



2019 BUDGET



MUNICIPAL CORPORATION

A Guide to Understanding Fiscal Year 2019

The intent of this document is to provide residents and other interested parties with a simple, concise, and understandable overview of Park City Municipal's budget. The document addresses two questions:

(1) How is Park City Municipal funded? and (2) How are those funds spent?

Park City Municipal operates on a fiscal year that begins July 1 and ends June 30. The budget for the current fiscal year, referred to as Fiscal Year 2019 (FY19), was adopted on June 21, 2018, and became effective July 1, 2018.

Anyone can obtain more comprehensive information and copies of official budget documents from City Hall or online at parkcity.org. If you have specific questions, please contact the Budget, Debt, and Grants Department at 435.615.5000.

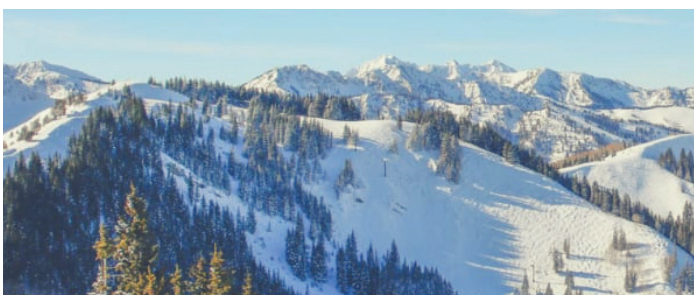


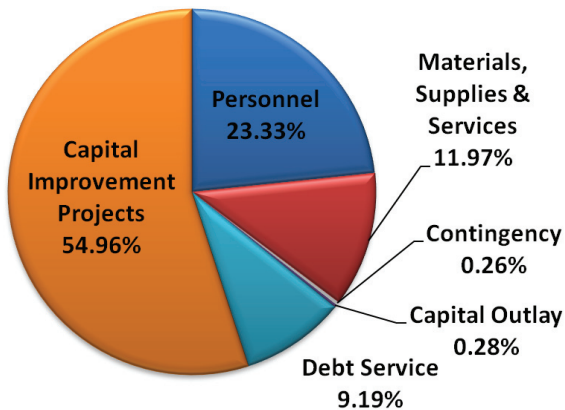
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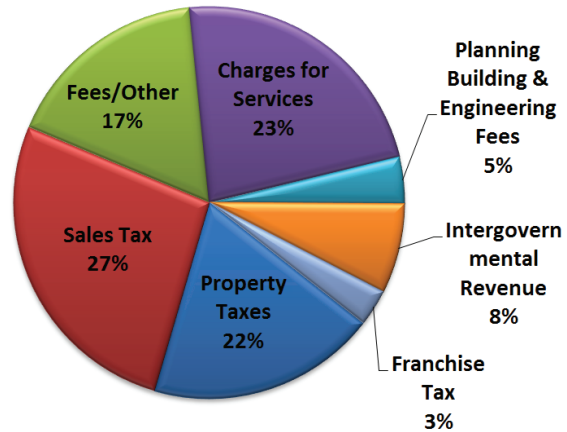
Executive Summary

Park City Municipal's total FY19 budget is \$181,727,718 with an operating budget of approximately \$60.9M. The pie charts below provide an overview of how we plan to spend money in FY19, as well as expected revenues.

FY2019 Budgeted Expenses



FY2019 Projected Revenue



Expenses	FY18 Adjusted Budget	FY19 Budget
Operating Expenses	\$57,569,765	\$60,451,630
Capital Expenses	\$148,513,223	\$93,896,890
Debt Service	\$16,252,675	\$15,628,056
Contribution to Reserves	\$0	\$11,751,142
Total:	\$222,335,663	\$181,727,718
Revenues		
Operating Revenues	\$99,290,052	\$108,927,718
Bond Proceeds	\$75,450,417	\$72,800,000
Funding from Previous Years	\$47,595,193	\$0
Total:	\$222,335,662	\$181,727,718

How is Park City Municipal Funded?

Though funded by multiple sources, property and sale taxes provide nearly half of Park City Municipal's revenue.

SALES TAX: The total sales tax is made up of several rates levied by the State, County, and City. Of the 8.45% tax on general purchases, the City levies 2.9%. During the 2018 budget season, Summit County Council approved a Sales Tax increase of .25%. Revenues generated from this tax will provide funding for transportation and transit enhancements. Summit County Council also approved a .20% Sales Tax increase effective July 1, 2019.

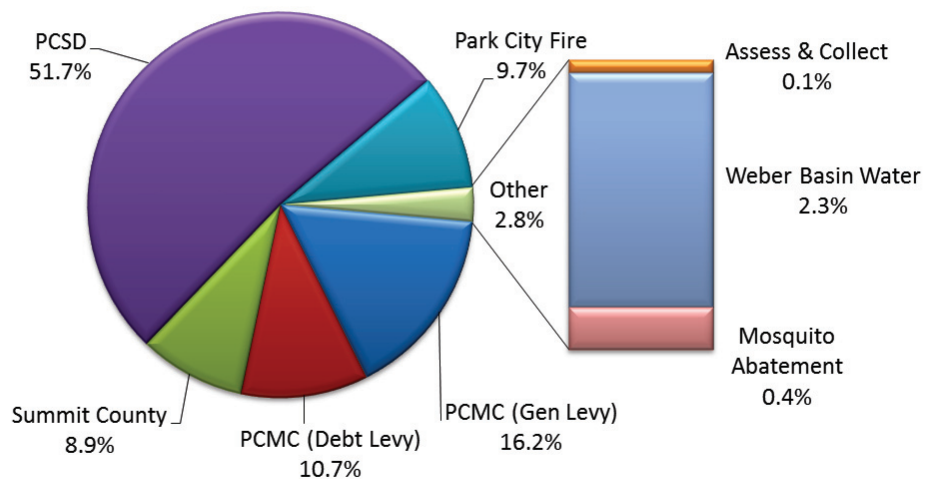
Sales & Use Taxes	Current	Effective October 1, 2018
State of Utah		
General Sales & Use Tax	4.70%	4.70%
Summit County		
County Option Sales Tax	0.25%	0.25%
County Transportation Tax	0.25%	0.25%
County Transit Tax	0.25%	0.25%
Recreation, Arts, & Parks	0.10%	0.10%
County Sales Tax (Transportation Improvements)	0.00%	0.25%
Park City		
Local Option Sales Tax	1.00%	1.00%
Resort Community Sales Tax	1.60%	1.60%
Mass Transit Tax	0.30%	0.30%
Total Park City "Base"	8.45%	8.65%
Other Taxes		
Statewide Transient Room Tax	0.00%	0.32%
Countywide Restaurant Tax	1.00%	1.00%
Countywide Motor Vehicle Rental Tax	2.50%	2.50%
Countywide Transient Room Tax	3.00%	3.00%
Park City Transient Room Tax	0.00%	1.00%

