND EQUITY			2,669,943.78

MIDWAY CITY
BALANCE SHEET
AUGUST 31, 2025

GENERAL FUND

TOTAL LIABILITIES AND EQUITY

6,675,740.88

MIDWAY CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-100 PROPERTY TAX	7,018.47	10,054.17	1,250,000.00	1,239,945.83	.8
10-31-105 PROPERTY TAX (OPEN SPACE BOND)	3,264.76	6,897.40	400,000.00	393,102.60	1.7
10-31-110 FEE IN LIEU	3,718.06	7,449.49	40,000.00	32,550.51	18.6
10-31-200 TAX REDEMPTION	.00	5,341.73	35,000.00	29,658.27	15.3
10-31-205 PENALTIES AND INTEREST	314.78	526.29	2,000.00	1,473.71	26.3
10-31-210 PROPERTY TAX REFUND	(47.81)	(47.81)	(1,000.00)	(952.19)	(4.8)
10-31-300 SALES AND USE TAXES	163,281.21	281,811.65	1,500,000.00	1,218,188.35	18.8
10-31-400 FRANCHISE TAXES	32,713.16	73,742.11	550,000.00	476,257.89	13.4
10-31-500 TRANSIENT ROOM TAX	10,463.29	17,109.68	135,000.00	117,890.32	12.7
10-31-700 RESORT TAX	141,570.49	241,532.30	1,200,000.00	958,467.70	20.1
10-31-750 HIGHWAY TAX	40,561.61	70,045.81	330,000.00	259,954.19	21.2
10-31-800 TAP FUNDS	.00	33,553.98	200,000.00	166,446.02	16.8
TOTAL TAXES	402,858.02	748,016.80	5,641,000.00	4,892,983.20	13.3
<u>LICENSES AND PERMITS</u>					
10-32-100 BUSINESS LICENSES AND PERMITS	3,070.00	9,690.00	25,000.00	15,310.00	38.8
10-32-110 SIGN PERMITS	.00	30.00	100.00	70.00	30.0
10-32-210 BUILDING PERMITS	33,196.87	123,485.84	475,000.00	351,514.16	26.0
10-32-211 PLAN CHECK, DEPOSITS & OTHER	20,400.58	74,514.67	300,000.00	225,485.33	24.8
10-32-212 CITY SURCHARGE	48.55	183.99	800.00	616.01	23.0
10-32-230 ROAD EXCAVATION INSPECTION FEE	500.00	500.00	3,500.00	3,000.00	14.3
10-32-250 ANIMAL LICENSES	180.00	240.00	725.00	485.00	33.1
TOTAL LICENSES AND PERMITS	57,396.00	208,644.50	805,125.00	596,480.50	25.9
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-560 CLASS "C" ROAD FUNDS	.00	.00	500,000.00	500,000.00	.0
10-33-760 BACKNET GRANT	.00	.00	70,000.00	70,000.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	570,000.00	570,000.00	.0
<u>SERVICES</u>					
10-34-430 MSD - ADMINISTRATION	.00	10,305.26	40,000.00	29,694.74	25.8
10-34-435 MSD - PUBLIC WORKS	.00	2,454.02	33,000.00	30,545.98	7.4
10-34-740 ZONING AND DEVELOPMENT FEES	200.00	2,394.50	63,000.00	60,605.50	3.8
10-34-743 DEVELOPMENT ENGINEERING FEES	23,335.00	38,040.00	250,000.00	211,960.00	15.2
10-34-744 DEVELOPMENT LEGAL FEES	1,130.93	2,267.53	55,000.00	52,732.47	4.1
10-34-830 BURIAL AND ASSESSMENTS	4,600.00	9,825.00	55,500.00	45,675.00	17.7
TOTAL SERVICES	29,265.93	65,286.31	496,500.00	431,213.69	13.2

MIDWAY CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS</u>					
10-36-100 INTEREST EARNINGS	1,974.44	4,217.57	20,000.00	15,782.43	21.1
10-36-200 RENTS - BUILDINGS	600.00	1,200.00	7,200.00	6,000.00	16.7
10-36-201 TOWN HALL RENT	.00	500.00	14,000.00	13,500.00	3.6
10-36-202 COMMUNITY CENTER RENT	.00	.00	6,000.00	6,000.00	.0
10-36-203 OFFICE BUILDING RENT	2,000.00	4,000.00	24,000.00	20,000.00	16.7
10-36-204 TOWN SQUARE PAVILLION RENTAL	.00 (	100.00)	100.00	200.00	(100.0)
10-36-205 SPECIAL EVENTS	(575.00)	75.00	3,100.00	3,025.00	2.4
10-36-211 TOWN SQUARE RENT	100.00	100.00	1,200.00	1,100.00	8.3
10-36-212 CENTENNIAL PARK RENT	.00	250.00	400.00	150.00	62.5
10-36-213 HAMLET PARK RENT	200.00	350.00	350.00	.00	100.0
10-36-214 BURGI HILL PARK RENT	25.00	275.00	750.00	475.00	36.7
10-36-215 ALPENHOF PARK RENT	.00	.00	100.00	100.00	.0
10-36-520 BOND/DEPOSIT FORFEITURE	.00	.00	3,400.00	3,400.00	.0
10-36-720 CEMETERY LOT SALES	.00	2,300.00	60,000.00	57,700.00	3.8
10-36-900 MISCELLANEOUS	(500.00)	(500.00)	6,100.00	6,600.00	(8.2)
TOTAL MISCELLANEOUS	3,824.44	12,667.57	146,700.00	134,032.43	8.6
TOTAL FUND REVENUE	493,344.39	1,034,615.18	7,659,325.00	6,624,709.82	13.5