How is Park City Municipal Funded?

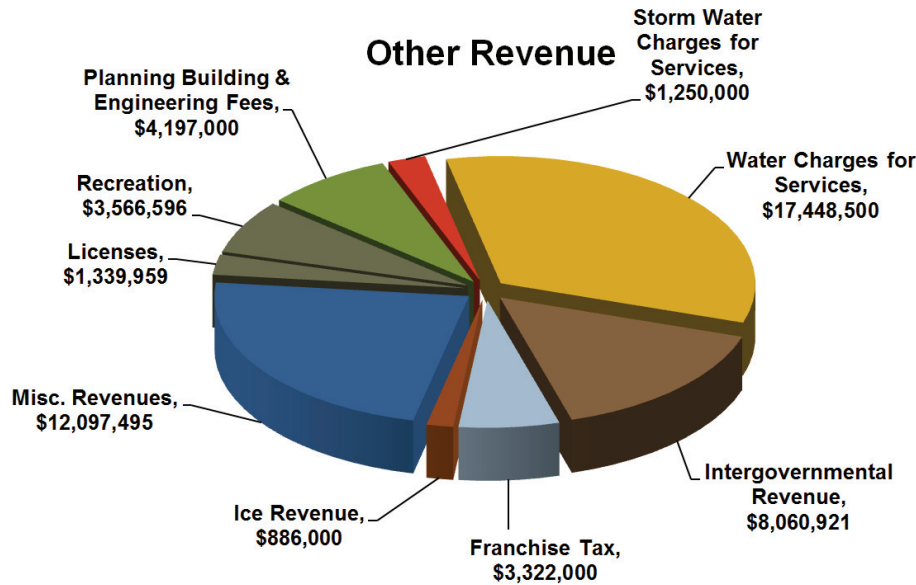


PROPERTY TAX: There are several property tax collecting entities in Park City: Park City School District, Park City Fire District, Summit County, Weber Basin Water District, the Mosquito Abatement District, and Park City Municipal Corporation. Summit County assesses taxable property value and collects all property tax. Park City Municipal's 2019 certified tax rate is .002059%. Primary residences are only taxed at 55% of their assessed value while secondary residences are taxed at 100% of their assessed value. This year's budget was adopted with no property tax increase.

Where Does Your Property Tax Dollar Go?