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MAYOR AND COUNCIL</u>					
10-41-110 SALARIES AND WAGES	9,282.87	18,295.40	114,394.00	96,098.60	16.0
10-41-130 EMPLOYEE BENEFITS	710.13	1,399.65	13,698.00	12,298.35	10.2
10-41-230 MILEAGE	.00	.00	2,400.00	2,400.00	.0
10-41-240 OFFICE SUPPLIES AND EXPENSE	327.83	627.83	6,600.00	5,972.17	9.5
10-41-250 DINNER SOCIAL	2,060.31	2,060.31	7,000.00	4,939.69	29.4
10-41-330 EDUCATION AND TRAINING	.00	.00	1,000.00	1,000.00	.0
10-41-610 MISCELLANEOUS	644.21	644.21	8,000.00	7,355.79	8.1
10-41-650 BONUSES	.00	.00	4,550.00	4,550.00	.0
TOTAL MAYOR AND COUNCIL	13,025.35	23,027.40	157,642.00	134,614.60	14.6
<u>ADMINISTRATIVE</u>					
10-43-125 SALARIES AND WAGES	37,195.42	90,786.57	587,055.00	496,268.43	15.5
10-43-130 EMPLOYEE BENEFITS	17,147.38	39,698.34	199,572.00	159,873.66	19.9
10-43-145 OVERTIME	992.30	2,737.07	16,000.00	13,262.93	17.1
10-43-210 BOOKS,SUB AND MEMBERSHIPS	489.60	489.60	44,110.00	43,620.40	1.1
10-43-220 PUBLIC NOTICES	.00	.00	3,500.00	3,500.00	.0
10-43-230 MILEAGE	.00	.00	2,000.00	2,000.00	.0
10-43-240 OFFICE SUPPLIES AND EXPENSE	981.40	2,193.48	33,250.00	31,056.52	6.6
10-43-280 TELEPHONE	1,465.48	2,930.77	17,100.00	14,169.23	17.1
10-43-330 EDUCATION AND TRAINING	.00	.00	6,000.00	6,000.00	.0
10-43-510 INSURANCE AND SURETY BONDS	71,285.81	71,345.81	90,178.00	18,832.19	79.1
10-43-610 MISCELLANEOUS	170.15	170.15	1,550.00	1,379.85	11.0
10-43-735 CAPITAL OUTLAY - VEHIC REPLACE	.00	.00	1,500.00	1,500.00	.0
TOTAL ADMINISTRATIVE	129,727.54	210,351.79	1,001,815.00	791,463.21	21.0
<u>PROFESSIONAL SERVICES</u>					
10-45-605 ACCOUNTING	.00	.00	18,000.00	18,000.00	.0
10-45-611 LEGAL - GENERAL	5,576.08	11,152.16	100,000.00	88,847.84	11.2
10-45-612 LEGAL - DEVELOPMENT REVIEW	1,130.93	2,267.53	50,000.00	47,732.47	4.5
10-45-613 LEGAL - LITIGATION	.00	.00	20,000.00	20,000.00	.0
10-45-615 COMPUTER SERVICES	10,235.19	14,650.74	78,128.00	63,477.26	18.8
10-45-620 AUDIT	13,500.00	13,500.00	11,000.00	(2,500.00)	122.7
10-45-672 ENGINEERING - GENERAL	5,660.00	5,660.00	50,000.00	44,340.00	11.3
10-45-674 ENGINEERING - DEV. REVIEW	23,335.00	23,335.00	250,000.00	226,665.00	9.3
TOTAL PROFESSIONAL SERVICES	59,437.20	70,565.43	577,128.00	506,562.57	12.2
<u>CONTRACT SERVICES</u>					
10-47-110 SALARIES AND WAGES	4,890.03	11,862.99	58,822.00	46,959.01	20.2
10-47-130 EMPLOYEE BENEFITS	1,639.54	4,022.93	15,623.00	11,600.07	25.8
TOTAL CONTRACT SERVICES	6,529.57	15,885.92	74,445.00	58,559.08	21.3

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>NON-DEPARTMENTAL</u>						
10-50-140	PUBLIC WORKS WAGES	82,422.53	217,280.42	966,369.00	749,088.58	22.5
10-50-145	PUBLIC WORKS OVERTIME	741.22	1,339.77	50,000.00	48,660.23	2.7
10-50-150	PUBLIC WORK BENEFITS	40,328.31	95,462.18	413,550.00	318,087.82	23.1
10-50-155	PUBLIC WORKS CELL PHONE	1,813.02	2,675.06	13,254.00	10,578.94	20.2
10-50-160	PUBLIC WORKS CLOTHING ALLOW	1,629.49	2,998.12	16,200.00	13,201.88	18.5
10-50-170	PUBLIC WORKS PPE	125.00	125.00	7,736.00	7,611.00	1.6
10-50-250	OFFICE SUPPLIES AND EXPENSE	1,633.60	2,999.55	22,500.00	19,500.45	13.3
10-50-500	ELECTIONS	.00	.00	33,000.00	33,000.00	.0
10-50-615	MISCELLANEOUS	258.34	258.34	13,470.00	13,211.66	1.9
10-50-620	CONTRACT SERVICES	.00	.00	3,000.00	3,000.00	.0
TOTAL NON-DEPARTMENTAL		128,951.51	323,138.44	1,539,079.00	1,215,940.56	21.0
<u>BUILDINGS</u>						
10-51-250	EQUIP,SUPPLIES & MAINTENANCE	2,043.11	6,745.82	27,200.00	20,454.18	24.8
10-51-270	UTILITIES	1,994.98	2,997.44	78,303.00	75,305.56	3.8
10-51-620	CONTRACT SERVICES	60.00	411.00	8,400.00	7,989.00	4.9
TOTAL BUILDINGS		4,098.09	10,154.26	113,903.00	103,748.74	8.9
<u>EQUIPMENT MAINTENANCE</u>						
10-53-250	EQUIP,SUPPLIES & MAINTENANCE	3,566.74	6,877.24	59,639.00	52,761.76	11.5
10-53-255	MISCELLANEOUS EQUIP SUPPLIES	.00	.00	50,000.00	50,000.00	.0
10-53-260	FUEL	4,068.55	4,068.55	37,000.00	32,931.45	11.0
10-53-330	EDUCATION AND TRAINING	.00	.00	2,200.00	2,200.00	.0
10-53-740	CAPITAL OUTLAY - VEH. REPL.	.00	.00	90,000.00	90,000.00	.0
TOTAL EQUIPMENT MAINTENANCE		7,635.29	10,945.79	238,839.00	227,893.21	4.6
<u>PLANNING AND ZONING</u>						
10-55-110	SALARIES AND WAGES	29,174.12	72,603.50	449,783.00	377,179.50	16.1
10-55-115	OVERTIME	712.29	1,885.32	12,000.00	10,114.68	15.7
10-55-130	EMPLOYEE BENEFITS	11,805.77	29,355.44	144,312.00	114,956.56	20.3
10-55-220	PUBLIC NOTICES	.00	48.57	3,500.00	3,451.43	1.4
10-55-240	OFFICE SUPPLIES AND EXPENSE	503.28	582.47	5,060.00	4,477.53	11.5
10-55-330	EDUCATION AND TRAINING	.00	.00	4,400.00	4,400.00	.0
10-55-605	MEMBERSHIPS	.00	.00	1,646.00	1,646.00	.0
10-55-610	MISCELLANEOUS	200.00	295.29	6,500.00	6,204.71	4.5
10-55-620	CONTRACT SERVICES	.00	.00	10,000.00	10,000.00	.0
10-55-630	BOOKS & SUPPLIES	.00	.00	200.00	200.00	.0
10-55-735	CAPITAL OUTLAY - VEHIC REPL	.00	.00	1,500.00	1,500.00	.0
TOTAL PLANNING AND ZONING		42,395.46	104,770.59	638,901.00	534,130.41	16.4

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>BUILDING SAFETY</u>					
10-56-110 SALARIES AND WAGES	17,139.36	39,772.83	194,657.00	154,884.17	20.4
10-56-115 OVERTIME	17.29	60.93	7,000.00	6,939.07	.9
10-56-130 EMPLOYEE BENEFITS	4,234.31	11,560.23	75,828.00	64,267.77	15.3
10-56-230 MILEAGE	.00	.00	500.00	500.00	.0
10-56-240 OFFICE SUPPLIES AND EXPENSE	326.97	2,976.97	9,500.00	6,523.03	31.3
10-56-260 OUTSIDE PLAN REV & INSP	412.50	412.50	5,000.00	4,587.50	8.3
10-56-330 EDUCATION AND TRAINING	.00	.00	4,500.00	4,500.00	.0
10-56-605 MEMBERSHIPS AND LICENSES	.00	.00	1,250.00	1,250.00	.0
10-56-630 BOOKS & SUPPLIES	.00	.00	1,150.00	1,150.00	.0
10-56-650 REIMBURSABLES	.00	.00	500.00	500.00	.0
10-56-735 CAPITAL OUTLAY - VEHIC REPL	.00	.00	5,679.00	5,679.00	.0
TOTAL BUILDING SAFETY	22,130.43	54,783.46	305,564.00	250,780.54	17.9
<u>PUBLIC SAFETY</u>					
10-57-110 SALARIES AND WAGES	500.00	500.00	38,600.00	38,100.00	1.3
10-57-130 EMPLOYEE BENEFITS	145.90	145.90	2,754.00	2,608.10	5.3
10-57-250 SUPPLIES & MAINTENANCE	.00	.00	1,990.00	1,990.00	.0
10-57-610 MISCELLANEOUS	.00	.00	2,600.00	2,600.00	.0
10-57-625 ANIMAL CONTROL MAINT COSTS	.00	12,711.99	65,315.00	52,603.01	19.5
10-57-626 ANIMAL LICENSES	.00	.00	600.00	600.00	.0
10-57-630 LAW ENFORCEMENT	.00	.00	408,051.00	408,051.00	.0
10-57-670 BACKNET - TRAVEL	2,753.00	4,385.00	30,000.00	25,615.00	14.6
10-57-675 BACKNET - EQUIP SUPPLIES OPER	1,297.06	1,485.60	40,000.00	38,514.40	3.7
TOTAL PUBLIC SAFETY	4,695.96	19,228.49	589,910.00	570,681.51	3.3
<u>ECONOMIC DEVELOPMENT</u>					
10-58-600 COUNTY ECONOMIC DEVELOPMENT	.00	.00	25,000.00	25,000.00	.0
TOTAL ECONOMIC DEVELOPMENT	.00	.00	25,000.00	25,000.00	.0
<u>STREETS</u>					
10-60-240 STREET SUPPLIES & MAINTENANCE	40.01	40.01	23,500.00	23,459.99	.2
10-60-245 STORM DRAIN MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
10-60-250 STREET SIGN SUPPLIES & MAIN	2,571.04	2,761.55	10,000.00	7,238.45	27.6
10-60-255 EQUIPMENT RENTAL AND LEASE	.00	.00	27,875.00	27,875.00	.0
10-60-330 EDUCATION AND TRAINING	.00	.00	2,000.00	2,000.00	.0
10-60-470 STREET LIGHT UTILITIES	32.54	32.54	1,750.00	1,717.46	1.9
10-60-480 ROAD MATERIALS	.00	.00	78,000.00	78,000.00	.0
10-60-620 CONTRACT SERVICES	.00	3,150.00	50,000.00	46,850.00	6.3
TOTAL STREETS	2,643.59	5,984.10	198,125.00	192,140.90	3.0