Other Revenues

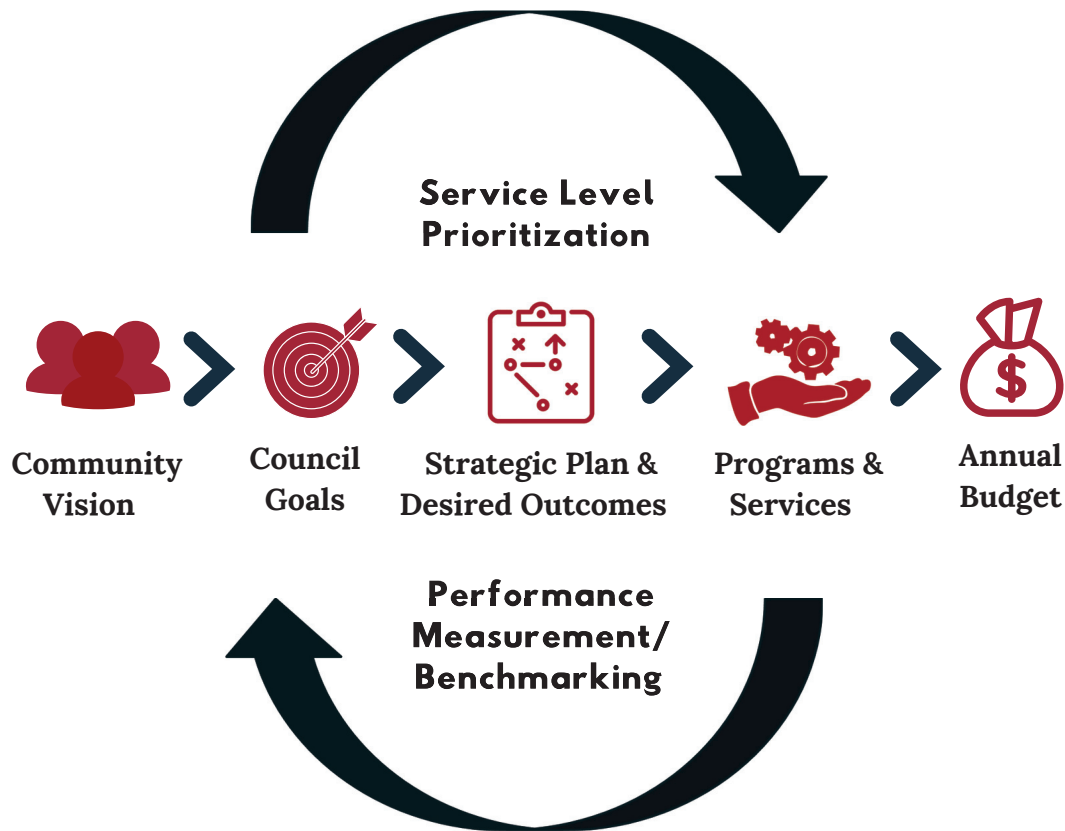


FEES: Park City Municipal has several fees that are assessed on various services such as business licensing, building permits, recreation, and water fees. All fees are levied based on the cost of services provided, and are reviewed regularly and adjusted as necessary. For example, FY19 water rates and fees increased, in part, to fund water quality projects, such as the 3Kings Water Treatment Plant. Storm Water fees have increased by under \$4 for residential customers. Finance has updated CSL (*Convention Sales License*) fees to help offset special event costs. Ice rates and fees have increased to maintain programming. Streets fees have increased due to rising costs.

GRANTS: Park City Municipal receives multiple Federal and State grants every year. These grants often provide funding for public safety, transit (electric buses), and water delivery projects.

MUNICIPAL BONDS: Many of Park City Municipal's capital projects are funded through the issuance of debt. General Obligation (GO), or voter approved bonds for Park City Municipal, have been rated Aaa by Moody's as well as AA+ by S&P and Fitch. These are the highest ratings given to a resort community. Since 1998, voters have approved over \$40M in GO bonds for the acquisition of open space. Additional debt has been issued for water, walkability, and other capital improvement projects.

Budgeting For Outcomes

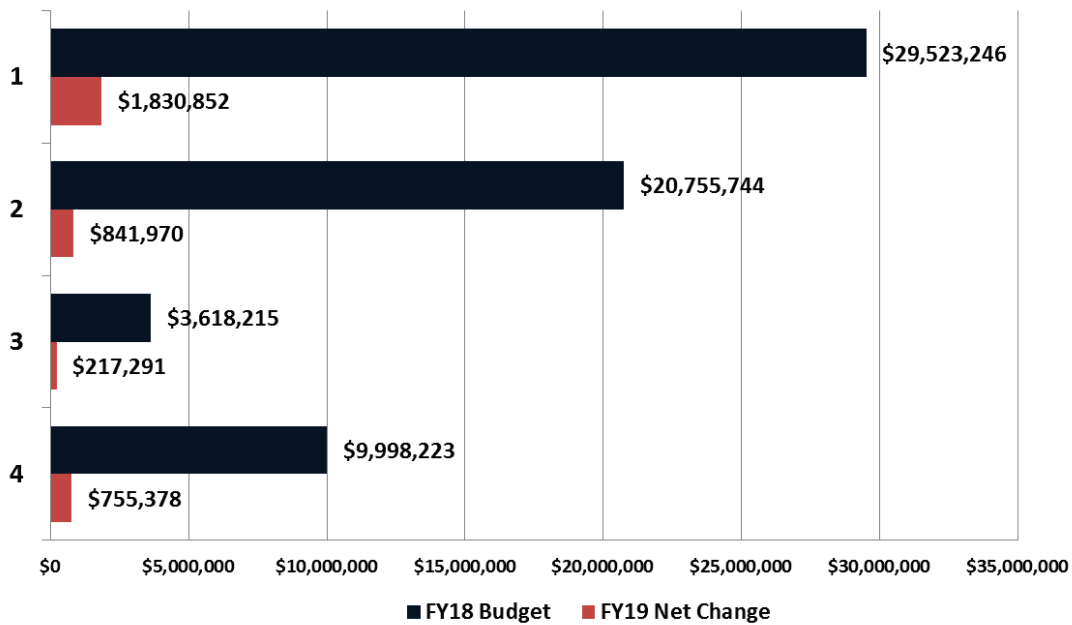


Park City Municipal's Budgeting for Outcomes (BFO) process ensures that community and Council priorities/objectives are used as the driving factor for determining the annual budget. BFO begins with a comprehensive review of the organization; next, each City program and service is evaluated and ranked based on its cost effectiveness and relevance to the community's priorities. Once completed, Council uses this information to make informed, strategic budget decisions.

Staff input and department requests also play a significant role in the BFO process and help create desired outcomes for each community/Council goal. Defined as observable effects that visibly demonstrate success, the desired outcomes related to each goal serve as guideposts for implementing the annual budget.

BFO Allocation

BFO Budget Allocation by Quartile (All Funds)



\$ = Priorities

All programs and services provided by Park City Municipal are ranked based on a set of criteria that help determine their priority level. The programs ranked in the top 25% of all programs are Quartile 1, the next 25% are Quartile 2, and so on.

The bar graph above details how the funds budgeted for FY19 were allocated across the Quartiles. As you can see, with \$29M in Quartile 1, the most money is being spent to fund the highest priorities. The Net Change bar is showing the trend that we are moving toward, of putting more money towards the highest priorities.

Budgeting For Outcomes

This section highlights major non-discretionary adjustments and other factors influencing the FY19 Budget:

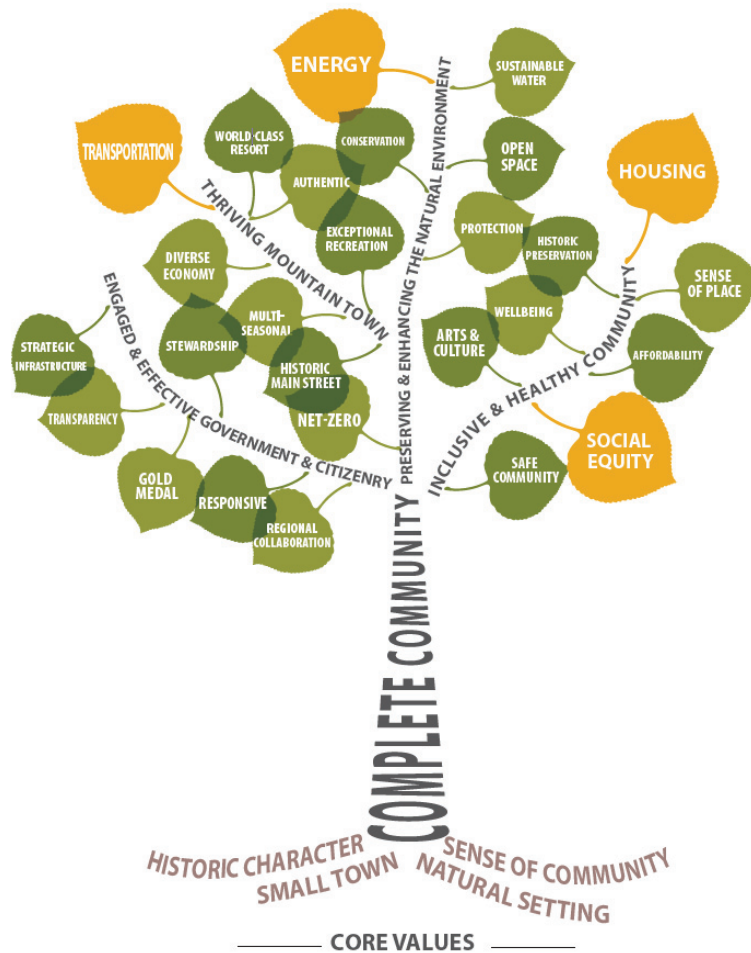
BOND RATING: With a confirmed bond rating of AA+ by Fitch and S&P and Aaa by Moody's, Park City Municipal is financially healthy. A GO bond rating of this degree recognizes Park City Municipal as an “extremely strong financial security.” The FY19 budget was prepared in order to maintain this strong financial position.

HEALTH INSURANCE COSTS: Park City Municipal maintains a health and dental insurance plan through Regence Blue Cross Blue Shield of Utah. Each year, Regence examines our organization's “use” of the plan and its total costs to Regence, and then determines the price for the plan the following year. Remarkably, this year there will be no increase in health insurance, partly due to the Park City Municipal's aggressive implementation of the healthy living initiative.

PAY PLAN: The Pay Plan Committee convenes every other year in the first year of a budget biennium to evaluate compensation benchmarks for the City’s budgeted positions. FY19 is the first of the budget biennium, and there was a \$859K budget increase in personnel. This represents 2% of all personnel budgets.

UTILITY INCREASES: The Budget Department, through predictive modelling, recommended an increase of \$88,261 in utility costs for FY19, largely due to the City’s purchase of the Mine Bench property.

Complete Strategic Plan



Park City Municipal’s mission statement is **Evolving & Sustaining a Complete Community** and gets to the heart of what we are striving to do. A complete community strikes a balance between sustaining an exceptional quality of life and managing a thriving mountain town, while continuing to preserve and enhance the natural environment. A complete community is engaged with their government, which is, in turn, responsive with the public. Through community engagement, Council has identified four critical priorities: **Energy, Transportation, Housing, and Social Equity**. By striving to make substantive progress on these four issues, our town will be more complete.

For more information visit:
parkcity.org/strategic-planning

Council Strategic Goals



Preserve & Enhance the Natural Environment

Park City Municipal is recognized as environmentally conscious and proud to be working toward net-zero goals. While residents develop and support initiatives to protect the health of the natural environment, City policies and investments compliment these efforts. Carbon reduction, energy, clean soils, water conservation programs, and open space acquisition not only attract residents and visitors, they advance the community's environmental goals and preserve the area's natural setting. Park City Municipal understands that careful planning and a continued commitment to preserving and enhancing the natural environment is imperative for the community's long-term vitality.

Community Critical Priority

ENERGY: Conservation, Renewable Energy, Carbon Reduction, and Green Building Incentives

Council Strategic Goals



Desired Outcomes

ESSENTIAL: High Quality & Sustainable Water

Budgetary Change: \$493K for a Water Quality Scientist, Water Treatment Operator, Mountain Regional charges, bank fees, and 5% annual increase in program costs, and utility increases across the board. This will help continue the high-quality and resiliency of Park City's water system.

Capital: See page 20

Net-Zero Carbon Government by 2022

Net-Zero Carbon City by 2032

Abundant, Preserved & Publicly-Accessible Open Space

Budgetary Change: On June 21, the FY19 budget was adopted to allow for a bond of \$48M to purchase Treasure Hill and Armstrong/Snow Ranch Pasture. The purchase price of the land is \$64M contingent upon a November 2018 voter-approved GO bond. More details see page 19.

Environmental Pollution Mitigation

Council Strategic Goals



□ Thriving Mountain Town

Park City is renowned as a world-class resort community because of its distinct and recognizable brand, seamless network of multi-modal transportation, and premiere ski resorts. Though tourism remains the chief economic driver, Park City has struck a unique balance between tourism and sustaining an exceptional quality of life for full-time residents. Visitors and residents alike recognize the community's benefits like accessibility, quality snow, and great summer weather combined with recreational opportunities such as expansive trails, special events, and unique, small businesses. As a result, Park City Municipal is focused on strengthening the local economic base while developing the resort economy in harmony with community values.

Community Critical Priority

TRANSPORTATION: Congestion Reduction, Local & Regional CIP

Budgetary Change: \$925K total for 14 Bus Driver IIs, 1 Bus Driver IV, 1 Transit Shift Supervisor, miscellaneous contract services (\$131K), other materials/supplies. Increased part-time Bus Driver II positions from 7.65 to 10.15 FTEs. Added \$25K for enhanced marketing. More details see page 18.

Budgetary Change: \$809K total for Lead Parking Enforcement Officer, reclass of Parking Supervisor, parking technology subscription (\$400K), other materials/supplies.

Council Strategic Goals



Desired Outcomes

Sustainable & Effective Multi-Modal Transportation

World-Class Resort Community

Wide Variety of Exceptional Recreation

Budgetary Change: \$74.5K for web-based registration software for Recreation, and a reclass of part-time Building II position to full-time regular employee.