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS AND RECREATION</u>					
10-70-230 MILEAGE	.00	.00	2,000.00	2,000.00	.0
10-70-240 CONTRACT SERVICES	12,049.44	36,717.69	93,343.00	56,625.31	39.3
10-70-250 SUPPLIES AND MAINTENANCE	3,036.82	9,678.38	60,000.00	50,321.62	16.1
10-70-255 EQUIPMENT RENTAL AND LEASE	.00	.00	10,625.00	10,625.00	.0
10-70-270 UTILITIES	830.35	1,412.35	22,000.00	20,587.65	6.4
10-70-330 EDUCATION AND TRAINING	.00	.00	5,400.00	5,400.00	.0
10-70-620 TREE CITY USA	40.01	10,544.08	15,000.00	4,455.92	70.3
TOTAL PARKS AND RECREATION	15,956.62	58,352.50	208,368.00	150,015.50	28.0
<u>CEMETERY</u>					
10-77-250 EQUIP,SUPPLIES & MAINTENANCE	2,246.83	6,092.57	20,620.00	14,527.43	29.6
10-77-255 EQUIPMENT RENTAL AND LEASE	.00	.00	22,375.00	22,375.00	.0
10-77-270 UTILITIES	198.28	406.78	11,608.00	11,201.22	3.5
10-77-620 CONTRACT SERVICES	3,247.74	9,743.22	26,924.00	17,180.78	36.2
10-77-650 MISCELLANEOUS DAMAGES	.00	.00	10,000.00	10,000.00	.0
TOTAL CEMETERY	5,692.85	16,242.57	91,527.00	75,284.43	17.8
<u>TOURISM AND CULTURE</u>					
10-78-330 TREE LIGHTING	.00	.00	39,800.00	39,800.00	.0
10-78-340 COMMUNITY DONATIONS	.00	.00	31,025.00	31,025.00	.0
10-78-350 TOURISM	2,799.51	3,926.17	43,533.00	39,606.83	9.0
10-78-355 FLOWERS	212.45	212.45	13,500.00	13,287.55	1.6
10-78-360 EVENTS	240.00	240.00	5,000.00	4,760.00	4.8
10-78-370 TAP AWARDS & GRANTS	1,300.00	24,550.00	200,000.00	175,450.00	12.3
10-78-560 HISTORIC PRESERVATION	39.11	39.11	10,000.00	9,960.89	.4
TOTAL TOURISM AND CULTURE	4,591.07	28,967.73	342,858.00	313,890.27	8.5
<u>TRANSFERS AND CONTRIBUTIONS</u>					
10-90-150 TRANSFER TO CIP FUND (STREETS)	.00	.00	881,875.00	881,875.00	.0
10-90-155 TRANSFER TO ICE RINK FUND	.00	.00	163,283.00	163,283.00	.0
10-90-160 TRANSFER TO CIP FUND (OTHER)	.00	.00	127,765.00	127,765.00	.0
10-90-170 TRANSFER TO MBA FUND	.00	.00	347,294.00	347,294.00	.0
10-90-190 TRANSFER TO SOUVENIR SHOP FUND	.00	.00	36,004.00	36,004.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	1,556,221.00	1,556,221.00	.0
TOTAL FUND EXPENDITURES	447,510.53	952,398.47	7,659,325.00	6,706,926.53	12.4
NET REVENUE OVER EXPENDITURES	45,833.86	82,216.71	.00	(82,216.71)	.0

MIDWAY CITY
BALANCE SHEET
AUGUST 31, 2025

BACKNET FUND

ASSETS

15-11100	CASH - COMBINED FUND	9,812.58	
15-11500	CASH IN CHECKING (ZIONS BANK)	71,658.63	
15-11520	PETTY CASH	300.00	
	TOTAL ASSETS		81,771.21

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
15-29800	BALANCE - BEGINNING OF YEAR	82,574.97	
	REVENUE OVER EXPENDITURES - YTD	(803.76)	
	BALANCE - CURRENT DATE	81,771.21	
	TOTAL FUND EQUITY		81,771.21
	TOTAL LIABILITIES AND EQUITY		81,771.21

MIDWAY CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

BACKNET FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>RESTITUTION REVENUE</u>					
15-31-150	INTEREST EARNINGS REVENUE	9.55	20.46	25.00	4.54	81.8
15-31-250	RESTITUTION REVENUE	88.67	88.67	305.00	216.33	29.1
	TOTAL RESTITUTION REVENUE	98.22	109.13	330.00	220.87	33.1
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
15-33-103	APPROPRIATED FUND BALANCE	.00	.00	11,370.00	11,370.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	11,370.00	11,370.00	.0
	TOTAL FUND REVENUE	98.22	109.13	11,700.00	11,590.87	.9

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

BACKNET FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>RESTITUTION EXPENDITURES</u>					
15-81-230	TRAVEL	320.00	320.00	1,700.00	1,380.00	18.8
15-81-250	EQUIP, SUPPLIES & OPERATING	592.89	592.89	10,000.00	9,407.11	5.9
	TOTAL RESTITUTION EXPENDITURES	912.89	912.89	11,700.00	10,787.11	7.8
	TOTAL FUND EXPENDITURES	912.89	912.89	11,700.00	10,787.11	7.8
	NET REVENUE OVER EXPENDITURES	(814.67)	(803.76)	.00	803.76	.0

MIDWAY CITY
BALANCE SHEET
AUGUST 31, 2025

CDRA FUND

ASSETS

20-11100	CASH - COMBINED FUND	97,632.59	
	TOTAL ASSETS		97,632.59

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
20-29800	BALANCE - BEGINNING OF YEAR	97,632.59	
	BALANCE - CURRENT DATE	97,632.59	
	TOTAL FUND EQUITY		97,632.59
	TOTAL LIABILITIES AND EQUITY		97,632.59

MIDWAY CITY
BALANCE SHEET
AUGUST 31, 2025

MBA FUND

ASSETS

41-11100	CASH - COMBINED FUND	(	292,336.53)	
41-11610	PTIF - OPEN SPACE		2,922,825.79	
41-11618	PTIF - MBA UTAH BOND FUND		18,954.20	
	TOTAL ASSETS			2,649,443.46

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
41-29800	FUND BALANCE - BEGINNING OF YR	2,629,441.37		
	REVENUE OVER EXPENDITURES - YTD	20,002.09		
	BALANCE - CURRENT DATE		2,649,443.46	
	TOTAL FUND EQUITY			2,649,443.46
	TOTAL LIABILITIES AND EQUITY			2,649,443.46

MIDWAY CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

MBA FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>MISCELLANEOUS REVENUE</u>					
41-36-100	INTEREST EARNINGS	11,115.68	20,002.09	1,000.00	(19,002.09)	2000.2
	TOTAL MISCELLANEOUS REVENUE	11,115.68	20,002.09	1,000.00	(19,002.09)	2000.2
	<u>CONTRIBUTIONS AND TRANSFERS</u>					
41-39-200	APPROPRIATED FUND BALANCE	.00	.00	1,000,600.00	1,000,600.00	.0
41-39-210	TRANSFER FROM GENERAL FUND	.00	.00	347,294.00	347,294.00	.0
	TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	1,347,894.00	1,347,894.00	.0
	TOTAL FUND REVENUE	11,115.68	20,002.09	1,348,894.00	1,328,891.91	1.5

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

MBA FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>OPEN SPACE PRESERVATION</u>					
41-44-130	KEM GARDNER PROPERTIES	.00	.00	1,000,000.00	1,000,000.00	.0
41-44-650	SMALL PARCEL PRES FUND	.00	.00	25,000.00	25,000.00	.0
	TOTAL OPEN SPACE PRESERVATION	.00	.00	1,025,000.00	1,025,000.00	.0
	<u>DEBT SERVICE</u>					
41-47-810	OPEN SPACE BOND - PRINCIPAL	.00	.00	185,000.00	185,000.00	.0
41-47-815	OPEN SPACE BOND - INTEREST	.00	.00	137,294.00	137,294.00	.0
	TOTAL DEBT SERVICE	.00	.00	322,294.00	322,294.00	.0
	<u>OTHER</u>					
41-48-510	INSURANCE AND SURETY BONDS	.00	.00	1,400.00	1,400.00	.0
41-48-520	PROFESSIONAL SERVICES	.00	.00	200.00	200.00	.0
	TOTAL OTHER	.00	.00	1,600.00	1,600.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	1,348,894.00	1,348,894.00	.0
	NET REVENUE OVER EXPENDITURES	11,115.68	20,002.09	.00	(20,002.09)	.0

MIDWAY CITY
BALANCE SHEET
AUGUST 31, 2025

CIP FUND

ASSETS

45-11100	CASH - COMBINED FUND	5,388,392.96	
45-11600	PTIF - CIP	4,942,595.60	
45-11605	PTIF - TRAIL IMPACT RESTRICTED	123,426.12	
45-11620	PTIF - PARK IMPACT RESTRICTED	153,150.93	
45-11625	PTIF - PARKS CONTRIBUTION	91,755.38	
45-11635	PTIF - TRANS IMPACT FEE	1,125,021.10	
45-11640	PTIF - ROADS	527,592.12	
	TOTAL ASSETS		12,351,934.21

LIABILITIES AND EQUITY

LIABILITIES

45-21310	ACCOUNTS PAYABLE	144,081.51	
45-21600	DEFERRED INFLOW OF RESOURCES	90,000.00	
	TOTAL LIABILITIES		234,081.51

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

45-29800	BALANCE - BEGINNING OF YEAR	10,987,650.63	
45-29805	BUILDINGS	36,160.00	
45-29810	CEMETERY	335,847.39	
45-29815	PARKS	37,337.50	
45-29817	PARKING	100,000.00	
45-29820	TRAILS	20,000.00	
45-29822	TAP TAX	83,857.85	
45-29825	TRANSIENT ROOM TAX	109,297.95	
45-29830	VEHICLE REPLACEMENT - PW	466,014.18	
45-29835	VEHICLE REPLACEMENT - OTHER	23,225.00	
	REVENUE OVER EXPENDITURES - YTD	(81,537.80)	
	BALANCE - CURRENT DATE	12,117,852.70	
	TOTAL FUND EQUITY		12,117,852.70
	TOTAL LIABILITIES AND EQUITY		12,351,934.21

MIDWAY CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

CIP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
45-30-100 INTEREST EARNINGS	20,783.24	41,503.65	175,000.00	133,496.35	23.7
45-30-110 INTEREST EARNINGS/PARKS	895.16	1,682.95	5,000.00	3,317.05	33.7
45-30-130 INTEREST EARNINGS/TRANS IMPACT	4,101.42	7,741.44	23,000.00	15,258.56	33.7
45-30-134 INTEREST EARNINGS/TRAIL IMPACT	442.01	798.33	18,000.00	17,201.67	4.4
45-30-260 TRAILS GRANT	.00	.00	750,000.00	750,000.00	.0
45-30-270 PARKS GRANT	.00	.00	60,000.00	60,000.00	.0
45-30-500 PARK IMPACT FEES	3,000.00	34,000.00	60,000.00	26,000.00	56.7
45-30-510 TRANS IMPACT FEES	17,752.62	153,047.90	165,000.00	11,952.10	92.8
45-30-520 TRAILS IMPACT FEES	2,418.00	27,404.00	48,360.00	20,956.00	56.7
45-30-600 GF (STREETS)	.00	.00	881,875.00	881,875.00	.0
45-30-602 GF (ADMIN - VEH REPL)	.00	.00	1,500.00	1,500.00	.0
45-30-604 GF (EQUIP MAINT - VEH REPL)	.00	.00	90,000.00	90,000.00	.0
45-30-606 GF (PLANNING - VEH REPL)	.00	.00	1,500.00	1,500.00	.0
45-30-608 GF (BUILD SAFETY - VEH REPL)	.00	.00	5,679.00	5,679.00	.0
45-30-650 GF (OTHER)	.00	.00	127,765.00	127,765.00	.0
45-30-891 APPROPRIATED FUND BALANCE	.00	.00	5,543,921.00	5,543,921.00	.0
TOTAL REVENUE	49,392.45	266,178.27	7,956,600.00	7,690,421.73	3.4
TOTAL FUND REVENUE	49,392.45	266,178.27	7,956,600.00	7,690,421.73	3.4