Budgetary Change: \$2,989 increase for Tennis materials/supplies.

Varied & Multi-Seasonal Event Offerings

Balance between Tourism & Local Quality of Life

Resilient & Sustainable Economy



Council Strategic Goals

Inclusive & Healthy Community

Park City is a safe and healthy community where residents can live, work, and play. In order to maintain the City's appeal, Park City Municipal invests in areas that ensure an exceptional quality of life. In strategic planning, we balance the historic character and small-town atmosphere with the varying needs of residents and visitors. A diversity of art, culture, perspectives, and lifestyles is welcomed and celebrated. There are a wide range of job opportunities that pay a living wage and enable full-time residents to live within a reasonable distance from their jobs. Preserving Park City's history is vital to the longevity of the community's character and is emphasized when key planning and economic development decisions are made.

Community Priorities

CRITICAL: Middle Income, Attainable, & Affordable Housing

Capital: See page 20.

CRITICAL: Social Equity

Budgetary Change: \$100K for a Social Equity Community Convener

TOP: Citizen Well-Being

TOP: Arts & Culture

Capital: See page 19.

Desired Outcomes

ESSENTIAL: Safe Community

Budgetary Change: \$101K to reclass two Police Officers to Senior Police Officer, equipment, increased investigations funding, and an increase in part-time, non-benefitted seasonal positions, and overtime budget for special events.



Council Strategic Goals



Affordable Cost of Living

Live & Work Locally

Distinctive Sense of Place

Budgetary Change: \$205K to reclass a part-time Office Assistant to FTR in the Building Department, Associate Building Inspector including vehicle, and materials/supplies.

Protected and Celebrated History

Budgetary Change: \$15K to reclass Planner II to Senior Planner.

Vibrant Arts & Culture

Social Justice and Well-Being For All

Walk-able and Bike-able Community

Budgetary Change: \$11.6K for landscape maintenance funding: Park Avenue walkability project, and Kimball Junction Transit Center

Mental, Physical, and Behavioral Health



Council Strategic Goals

Engaged & Effective Government & Involved Citizenry

Park City Municipal has earned the trust of the community by engaging its citizens and regional partners, being responsible stewards of tax dollars, and providing uncompromising quality service. This is enabled by a customer-centered organizational structure that embraces accountability and adapts to change, and funding mechanisms and policies that support innovation. Investing in people is essential to maintaining a high-performing and strategic-minded workforce. Employees are equipped with the core skills that allow them to be self-managed, creative, and flexible in anticipating and responding to community needs. Park City Municipal's investments are protected by ensuring that systems and infrastructure are maintained by making responsible and effective use of technology, and being fiscally and legally sound.

Community Top Priority

TOP: Community Engagement

Budgetary Change: \$62K for a reclass of part-time Community Engagement Library Assistant to full-time, bank fees, library materials/books, and other materials/supplies.

Budgetary Change: \$14K was allocated for the National Citizen Survey which gathers residents' opinions across a range of community issues. Results are used to improve service delivery, strengthened communications with community stakeholders, and helped leaders identify clear priorities for use in strategic planning and budget setting.



Council Strategic Goals

Desired Outcomes

ESSENTIAL: Fiscally & Legally Sound

Budgetary Change: \$4.8K to reclass a Paralegal to Legal Analyst.

Budgetary Change: Reclass of Accounting Manager, and \$2,250 for bank fees.

Budgetary Change: \$28K to increase budget for general insurance.

ESSENTIAL: Well-maintained Assets & Infrastructure

Budgetary Change: \$73K for 1 Building Maintenance III contract position (succession planning), increase in special events/cleaning funding, and cleaning contract.

Budgetary Change: \$35K for IT software license costs (closed captioning for City Council, data storage, ESA email filtering, HelpDesk management software, etc.)

Capital: See page 20.

Engaged & Informed Citizenry

Strong Working Relationships with Strategic Stakeholders

Transparent Government

Budgetary Change: \$4,387 to reclass the IT Circulation Librarian position to an IT Coordinator I, which increased the grade.

Gold Medal Performance Organization

Responsive Customer Service

Capital Projects



The Capital Improvement Plan (CIP) makes up over one half of the budgeted expenses for FY19. This section highlights projects that are of particular interest to the public. A list of all capital projects along with information about funding sources and progress reports for those projects will be provided, upon request, by the Budget, Debt, and Grants Department.

TRANSIT: Transit continues to be a critical priority for City Council and the community. The following projects are anticipated in the current 5-year CIP:

- Electric Bike Share Program - Phase 1
- US-40/SR-248 Park and Ride Facility
- Electric Bike Share Program - Phase 2
- Transportation and Traffic Master Plan Update
- Park Avenue Walkability Project
- Empire Avenue and Silver King Road Intersection Improvements
- SR-248 Corridor and Safety Improvement Project
- SR-224 Corridor Improvement Project
- Park Avenue Pedestrian Safety Project
- Bonanza Park Multi-Modal Transportation Center

Capital Projects



ARTS & CULTURE DISTRICT: The proposed district is intended as a mixed use, public private collaboration between Park City Municipal, the Kimball Art Center (KAC) and the Sundance Institute (SDI). Included in the district are anchor buildings for both the Sundance Institute and the Kimball Art Center. These buildings will be funded and built by the KAC and SDI; the organizations will also purchase the property from Park City Municipal for the building lots at the same proportional cost that was paid.

The 5.2-acre site will be master planned to take full advantage of efficiencies in infrastructure, utilities, and parking. The master planning process will foster stronger relationships between the buildings and their surrounding amenities—including open space, pedestrian pathways, transportation resources, arts and culture uses, non-profit uses, innovative culinary concepts, and affordable housing.