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

CIP FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>CIP - PARKING</u>					
45-63-100	MAIN STREET	7,651.25	7,651.25	80,000.00	72,348.75	9.6
	TOTAL CIP - PARKING	7,651.25	7,651.25	80,000.00	72,348.75	9.6
	<u>CIP - SIDEWALKS</u>					
45-64-700	SIDEWALK IMPROVEMENTS	16,335.00	16,335.00	25,000.00	8,665.00	65.3
	TOTAL CIP - SIDEWALKS	16,335.00	16,335.00	25,000.00	8,665.00	65.3
	<u>CIP - BUILDINGS</u>					
45-65-204	TOWN HALL	.00	175.00	84,000.00	83,825.00	.2
45-65-215	COMMUNITY CENTER	14,591.46	17,999.11	18,499.00	499.89	97.3
45-65-223	MAINTENANCE BUILDING	284.75	284.75	73,000.00	72,715.25	.4
	TOTAL CIP - BUILDINGS	14,876.21	18,458.86	175,499.00	157,040.14	10.5
	<u>CIP - STREETS</u>					
45-66-310	SURFACE TREATMENTS	935.00	935.00	250,000.00	249,065.00	.4
45-66-333	2025 STREET PROJECTS	.00	.00	20,000.00	20,000.00	.0
45-66-342	STREET STRIPING	.00	.00	60,000.00	60,000.00	.0
45-66-707	ROAD IMPROVEMENT PROJECTS	176,672.96	176,672.96	753,892.00	577,219.04	23.4
45-66-710	PEDESTRIAN & TRAFFIC SAFETY	.00	.00	15,000.00	15,000.00	.0
	TOTAL CIP - STREETS	177,607.96	177,607.96	1,098,892.00	921,284.04	16.2
	<u>CIP - PARKS AND RECREATION</u>					
45-67-412	ALPENHOF PARK IMPROVEMENTS	.00	.00	6,510.00	6,510.00	.0
45-67-414	NORTH CENTER STREET TRAIL	46,332.25	(7,070.24)	1,364,652.00	1,371,722.24	(.5)
45-67-415	TRAILS	.00	.00	45,000.00	45,000.00	.0
45-67-419	TOWN SQUARE IMPROVEMENTS	.00	.00	2,402,350.00	2,402,350.00	.0
45-67-420	IMPROVEMENTS	.00	.00	12,000.00	12,000.00	.0
	TOTAL CIP - PARKS AND RECREATION	46,332.25	(7,070.24)	3,830,512.00	3,837,582.24	(.2)
	<u>CIP - CEMETERY</u>					
45-68-512	IMPROVEMENTS	.00	.00	235,000.00	235,000.00	.0
	TOTAL CIP - CEMETERY	.00	.00	235,000.00	235,000.00	.0

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

		CIP FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CIP - OTHER</u>						
45-69-605	VEHICLES AND EQUIPMENT	134,733.24	134,733.24	109,700.00	(25,033.24)	122.8
	TOTAL CIP - OTHER	134,733.24	134,733.24	109,700.00	(25,033.24)	122.8
<u>TRANSFERS AND CONTRIBUTIONS</u>						
45-90-150	UNAPPROPRIATED FUND BALANCE	.00	.00	2,401,997.00	2,401,997.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	2,401,997.00	2,401,997.00	.0
	TOTAL FUND EXPENDITURES	397,535.91	347,716.07	7,956,600.00	7,608,883.93	4.4
	NET REVENUE OVER EXPENDITURES	(348,143.46)	(81,537.80)	.00	81,537.80	.0

MIDWAY CITY
BALANCE SHEET
AUGUST 31, 2025

WATER FUND

ASSETS

51-11100	CASH - COMBINED FUND	(	9,794,288.92)	
51-11610	PTIF - WATER ACCOUNT		8,178,331.77	
51-11613	PTIF - MIDWAY WATER LEASES		2,217,575.03	
51-11615	PTIF - WT SYSTEM IMPROVEMENT		1,951,363.73	
51-11616	PTIF - WATER IMPACT FEE		384,146.40	
51-13110	ACCOUNTS RECEIVABLE		273,295.46	
51-13120	ALLOW DOUBTFUL ACCTS	(	4,531.38)	
51-13310	ACCOUNTS RECEIVABLE - OTHER		5,526.80	
51-15110	INVENTORY		20,000.00	
51-15200	DEFERRED OUTFLOWS OF RESOURCES		50,341.19	
51-16310	WATER DISTRIBUTION SYSTEM		26,314,327.61	
51-16510	MACHINERY AND EQUIPMENT		47,521.05	
51-17500	ACCUMULATED DEPRECIATION	(	5,822,048.02)	
51-18000	WATER STOCK		34,719,050.00	
51-18100	INVESTMENT - JOINT VENTURE		7,973,234.00	
TOTAL ASSETS				66,513,844.72

LIABILITIES AND EQUITY

LIABILITIES

51-21310	ACCOUNTS PAYABLE		328,389.76	
51-21350	CUSTOMER DEPOSITS		67,808.02	
51-22300	NET PENSION LIABILITY		23,256.27	
51-22350	DEFERRED INFLOWS OF RESOURCES		343.02	
TOTAL LIABILITIES				419,797.07

FUND EQUITY

51-26100	CONTRIBUTED CAPITAL		2,808,521.91	
UNAPPROPRIATED FUND BALANCE:				
51-29800	BEGINNING OF YEAR		63,689,466.28	
	REVENUE OVER EXPENDITURES - YTD	(	403,940.54)	
BALANCE - CURRENT DATE			63,285,525.74	
TOTAL FUND EQUITY				66,094,047.65
TOTAL LIABILITIES AND EQUITY				66,513,844.72