TREASURE HILL & ARMSTRONG/SNOW RANCH PASTURE: Both properties are arguably some of the last major or significant developable pieces of property in Park City that has the potential to drastically impact the community's identity and quality of life. This purchase opportunity will protect more than 119 acres of forest and hiking trails, and Old Town's historic character and scale, and avoids the neighborhood impacts of construction and development.

Capital Projects



PARK AVENUE & PROSPECTOR AVENUE RECONSTRUCTION:

Funding for reconstruction of Park Avenue between Heber Avenue and the Park Avenue/Deer Valley Drive intersection is recommended as part of the Additional Resort Communities Sales Tax in the amount of \$4.5M. The Park Avenue project total funding is \$2.5M and includes updated storm drains, sidewalks, bus pullouts, additional lighting, resurfacing of the road, bike lanes, etc.



AFFORDABLE HOUSING: Council is committed to making Park City a thriving mountain community through accessible and diverse housing. The 5-year capital improvement plan contains \$65M in revolving funding for affordable housing projects over the next 7 years. Prime examples include: 1450 & 1460 Park Avenue, Central Park Condos which were recently completed, Woodside Phase II (developing and design), and Homestake.

3KINGS WATER TREATMENT PLANT: The existing Spiro Water Treatment Plant is aging and will soon need significant investment to keep it operational. This project will demolish the existing Spiro Water Treatment Plant and construct the new 3Kings Water Treatment Facility in order to increase overall City water supply resiliency and peak day capacity. In addition, this project will meet Utah Discharge Elimination Systems permits and State-mandated Compliance Orders.

Public Input



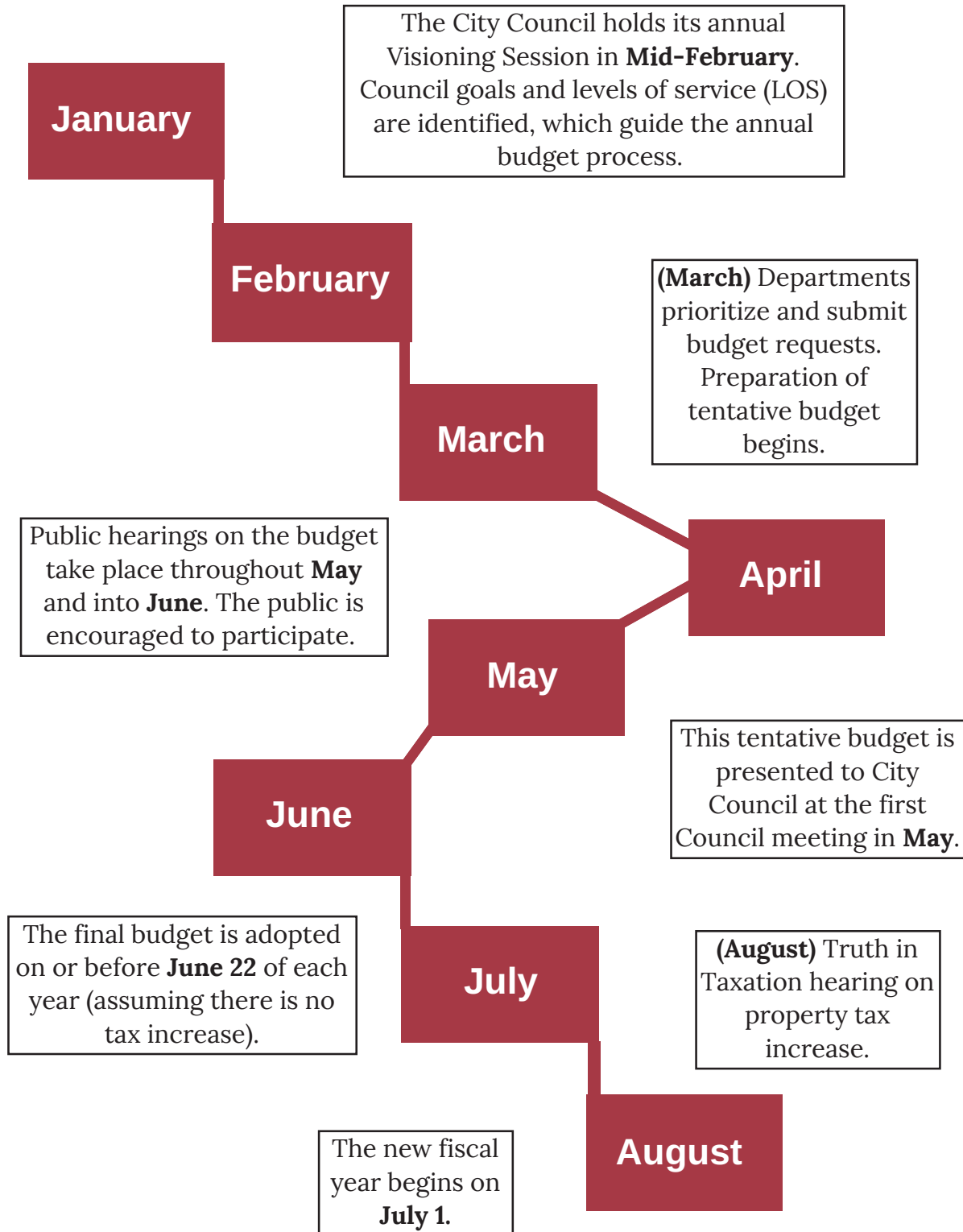
The budget process enables citizens to offer input on how Park City Municipal provides services.

While there are many opportunities for public participation throughout the year, the formal budget process begins in February when City Council holds its annual visioning session workshop. Council uses this time to identify community goals and services which aid departments in prioritizing Budgeting for Outcomes (BFO) Programs.

As required by State law, City Council is presented with a Tentative Budget at the first Council meeting in May. Public hearings on the budget run through the month of May and continue until mid-June. The hearings are noticed in the local media and are open to all interested parties. Park City Municipal is required to adopt a balanced budget by June 22 each year for the fiscal year that will start on July 1.

Individuals and organizations who would like more information on the budget process or a copy of the budget document are encouraged to contact the Budget, Debt, and Grants Department at 435.615.5000 or email budget@parkcity.org.

Budget Process



City Council



(Left to Right): Lynn Ware-Peek, Steve Joyce, Becca Gerber, Andy Beerman, Nann Worel, Tim Henney

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Evolving & Sustaining a Complete Community

transportation | energy | housing | social equity

Supplemental Table

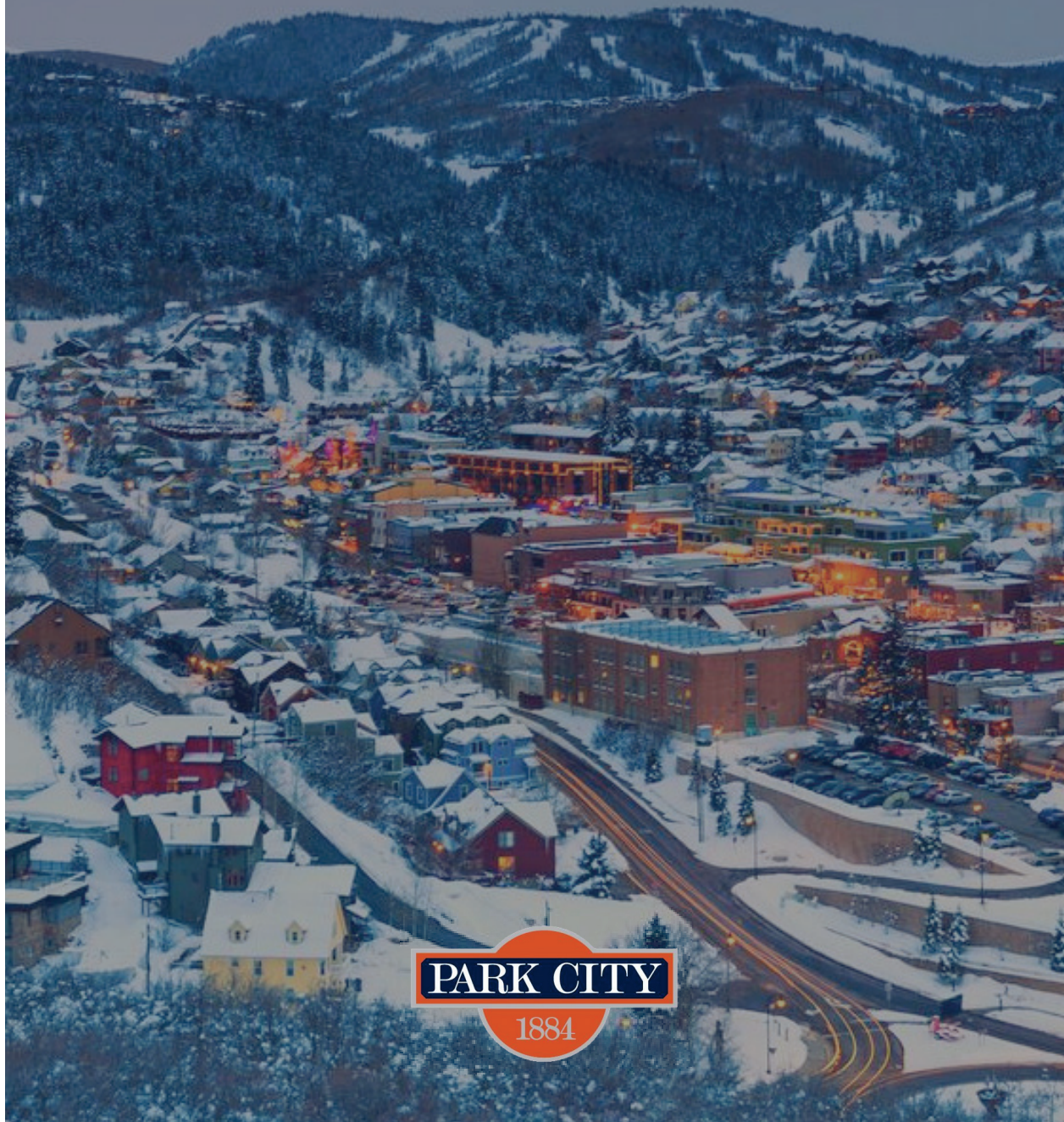
Resources & Requirements - All Funds Combined			
Description	2016 Actuals	2017 Actuals	2018 Ori Budg
RESOURCES			
Sales Tax	\$ 21,212,061	\$ 23,107,148	\$ 23,4
Planning Building & Engineering Fees	\$ 3,439,664	\$ 3,549,703	\$ 4,4
Charges for Services	\$ 17,496,942	\$ 21,410,923	\$ 24,0
Intergovernmental Revenue	\$ 975,141	\$ 17,321,693	\$ 5,2
Franchise Tax	\$ 3,185,820	\$ 3,194,392	\$ 3,3
Property Taxes	\$ 18,491,389	\$ 18,467,398	\$ 21,4
General Government	\$ 749,880	\$ 818,339	\$ 7
Other Revenues	\$ 9,452,791	\$ 22,723,753	\$ 20,3
Total	\$ 75,003,688	\$ 110,593,349	\$ 103,4
REQUIREMENTS (by function)			
Executive	\$ 10,500,169	\$ 10,796,457	\$ 12,4
Police	\$ 5,164,432	\$ 5,810,450	\$ 6,7
Public Works	\$ 20,429,713	\$ 22,670,772	\$ 27,2
Library & Recreation	\$ 5,254,817	\$ 5,541,295	\$ 5,8
Non-Departmental	\$ 3,537,922	\$ 3,795,028	\$ 3,4
Special Service Contracts	\$ 495,922	\$ 556,000	\$ 4
Contingency	\$ 27,881	\$ 116,958	\$ 3
Capital Outlay	\$ 129,223	\$ 253,300	\$ 4
Total	\$ 45,540,079	\$ 49,540,260	\$ 56,1
REQUIREMENTS (by type)			
Personnel	\$ 30,515,422	\$ 33,455,040	\$ 36,9
Materials, Supplies & Services	\$ 14,821,754	\$ 15,412,531	\$ 18,2
Contingency	\$ 27,881	\$ 116,958	\$ 3
Capital Outlay	\$ 175,024	\$ 555,730	\$ 4
Total	\$ 45,540,081	\$ 49,540,259	\$ 56,1
EXCESS (deficiency) OF RESOURCES OVER REQUIREMENTS			
	\$ 29,463,607	\$ 61,053,090	\$ 47,3
OTHER FINANCING SOURCES (uses)			
Bond Proceeds	\$ -	\$ 27,863,698	\$ 15,2
Debt Service	\$ (11,337,373)	\$ (11,130,107)	\$ (13,2
Interfund Transfers In	\$ 15,431,059	\$ 39,521,611	\$ 11,7
Interfund Transfers Out	\$ (15,431,059)	\$ (39,521,611)	\$ (11,7
Capital Improvement Projects	\$ (19,985,188)	\$ (76,532,985)	\$ (38,9
Total	\$ (31,322,561)	\$ (59,799,394)	\$ (37,0
EXCESS (deficiency) OF RESOURCES OVER REQUIREMENTS AND OTHER SOURCES (uses)			
	\$ (1,858,954)	\$ 1,253,696	\$ 10,3
Beginning Balance	\$ 83,622,487	\$ 81,763,532	\$ 60,8
Ending Balance	\$ 81,763,532	\$ 83,017,228	\$ 71,7