MIDWAY CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE</u>					
51-37-100 WATER SALES	2,070.09	267,317.46	1,050,000.00	782,682.54	25.5
51-37-120 WATER LEASES	.00	23,623.05	127,700.00	104,076.95	18.5
51-37-130 ALPENHOF PUMPING FEES	.00	2,832.00	12,000.00	9,168.00	23.6
51-37-140 COTTAGES ON GREEN PUMPING FEES	.00	14,427.00	64,000.00	49,573.00	22.5
51-37-145 IRR. ASSESSMENT (CLASS B)	.00	84,512.04	350,000.00	265,487.96	24.2
51-37-160 WATER TRANSFER FEE	475.00	875.00	1,800.00	925.00	48.6
51-37-170 INTEREST EARNINGS	47,777.31	97,869.90	450,000.00	352,130.10	21.8
51-37-200 WATER IMPACT FEE	14,566.67	116,533.34	138,000.00	21,466.66	84.4
51-37-205 INTEREST EARNINGS/WATER IMPACT	1,335.08	2,331.89	13,000.00	10,668.11	17.9
51-37-210 WATER CONNECTION/HOOKUP	10,400.00	55,900.00	130,000.00	74,100.00	43.0
51-37-300 PENALTIES & FORFEITURES	1,500.00	1,500.00	.00 (	1,500.00)	.0
51-37-910 APPROPRIATED FUND BALANCE	.00	.00	5,594,361.00	5,594,361.00	.0
TOTAL REVENUE	78,124.15	667,721.68	7,930,861.00	7,263,139.32	8.4
TOTAL FUND REVENUE	78,124.15	667,721.68	7,930,861.00	7,263,139.32	8.4

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
51-40-110 SALARIES AND WAGES	.00	.00	207,115.00	207,115.00	.0
51-40-130 EMPLOYEE BENEFITS	.00	.00	84,703.00	84,703.00	.0
51-40-240 OFFICE SUPPLIES AND EXPENSE	1,976.74	5,373.15	20,000.00	14,626.85	26.9
51-40-242 WATER TESTING	180.00	360.00	25,000.00	24,640.00	1.4
51-40-245 COMPUTER SUPPORT	25,826.28	25,826.28	172,300.00	146,473.72	15.0
51-40-250 EQUIP,SUPPLIES & MAINTANANCE	2,260.67	11,381.28	444,276.00	432,894.72	2.6
51-40-255 EQUIPMENT RENTAL\REPLACE	.00	.00	53,625.00	53,625.00	.0
51-40-260 REPAIRS,CONNECTIONS,EXTENSIONS	6,998.15	15,494.72	200,000.00	184,505.28	7.8
51-40-270 UTILITIES	4,839.44	4,839.44	52,000.00	47,160.56	9.3
51-40-310 PRO & TECHNICAL SERVICES	2,170.92	2,526.84	100,000.00	97,473.16	2.5
51-40-330 EDUCATION AND TRAINING	.00	.00	12,000.00	12,000.00	.0
51-40-340 IRR. ASSESSMENTS (CLASS A)	.00	.00	1,302.00	1,302.00	.0
51-40-350 IRR. ASSESSMENTS (CLASS B)	320,840.00	320,840.00	600,000.00	279,160.00	53.5
51-40-360 COOPERATIVE SERVICE PAYMENTS	.00	.00	80,000.00	80,000.00	.0
51-40-510 BAD DEBT	.00	.00	1,000.00	1,000.00	.0
51-40-605 DUES AND MEMBERSHIPS	.00	.00	7,500.00	7,500.00	.0
51-40-610 MISCELLANEOUS	61.39	61.39	8,000.00	7,938.61	.8
51-40-620 M&I WATER LEASE	.00	.00	55,000.00	55,000.00	.0
51-40-650 DEPRECIATION	.00	.00	300,000.00	300,000.00	.0
51-40-660 MISCELLANEOUS CLAIMS	.00	.00	30,000.00	30,000.00	.0
51-40-705 FY2025 SUMMER WATER PROJECTS	684,959.12	684,959.12	5,310,361.00	4,625,401.88	12.9
51-40-778 CAPITAL OUTLAY - WATER SYSTEM	.00	.00	15,000.00	15,000.00	.0
51-40-980 UNAPPROPRIATED FUND BALANCE	.00	.00	151,679.00	151,679.00	.0
TOTAL EXPENDITURES	1,050,112.71	1,071,662.22	7,930,861.00	6,859,198.78	13.5
TOTAL FUND EXPENDITURES	1,050,112.71	1,071,662.22	7,930,861.00	6,859,198.78	13.5
NET REVENUE OVER EXPENDITURES	(971,988.56)	(403,940.54)	.00	403,940.54	.0

MIDWAY CITY
BALANCE SHEET
AUGUST 31, 2025

ICE SHEET FUND

ASSETS

57-11100	CASH - COMBINED FUND	46,573.35	
57-11600	PTIF - ICE RINK	220,711.19	
57-15200	DEFERRED OUTFLOW OF RESOURCES	16,280.17	
57-16210	BUILDINGS	43,987.67	
57-16310	ICE SHEET	339,015.98	
57-16510	MACHINERY AND EQUIPMENT	330,561.36	
57-16610	ZAMBONI	48,000.00	
57-17500	ACCUMULATED DEPRECIATION	(434,592.02)	
	TOTAL ASSETS		610,537.70

LIABILITIES AND EQUITY

LIABILITIES

57-21310	ACCOUNTS PAYABLE	84.64	
57-22300	NET PENSION LIABILITY	8,899.11	
57-22350	DEFERRED INFLOWS OF RESOURCES	131.43	
	TOTAL LIABILITIES		9,115.18