Supplemental Table

Original Budget	2018 Adjusted Budget	Change - 2018 to 2018		2019 Budget	Change - 2018 to 2019	
		Increase (reduction)	%		Increase (reduction)	%
105,380	\$ 25,092,728	\$ 3,880,667	23%	\$29,163,069	\$ (1,587,348)	-8%
165,000	\$ 4,179,000	\$ 739,336	25%	\$4,197,000	\$ 386,000	7%
160,484	\$ 24,673,084	\$ 612,600	3%	\$24,921,531	\$ 248,447	1%
135,080	\$ 6,935,880	\$ 1,600,800	30%	\$8,060,251	\$ 1,124,371	16%
151,000	\$ 3,258,000	\$ (93,000)	-3%	\$3,322,000	\$ 64,000	2%
178,011	\$ 20,838,731	\$ (739,280)	-3%	\$20,668,331	\$ (170,400)	-1%
150,000	\$ 834,000	\$ 84,000	11%	\$886,000	\$ 52,000	6%
145,043	\$ 13,478,629	\$ (6,866,414)	-34%	\$17,709,536	\$ 4,230,907	31%
189,998	\$ 99,290,052	\$ (781,291)	-4%	\$ 108,927,718	\$ 9,637,666	10%
143,977	\$ 12,139,268	\$ (304,709)	-2%	\$ 13,153,185	\$ 1,013,917	8%
131,944	\$ 6,396,487	\$ 264,543	4%	\$ 6,520,529	\$ 124,042	2%
145,484	\$ 27,401,952	\$ 156,468	1%	\$ 30,148,995	\$ 2,747,043	10%
165,070	\$ 5,957,902	\$ 92,832	2%	\$ 6,149,021	\$ 191,119	3%
194,242	\$ 5,311,876	\$ 1,817,634	52%	\$ 3,877,984	\$ (1,433,892)	-27%
140,000	\$ 540,000	\$ -	0%	\$ 540,000	\$ -	0%
190,000	\$ 390,000	\$ -	0%	\$ 540,000	\$ 150,000	38%
	\$ (26,000)	\$ (26,000)			\$ 26,000	-100%
10,717	\$ 58,111,485	\$ 2,000,768	4%	\$ 60,929,714	\$ 2,818,229	5%
189,855	\$ 37,905,920	\$ 916,065	2%	\$ 39,661,060	\$ 1,755,140	5%
172,617	\$ 19,273,845	\$ 1,001,228	5%	\$ 20,350,570	\$ 1,076,725	6%
190,000	\$ 390,000	\$ -	0%	\$ 440,000	\$ 50,000	13%
158,245	\$ 541,720	\$ 83,475	18%	\$ 478,083	\$ (63,637)	-12%
10,717	\$ 58,111,485	\$ 2,000,768	4%	\$ 60,929,713	\$ 2,818,228	5%
179,281	\$ 41,178,567	\$ (2,782,059)	-13%	\$ 47,998,005	\$ 6,819,438	17%
100,000	\$ 75,450,417	\$ 60,250,417	396%	\$ 72,800,000	\$ (2,650,417)	-4%
154,379)	\$ (16,252,675)	\$ (2,998,296)	23%	\$ (15,628,056)	\$ 624,619	-4%
185,576	\$ 47,750,191	\$ 35,964,615	305%	\$ 17,149,729	\$ (30,600,462)	-64%
185,576)	\$ (47,750,191)	\$ (35,964,615)	305%	\$ (17,149,729)	\$ 30,600,462	-64%
187,579)	\$ (147,971,503)	\$ (108,983,924)	280%	\$ (93,418,807)	\$ 54,552,696	-37%
141,958)	\$ (88,773,761)	\$ (51,731,803)	140%	\$ (36,246,863)	\$ 52,526,898	-59%
137,323	\$ (47,595,194)	\$ (57,932,517)	-560%	\$ 84,244,868	\$ 131,840,062	-277%
100,543	\$ 188,800,932	\$ 128,000,389	211%	\$ 141,205,739	\$ (47,595,193)	-25%
137,867	\$ 141,205,739	\$ 70,067,872	98%	\$ 152,956,881	\$ 11,751,142	8%

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