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
57-29800	FUND BALANCE - BEGINNING OF YR	600,287.55	
	REVENUE OVER EXPENDITURES - YTD	1,134.97	
	BALANCE - CURRENT DATE	601,422.52	
	TOTAL FUND EQUITY		601,422.52
	TOTAL LIABILITIES AND EQUITY		610,537.70

MIDWAY CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

ICE SHEET FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUE</u>					
57-37-700	CONCESSIONS	.00	.00	69,000.00	69,000.00	.0
57-37-900	MISCELLANEOUS	843.17	1,683.37	5,400.00	3,716.63	31.2
	TOTAL OPERATING REVENUE	843.17	1,683.37	74,400.00	72,716.63	2.3
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
57-39-150	TRANSFER FROM GENERAL FUND	.00	.00	163,283.00	163,283.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	163,283.00	163,283.00	.0
	TOTAL FUND REVENUE	843.17	1,683.37	237,683.00	235,999.63	.7

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

ICE SHEET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING EXPENDITURES</u>					
57-70-110 SALARIES - WAGES	.00	.00	77,400.00	77,400.00	.0
57-70-130 EMPLOYEE BENEFITS	.00	.00	5,983.00	5,983.00	.0
57-70-250 EQUIP, SUPPLIES & MAINT	256.31	256.31	40,000.00	39,743.69	.6
57-70-280 UTILITIES	97.74	97.74	30,000.00	29,902.26	.3
57-70-290 TELEPHONE	100.30	194.35	600.00	405.65	32.4
57-70-297 DEPRECIATION EXPENSE	.00	.00	25,400.00	25,400.00	.0
57-70-620 CONTRACT SERVICES	.00	.00	3,300.00	3,300.00	.0
TOTAL OPERATING EXPENDITURES	454.35	548.40	182,683.00	182,134.60	.3
<u>NON-OPERATING EXPENDITURES</u>					
57-71-730 CAPITAL OUTLAY - IMPROVEMENTS	.00	.00	20,000.00	20,000.00	.0
57-71-740 CAPITAL OUTLAY EQUIPMENT	.00	.00	35,000.00	35,000.00	.0
TOTAL NON-OPERATING EXPENDITURES	.00	.00	55,000.00	55,000.00	.0
TOTAL FUND EXPENDITURES	454.35	548.40	237,683.00	237,134.60	.2
NET REVENUE OVER EXPENDITURES	388.82	1,134.97	.00	(1,134.97)	.0

MIDWAY CITY
BALANCE SHEET
AUGUST 31, 2025

SOUVENIR SHOP FUND

ASSETS

58-11100	CASH - COMBINED FUND	15,464.52	
58-15200	DEFERRED OUTFLOW OF RESOURCES	24,514.53	
58-16210	BUILDING	46,844.49	
	TOTAL ASSETS		86,823.54

LIABILITIES AND EQUITY

LIABILITIES

58-21310	ACCOUNTS PAYABLE	5,498.95	
58-22300	NET PENSION LIABILITY	12,076.95	
58-22350	DEFERRED INFLOWS OF RESOURCES	178.57	
	TOTAL LIABILITIES		17,754.47

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
58-29800	FUND BALANCE - BEGINNING OF YR	59,570.12	
	REVENUE OVER EXPENDITURES - YTD	9,498.95	
	BALANCE - CURRENT DATE	69,069.07	
	TOTAL FUND EQUITY		69,069.07
	TOTAL LIABILITIES AND EQUITY		86,823.54

MIDWAY CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

SOUVENIR SHOP FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUE</u>					
58-37-100	SALES	35,666.76	61,835.26	145,000.00	83,164.74	42.7
	TOTAL OPERATING REVENUE	35,666.76	61,835.26	145,000.00	83,164.74	42.7
	<u>NON-OPERATING REVENUE</u>					
58-38-240	COST OF GOODS SOLD	(11,491.05)	(18,486.01)	(90,000.00)	(71,513.99)	(20.5)
	TOTAL NON-OPERATING REVENUE	(11,491.05)	(18,486.01)	(90,000.00)	(71,513.99)	(20.5)
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
58-39-150	TRANSFER FROM GENERAL FUND	.00	.00	36,004.00	36,004.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	36,004.00	36,004.00	.0
	TOTAL FUND REVENUE	24,175.71	43,349.25	91,004.00	47,654.75	47.6

MIDWAY CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

SOUVENIR SHOP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING EXPENDITURES</u>					
58-70-110 SALARIES AND WAGES	8,791.97	22,214.99	59,472.00	37,257.01	37.4
58-70-130 EMPLOYEE BENEFITS	3,189.34	7,486.07	17,527.00	10,040.93	42.7
58-70-140 OFFICE SUPPLIES AND EXPENSES	1,134.04	3,069.09	6,749.00	3,679.91	45.5
58-70-240 ADVERTISING AND MARKETING	.00	650.00	5,496.00	4,846.00	11.8
58-70-250 EQUIPMENT, SUPPLIES, AND MAINT	.00	430.15	1,760.00	1,329.85	24.4
TOTAL OPERATING EXPENDITURES	13,115.35	33,850.30	91,004.00	57,153.70	37.2
TOTAL FUND EXPENDITURES	13,115.35	33,850.30	91,004.00	57,153.70	37.2
NET REVENUE OVER EXPENDITURES	11,060.36	9,498.95	.00	(9,498.95)	.0

MIDWAY CITY
BALANCE SHEET
AUGUST 31, 2025

PERPETUAL CARE FUND

ASSETS

79-11100	CASH - COMBINED FUND	329,492.67	
	TOTAL ASSETS		329,492.67

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
79-29800	BEGINNING OF YEAR	329,492.67	
	BALANCE - CURRENT DATE	329,492.67	
	TOTAL FUND EQUITY		329,492.67
	TOTAL LIABILITIES AND EQUITY		329,492.67